

**MUNICIPALITY OF THE COUNTY OF KINGS  
MUNICIPAL COUNCIL**

**May 2, 2017**

**AGENDA**

**Audio Recording Times Noted in Red  
(Minutes:Seconds)**

1. Roll Call **00:00**
2. Approval of Agenda **00:31** Page 1
3. Approval of Minutes Page 2
  - a. April 4, 2017 Council **03:58** Page 12
  - b. April 18, 2017 Special Council **06:34**
4. Business Arising from Minutes Page 2
  - a. April 4, 2017 Council **07:05** Page 12
  - b. April 18, 2017 Special Council **None**
5. Planning Items Page 16
  - a. Application to enter into a Development Agreement to allow a winery and accessory uses at 677 Oak Island Road, Avonport (File 16-13) **10:43**
  - b. Application to rezone a portion of the property on the corner of Whittington Drive and Central Avenue, Greenwood, from C1 to R2 (File 16-16) **11:36**
  - c. Application to rezone property at 1958 Hwy 359, Centreville, from CF to R2 (File 16-18) **13:30** Page 17
  - d. Application to rezone property at 1852 Hwy 359, Centreville, from R1 to R4 (File 16-19) **15:00** Page 32
  - e. Next Public Hearing Date **16:09**
6. Administration Page 44
  - a. New Minas Fire Department Request for Noise Bylaw Exemption for Rally **16:23** Page 45
  - b. Council/Committee of the Whole August Break **17:56**
  - c. Update on FCM Legal Defense Fund (*verbal update*) **19:47**
  - d. Emergency Preparedness Week Proclamation **26:03** Page 46
7. Recommendation from Committee of the Whole April 18, 2017 Page 47
  - a. Valley Waste InterMunicipal Agreement - Town of Annapolis Royal **28:43**
8. Recommendations from Committee of the Whole Budget May 2, 2017 **None**
- 9a. Recommendation from Fire Services Advisory Committee April 20, 2017 **31:08** Page 51
  - a. Meeting Frequency
- 9b. Recommendations from Nominating Committee **35:32** Page 52
10. Correspondence - General: **39:40**
  - a. 2017-04-12 Waterville Fire Department Invite Page 53
  - b. 2017-04-12 Waterville Pool Thank You Page 54
  - c. 2017-04-18 Kings County Federation of Agriculture Farm Tour Invite Page 56
  - d. 2017-04-21 Youth Travel Thank You Esme Hudson Page 57
  - e. 2017-04-12 Youth Travel Thank You Connor Ross Page 59
- Correspondence - Requests: **42:04**
  - f. 2017-04-12 John Lohr, MLA, re: Portable Toilets at Houston Beach Page 60
  - g. 2017-04-12 Town of Kentville re: New Municipal Complex Page 61
  - h. 2017-04-19 Legalization of Cannabis - Municipal Impacts Page 63
  - i. 2017-04-21 Murray Saunders re: New Municipal Complex Page 64
11. Other Business **None**
12. Comments from the Public **None**
13. Adjournment **49:30**

## **MUNICIPAL COUNCIL**

### **April 4, 2017**

#### **Meeting Date and Time**

A meeting of Municipal Council was held on Tuesday, April 4, 2017 at 6:00 pm in the Council Chambers, Municipal Complex, Kentville, NS.

#### **1. Roll Call**

All Councillors were in attendance.

#### ***Results for Roll Call***

For 10  
Against 0

<b>District</b>	<b>Name</b>	<b>Results</b>
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

Also in attendance were:

- Rick Ramsay, Interim CAO
- Jonathan Cuming, Municipal Solicitor
- Janny Postema, Recording Secretary

#### **2. Approval of Agenda**

One item was added to the agenda: Hants Border Area Rate (Fire Capital).

**On motion of Councillor Hirtle and Councillor Spicer, that Municipal Council approve the April 4, 2017 agenda as amended.**

**Motion Carried.**

#### ***Results***

For 10  
Against 0

<b>District</b>	<b>Name</b>	<b>Results</b>
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

#### **3. Approval of Minutes**

##### **3a. Approval of Minutes March 7, 2017**

**On motion of Councillor Best and Deputy Mayor Lutz, that the minutes of the Municipal Council meeting held on March 7, 2017 be approved.**

**Motion Carried.*****Results***

For 10  
Against 0

<b>District</b>	<b>Name</b>	<b>Results</b>
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**4. Business Arising from the Minutes****4a. Minutes of March 7, 2017**

Deputy Mayor Lutz reported that she had been elected Chair of the Race Relations and Anti-Discrimination Committee.

**5. Planning Items****5a. Application to enter into a Development Agreement to allow a winery and accessory uses at 677 Oak Island Road, Avonport (File 16-13)**

Councillor Hirtle presented the report as attached to the April 4, 2017 Council agenda.

**On motion of Councillor Hirtle and Councillor Best, that Municipal Council give Initial Consideration and hold a Public Hearing to consider entering into a development agreement to allow a winery and accessory uses at 677 Oak Island Road, Avonport (PID 55528558) which is substantively the same (save for minor differences in form) as the draft set out in Appendix E of the report dated March 14, 2017.**

**Motion Carried.*****Results***

For 10  
Against 0

<b>District</b>	<b>Name</b>	<b>Results</b>
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**5b. Application to rezone a portion of the property on the corner of Whittington Drive and Central Avenue,**

Councillor Hirtle presented the report as attached to the April 4, 2017 Council agenda.

**On motion of Councillor Hirtle and Councillor Armstrong, that**

**Greenwood, from R1 to R4  
(File 16-16)**

Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone a portion of the property on the corner of Whittington Drive and Central Avenue, Greenwood, from the General Commercial (C1) Zone to the Residential One and Two Unit (R2) Zone as described in Appendix A of the report dated March 14, 2017.

**Motion Carried.**

***Results***

For 10

Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**5c. Next Public Hearing Date**

Councillor Hirtle noted that the next Public Hearing was proposed to be held on Tuesday, May 2, 2017 at 6:00 pm (prior to Council).

**On motion of Councillor Hirtle and Councillor Spicer, that Municipal Council set the next Public Hearing date as Tuesday, May 2, 2017 at 6:00 pm.**

**Motion Carried.**

***Results***

For 10

Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**6.. Administration**

**6a. Update on i-Valley  
Application Community  
Connectivity Funding**

Barry Gander, Co-Founder of i-Valley, provided a presentation.

**On motion of Councillor Winsor and Councillor Allen, that Council authorize the submission of the i-Valley application for Community Connectivity Funding.**

**Motion Carried.**

**Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

6b. **New Municipal Complex:  
Interim Report from  
Consultation #1**

Scott Quinn presented the report as circulated at the April 4, 2017 Council meeting and provided a presentation.

**On motion of Deputy Mayor Lutz and Councillor Armstrong, that Municipal Council receive the New Municipal Complex Interim Report from Consultation #1 for information purposes.**

**Motion Carried.**

**Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

6c. **New Municipal Complex  
Strategy**

Scott Quinn presented the report as attached to the April 4, 2017 Council agenda and provided a presentation.

**On motion of Councillor Winsor and Deputy Mayor Lutz, that Municipal Council approve the amendments to the December 2015 New Municipal Complex Strategy as attached to the April 4, 2017 Municipal Council agenda with the changes outlined by the Mayor at the April 4, 2017 Council meeting.**

**Motion Carried.**

**Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For

District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

6d. **Hants Border Area Rate  
(Fire Capital)**

Shawn West presented the report as circulated at the April 4, 2017 Council meeting.

**On motion of Councillor Winsor and Councillor Allen, that Municipal Council direct the Mayor and Manager of Finance to meet with Hants Border area residents to propose the area rate as stated in the report dated April 4, 2017.**

**Motion Carried.**

***Results***

For 9  
Against 1

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	Against
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

7. **Engineering and Public Works, Lands and Parks Services**

7a. **Greenwich Heights Street  
Lighting**

Scott Quinn presented the report as attached to the April 4, 2017 Council agenda.

**On motion of Councillor Best and Deputy Mayor Lutz, that Municipal Council give Second Reading to amend By-Law # 45, being the Street Lighting By-Law of the Municipality of the County of Kings, as noted in the April 4, 2017 Council agenda.**

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For

District 8	Jim Winsor	For
District 9	Peter Allen	For

8. **Recommendations from Committee of the Whole March 21, 2017**

8a. **Lyme Disease Awareness Month Proclamation**

Mayor Muttart presented the report as attached to the April 4, 2017 Council agenda.

**On motion of Councillor Armstrong and Councillor Hodges, that Council proclaim May 2017 'Lyme Disease Awareness Month' in the Municipality of the County of Kings.**

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

8b. **Infographic Competition**

**On motion of Councillor Allen and Councillor Winsor, that Council hold an Infographic Competition for Kings County residents aged 13-30 years with contest prizes not to exceed \$1,500 from the Administration budget line.**

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

8c. **Conference Attendance**

**On motion of Councillor Best and Councillor Spicer, that Council approve the attendance of any interested Councillors at the 2017 UNSM Spring Workshop and 2017 UNSM Fall Conference and the attendance of the Mayor (or his designate) and two Councillors at the 2017 FCM Annual Conference.**

**Motion Carried.****Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**2017 FCM Annual Conference**

Deputy Mayor Lutz and Councillors Allen, Armstrong and Winsor expressed an interest in attending the 2017 FCM Annual Conference. Councillors Allen and Armstrong were selected by lottery to attend (in addition to the Mayor or his designate).

**2017 Nova Scotia Planning Conference**

Deputy Mayor Lutz and Councillor Hirtle expressed an interest in attending the 2017 Nova Scotia Planning Conference and were approved to attend.

**8d. Pre-Approval of Debenture Funding**

**On motion of Councillor Armstrong and Councillor Hirtle, that Council give preapproval of the Spring 2017 Debenture Issue for \$225,000 at an interest rate not to exceed 5.5%.**

**Motion Carried.****Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**8e. Federal Gas Tax Program & Approval of a Village Capital Project**

**On motion of Councillor Hodges and Deputy Mayor Lutz, that Council approve the addition of the Port Williams Asset Management Project to the Capital Investment Plan.**

**Motion Carried.****Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For

District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

8f. **Federal Gas Tax Program & Approval of a Village Capital Project**

On motion of Councillor Hodges and Deputy Mayor Lutz, that Council approve the Village of Port Williams to use their Gas Tax allocation towards two thirds (2/3's) of the Eligible Expenditures associated with their Asset Management project, which are estimated at \$21,681.06.

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

9. **Correspondence**

Mayor Muttart gave an overview of the correspondence as attached to the April 4, 2017 agenda.

On motion of Deputy Mayor Lutz and Councillor Hirtle, that Municipal Council receive the Correspondence as attached to the April 4, 2017 agenda package.

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

9a. **Valley Hospice Foundation**

For information.

- 9b. West Hants Withdrawal from Valley Waste

For information.

10. **Comments from the Public**

Lane Myers, Harmony, regarding budget deliberations.

Chris Cann, Baxters Harbour, regarding New Municipal Complex.

11. **In Camera**

**On motion of Councillor Allen and Deputy Mayor Lutz, that Council adjourn to move in camera to discuss a Sale of Land matter.**

**Motion Carried.**

***Results***

For 10

Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

Council moved in camera at 8:13 pm and returned to open session at 8:18 pm.

- 11a. **Sale of Land**

**On motion of Councillor Best and Councillor Spicer, that Municipal Council accept the offer of \$175,000.00 from Richard Hayden for Lot "1" in the Cambridge Business Park.**

**Motion Carried.**

***Results***

For 8

Against 2

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	Against
District 2	Pauline Raven	Against
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

12. **Adjournment**

**On motion of Deputy Mayor Lutz and Councillor Spicer, there being no further business, the meeting adjourned at 8:21 pm.**

**Motion Carried.**

***Results***

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

Approved by:

Mayor Muttart

Janny Postema  
Recording Secretary

Results Legend	
-	Absent
COI	Conflict of interest
For	A vote in favour
Against	A vote in the negative or any Councillor who fails or refuses to vote and who is required to vote by the preceding subsection, shall be deemed as voting in the negative.

# SPECIAL COUNCIL BUDGET April 18, 2017

## Meeting Date and Time

A Special Council Budget Meeting was held on Tuesday, April 18, 2017 at 3:00 pm in the Council Chambers, Municipal Complex, Kentville, NS.

## 1. Attendance

All Councillors were in attendance.

### *Results for Roll Call*

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

Also in attendance were:

- Rick Ramsay, Interim CAO
- Janny Postema, Recording Secretary

## 2. Approval of Agenda

**On motion of Councillor Winsor and Councillor Raven, to defer item 3b, Operating Budget Approval, until Committee of the Whole has completed its deliberations at a date to be determined.**

**Motion Carried.**

### *Results*

For 9  
Against 1

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	Against
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**On motion of Councillor Allen and Councillor Spicer, that Council approve the April 18, 2017 agenda as amended.**

**Motion Carried.**

### *Results*

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For

District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

### 3. Financial Services

#### 3a. 2017/2018 Capital Budget Approval

On motion of Councillor Raven and Councillor Hirtle, that Council adjust the proposed Capital Budget to fund the Waterville Sewer Line Project using \$300,000 from Sewer Capital Reserves, defer the Hants Border Sewer Line Project to 2018/19 and set aside \$580,000 in the Gas Tax Reserve for future disposition by Council.

**Motion Carried.**

#### *Results*

For 9

Against 1

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	Against
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

#### Capital Budget Approval

On motion of Councillor Best and Councillor Winsor, that Council approve the \$4,292,000 Capital Budget as detailed in the Proposed 2017/18 Operating and Capital Budgets book from page 87 to 108, together with the project justification sheets on pages 131 through 160, amended to \$3,892,000 by changes to the Sewer Collection Line Replacement program.

**Motion Carried.**

#### *Results*

For 9

Against 1

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	Against
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**Five Year Capital Plan**

On motion of Councillor Spicer and Councillor Hirtle, that Council approve the Five Year Capital Plan as outlined in Appendix 1 to the Report to Committee of the Whole dated March 20, 2017.

**Motion Carried.**

**Results**

For 7  
Against 3

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	Against
District 3	Brian Hirtle	For
District 4	Martha Armstrong	Against
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	Against
District 9	Peter Allen	For

**Temporary Borrowing Resolution**

On motion of Councillor Hirtle and Councillor Winsor, that Council approve a Temporary Borrowing Resolution in the amount of \$550,000 as outlined in Appendix 2 to the Report to Committee of the Whole dated March 20, 2017.

**Motion Carried.**

**Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

3b. **2017/2018 Operating Budget Approval** Deferred.

4. **Recommendation from Budget and Finance Committee**

4a. **Public Sector Accounting Standards (PSAB) 3255**

Shawn West presented the report as attached to the April 18, 2017 agenda.

On motion of Deputy Mayor Lutz and Councillor Hodges, that Council direct the Mayor to draft a letter to our partners requesting compliance with Public Sector Accounting Standards 3255.

**Motion Carried.**

**Results**

For 10  
Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

5. **Comments from the Public**

No members of the public were present.

6. **Adjournment**

**On motion of Councillor Spicer and Councillor Armstrong, there being no further business, the meeting adjourned at 3:50 pm.**

**Motion Carried.*****Results***

For 10

Against 0

District	Name	Results
Mayor	Peter Muttart	For
District 1	Meg Hodges	For
District 2	Pauline Raven	For
District 3	Brian Hirtle	For
District 4	Martha Armstrong	For
District 5	Paul Spicer	For
District 6	Bob Best	For
District 7	Emily Lutz	For
District 8	Jim Winsor	For
District 9	Peter Allen	For

**Approved by:**

Mayor Muttart

Janny Postema  
Recording Secretary

<b>Results Legend</b>	
-	Absent
COI	Conflict of interest
For	A vote in favour
Against	A vote in the negative or any Councillor who fails or refuses to vote and who is required to vote by the preceding subsection, shall be deemed as voting in the negative.

# THE MUNICIPALITY OF THE COUNTY OF KINGS

## REPORT TO COUNCIL

**Subject:** Planning Items

**Date:** May 2, 2017

A	Application to enter into a Development Agreement to allow a winery and accessory uses at 677 Oak Island Road, Avonport (File 16-13)	Be it resolved that <b>Municipal Council gives Final Consideration and approves entering into a development agreement to allow a winery and accessory uses at 677 Oak Island Road, Avonport (PID 55528558) which is substantively the same (save for minor differences in form) as the draft set out in Appendix E of the report dated March 14, 2017.</b>
B	Application to rezone a portion of the property on the corner of Whittington Drive and Central Avenue, Greenwood, from C1 to R2 (File 16-16)	Be it resolved that <b>Municipal Council gives Second Reading and approves the map amendment to the Land Use Bylaw to rezone a portion of the property on the corner of Whittington Drive and Central Avenue, Greenwood, from the General Commercial (C1) Zone to the Residential One and Two Unit (R2) Zone as described in Appendix A of the report dated March 14, 2017.</b>
C	Application to rezone property at 1958 Hwy 359, Centreville, from CF to R2 (File 16-18)	Be it resolved that <b>Municipal Council give First Reading to and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1958 Highway 359 (PID 55055776) in Centreville, from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone as described in Appendix D of the report dated April 5, 2017.</b>  * <u>Report Attached</u>
D	Application to rezone property at 1852 Hwy 359, Centreville, from R1 to R4 (File 16-19)	Be it resolved that <b>Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.</b>  * <u>Report Attached</u>
E	Next Public Hearing Date	Tuesday, June 6, 2017 - 6:00 pm (prior to Council)

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THE MUNICIPALITY OF THE COUNTY OF KINGS  
COVERING MEMO

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**TO:** PLANNING ADVISORY COMMITTEE  
**FROM:** PLANNING AND DEVELOPMENT SERVICES  
**SUBJECT:** CENTREVILLE AREA ADVISORY COMMITTEE RECOMMENDATION  
(FILE 16-18)  
**DATE:** APRIL 11, 2017

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The following staff report was considered at the Centreville Area Advisory Committee (AAC) meeting on Wednesday April 5<sup>th</sup> 2017. The AAC passed a positive recommendation and this memo provides PAC with the AAC's recommendation, and a potential motion for PAC.

Centreville AAC Recommendation

**Centreville Area Advisory Committee recommends that the Planning Advisory Committee recommend that Municipal Council give First Reading to and hold a Public Hearing regarding amending the Zoning Map of the Land Use By-law from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone for 1958 Highway # 359, Centreville (PID 55055776).**

PAC Recommendation

**The Planning Advisory Committee recommends that Municipal Council give First Reading to and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1958 Highway 359 (PID 55055776) in Centreville, from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone as described in Appendix D of the report dated April 5, 2017.**



**Municipality of the County of Kings**  
**Report to the Centreville Area Advisory Committee**

Application to Amend the Zoning Map of the Land Use By-law (File 16-18)

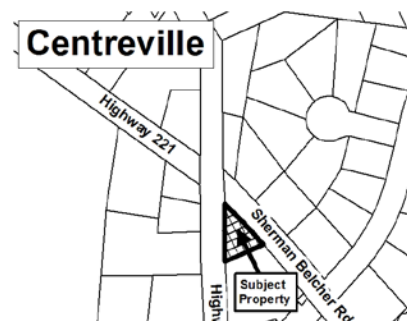
**Date:** Wednesday, April 5, 2017

**Prepared by:** Planning and Development Services

<b>Applicant</b>	Ron and Doreen Cook
<b>Land Owner</b>	Ron and Doreen Cook
<b>Proposal</b>	Amend from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone
<b>Location</b>	1958 Highway # 359 Centreville, NS, B0P 1J0 PID # 55055776
<b>Area</b>	7,112 sq. ft.
<b>Designation</b>	Residential
<b>Zone</b>	Community Facilities (CF) Zone
<b>Surrounding Uses</b>	Residential; community centre; post office; bed and breakfast
<b>Neighbour Notification</b>	Notice was sent to the 38 owners of properties within 500 feet of the site on December 16, 2016

## 1. PROPOSAL

Mr. and Mrs. Cook have applied to amend the Zoning Map of the Land Use By-law for the lot located at 1958 Highway # 359, Centreville from the Community Facilities (CF) Zone (Appendix A) to the Residential One and Two Unit (R2) Zone (Appendix B). They wish to develop a second unit within the existing structure on the lot, which was originally constructed as a church.



## 2. OPTIONS

In response to the application, the Area Advisory Committee (AAC) may:

- A. Recommend that the Planning Advisory Committee (PAC) recommend that Council approve the amendment as proposed;
- B. Recommend that PAC recommend that Council refuse the amendment as proposed; or
- C. Provide another direction such as requesting further information on a specific topic.

### 3. BACKGROUND

Until 1996, when it was conveyed to an individual, this property was the Centreville United Baptist Church. Since 1996, the permitted use of the building is as a church with an accessory residential unit. Due to the present zoning, the residential unit is only permitted as an accessory use to the church.

The property is at a busy intersection and in an area which has traditionally had intense use – the Post Office is located to the north across Sherman Belcher Road; the Community Centre is to the west across Highway # 359, and the property to the south has permits which allow it to operate both as a bed and breakfast and a tea room.

The structure on the lot was built before the use of land was regulated in Centreville. It is a non-conforming structure which does not meet the requirements of the zone in which it is located, the Community Facilities (CF) Zone, and will not meet the requirements of the Residential One and Two Unit (R2) Zone regarding lot size and yards. The MPS contains policy regarding the expansion of non-conforming uses, but no policy regarding non-conforming structures such as that under consideration. There is nothing within the MPS which prevents the re-zoning of a non-conforming structure.

### 4. INFORMATION

#### 4.1 Site Description

The subject lot is located where Sherman Belcher Road intersects Highway # 359; each is classified as a major collector road. The lot is within the Growth Centre of Centerville. Constructed as a church, the structure is now used only as a single-unit dwelling (Figure 1).

#### 4.2 Site visit

A site visit was carried out December 6, 2016 by a planner and a development officer.

#### 4.3 Comments

Comments were requested and received as follow:

##### 4.3.1 Nova Scotia Department of Transportation and Infrastructure Renewal (DTIR)

DTIR has stated that:

- *“There is acceptable Stop Sight Distance along the property frontage however the applicant has not identified a specific location intended to be a driveway for the 2<sup>nd</sup> possible unit. TIR will reserve comments on a specific location until such time one is identified. No previous permit has been issued.”* The driveway location will be specified at the time the applicant applies for the development permit for the second unit;

- the road networks in, adjacent to, and leading to the site are adequate for the requested and potential development;
- no Traffic Information Study is required;
- DTIR has no other concerns at this time.

Staff received feedback from members of the public with regard to vehicle collisions at the intersection which were forwarded to NSTIR. In this regard, DTIR has indicated that, between 2007 and 2014, there were 7 collisions. Of these, none of the collisions originated from the northbound lane of Highway 359 or the westbound lane of Sherman Belcher Road.

Staff also received feedback from members of the public regarding the ownership of the lands at the intersection of Highway 359 and Sherman Belcher Road and how this has affected traffic flow at the intersection. In this regard, DTIR is performing a survey to determine the extent of the subject site. Once the survey is completed, the property lines will be marked on the site and any obstruction within the DTIR right-of-way shall be removed.

#### 4.3.2 *Engineering and Public Works, Lands and Parks Services (EPWLP)*

EPWLP indicated that:

- *“the site is serviced by Municipal sewer, which has the sufficient capacity for the proposed change. The second unit will need to be serviced by a new sewer lateral, unless specific conditions of the Wastewater Sewer By-Law are met; this will be determined when the applicant applies for a development permit.”*
- Municipal water service is not available at this location
- there are no concerns regarding:
  - the potential for creating, or contributing to, a pollution problem including the contamination of watercourses or the creation of erosion or sedimentation during construction; or
  - the adequacy of storm drainage and the effect of same on adjacent uses; or
  - the suitability of the proposed site in terms of steepness of grades, soil and/or geological conditions, and the relative location of watercourses, marshes, swamps or bogs.
- *“The developer will be required to follow our Municipal Specifications and applicable NSE regulations regarding storm drainage and sedimentation/erosion control. I would also note that the storm drainage system associated with Hwy 259 and Sherman Belcher Road is owned by DTIR”*

#### 4.3.3 *Nova Scotia Department of Environment*

Nova Scotia Environment has commented that it has *“regulatory authority over the proper construction of new wells, whether or not the use of the well meets the definition of a registered public drinking water supply and regulatory authority with respect to withdrawal/storage of water. In this instance, switching zoning from community based to a one/two-unit residential facility does not trigger our regulations; therefore, we have no*

*comment to provide on whether we anticipate any difficulty with the well servicing this property since this is not in our mandate.”*

#### 4.3.4 Development Control

Development Control has indicated that it has no concerns with a rezoning from Community Facilities (CF) to the Residential One and Two Unit (R2) Zone.

#### 4.3.5 Municipality of the County of Kings Building and Enforcement (B & E)

- B & E has indicated that *“An inspection was last conducted on November 17, 2016 under permit number 160338. The inspection report indicates that the construction is adequate and the next inspection will be a prior to drywall.”*
- there were no further concerns or comments from B & E.

#### 4.3.6 Municipality of the County of Kings Fire Services

Fire Services has indicated that *“the municipal fire protection and equipment is more than adequate to serve the proposed development. The fire service responsible for this building has sufficient equipment and if need be access to mutual aid for assistance.”*

### 4.4 Public Information Meeting

In accordance with policy PLAN-09-001 a public information meeting was not held, since this is a proposed Land Use By-law map amendment for an area of land less than one acre in area.

Letters were sent December 6, 2016 advising owners of land within 500 feet of the property of the request. No calls have been received. Two e-mails were received which indicated concerns with parking and access for an additional unit, but also indicated *“no problem with the rezoning if extra parking spaces are located as to not further impede sight clearance on this corner”* and went on to state that *“This intersection is becoming an accident waiting to happen”*.

The first review of the request is being done by the Centreville Area Advisory Committee (AAC).

## 5. MUNICIPAL PLANNING STRATEGY

### 5.1 Policies

The property is designated Residential on the Centreville Future Land Use Map (Figure 2) and zoned Community Facilities (CF) on the Centreville Zoning Map (Figure 3).

### 5.1.1 Growth Centre Policies

Section 2.1.4. of the MPS, *Residential Growth Centres*, identifies Centreville as a Residential Growth Centre and comments that *“The Centreville Secondary Planning Strategy focuses on supporting the residential nature of the community through supporting the maintenance and development of recreational infrastructure and through the protection of the environment.”*

Section 2.4.1, *Urban Residential Objectives* includes the fostering of residential infilling and efficient development of serviced land; the provision of opportunities for future residential development that reflects the needs of all residents; the encouragement and provision of a wide range of residential accommodations; and increasing the potential for rental accommodation to occur.

The background provided in Section 2.4.5 of the MPS, *One and Two Unit Dwelling Urban Policies* indicates that two-unit dwellings *“offer opportunities for more affordable housing.”* It also notes that *“the intention of the one and two unit residential zone is to provide opportunity for this intensification to occur.”*

Part 2.5, *Institutional, Community and Residential Facilities* contains criteria regarding amending land in the Residential designation to the Community Facilities Zone; there are no specific criteria regarding amending to any residential zone from the Community Facilities (CF) Zone.

This proposed amendment meets the Council’s intentions for Residential Growth Centres as it broadens the range of residential types in Centreville and adds one rental unit to the community.

### 5.1.2 Centreville Secondary Planning Strategy

The objectives of the Centreville Secondary Planning Strategy focus on the planning process rather than development in the community.

One of the goals expressed within the Centreville Secondary Planning Strategy is to *“confirm, and where desirable, modify land use designations to optimize land use opportunities”*, and the confirmed or modified designations appear as the approved Future Land Use Map.

There are no written policies for the Centerville Growth Centre regarding residential development or the Community Facility (CF) Zone. However, the above-noted designations shown on the Future Land Use Map act as a clear statement of Council’s intentions. With the exception of two (2) lots between Butler Road and Millwood Drive, one of which fronts on Highway # 359, which are designated as Community Commercial, and the parkland and golf course which are designated as Parks and Open Space, all of the land within the Growth Centre of Centreville is designated Residential. This reinforces and effectively carries out the statement found in Subsection 2.10.3 *“As a wide range of urban amenities is available in nearby urban areas, Municipal Planning Strategy*

*policies promote the residential nature of this Growth Centre". The clear intention of Municipal Council is to enable residential development throughout Centreville, no matter the present use of the land.*

There also is an emphasis on ensuring all forms of development have sewer service, as clause 2.10.3.12.2.1 notes *"It shall be the policy of Council not to permit any further development serviced by septic tank or disposal field"*.

The residential nature of the community is again emphasized in section 2.10.3.16, which notes that *"The residential Growth Centre designation and the community's vision of remaining a community based on country living nestled in a rich rural and mountainous seacoast hinterland with full access to quality urban services makes it an ideal stopping place from which visitors can enjoy the tourism and heritage within and surrounding the community."*

This proposed amendment meets the Council's intentions for Centreville, in that it would add one residential unit in an area serviced by sewer.

## **5.2 Criteria for Amendment**

An amendment to the Municipal Planning Strategy is not required since the subject lot is within the Residential designation.

No specific criteria are established for amendment from the Community Facilities (CF) Zone to residential zone in any of the Growth Centres, including Centreville. The amendment meets the general intent of the Municipal Planning Strategy.

The proposed amendment meets the criteria set out in Part 6 of the MPS which are examined in detail in Appendix C. In summary:

- no municipal costs related to the proposal are anticipated;
- the site is serviced by Municipal sewer with capacity for the proposed change;
- no impact on community facilities is anticipated;
- road networks are adequate for the requested and potential development;
- there does not appear to be any risk of watercourse contamination; and
- the use is compatible with the adjacent uses

As a result the proposal meets the MPS requirements for amendment.

## **6. CONCLUSION**

As noted above, the proposed amendment shown in Appendix D has been considered within the context of the policies of the MPS and is consistent with the intent, objectives and policies of the MPS.

## **7. STAFF RECOMMENDATION**

Staff recommends that the Area Advisory Committee forward a positive recommendation by passing the following motion:

**Centreville Area Advisory Committee recommends that the Planning Advisory Committee recommend that Municipal Council give First Reading to and hold a Public Hearing regarding amending the Zoning Map of the Land Use By-law from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone for 1958 Highway # 359, Centreville (PID # 55055776).**

## **8. FIGURES and APPENDICES**

Appendix A	Community Facilities (CF) Zone
Appendix B	Residential One and Two Unit (R2) Zone
Appendix C	Municipal Planning Strategy Policy 6.2.2
Appendix D	Proposed Land Use Bylaw Map Amendment
Figure 1	Existing Structure
Figure 2	Future Land Use Map: Subject Lot
Figure 3	Zoning Map: Subject Lot

## APPENDIX A COMMUNITY FACILITIES (CF) ZONE

For the full text of the Community Facilities (CF) Zone please refer to  
<http://www.countyofkings.ca/residents/planning/lub.aspx>

### 17.2 COMMUNITY FACILITIES (CF) ZONE

#### 17.2.1 Purpose

The purpose of the Community Facilities (CF) Zone is to provide for the development of community facilities serving a local area.

#### 17.2.2 Permitted Uses

No Development Permit shall be issued in a Community Facilities (CF) Zone except for one or more of the following uses and subject to the following requirements:

- Art and Cultural Centres
- Churches and Denominational Uses
- Community Centres
- Day Care Facilities
- Existing Residential Facilities (RF) Uses in Hamlets subject to the standards of the RF Zone
- Fire Stations
- Government Offices
- Libraries
- Medical Clinics
- Museums
- Parks
- Police Stations
- Post Offices
- Retail Uses within existing buildings up to 1,500 square feet of gross floor area
- Search and Rescue Headquarters
- Senior Citizens Housing adjacent to Grand View Manor in South Berwick

## **APPENDIX B**

**For the full text of the Residential One and Two Unit (R2) Zone please refer to <http://www.countyofkings.ca/residents/planning/lub.aspx>**

### **8.3 RESIDENTIAL ONE AND TWO UNIT (R2) ZONE**

#### **8.3.1 Purpose**

The purpose of the Residential One and Two Unit (R2) Zone is to provide for low density residential development in the form of single detached, semi detached, and duplex dwellings.

#### **8.3.2 Permitted Uses**

No Development Permit shall be issued in a Residential One and Two Unit (R2) Zone except for one or more of the following uses and subject to the following requirements:

- Duplexes
- Existing Farms subject to R1 Zone requirements
- Existing Residential Uses
- Multi Sectional Modular Homes
- Residential Care Facilities
- Semi-Detached Dwellings
- Single Detached Dwellings

#### **8.3.3 Uses Subject to Conditions**

- Bed and Breakfast Operations
- Cemeteries
- Churches
- Duplexes, Semi-Detached Dwellings and Single Detached Dwellings on Properties within the 35 NEF Contour in the Growth Centre of Greenwood, except for properties fronting Sampson Drive
- Home Based Businesses
- Home Day Care
- Private Schools
- Urban Home Occupations

## APPENDIX C

### Municipal Planning Strategy Policy 6.2.2

#### 6.2.2 Amendment to the Land Use Bylaw

6.2.2.1 In considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in various policies of this Strategy, Council shall be satisfied:

Policy	Comment
<i>a. the proposal is in keeping with the intent of the Strategy, including the intent of any Secondary Planning Strategy, and can meet the requirements of all other Municipal Bylaws and regulations</i>	
<i>b. the proposed rezoning is not premature or inappropriate by reason of:</i>	
<i>i. the financial capability of the Municipality to absorb any costs relating to the development of the subject site</i>	No municipal costs related to the proposal are anticipated.
<i>ii. the impact on, or feasibility and costs of, sewerage and water services if central services are to be provided, or adequacy of physical site conditions for private on-site sewer and water systems</i>	The Municipal Department of Engineering, Public Works, Land and Parks has indicated the site is serviced by Municipal sewer, which has the sufficient capacity for the proposed change.  The property is currently serviced by on-site water and experiences no issues with quality or quantity.
<i>iii. the potential for creating, or contributing to, a pollution problem including contamination of watercourses</i>	There does not appear to be a risk of pollution associated with this proposal since development will occur within the existing structure.
<i>iv. the adequacy of storm drainage and the effect on adjacent uses</i>	A storm drainage plan cannot be required as any development will be as-of-right.
<i>v. the adequacy and proximity of school, recreation, and any other community facilities</i>	It is not anticipated that one additional unit would strain nearby facilities, and would have less impact than many of the uses allowed as-of-right in the present zone.
<i>vi. the adequacy of street or road networks in, adjacent to, or leading to the subject site</i>	The Department of Transportation and Infrastructure Renewal has stated that the road networks in, adjacent to, and leading to the site are adequate for the requested and potential development.
<i>vii. the potential for the contamination of a watercourse due to erosion or sedimentation</i>	There does not appear to be a risk of watercourse contamination associated with this proposed amendment.
<i>viii. creating extensive intervening parcels of vacant land between the</i>	The site is located close to the centre of the Growth Centre and is surrounded by

<i>existing developed lands and the proposed site, or a scattered or ribbon development pattern as opposed to compact development</i>	existing development.
<i>ix. traffic generation, access to and egress from the subject site, and parking</i>	NSTIR has indicated that there is “acceptable Stop Sight Distance along the property frontage; however the applicant has not identified a specific location intended to be a driveway for the 2 <sup>nd</sup> possible unit. TIR will reserve comments on a specific location until such time one is identified.”
<i>x. incompatibility with adjacent uses and the existing development form of the surrounding area</i>	<p>The proposed use is compatible with the adjacent uses and the development form of the surrounding area.</p> <p>The requirements of the Residential One and Two Unit (R2) Zone appear to ensure that any of the other uses permitted in the proposed zone would be compatible with the existing neighbourhood.</p>
<i>xi. the potential for overcrowding on lakeshores or the reduction of water quality</i>	N/A
<i>xii. the potential for contamination of, or interference with a designated groundwater supply protection area</i>	N/A
<i>c. the proposed site is suitable for development in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other similar factors that may pose a hazard to development</i>	Please see 6.2.2.1 b. iii. above.

**APPENDIX D**  
**Proposed Land Use Bylaw Map Amendment**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

**AMENDMENT TO BYLAW 75**  
**COUNTY OF KINGS LAND USE BYLAW**

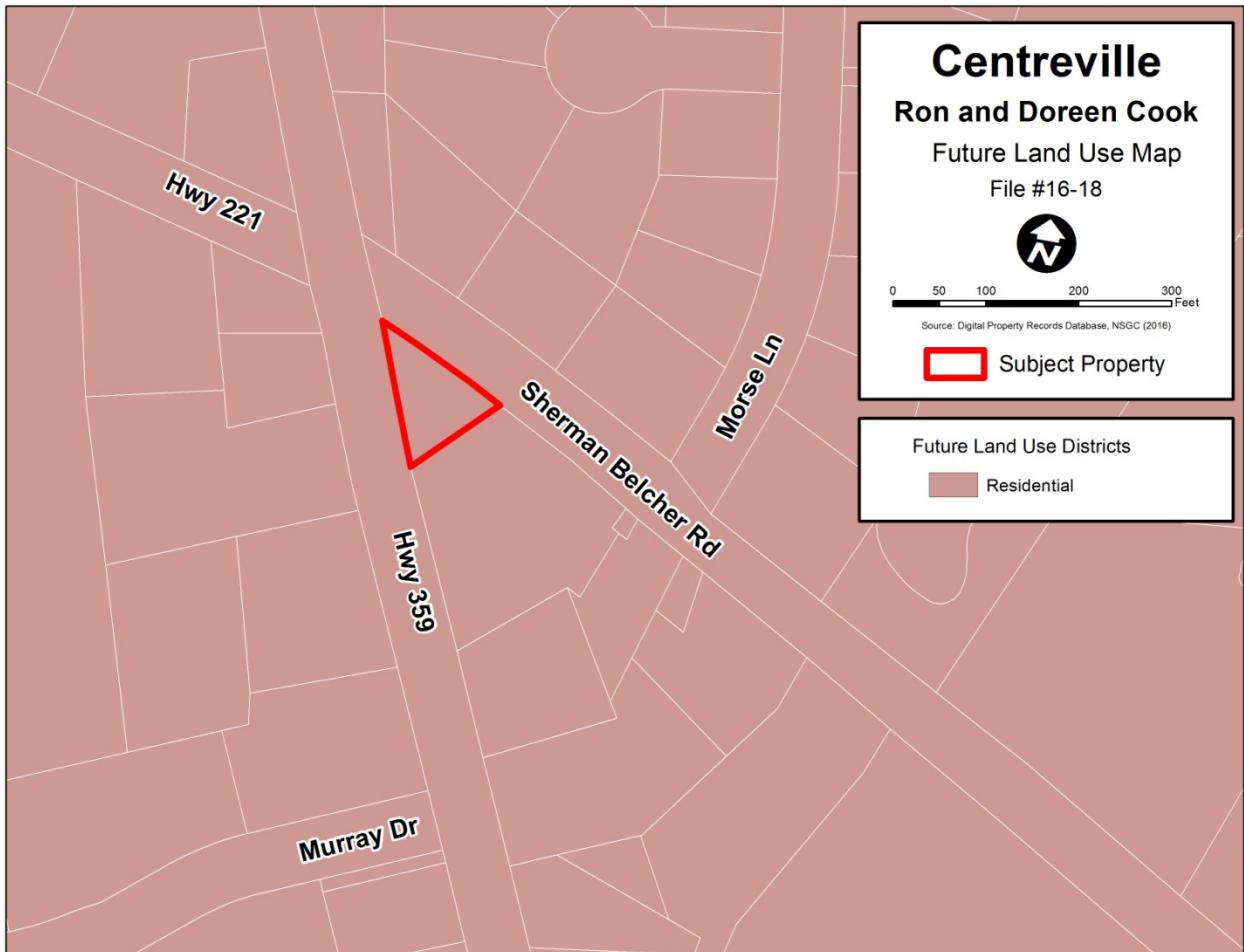
**Amendment to rezone property at 1958 Highway # 359, Centreville, from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone**

**BYLAW 75 – Land Use Bylaw**

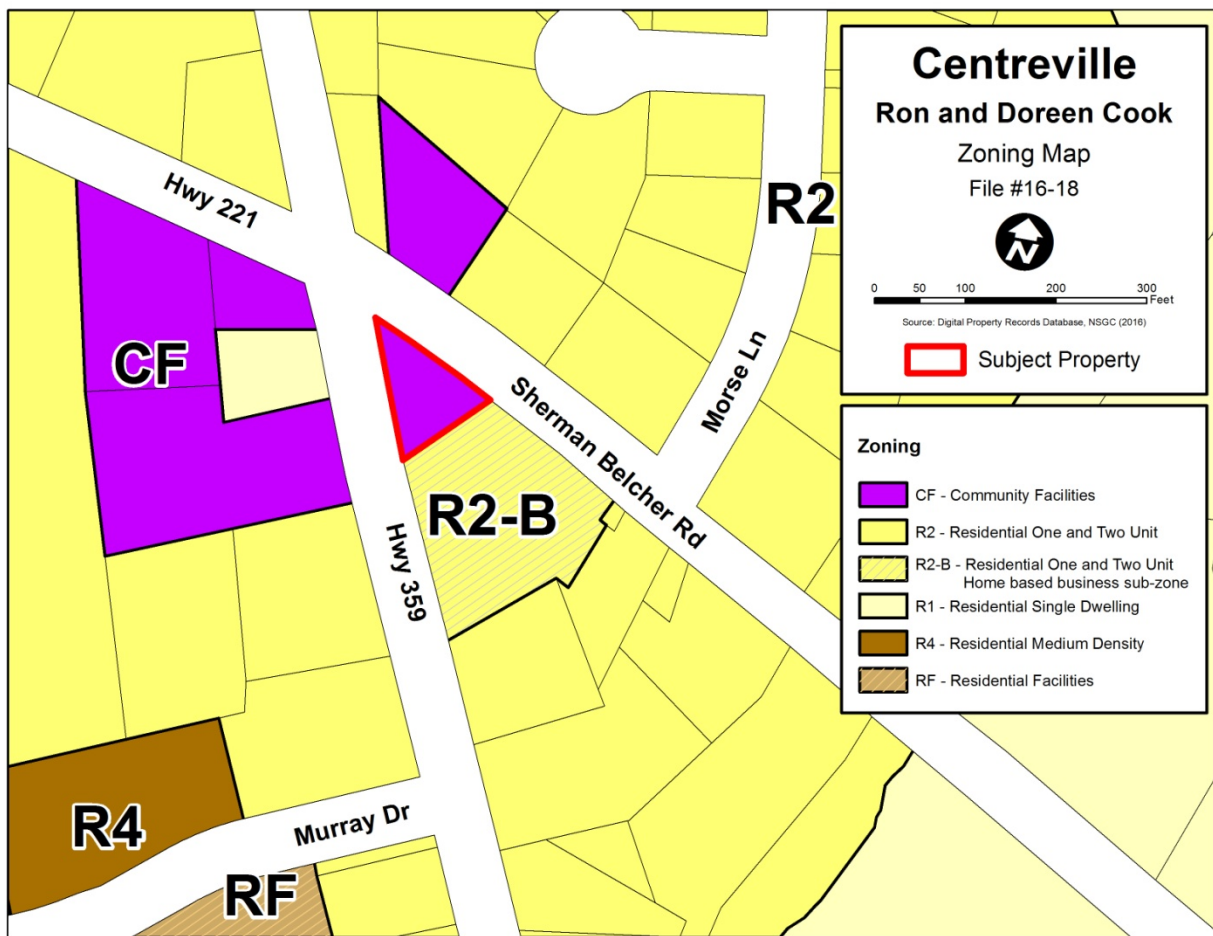
Amend Schedule 4 g, the Zoning Map for the Growth Centre of Centreville, by rezoning the lot at 1958 Highway # 359, Centreville (PID # 5505576), from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone as shown on the inset copy of a portion of Schedule 4 g below.



**Figure 2**  
**Future Land Use Map: Subject Property**



**Figure 3**  
**Zoning Map: Subject Property**



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THE MUNICIPALITY OF THE COUNTY OF KINGS  
COVERING MEMO

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**TO:** PLANNING ADVISORY COMMITTEE  
**FROM:** PLANNING AND DEVELOPMENT SERVICES  
**SUBJECT:** CENTREVILLE AREA ADVISORY COMMITTEE RECOMMENDATION  
(FILE 16-19)  
**DATE:** APRIL 11, 2017

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The following staff report was considered at the Centreville Area Advisory Committee (AAC) meeting on Wednesday April 5<sup>th</sup> 2017. The AAC passed a positive recommendation and this memo provides PAC with the AAC's recommendation, and a potential motion for PAC.

Centreville AAC Recommendation

**The Centreville Area Advisory Committee recommends that the Planning Advisory Committee recommends that Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.**

PAC Recommendation

**The Planning Advisory Committee recommends that Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.**



# Municipality of the County of Kings Report to the Centreville Area Advisory Committee

Application to rezone property at 1852 Hwy 359, Centreville PID 55054787 from R1 to R4 (File #16-19)

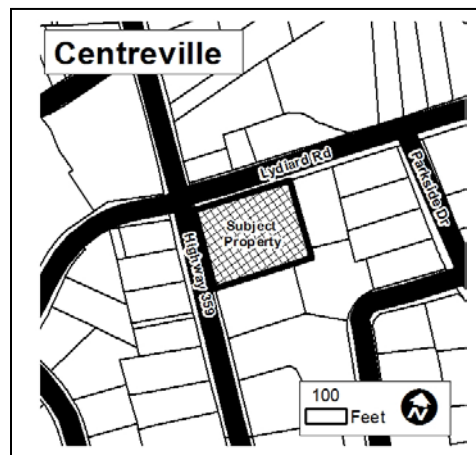
**April 5, 2017**

**Prepared by:** Mark Fredericks, GIS Planner

<b>Applicant</b>	Ted Davison
<b>Land Owner</b>	Tennyson Davison and Marion Davison
<b>Proposal</b>	Rezone entire property from the R1 zone to the R4 zone
<b>Location</b>	Centreville – Growth Centre
<b>Lot Area</b>	48,693 sq ft OR 1.1 acres
<b>Designation</b>	Residential (R)
<b>Zone</b>	Residential Single Dwelling (R1)
<b>Surrounding Uses</b>	Mixture of residential densities, light, community based commercial uses
<b>Neighbour Notification</b>	Staff sent notification letters to the 52 owners of property within 500' of the subject property

## 1. PROPOSAL

Ted Davison has applied to rezone the property at 1852 Highway 359 from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone, to provide for multi-unit residential development on the subject site. The applicant has indicated a desire to respond to a growing market demand for seniors who are looking for single level rental units.



## 2. OPTIONS

In response to the application, the Planning Advisory Committee may:

- A. Recommend that Council approve the map amendment, as drafted
- B. Recommend that Council refuse the map amendment
- C. Provide alternative direction, such as requesting further information on a specific topic, or making changes to the proposed map amendment

## 3. BACKGROUND

The application proposes additional mixing of multi-unit residential development along highway 359 in Centreville. This area has a mixture of land uses and a variety of zones, both residential

and commercial. This road is designated as a Major Collector Road, and residential development continues in Centreville, with new subdivision roads being added in recent years.

The Centreville community went through a Secondary Planning Strategy (SPS) process in the early 2000's, which reinforced the community's priority for residential development, over other forms of development such as commercial or industrial uses. The community identified a vision and many goals for maintaining and improving the availability and access to parks, open space and recreation opportunities.

#### 4. INFORMATION

The property is relatively flat, and is currently occupied by an existing detached house, which is accessed by a driveway from Lydiard Road. The property is approximately 1.1 acres in size, and is located adjacent to several other Residential Medium Density (R4) Zone properties. These properties were previous development projects built by the applicant, and continue to be owned and operated by the applicant.

Staff contacted other municipal and provincial departments for comments on the proposed rezoning.

- NSDTIR had no concerns regarding the adequacy of the surrounding road network, or access/egress from the site.
- EPW – confirmed that the property has access to the municipal sewer system, but the area is serviced by individual on-site wells.
- Development Control – did not anticipate any barriers to development under the proposed Residential Medium Density (R4) Zone. Based on the available information, it was determined that the maximum number of dwelling units that could be accommodated on the subject site would be 17 units. This is the **maximum** number of units that *could* be allowed, provided all of the Land Use Bylaw requirements under the Residential Medium Density (R4) Zone are met.

A Public Information Meeting was held on Tuesday, February 21, 2017 at 7:00 p.m. in the Centreville Community Hall at 1951 Highway 359, Centreville, NS. There were 9 members of the public as well as the District Councilor Pauline Raven. A member of the Centreville Area Advisory Committee, Jim Hoyt, was also in attendance. Questions were generally focused around what types of buildings are proposed, and how many units are possible. The applicant provided answers to these questions, indicating his intent to build single level rental units, primarily for seniors. See Appendix B for detailed meeting notes.

#### 5. POLICY REVIEW – LUB amendments

##### 5.1 Enabling Policy

The Municipal Planning Strategy enables Council to consider rezoning from the Residential Single Dwelling (R1) Zone to another urban residential zone. The applicant requested to go

from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone which is enabled through the following MPS policy 2.4.3.4:

*Council may consider rezoning land from R1 to any other urban residential zone subject to the policies of this Section (2.4) and the policies for amending the Land Use Bylaw contained in Part 6 of this Strategy.*

## **5.2 Urban Residential Objectives**

As per the enabling policy, staff determined the proposal to be consistent with Section 2.4 of the MPS, specifically with regards to the following objectives:

*2.4.1.1 To promote quality residential development.*

- ➔ Existing development by the applicant has been attractive and quality additions to the Centreville area.

*2.4.1.2 To enhance the visual and social character of existing residential neighbourhoods.*

- ➔ The rezoning would allow for a range of rental accommodations which can benefit a diverse social makeup and serve a range of demographics

*2.4.1.3 To foster residential infilling and efficient development of serviced land.*

- ➔ The site is within the Centreville Growth Centre and has access to municipal sewer. The proposal would also re-purpose a large existing lot for infill development.

*2.4.1.5 To encourage and provide for a wide range of residential accommodations and a variety of neighbourhoods.*

- ➔ The applicant intends to focus on senior rentals on this property. This model would increase the types of housing available within the Centreville Growth Centre.

*2.4.1.7 To promote the harmonious integration of a variety of housing types and residential densities within neighbourhoods.*

- ➔ In addition to creating new accommodations in the Centreville Growth Centre, the R4 zone will enable flexibility for a variety of housing types.

*2.4.1.9 To provide for higher density housing opportunities close to commercial and community services.*

- ➔ The subject property is near the centre of the community and has close access to commercial uses and many community facilities, including a wide range of recreation opportunities.

## **5.3 General LUB amendment Policies**

The proposal meets the general criteria in Section 6.2.2.1 (Appendix C), contemplated for all rezoning applications in terms of the cost incurred to the Municipality, the availability of municipal sewer, the site's location and proximity to other facilities, road network, distance from watercourses, and compatibility with the existing neighbourhood.

## 5.4 Centreville Secondary Planning Strategy

The Centreville area is serviced by private wells, and not a central water system. The area has been studied for other larger proposals where ground water quantity has been a concern. The Secondary Planning Strategy (SPS) allows Council, through the PAC to request a water assessment for re-zoning to a higher density residential zone as shown:

*2.10.3.13.2.1 Council, through its Planning Advisory Committee, may request a Water quality/quantity assessment be conducted prior to a rezoning to any higher residential density, any commercial rezoning or any industrial rezoning.*

The applicant has indicated his adjacent developments have significantly more than enough water from their wells. Staff do not expect the proposed re-zoning to warrant a ground water study, but the option is available.

The proposal is in keeping with the overall intent of the Centreville SPS as it relates to new residential development. The proposed re-zoning would be sewer serviced, located on a major collector road, and offer additional housing types to the growth centre. This infill project, which helps to preserve woodland and open spaces, may help achieve many of the goals and objectives in the Centreville SPS, which place a great deal of importance on the tourism and recreation opportunities that are important to this community.

## 6. CONCLUSION

The proposed rezoning represents continued growth of the applicant's successful rental accommodations in Centreville. Previous developments demonstrate the quality of the applicant's residential projects. In terms of planning criteria, the proposal is consistent with the Urban Residential Objectives of the Municipal Planning Strategy and is consistent with the general criteria for rezoning, as well as many of the goals in the Centreville SPS.

## 7. STAFF RECOMMENDATION

Staff recommend that the Centreville Area Advisory Committee forward a positive recommendation by passing the following motion.

**The Centreville Area Advisory Committee recommends that the Planning Advisory Committee recommends that Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.**

## **8. APPENDIXES**

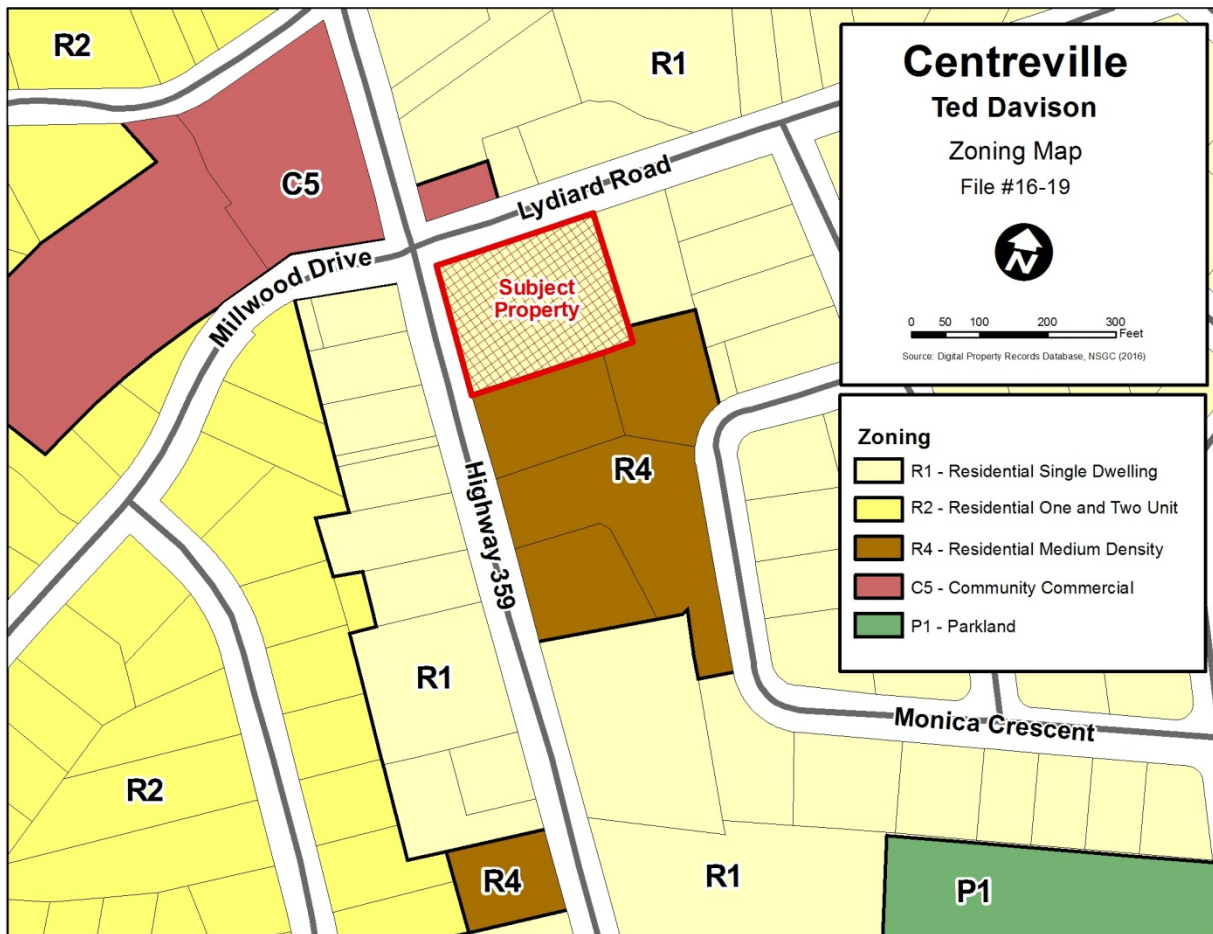
**Appendix A – Reference Zoning Map**

**Appendix B – Notes from the February 21, 2017 Public Information Meeting**

**Appendix C – General Policies**

**Appendix D – Proposed Land Use Bylaw Map Amendment**

Appendix A  
Reference Zoning Map



**Appendix B**  
**Notes from the February 21, 2017 Public Information Meeting**

**MUNICIPALITY OF THE COUNTY OF KINGS**

**PLANNING AND DEVELOPMENT SERVICES**

**PUBLIC INFORMATION MEETING NOTES**

**Planning Application to Allow Higher Density Residential Uses at  
1852 Highway 359, Centreville (File 16-19)**

<b><i>Meeting, Date and Time</i></b>	A Public Information Meeting was held on Tuesday, February 21, 2017 at 7:00 p.m. in the Centreville Community Hall, 1951 Highway 359, Centreville, NS.
<b><i>Attending</i></b>	In Attendance:
<b><i>Planning Advisory Committee Members</i></b>	Councillor Pauline Raven – District 2
<b><i>Centreville Area Advisory Committee Members</i></b>	Jim Hoyt
<b><i>Planning Staff</i></b>	Mark Fredericks – GIS Planner
<b><i>Applicant</i></b>	Ted Davison and Mary Lou Davison
<b><i>Public</i></b>	9 Members
<b><i>Welcome and Introductions</i></b>	The Chair, Councillor Pauline Raven, called the meeting to order, introductions were made and the members of the public were welcomed to the meeting. The Public Information Meeting provides an opportunity for the public to express concerns and/or receive clarification on any aspect of the proposal. No evaluation has been completed and no decisions have been made at this point.
<b><i>Presentation</i></b>	<p>Mark Fredericks provided a brief overview of the planning process and the criteria that will be used to evaluate the application from Ted Davison. The proposal is to rezone the property at 1852 Highway 359 in Centreville (PID 55054787) from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone. The proposed rezoning would permit higher density residential uses on the subject property.</p> <p>Ted Davison added that they are looking to respond to a growing demand for single level rental units, primarily marketed towards seniors.</p>
<b><i>Comments from the Public</i></b>	Following the presentation, the floor was opened for comments from the public to which Mark Fredericks and Ted Davison responded.

Mike Sweeney asked about the potential number of units that could fit on the property under the R4 Zone.

Mark Fredericks responded that this calculation will be done during the review process, and can be included in the report. Ted Davison also indicated that they were not looking to build out to the properties' maximum capacity.

Jonathan Newell, neighbour across the street, asked for some more information, but he was not able to stay for the whole meeting. He requested that the Planner follow up on a phone message he left that evening.

Mike Sweeney added his support for the proposed rezoning.

Paul Barkhouse asked about water availability.

Mark Fredericks responded that this will be considered as part of the review process with NS Department of Environment. Ted Davison also added that the existing wells are producing 25 gallons per minute.

Glenda Sweeney asked if Ted Davison will keep the existing house on the property.

Ted Davison and Mary Lou Davison responded that they had no immediate plans to remove the house. They are hoping to work with it and will consider developing around the existing house.

Jim Hoyt arrived after the presentation and asked what zone is being considered, and what the applicant is intending to build.

Ted Davison responded with his requested R4 Zone, for the purpose of building single level rental units, primarily for seniors.

### ***Adjournment***

There being no further discussion, the Chair thanked those in attendance and adjourned the meeting at 7:30 p.m.

---

Mark Fredericks  
Recording Secretary

**Appendix C**  
**General Land Use Bylaw Amendment Criteria – MPS 6.2.2.1**

*In considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in various policies of this Strategy, Council shall be satisfied:*

<b>Criteria</b>	<b>Comments</b>
<i>a. the proposal is in keeping with the intent of the Strategy, including the intent of any Secondary Planning Strategy, and can meet the requirements of all other Municipal Bylaws and regulations</i>	
<i>b. that the proposed rezoning is not premature or inappropriate by reason of:</i>	
<i>i. the financial capability of the Municipality to absorb any costs related to the development of the subject site</i>	The proposed development is not expected to incur costs to the Municipality
<i>ii. the impact on, or feasibility and costs of, sewerage and water services if central services are to be provided, or adequacy of physical site conditions for private on-site sewer and water systems</i>	Access to existing municipal sewer service is available and has sufficient capacity for this development. On-site wells are the proposed water source.
<i>iii. the potential for creating, or contributing to, a pollution problem including the contamination of watercourses</i>	There are no pollution concerns posed by the proposal.
<i>iv. the adequacy of storm drainage and the effect on adjacent uses</i>	Existing storm drainage appears adequate. Future development may require new storm water drainage plans
<i>v. the adequacy and proximity of school, recreation, and any other community facilities</i>	The property is centrally located in the community of Centreville, which includes many community facilities, and recreation opportunities
<i>vi. the adequacy of street or road networks in, adjacent to, or leading to the subject site</i>	NSTIR expressed no concerns posed by the road network
<i>vii. the potential for the contamination of a watercourse due to erosion or sedimentation</i>	Contamination of watercourses is not anticipated.
<i>viii. creating extensive intervening parcels</i>	The proposal will not create a scattered

<i>of vacant land between the existing developed lands and the proposed site, or a scattered or ribbon development pattern as opposed to compact development</i>	development pattern. The proposal is infilling of an existing neighborhood.
<i>ix. traffic generation, access to and egress from the subject site, and parking</i>	NSTIR expressed no concerns posed by the access and egress from the subject site
<i>x. incompatibility with adjacent uses and the existing development form of the surrounding area</i>	The proposed R4 Zone is consistent with the surrounding area, and is not expected to generate compatibility issues
<i>xi. the potential for overcrowding on lakeshores or the reduction of water quality</i>	Not applicable
<i>xii. the potential for contamination of, or interference with a designated groundwater supply protection area</i>	The site is not designated as a water supply zone
<i>c. the proposed site is suitable for development in terms of steepness of grades, soil and geological conditions, location of watercourses, marshes, swamps, or bogs and proximity of highway ramps, railway rights-of-way and other similar factors that may pose a hazard to development</i>	The area appears to have stable ground, suitable for additional development.

**Appendix D  
Proposed Land Use Bylaw Map Amendment**

**THE MUNICIPALITY OF THE COUNTY OF KINGS**

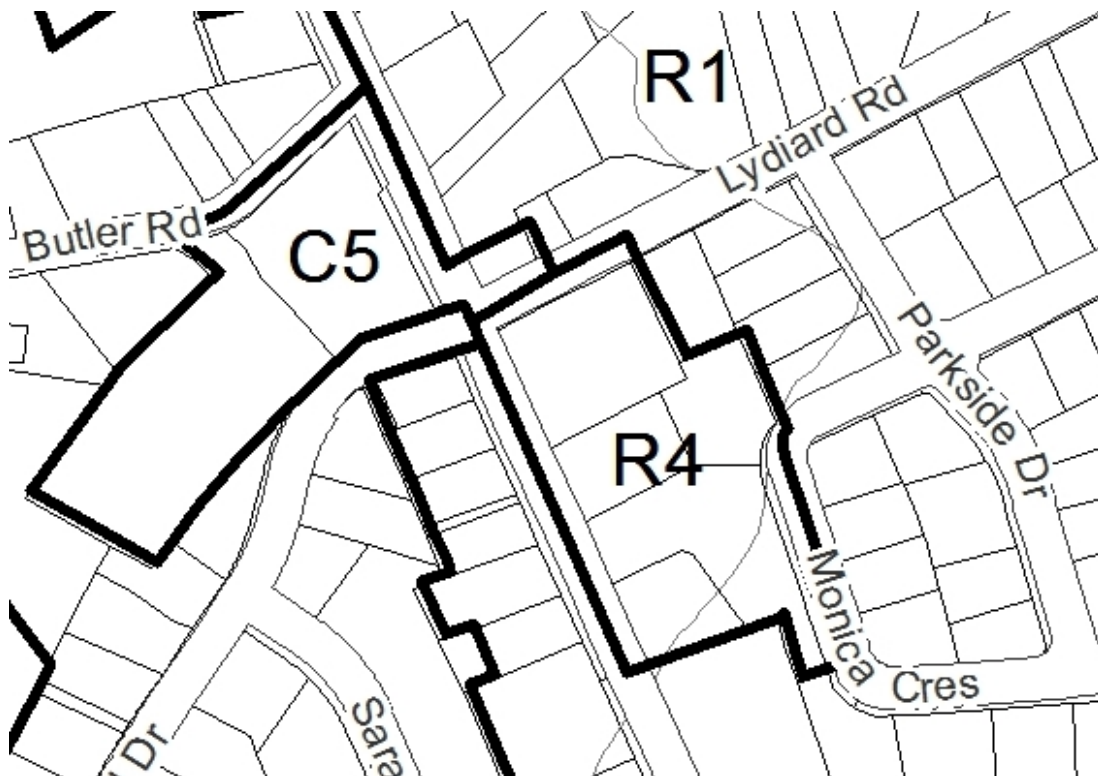
**AMENDMENT TO BYLAW #75**

**COUNTY OF KINGS LAND USE BYLAW**

**Proposed map amendment to rezone property at 1852 Hwy 359, Centreville PID 55054787  
from Residential Single Dwelling (R1) to Residential Medium Density (R4) Zone**

**BYLAW #75**

1. Amend LUB Schedule 4g, the Zoning map for the Growth Centre of Centreville, by rezoning property at 1852 Hwy 359, Centreville PID 55054787 from Residential Single Dwelling (R1) to Residential Medium Density (R4) Zone, as shown on the inset copy of a portion of Schedule 4g below.

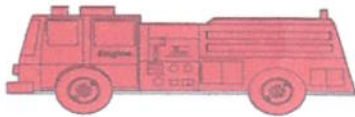


RECEIVED

APR 20 2017

## New Minas Volunteer Fire Department

6 Jones Road New Minas, Nova Scotia  
B4N 3N1  
Phone no. 902-681-6661



Office of Fire Chief



Fax No. 902-681-1417

NMVFD@NS.ALIANTZINC.CA

April 14, 2017

Rick Ramsay

Municipality of Kings  
P.O. Box 100,  
Kentville, N.S.  
B4N 3W3

This year as with last year we are planning to have two 4 wheel drive rally's in the pit at the end of Jones Road in New Minas. This is the 39<sup>th</sup> annual rally.

The dates of the two rally's are May 20 and 21, October 7 and 8, 2017.

The rally provides funding for this fire department, also provides extensive first responder and extrication training to department members. This rally also provides funding for the Coldbrook Lions Club and sport teams in Kings County as well as benefits to area businesses.

The New Minas Village Commission has given prior approval.

The fire department is asking for exemption of the New Minas noise by-law from 7:30 am to 8:00 pm for the above dates of the two rally's.

Regards,

  
James Redmond  
Fire Chief

# **MUNICIPALITY OF THE COUNTY OF KINGS**

## **REPORT TO COUNCIL**

**Subject:** Council and Committee of the Whole in August

**From:** Administration

**Date:** May 2, 2017

---

### **Background:**

It has been the practice that around this time of year, Council considers whether to take a break in August.

In 2014, the regular Council and Committee of the Whole meetings in August were cancelled.

In 2015, the regular Council and Committee of the Whole meetings in August were cancelled; however, a Special Council was scheduled to deal with pressing issues.

In 2016, Council decided to reserve the dates of the regular Council and Committee of the Whole in case required; the regular Council meeting was held and Committee of the Whole was cancelled.

The August 1, 2017 date for the regular Council meeting should be reserved to deal with July Committee of the Whole issues, with the intent to not meet if there are no urgent and pressing matters to be dealt with.

The August 15, 2017 Committee of the Whole would be cancelled to allow Council to take a break and to enable any interested Councillors to attend the annual Farm Tour which will be held on that date.

The September 5, 2017 Council meeting would be regularly scheduled and held if required.

### **Motion Required:**

**That the August 1, 2017 date for the regular Council meeting be reserved to deal with July Committee of the Whole issues, with the intent to not meet if there are no urgent and pressing matters to be dealt with, and that the August 15, 2017 Committee of the Whole be cancelled.**



87 Cornwallis Street  
Kentville, Nova Scotia  
B4N 3W3  
Phone: (902) 678-6141  
Toll Free: 1-888-337-2999  
[www.countyofkings.ca](http://www.countyofkings.ca)

**Municipality of the County of Kings**  
**PROCLAMATION**  
**EMERGENCY PREPAREDNESS WEEK**  
**MAY 7 - 13, 2017**

**WHEREAS**, Emergency Preparedness Week is a national awareness initiative that has taken place annually since 1996; and

**WHEREAS**, Emergency Preparedness Week encourages Canadians to take three simple steps to become better prepared to face a range of emergencies:

- Know the risks
- Make a Plan
- Get an Emergency kit; and

**WHEREAS**, This year, the theme is **Plan, Prepare, Be Aware**, which is meant to help Canadians take action to protect themselves and their families during emergencies; and

**WHEREAS**, This year's theme emphasizes the need to keep up to date on current conditions, like the weather, that might impact you; and

**WHEREAS**, By taking an active role in your community, you are helping to build a culture of preparedness in Canada; and

**WHEREAS**, With your help, we can communicate the importance of emergency preparedness to all within the Municipality of the County of Kings;

**THEREFORE, BE IT RESOLVED**, That May 7 - 13, 2017 be proclaimed **Emergency Preparedness Week** in the Municipality of the County of Kings.

As affirmation, the Mayor and Councillors do individually and collectively pledge on this 2<sup>nd</sup> day of May, 2017:

Signed \_\_\_\_\_ Mayor Peter Muttart

Signed \_\_\_\_\_ Deputy Mayor Emily Lutz

Signed \_\_\_\_\_ Councillor Megan Hodges

Signed \_\_\_\_\_ Councillor Pauline Raven

Signed \_\_\_\_\_ Councillor Brian Hirtle

Signed \_\_\_\_\_ Councillor Martha Armstrong

Signed \_\_\_\_\_ Councillor Paul Spicer

Signed \_\_\_\_\_ Councillor Bob Best

Signed \_\_\_\_\_ Councillor Jim Winsor

Signed \_\_\_\_\_ Councillor Peter Allen

## RECOMMENDATION FROM COMMITTEE OF THE WHOLE

**April 18, 2017**

a.	Valley Waste InterMunicipal Agreement - Town of Annapolis Royal	<p>That the Municipality of the County of Kings Municipal Council move that the Town of Annapolis Royal be added as a Party to the Valley Region Solid Waste-Resource Management Authority InterMunicipal Services Agreement dated October 1, 2001 (the "Agreement") as described in the amendment to the second amendment attached to the May 2, 2017 Council agenda.</p> <p><u><i>Amending Agreement Attached</i></u></p>
----	--	---

Suggested Motion:

The Municipality/Town of \_\_\_\_\_ moves that the Town of Annapolis Royal be added as a Party to the Valley Region Solid Waste-Resource Management Authority InterMunicipal Services Agreement dated October 1, 2001 (the "Agreement") as described in the amendment to the second amendment below:

**THIS THIRD AMENDING AGREEMENT** entered into this \_\_\_\_\_ day of April, 2017.

**BETWEEN:**

**The Municipality of the County of Kings; the Municipality of the County of Annapolis, the Town of Middleton, the Town of Berwick, the Town of Kentville, the Town of Wolfville, Town of Bridgetown (now dissolved, and the Municipality of the District of West Hants for the former Town of Hantsport (now dissolved) (the "Parties")**

**- and -**

**The Town of Annapolis Royal (the "Town")**

**WHEREAS** the Parties, through an Inter-Municipal Services Agreement executed on October 1, 2001, (the "Agreement") created the Valley Regional Solid Waste Resource Management Authority (the "Authority") to provide cost effective and environmentally sound solid waste management within their respective municipal units;

**AND WHEREAS** it was the intention of the Parties through a Second Amending Agreement dated May 29, 2014 (the "Amendment") to make the Town of Annapolis Royal a PARTY to the Agreement pursuant to the NEW PARTIES Clause 31 of the Agreement, and in accordance with DECISIONS Clause 5 of the Agreement;

**AND WHEREAS** the Parties made an error in the Amendment by making reference the Town becoming a *Member* of the Authority under MEMBERS Clause 4(1) instead of a *Party*;

**AND WHEREAS** there may have been an error by the Parties in the procedure of adopting of the Amendment;

**AND WHEREAS** since becoming aware of the errors, the Parties to the Agreement and the Town desire to immediately correct this error;

**AND WHEREAS** since the effective date of the Amendment the Town has

appointed a member to the Authority pursuant to Clause 4(1) of the Agreement in good faith and the Parties to the Agreement accepted the appointment in good faith;

**AND WHEREAS** the Parties believe that all actions by the Town as an intended Party to the Agreement as per the Amendment have been executed in good faith and all members and all intended Parties to the Agreement conducted themselves in the spirit of the Agreement;

**AND WHEREAS** the Town had and continues to desire to become a Party to the Agreement, and all amendments made thereto;

**AND WHEREAS** the Parties desire to rectify the errors and admit the Town as a Party to the Agreement, and in furtherance reflect admission of the Town as a Party to the Agreement, are executing this Third Amending Agreement to reflect the admission of the Town;

**NOW WITNESETH** that in consideration of the mutual promises and covenants contained herein and in the Agreement (a copy of which is appended to this Third Amending Agreement) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties and the Town agree as follows:

1. The Second Amending Agreement is hereby revoked, is of no force or effect, and is replaced by this Third Amending Agreement.
2. The Town is admitted to and is made a Party to the Agreement establishing the Valley Region Solid Waste-Resource Management Authority subject to Clause 31 and in accordance with Clause 5 of the Agreement, together with all the rights, privileges and obligations that attend such status, effective as per the Second Amending Agreement and specifically as of October 1, 2013.
3. In all other respects, the terms, conditions and provisions of the Agreement, and any other amendments thereto, continue in force and effect.

SIGNED AND SEALED

In the presence of:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TOWN OF BERWICK**

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**TOWN OF KENTVILLE**

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**TOWN OF MIDDLETON**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**TOWN OF WOLFVILLE**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**THE MUNICIPALITY OF  
THE DISTRICT OF WEST HANTS,  
SUCCESSOR TO  
THE FORMER TOWN OF HANTSPORT**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**MUNICIPALITY OF THE  
COUNTY OF ANNAPOLIS**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**MUNICIPALITY OF THE  
COUNTY OF KINGS**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**TOWN OF ANNAPOLIS ROYAL**

\_\_\_\_\_

Per: \_\_\_\_\_

\_\_\_\_\_

Per: \_\_\_\_\_

**RECOMMENDATION FROM**  
**FIRE SERVICES ADVISORY COMMITTEE**  
**April 20, 2017**

a.	Meeting Frequency ( <i>Section 15 of Terms of Reference</i> )	That Council approve that the Fire Services Advisory Committee Terms of Reference be amended to change the meeting dates from monthly to quarterly.
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## THE MUNICIPALITY OF THE COUNTY OF KINGS

**To: Municipal Council**  
**Subject: Nominating Committee**  
**From: Pauline Raven**  
**Date: May 2, 2017**

---

At the meeting the Nominating Committee held April 13, 2017, members discussed Councillor Hirtle's request to step down from the board of the Kings Regional Rehabilitation Centre.

It was decided that council should be polled to see if another councilor was willing to assume Brian's seat. This polling has occurred and Councillor Armstrong has volunteered to assume Brian's seat.

On behalf of the Nominating Committee I would like to thank Councillor Hirtle for his service on the KRRRC board and to thank Councillor Armstrong for so generously stepping forward as the board's new member.

### Recommended Motions:

1. That Council accept Councillor Hirtle's resignation from the board of the Kings Regional Rehabilitation Centre.
2. That Council appoint Councillor Armstrong to the board of the Kings Regional Rehabilitation Centre.

**WATERVILLE AND DISTRICT VOLUNTEER  
FIRE DEPARTMENT**

**APPRECIATION NIGHT BANQUET 2017**

**You and one guest are cordially invited  
To our Appreciation Night**

**When: Saturday May 13th, 2017**

**Time: Reception 6:00pm - 6:45pm**

**Supper: 7:00pm - 8:30pm**

**Dance: 9:00pm - 1:00 am**

**Music: B & S Dj Services**

**RSVP By April 30, 2017**

**April Ernest/Kevin Ernest**

**By Phone: 902-538-3797**

**OR**

**By E-Mail - [kevinapril@bellaliant.net](mailto:kevinapril@bellaliant.net)**



April 11, 2017

Mayor Peter Muttart  
Municipality of The County of Kings  
P O Box 100  
87 Cornwallis Street  
Kenville, NS B4N 3W3



**LETTER OF APPRECIATION**

re :

ASHELY BROOKER  
CO-ORDINATOR OF RECREATION SERVICES  
MUNICIPALITY OF THE COUNTY OF KINGS

Dear Sir:

Please present this letter at your next meeting.

I am writing to you on behalf of a group of people who have been participating in your aquatic programs for almost twenty years. Although your programs provide an excellent opportunity to exercise and enjoy the soothing warm temperature of the pool, access to that resource was becoming more and more difficult. Many people stopped coming; including seniors, people with a variety of physical and mental challenges as well as moms and tots.

On Ashley's second day on the job, she attended a meeting in the conference room at the Waterville facility. Representatives from our group were present, along with an employee of the facility and a woman from Wolfville who works tirelessly providing programs to help seniors engage in healthy physical activities. Ashley asked for input from each person on the impact of how not having access was affecting the community at large. Ashley was informed of our frustration raising this issue many times over the past several years and being ignored. She was informed about a letter written in conjunction with a 90+ year old active participant and other seniors. This letter was signed by several doctors and sent to various local and provincial government officials. No action was ever taken. At the time of sending that letter, we were informed that there were budgetary difficulties and infrastructure issues. During the course of the meeting, each person in attendance gave impassioned input as to the importance of better accessibility. Ashley indicated that there may be funding; but due to her newness to the Municipality, she would need to do further research.

Shortly thereafter, we were advised that we did not qualify for any of the available grants to assist seniors or others as we were participants in a program,

not a formally recognized group.

Although disappointed with that news, we did not give up. A small group of us began working to secure private funding, obtaining quotes, making numerous phone calls and seeking to gain permission from a government official in Halifax who is responsible for changes to the actual infrastructure of the pool. In the meantime, Ashley was working feverishly behind the scenes in her quest to solve our problem.

On Thursday, March 30, we were overcome on arriving at the pool to find a group of people waiting for us, excited to show off the newly installed stairs.

On behalf of all of the participants in your Aquatic programs, I would like to thank Ashley Brooker for her efforts. She managed to accomplish this difficult task with consultation and consideration for our concerns, what had been a burdensome task, in an incredibly short period of time. Ashley is a valuable asset to the Municipality and has our enduring admiration and heartfelt thanks.

Please pass on our sincere appreciation for her efforts on our behalf.

Sincerely,



Sharon Anscomb  
352 Moody Court  
Kingston, NS B0P 1R0

*copy to A. Brooker*



## Kings County Federation of Agriculture Farm Tour

August 15, 2017

You are cordially invited to attend a tour of a 4-5 farms in Kings County.

The Tour will be leaving the Municipal building by bus at 8:30 am

Lunch is going to be provided at a local Winery

The bus will be returning to the Municipal office between 4:00 and 4:30pm

Hopefully you will be able to attend. It is a great opportunity to see first-hand what the farmers of today are facing and how they are working to get everything done.

Please RSVP by: May 5, 2017

Allan Melvin  
President, KCFA



RECEIVED

APR 21 2017

Dear Lisa,

Thank you so much for selecting me for the \$600 grant. This means that I can fly to Edmonton, Alberta, and compete for my province. I feel honored to be chosen because I wasn't born in this province and horse riding to a national level is uncommon compared to soccer or football.

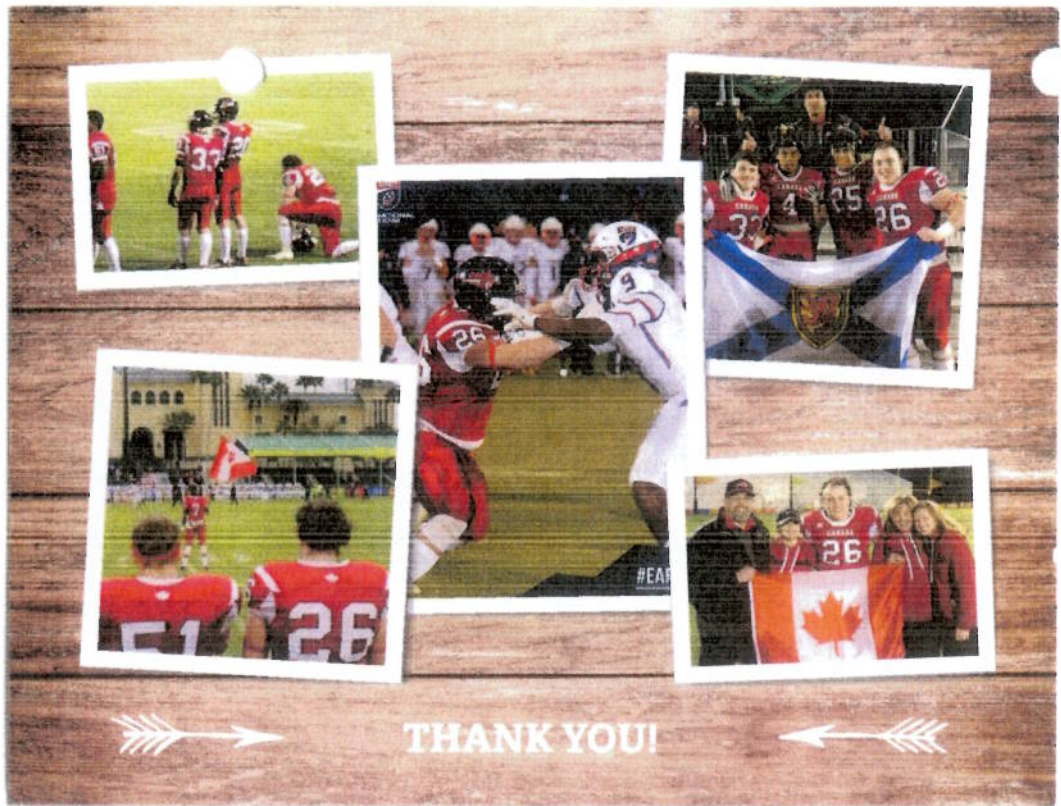
Enclosed is a picture of myself and my horse, Spur, after qualifying for national dressage by winning my division at the regional competition. I look very forward to having this opportunity, not just to compete, but to travel to Alberta, meet new people, learn lots, and hopefully form some friendships along the way.

The event lasts three days and I have to ride two horses that the Alberta region put forward. I have two days to become familiar with them and on the third day I ride two tests with them. We are also judged on our presentation and a theory test that we write.

Thank you again for granting me this opportunity. After I compete I will send you some photographs of my trip.

From Esme ;)





THANK YOU!



CEIVED

APR 12 2017

I could not have had this incredible experience playing for Team Canada without YOUR help, support, love and encouragement.

My family and I really appreciate it!

Connor Ross #26

North American Championship, Orlando

January 28, 2017

It was an incredible week of training, learning and meeting players from all over Canada. I feel honor to be named Team Canada Captain. Thank You! Connor



**John Lohr, MLA**  
**Kings North**  
PROVINCE OF NOVA SCOTIA

Department of Natural Resources  
3rd Floor, Founders Square  
1701 Hollis Street  
P.O. Box 698  
Halifax, Nova Scotia  
B3J 2T9

March 29, 2017

Dear Minister Hines,

Blomidon Provincial Park is located at the far end of the Pereaux Road in Blomidon. On the way to the park at the intersection of Pereaux Road and Stewart Mountain Rd is a beautiful drive along a beach known locally as Houston's Beach. It is always busy and is a great place to launch a boat to fish the incoming tide. Immediately adjacent to the beach is an old graveyard.

Unfortunately, the graveyard is also the only place to go if one needs to use the washroom. The graveyard caretaker, Ken Legge, has requested that the Municipality of Kings County put in portable toilets during the summer months to provide visitors an alternative to the graveyard if nature calls. He has also suggested that maintenance of these portable toilets could be done by the crews cleaning the Blomidon Provincial Park toilets as they most certainly drive right by the site.

I respectfully request that The Department of Natural Resources consider working with the Municipality of Kings by providing a washroom maintenance service at Houston's Beach.

Thank you for your consideration of this matter.

Respectfully,

John Lohr, MLA  
Kings North  
cc:  
Meg Hodges  
✓ Peter Muttart  
Ken Legge

401A Main Street  
Kentville, Nova Scotia  
B4N 1K7

Phone: 902-365-3420  
Fax: 902-365-3422  
Email: [johnlohrmla@gmail.com](mailto:johnlohrmla@gmail.com)



Office of the Mayor  
Town of Kentville  
354 Main Street  
Kentville Nova Scotia  
B4N 1J8

April 11, 2017

*Peter*  
Dear Mayor Muttart, Councillors, Staff and Citizens of the Municipality of the County of Kings,

It gives me great pleasure to express the support of the Town of Kentville council, staff and citizens to your current consultation process for the new Municipal Complex. Be assured that the decisions achieved through this process will be fully supported by this council.

At the Town of Kentville Council Advisory Committee (CAC) meeting on Monday 10 April, the council voted unanimously to express our desire to see the new Municipal Complex located in the Town of Kentville. The Municipality of the County of Kings has been an excellent corporate citizen in the Town of Kentville over the past five decades.

Your staff has conducted their daily business in our downtown and have added to the fabric which makes our town a thriving growth centre. Easy access to our trails and Miner's Marsh has provided staff and council with an energizing means of maintaining balance in their day. As the centre for regional service delivery, the Municipal Complex is centrally located for your citizens and accessible to all using personal or public transportation. Its co-location in the Town of Kentville has enabled us to share corporate services, to collaborate on service delivery which in turn has minimized the tax burden on all citizens within our county.

I will ask of your citizens that they consider that the Kings 2050 Plan remains first and foremost an effort to look beyond political boundaries to develop a vision for the whole of Kings County and to plan for opportunities and challenges that are not constrained by lines on a map. Additionally it spoke of collaboration among the four municipalities in Kings County, which I believe we continue to pursue through monthly meetings and Joint Council meetings.

The Town of Kentville has been recognized as one of eight urban growth centres in Nova Scotia. As stated in the Kings 2050, "our regional centres are larger, centrally located communities characterized by flourishing development, a range of housing choices, professional and health care services, and varied opportunities to engage in business, education, recreation and the arts. Our local centres are spread throughout the region, and are smaller communities, characterized by the presence of a residential cluster, with supporting neighbourhood-based commercial and recreational activity."

We have the opportunity to embrace not only the Kings 2050, but also the One Nova Scotia Plan by locating the new Municipal Complex in the Town of Kentville. We have several parcels of land in Kentville that are shovel-ready, some of which are owned by the Town of Kentville. Specifically, there is a parcel on River Street, the former KCA lands, the FW Robinson site and numerous other potential privately owned lots.

We respectfully ask that you consider locating the new Municipal Complex in Kentville as the best option to satisfy the business needs of your citizens, the work-life balance of your staff and the corporate needs of your three municipal partners.

Kindest regards



Sandra Snow  
Mayor



# Legalization of Cannabis: Municipal Impacts

## Considerations for a Progressive and Prosperous Future



May 26<sup>th</sup>

With the impending legalization of cannabis, the UNSM and AMANS have partnered with Nova Scotia Health Authority and the IWK to offer a Cannabis Legalization Symposium.



**Friday, May 26, 2017**

**Four Points Sheraton, 1496 Hollis St., Halifax**

**8:30 a.m. to 4:00 p.m.**

## SPEAKERS

**Mayor Steven Skadron**  
City of Aspen

**Dr. Robert Strang**  
NS Chief Medical Officer of Health  
NS Health and Wellness

**Bob Purcell**  
Director, FPT Relations and Legislation NS  
Department of Justice

**Rebecca Jesseman, Sr.**  
Policy Advisor & Director Canadian Centre on Substance Abuse

**Craig Reid,**  
Senior Advisor Association of Municipalities Ontario (AMO)

**Senior Planning Officials with HRM**

**Gwenyth Dwyn**  
Mental Health & Addiction Services, NSHA

**Brian Johnston, QC**  
Partner Stewart Mckelvey

**Kate Johnston**  
Mental Health & Addictions  
IWK Health Centre

## Symposium Objectives

- Discuss municipal issues and impacts associated with the impending legalization of cannabis;
- Identify tools and support for municipal staff to prepare strategies for council consideration;
- Gain insight into cannabis regulation and potential cannabis impacts from other jurisdictions and different orders of government;
- Engage lessons learned from alcohol and tobacco in supporting healthy and safe municipalities;
- Understand best practices in addressing community impacts associated with substance use.

**Plus:** Group table discussions to look at specific areas of interest which could include enforcement, land-use planning and bylaws, cannabis in the workplace and other legalization opportunities and challenges

This is an invitation only event. There is no fee to attend, but registration is required by e-mailing [ajeffs@amans.ca](mailto:ajeffs@amans.ca) by May 15, 2017.  
Lunch will be provided

**For more info. Contact Lyle Goldberg**  
**423-8673 or [lgoldberg@unsm.ca](mailto:lgoldberg@unsm.ca)**

April 21, 2017.

Municipality of the County of Kings  
Attention Mayor Muttart and Councillors

As the time to finalize the plans for the new municipal office approaches, I would like to express a few thoughts that I feel are very important to this decision.

I feel there were several good sites available for this building. The investment of \$1,600,000 by the previous council to purchase land and improve this site puts any other site available not nearly as attractive as the present Coldbrook site.

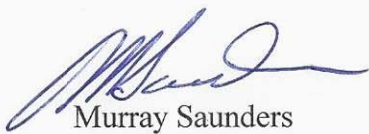
A vote to continue on with the existing Coldbrook site should not be seen as a vote against the other locations proposed. The fact remains that no other site or location can compete with a job already started by the last council.

I have attended several meetings and the report of these meetings shows the Coldbrook site is the preference of a large percentage of those in attendance.

It has been said that the reason these meetings were held is the lack of public input before the Coldbrook site was purchased and developed. It is my opinion that the people at these meetings showed concern for much of the money already spent being lost if another site is used. This with the delay of the building process continues to cost the taxpayers additional money.

The perfect site to keep everyone happy will never be found. We already have a site and have spent considerable money starting the process of building.

I am sure some may not agree with these thoughts but how can the additional cost and the loss of taxpayer money along with the taxpayer input be overlooked ?



Murray Saunders  
4199 Highway 1  
South Berwick N.S.