



**Town of Westville  
Regular Council Meeting  
Monday, July 29, 2013**

*Commencing at 6:00 pm*

**Council Members Present:** Mayor Roger Mackay, Deputy Mayor Lynn MacDonald; Councillor Charlie Sutherland; Councillor Bernie Murphy; Councillor Lennie White

**Town Employees Present:** CAO Scott Fraser; Superintendent of Public Works Samuel Graham; Chief Donald Hussher; Recording Secretary Vicki Heighton

**Absent:** None

**Visitors Present:** A number of Westville residents;

**Media Organizations Present:** The News; 94.1 FM

---

**1. CALLING OF MEETING TO ORDER**

1.1 Mayor MacKay called the meeting to order congratulating the Westvillians on their win of the Sobey's Corporate Cup. Mayor MacKay noted Councillor Murphy was on the team. Councillor Murphy stated it was his first time doing the Race on the River and he was overwhelmed at how organized they were. He stated it was a good experience.

**2. APPROVAL OF AGENDA**

2.1 *It was motioned by Deputy Mayor MacDonald to approve the tentative agenda as presented and was seconded by Councillor Murphy. Motion Carried.*

**3. APPROVAL OF MINUTES**

3.1 *It was moved by Deputy Mayor MacDonald and seconded by Councillor White to approve the minutes of the June 24<sup>th</sup>, 2013 regular Council Meeting as presented. Motion Carried.*

**4. BUSINESS ARISING FROM MINUTES**

4.1 Deputy Mayor MacDonald questioned 4.2 in the previous minutes; Councillor White was going to contact the warden of the Municipality of

Pictou County regarding the study. Councillor White noted he did try to contact him by e-mail but he has not received a reply in any form to date. Councillor White noted it has raised questions of the Mayor and Warden's committee. He wonders what jurisdiction does the committee function, he noted they have never seen minutes of the meetings and would like to see the criteria for that committee. Deputy Mayor MacDonald stated she would like to know the existence of the Mayor and Wardens committee and believes they should get minutes so they know what is going on. Deputy Mayor MacDonald asked what the date of correspondence was and Councillor White stated it was June 25<sup>th</sup>, 2013.

- 4.2 Councillor White questioned where they were with item 7.9 in the previous minutes regarding lot sale requested by Mr. Green. CAO Fraser noted a letter has been sent out to the property owners and they have been given 14 days to reply if they are interested. If they do not hear from them they will take it as they are not interested and it will be taken back to the next meeting.
- 4.3 Councillor White asked when they would be able to see the communications policy. CAO Fraser noted it will be available at the next meeting as well as the expense policy.

## 5. APPROVAL OF ACCOUNTS

- 5.1 *It was moved by Deputy Mayor MacDonald and seconded by Councillor Murphy to approve/pay the accounts as presented. Motion carried.*

## 6. COMMITTEE REPORTS

- 6.1 **Police - *It was moved by Councillor Sutherland and seconded by Councillor White that the Police Report be approved as presented.***  
Councillor Sutherland asked about the railway track incident. Councillor White noted the box was left open and there was damage to the control panel.  
*Motion carried.*
- 6.2 **Fire Report - *It was moved by Councillor Sutherland and seconded by Councillor Murphy that the Fire Report be approved as presented.***  
Councillor Sutherland noted July 1<sup>st</sup> there were terrific amounts of rain but it did not dampen the festivities and wanted to congratulate the fire department. Councillor Murphy thanked Councillor Sutherland and noted Tom Steele spent lots of time on the field getting things back in shape.  
*Motion carried.*
- 6.3 **Recreation Report - *It was moved by Councillor Murphy and seconded by Deputy Mayor MacDonald that the Recreation Report be approved as presented.***  
Councillor Sutherland stated a Westville resident; Bernadette Little won her third consecutive golf tournament and noted she is a great ambassador for the town. Mayor MacKay agreed and is going to get something for her and present it. Deputy Mayor MacDonald noted the recreation program is a great program and they are not just putting in time. Councillor Murphy

noted that he has a child in the recreation program and believes it is a better year.

Councillor Sutherland informed that himself and Deputy Mayor MacDonald attended Fred Popowich's retirement with the library. He noted Deputy Mayor MacDonald suggested doing a remembrance to Fred for all the service he has done for the town of Westville in the last 40 years.

Mayor MacKay asked CAO Fraser if he had heard when they were painting the lines for the tennis court. CAO Fraser stated the arrangements are being made with Maritime Tennis.

*Motion carried.*

**6.4 Compost, Garbage & Recycling Report - *It was moved by Councillor Murphy and seconded by Deputy Mayor MacDonald that the Compost, Garbage & Recycling Report be approved as presented. Motion carried.***

**6.5 Environmental Health Report - *It was moved by Deputy Mayor MacDonald and seconded by Councillor Murphy that the Environmental Health Report be approved as presented.***

Deputy Mayor MacDonald wanted to note that Sam Graham has done a great job on the reports and the hanging baskets look great.

*Motion carried.*

**6.6 Transportation Report – *It was moved by Councillor White and seconded by Councillor Sutherland to approve the transportation report as presented. Motion Carried.***

Councillor Sutherland stated he appreciates the detail in the report.

**6.7 Animal Control Report - *It was moved by Councillor Murphy and seconded by Councillor Sutherland that the Animal Control Report be approved as presented. Motion carried.***

**6.8 Building Report – *It was moved by Deputy Mayor MacDonald and seconded by Councillor White that the Building Report be approved as presented. Motion carried.***

## **7. CORRESPONDENCE**

### **7.1 UNSM Regions**

CAO Fraser noted he provided a copy of the proposed regions as requested by Councillor White. Councillor White noted they all received an e-mail about the setup of the regions and wanted council to voice if they want to continue the way it is or to go back to the regional basis.

Councillor White recommended they go back to the regional map.

Councillor Sutherland noted he was aware of why the town's caucus was setup but he does not know why the original committees were done away with. He stated the region aspect always worked and they would meet every spring in the middle in Antigonish to discuss the issues that concerned their region. Councillor Sutherland thinks they should go back to regional meetings. Councillor Murphy and Deputy Mayor MacDonald also agreed to go back to the regional map.

*Councillor White moved to send a letter to the UNSM to go back to the*

*regional caucus and was seconded by Councillor Murphy.*

Councillor Sutherland noted it will follow the same map as the schoolboard.

*Motion Carried.*

**7.2 Ecology Action Centre**

CAO Fraser noted they have expressed interest in the program and the presentation being done will give more explanation.

**8. PRESENTATIONS**

**8.1 Ecology Action Centre**

Emma Norton gave a presentation explaining Ecology Action Centre's plan of making sure you are using your energy as efficiently as possible. She helps make sure everyone is using their energy wisely. Norton works with municipalities and non-profit. The invitation to participate is working with municipalities to help create an energy management plan to make sure all the energy is being used efficiently and effectively as possible by working with Efficiency Nova Scotia and helping to do upgrades with their incentives. Norton will be helping to create a communications plan because it is very important to engage the people that are using the facilities.

**8.2 Creative Pictou County Arts Society**

John LeBlanc gave a presentation regarding the arts community of Pictou County. LeBlanc noted sports and recreation are given a lot of attention and believes they should be but feels there is a need to look at the arts community of the county. He noted they are a volunteer network and hoping the municipalities will join them. They are looking for data that will show the economics that come from the performing arts. Deputy Mayor MacDonald asked if the art at night was under the umbrella. LeBlanc stated they were involved in it but it was not entirely through them. Mayor MacKay suggested they give more information and send it along. LeBlanc noted they have lots of room in their committees and they are welcome to attend.

**9. SECOND READING OF DEVELOPMENT AGREEMENTS**

**9.1** CAO Fraser noted the second reading has been reviewed by the solicitor and they require a motion to approve second reading and it would make the development agreements finalized. Councillor Sutherland stated developer Langille stopped him and said he ordered a gazebo and wants it installed. Jeff Turnbull noted there are steps that need to be taken and there is an ad put in the local paper. They are given 14 days and if there are no appeals Langille will be able to apply for permits. Deputy Mayor MacDonald noted it is referred to Jerry Lane then Temperance Street and asked if that is because Jerry Lane is not really a road yet. Turnbull noted she was correct. Mayor MacKay noted Turnbull spent many hours putting these together and he would like to get them approved one at a time.

**9.2** *Councillor Sutherland motioned to approve the second reading of 02-12w, Randy Langille on Campbell's Road and was seconded by Deputy*

*Mayor MacDonald. Motion Carried.*

9.3 *Councillor Sutherland motioned to approve the second reading of 01-13w, Randy Langille, Jerry Lane site plan and was seconded by Councillor Murphy. Motion Carried.*

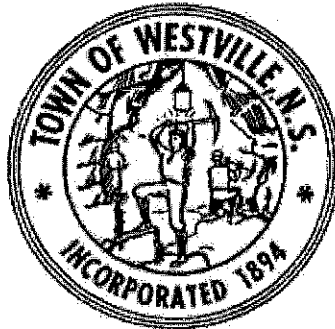
9.4 *Deputy Mayor MacDonald motioned to approve the second reading of 02-13w, Randy Langille, Jerry Lane and was seconded by Councillor Murphy. Motion Carried.*

*Deputy Mayor MacDonald noted Jeff Turnbull did a great job and she appreciates all the work.*

## 10. NEW/UNFINISHED BUSINESS

### 10.1 Budget

Mayor Roger MacKay read the following information:



### Town of Westville Tax Rates 2013/2014

**BE IT RESOLVED** that the estimated expenditures of the Town of Westville for the period of April 1, 2013 to March 31, 2014 be approved, accepted and adopted in the amount of \$4,448,000 and after making allowance for estimated revenue in the amount of \$1,480,700, the amount of \$2,967,300 is required from the general taxation of the capped assessed valuation of \$133,432,400.

**THEREFORE BE IT RESOLVED** that the tax rate for the Town of Westville for the period April 1, 2013 to March 31, 2014 be set at \$2.08 per \$100 of assessment for Residential and Resource properties, \$3.69 per \$100 of assessment for Commercial property and Business Occupancy assessments, and \$5.32 per 1000 gallons consumption for sewer charges.

**BE IT FURTHER RESOLVED** that the rate of taxes for the current period may be collected by Warrant or Distress, without further notice if not paid on or before the 31<sup>st</sup> day of March 2014 together with all costs and expenses of levy and sale of good on all proceedings incidental thereto, and further if the said taxes are not paid before June 2<sup>nd</sup>, 2013 for the interim tax bill and November 3<sup>rd</sup>, 2013 for the final billing, an additional penalty charge will be payable at a rate of 14% per annum on the balance of all outstanding tax accounts.

CAO Fraser noted there is a resolution passed every year when they finalize the budget. There is a draft for approval mapped out and there is always a chance it will change every year when they get there.

***Deputy Mayor MacDonald motioned to accept the resolution of the new tax rates and was seconded by Councillor Sutherland. Motion Carried.***

Deputy Mayor MacDonald thanked CAO Fraser for the wonderful job he did on the budget and walking council through it. She also noted it is very fortunate things happened to be able to reduce the cost for the town. Councillor Murphy agreed with Deputy Mayor MacDonald and also appreciated the concentration of priorities. Councillor Sutherland noted it is becoming increasingly hard to run a town on an assessment of \$35 million. Councillor White noted the town needs to find ways to raise funds and look at expenses for the police service. He believes it is a necessity. Mayor MacKay stated you can only do what you can and the town is doing a good job. Councillor White noted the commercial tax rate should be advertised and the town has lots of room. Deputy Mayor MacDonald noted there has been an outflow of people to the west and north and the town's gas tax has been reduced because of the population. Mayor MacKay hopes with the lower commercial tax rate people will see it and the town of Westville will blossom.

## **10.2 Paving Update**

CAO Fraser noted he went through several streets that were suggested and did measurements. He noted that the money is available to do Union Street and possibly West Street if they take North Main St. off the list. Union Street would require 718 tonnes and North Main St. was budgeted for 1134 tonnes leaving room for possibly doing West Street. CAO Fraser suggested Union Street be done because Union doesn't have a waterline that would cause problems as North St. does. Superintendent of Public Works Samuel Graham noted the problem is they provide Alma with the waterlines from North St. and if they run into trouble they will have to shut the school down until repairs are made. CAO Fraser noted most of the streets were approved at the last meeting; it was just the change they had to make regarding North Main St. and he believes the contractor is starting to plan within the next couple of weeks to do paving. Superintendent Graham also stated Hamilton Road will start being paved on Wednesday July 31<sup>st</sup>, 2013, weather permitting.

***Deputy Mayor MacDonald moved to accept staff's recommendation to do the work on Union St. and West St. and if there is enough left to do the small portion on Dufferin St. and was seconded by Councillor White. Motion carried.***

## **10.3 Planning & Development**

CAO Fraser stated the shared services will be conducted in a partnership with Stellarton and Trenton instead of a sale of service. He noted they have met several times and put together an agreement which recognizes Trenton will act as the host because they have the available space and office requirements. CAO Fraser also noted Trenton has the software called Town Suite which is also used for permit tracking. In the agreement each town has a say. He noted that the activity is hard to budget for and the size of the town drives activity. CAO Fraser stated the clause will be revisited yearly to look at differences.

CAO Fraser also noted the county has offered a fire inspector and they have agreed they may be interest but there may also be a third party

inspector within the community who is interested.

Councillor White asked if the proposed cost was at the bottom of the last page and CAO Fraser noted it was.

*Councillor Sutherland motioned to move along with the planning and development participation with the towns of Stellarton, Trenton and Westville and was seconded by Councillor Murphy.*

Deputy Mayor MacDonald asked if it was going to be based on uniform assessment and CAO Fraser stated it would be under population. Deputy Mayor MacDonald asked if it will be taking place September 3<sup>rd</sup> and CAO Fraser noted that is the date they will be going live. Deputy Mayor MacDonald also asked what happens to the budget for the shared services and CAO Fraser noted they will still be billed until that department of the shared services authority closes; Deputy Mayor MacDonald asked about the rest of the money. CAO Fraser noted it is still with the shared services board and they are working on a policy and how the assets will be divided up.

Deputy Mayor MacDonald thought it was unfortunate and ironic at this point that they are all working with the Shared Services Authority and they committed so much money to the governance study to see how they could all work together and they are pulling it apart. She noted it is unfortunate even if one person lost their job and wondered who was going to write the new bylaws. Deputy Mayor MacDonald noted Westville was asked a few years ago to fund a new position for an intern to look at all the bylaws in the county and look at how they can be unified and they haven't seen one thing of that process and leaves her wondering how they get to those stages and how they can hire people with a project in mind and get nothing out of it and no one asks a question about it. Mayor MacKay noted all the bylaws are going to be the same. Councillor White believes this is a positive movement. Deputy Mayor MacDonald asked who was going to do it as the CAO has too much to do. Councillor White asked when the ad was going up for the positions. CAO Fraser noted interviews will begin within the first two weeks of August. He also noted the bylaw drafts have been made and they may not want to have unified bylaws between the county but it is council's decision. Deputy Mayor MacDonald asked who will review the applications. Mayor MacKay stated there will be one representative from each municipality. Deputy Mayor MacDonald asked if that would be the CAO and Mayor MacKay noted that was who they were going to have as it is administrative.

Councillor Sutherland asked about the tracks that go through the town of Westville. He wondered if the track inspections are being performed twice a week and if it is a main track. He noted they go through the main street to Michelin and Northern Pulp. Councillor Sutherland suggested they write a letter asking if Westville's tracks are a main line or a branch line. He noted they pay for upkeep to the railway line and there is over 100 miles from Truro to Port Hawkesbury of track. Deputy Mayor MacDonald asked if they are obliged to advise the town what they are transporting and CAO Fraser noted they are not. Superintendent Graham noted the railcar will let you know if it is a hazardous material.

## 11. QUESTIONS FROM CITIZENS

11.1 Dorothylane Hale presented the Police Strategic Plan to council.

Councillor White noted the document had been made and it was a great couple of nights and a great document. Councillor White encourages people to look at it. Councillor Murphy noted he enjoyed it and learned a lot. He believes it is a great document and they need to focus on goals to make sure they happen.

- 11.2 Harold Chabassol noted he was going over the project under section 4. Developer shall subdivide and/or consolidate the lands contained in PID# 01015908 in order to create additional parcels. These additional parcels will establish the new public street (Jerry Lane) to be conveyed to the Town of Westillve, and to create a remainder lot. The remainder parcel containing the development outlined in Clause 3(1-3) will retain the PID#01015908 provided such approval is granted by the provincial Land Registry Office. Chabassol also noted that this shall be completed within two years of the date of commencement and is subject to all other conditions outlined in the agreement. He wanted to confirm that Clause 4 shall be completed by December 31<sup>st</sup>, 2013. CAO Fraser noted Jerry Lane would become property of the town and would have to meet all specifications by that date. Chabassol noted he has drawings of how the drainage is suppose to be addressed on the side of his property and wondered what would happen if it is not complied to. Mayor MacKay noted Langille will be penalized if it is not done by the date given. Councillor Murphy noted we have to follow the dates. Chabassol asked if the town has to follow through if all items are not completed. Mayor Mackay noted it was stated in public form what was going to happen and they have to stand by it. Councillor White noted the timelines were loose but it is now tightened up and they cannot make a law with any recourse. Chabassol asked who authorized the occupancy permits. CAO Fraser noted it would have been the building inspector. Chabassol noted he was curious as to how you could get an occupancy permit when you have nothing completed. Deputy Mayor MacDonald noted the unit must have been completed for it to be able to occupy. Councillor White asked how they have been changed and if they are still under the shared services. Mayor MacKay noted they will be grandfathered in. Deputy Mayor MacDonald stated that it would be the planning commission that issues an occupancy permit. CAO Fraser noted it will be until the end of August then it will be the new building inspector. CAO Fraser also noted that everything still stands. Chabassol also asked if there was any headway of the ditching of the Temperance St. crossing. CAO Fraser noted there is a plan to ditch Temperance St. and looking at having a culvert installed. Superintendent Graham noted the ditches will be open before the winter.

## 12. IN-CAMERA

- 12.1 *Councillor Murphy moved to go to an in-camera session and was seconded by Deputy Mayor MacDonald. Motion carried.*

## 13. ADJOURNMENT OF MEETING

- 13.1 *Deputy Mayor MacDonald motioned to adjourn the public meeting and Councillor White seconded.*



*Certified to be a true copy of the minutes of the July 29<sup>th</sup>, 2013 regular Council Meeting for the Town of Westville.*

*Regan Mackay*  
.....  
MAYOR

*Vicki Houghton*  
.....  
RECORDING SECRETARY