

APPROVED Regular Council Meeting
Community of North Shore
Wednesday, September 9th, 2015 at 7.00 p.m.

PRESENT: Chairperson Gordon Ellis
 Councillor Shawn Reardon
 Councillor Gerard Watts
 Councillor Kent MacLean
 Councillor Peter Vriends

Councillor Beth Pretty
 Councillor Melody Gay
 Councillor Justin Walsh
 Councillor Eric Ellsworth

ADMINISTRATOR: Tracey Allen

REGRETS: Councillor Connie Egan, Councillor Charity Sheehan, Councillor Jamie Rae,
 Councillor Jonathan MacLean

1.0 CALL TO ORDER at 7:06pm Chair

2.0 APPROVAL OF THE AGENDA: It was duly moved and seconded that the agenda be approved. Chair has asked to add an in camera session for HR issues at the end of the meeting.

Moved by Councillor Ellsworth (2015-09-64)
Seconded by Councillor Walsh -CARRIED- (8-0)

2.1 DISCLOSURE OF CONFLICT OF INTEREST:

Part VI, Section 23 of the *Municipalities Act*, which maintains that *No member of Council shall derive any profit or financial advantage from his/her position as a member of Council and, where a member of Council has any pecuniary interest in or is affected by any matter before the Council, shall declare his/her interest therein and abstain from voting and discussion thereon.* (1983,c.33, s.24.)

Declaration(s): None Chair noted the issues with Montague in the news lately.

3.0 APPROVAL OF MINUTES:

It was duly moved and seconded that the Minutes of the July 8th, 2015 Council Meeting be adopted. Move the one sentence to 6.1 Justin Cudmore raise.

Moved by Councillor Gay (2015-09-65)
Seconded by Councillor Pretty - CARRIED- (8-0)

4.0 BUSINESS ARISING:

Councillor asked where the funding for Stanhope Place was at. All approved. The park bridge is the best they can do for now based on meeting that Chair has with Parks. Councillor encourage every effort to have residents provide input into the Parks Canada Management Plan. A note from Councillor to encourage everyone to provide input into the Water Act.

5.0 REPORTS

5.1 CHAIRPERSON'S REPORT - CHAIRPERSON ELLIS

Chair mentioned Councillor Charity Sheehan's mother died and she will be absence. The summer August meeting, you can view from different points, we could have had more residents attend etc. but it did serve its purpose. The attendance was around 50-60 and provided a venue for residents to provide input. A letter was received from Verner Smitheram about fibre op for our community and since Verner is present give the opportunity to present. Councillor spoke with a few individuals at BellAliant and has three areas they are looking to take fibre op. Councillor noted the current infrastructure they have in the area is currently maxed out. Discussion on a letter from Council to BellAliant. Councillor suggested start with a letter of interest, community make up and then phase 2 continue to petition. No resolution was motioned.

5.2 FINANCE AND PROPERTY MANAGEMENT - COUNCILLOR WATTS/VRIENDS

As of August 31st, 2015 we have approximately \$66,000 in the bank and a current surplus since we haven't spent much money but will be with upcoming projects.

Stanhope Place Renovations

Rural Development has come through with \$17,537.50 in funding toward Stanhope Place renovations. ACOA has approved 50% funding or \$33,537.50. Stanhope Heritage Association previously gave the Community of North Shore \$9,843.75 when closing out their account as monies to be used for fixing Stanhope Place and then in July gave \$4,992 in funds for a total of \$14,835.75. ***Line of Credit suggested to bridge receipt of funding monies.***

Item	Cost	Source	Funding
bathroom	\$24,510.00	Provincial Infrastructure Fund	1,000.00
entrance way	\$42,465.00	Stanhope Heritage Association	14,835.75
Signage	\$100	ACOA - CIP 150	33,537.50
Total	\$67,075.00	Province	17,537.50
		Community of North Shore	164.25
		Total	67,075.00

The contracts will be signed today and within the next week.

NOTE: ACOA Monies will not be provided to us until April 1st, 2016, so the Community will be paying approximately \$49,000 out the account to carry until funding is received.

Sewer and water drainage update

With the change in the drainage at back of the building to remove the flow of water from the roof to the septic and the work done at the side road, it appears that there isn't the problem there was. Decision to leave for now until next year.

Paving Parking Lot

Given the low oil prices it was decided to apply to Gas Tax funding to pave the parking lot at the centre. The total cost will be \$37,620 taxes in with about \$30,000 coming from Gas Tax and \$7,000 from community.

PV Solar Lease arrangement with Solar Island

It was decided to have Steve Howard the owner of Solar Island/Renewable Lifestyles do a presentation to Council about the PV Solar leasing offer – September 9th or October 14th to answer any questions people may have.

Benches on Promenade –Letter

Letter is ready. The letter will be sent from the Chair when the list is completed. Suggested to add note that no response will mean Council will save plate to add to another bench.

Maintenance

Note that a maintenance person is needed with the growing needs of aging infrastructure and Kaye's retirement. That position is being reviewed including pay scale.

Snow Removal

It is that time of year to go to tender for services. The needs of snow removal have expanded and based on feedback from snow removal services the following will be tendered out.

- Centre Parking Lot
- Stanhope Place Parking Lot
- Exit/Walkways for both Centre and Stanhope Place (Insurance requirement including recording by maintenance worker position, it is possible we the right person is hired they can use a snow blower to do the walkways)
- Rink (half the size of last year)
- Roof
- Septic field snow removal in late winter if there is an accumulation of snow similar to last year (this could be done with a snow blower by a maintenance person)

Heating and Cooling Review

A meeting with the consultant was suggested to allow for questions being asked of the incomplete preliminary draft report.

Motion to Award work contract for Stanhope Place Renovations

Whereas there were two quotes sought for renovations to Stanhope Place – Coles Construction and Mark Fulford Contractor, and

Whereas funding has been received from PIF, Rural Development, Stanhope Heritage Association and ACOA to complete renovations to Stanhope Place,

Be it resolved that, the Community of North Shore hire the lowest bidder Mark Fulford to complete the Stanhope Place renovations to the front entrance and washrooms.

Moved by Councillor Watts
Seconded by Councillor Vriends

(2015-09-66)
- CARRIED- (8-0)

Motion to create a line of credit

Whereas there is the need to have bridge funding due to ACOA funding being expended in 2015 while being paid out in April of 2016, and

Whereas there is the opportunity to receive funding to pave the parking lot and complete renovations to Stanhope Place,

Be it resolved that, the Community of North Shore secure a line of credit with the Bank of Montreal to be used as bridge funding for both the ACOA and Gas Tax projects to a maximum of \$40,000.

Moved by Councillor Watts

(2015-09-67)

Seconded by Councillor Vriends

- CARRIED- (8-0)

Motion to apply to Gas Tax Funding for Paving Parking Lot

Whereas there is the need to repave the parking lot at the North Shore Community Centre, and

Whereas there is the opportunity to receive funding from Gas Tax Funding in the amount of approximately \$30,000 toward the \$37,620 cost,

Be it resolved that, the Community of North Shore proceed with applying to the Gas Tax Fund to pave the parking lot at the North Shore Community Centre.

Moved by Councillor Watts

(2015-09-68)

Seconded by Councillor Ellsworth

- CARRIED- (8-0)

5.3 COMMUNITY ADMINISTRATOR REPORT

Miscellaneous – The municipality received several complaints about speeding on the Bayshore Rd. – a phone call/letter to the RCMP - they are setting up radar and other methods to reduce speeding in the area. A couple of complaints on horse poo on the promenade – Bill Cameron was called and thanked for his participation in Canada Day and horse rides and requested that he consider a collector for the horse. PEI Federation of Municipalities Meeting will be Saturday, November 14th in Tignish for those Councillors who may be interested in attending.

Finance – Jobs for Youth has ended and funding final reports are being submitted. AgriSpirit funding for more recycled plastic benches wasn't successful. Province/ACOA are still in the process of giving official go ahead for the Stanhope Place renovations (waiting on letter/contract). Some of the gas tax monies have been received to the chequing account and have been or will be moved to the special gas tax account – they amount to \$39,918 and can only be used for gas tax approved projects (energy retrofits, septic, heating/cooling review.) The total gas tax funds requested was \$53,244 with the remaining to be received at an unknown time frame.

Human Resources – Kaye is retiring as of Friday, October 30th and the job description needs to be finalized for a new hiring process to start. Kaye has informed me that she doesn't want a party and will not attend if we hold one. Justin Cudmore is going to school this fall but is available for limited weekend/evening work – a raise has been requested for him as he has

worked full-time/part-time since June of 2014 with the municipality and currently receives \$10.40/hour or minimum wage. Administrator contract ends October 28th with deadline for contract offer of September 28th.

Communications/Technology – a request to have a bi-weekly rather than weekly e-news was made and is being accommodated. A print newsletter should be going out in September or October, however, there is currently no programming other than a Halloween party for the kids and dance for the adults to announce.

Planning/Development – The Province has been inquiring on a number of fronts for development i.e. fees, reporting etc. There is a continued monthly reporting to CMHC and the Province. This month there have been about 9 permits issued, a number of inquiries for future development, several subdivisions and one possibly two rezoning in future.

Recreation/Infrastructure/EMO/Water & Septic – there are a number of smaller jobs that need to be done for maintenance on the promenade and facilities. Rentals are up with Tuesday/Thursday evenings being booked from middle of September until Spring by Roller Derby practises, Month of November with a group on Wednesdays, and other odds and ends. EMO will be meeting soon. Water kits continue to be picked up with around 130 being taken to date. Septic education awareness continues online/e-news.

5.4 HR & EVENTS COMMITTEE – COUNCILLOR SHEEHAN

No meeting held prior to the Council meeting. Councillor Melody Gay noted the Halloween Party for kids and dance coming up on October 24th. Meeting in July between Finance and HR with motion to come, Justin's pay and proposed to be raised to \$12/hour.

Motion: To give Justin Cudmore a raise to \$12/hour, retroactive to first pay period after July 16th.

Moved by Councillor Vriends
Seconded by Councillor Walsh

(2015-09-69)
- CARRIED- (8-0)

5.5 PLANNING BOARD – COUNCILLOR J MACLEAN/REARDON

Permits issued:

- 1 garage (Stanhope)
- 2 decks (Stanhope/West Covehead)
- 2 Cottages (West Covehead/Stanhope)
- 2 Additions (West Covehead/Stanhope)
- 1 demolition (West Covehead)

Total development permit assessed value increase for 2015 to date \$3 million.

Subdivisions

NS-00026	843052/430629	Carrie Costain Reuel Charles	902-626-8255	2267 Eastern Rd. Stanhope	consolidate lots
NS-00027	138966	Newport	902-672-1500	1552 Covehead Rd. Covehead	severe 9 acres
NS-00028	136051/815837	Kevin Murphy	902-393-3473	72 Deanna Ln, Stanhope	consolidate lots

Notes:

- Costain Subdivision waiting on a letter from lawyer that this consolidation from Beaver Run Subdivision land will not impact subdivision residents (postal boxes are on the land requesting to be consolidated with residential property)
- Waiting on surveys from Newport and Murphy.

Rezoning

RZ-01-15 – Kevin Murphy 72 Deanna Lane from residential to resort commercial to allow for 12 duplex cottages on the land.

RZ-02-15 – Jack’s Way – West Covehead rezoning from residential to resort commercial to correct mapping area in Planning documents – existing quadplexs and pre-approved quadplexs for phase 2 rezoning from agriculture to resort commercial for the phase 2 section only.

Rezoning Public Meeting: NS-RZ-01-15 DEANNA LANE LOTS

Whereas the Community of North Shore has received an application to rezone PIDs #815837 and #136051 from residential R to resort commercial RC and,

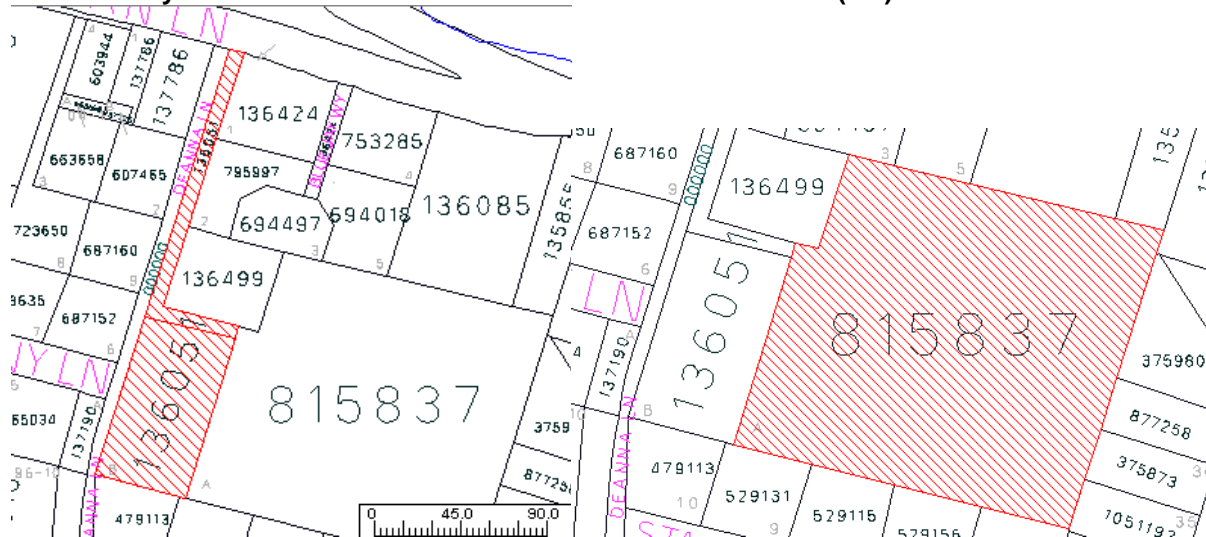
Whereas the Community of North Shore has through the Planning Act, Municipal Act and Community of North Shore Land Use Bylaws the authority, and

Whereas, Derek French, a professional planner has reviewed the file,

Be it resolved that, the Community of North Shore hold a public meeting to review the rezoning proposal.

**Moved by Councillor Reardon
Seconded by Councillor Ellsworth**

**(2015-09-70)
- CARRIED- (8-0)**

**Rezoning Public Meeting: NS-RZ-02-15 JACK’S WAY PHASE 1 PIDS**

Whereas the Community of North Shore and developers/owners of PIDS (1036268 empty lot, 1062488 triplex, 1056530 quadplex, 1056548 quadplex, 1062462 empty lot, 1062470 empty lot, 1047703 new quadplex, 1047729 quadplex, 1036367 quadplex, 1043348 quadplex) wish to rezone what is known as Jack’s Way subdivision from zone residential to resort commercial to accommodate the current buildings on the lots and future lots, and,

Whereas the Community of North Shore has through the Planning Act, Municipal Act and Community of

North Shore Land Use Bylaws the authority, and

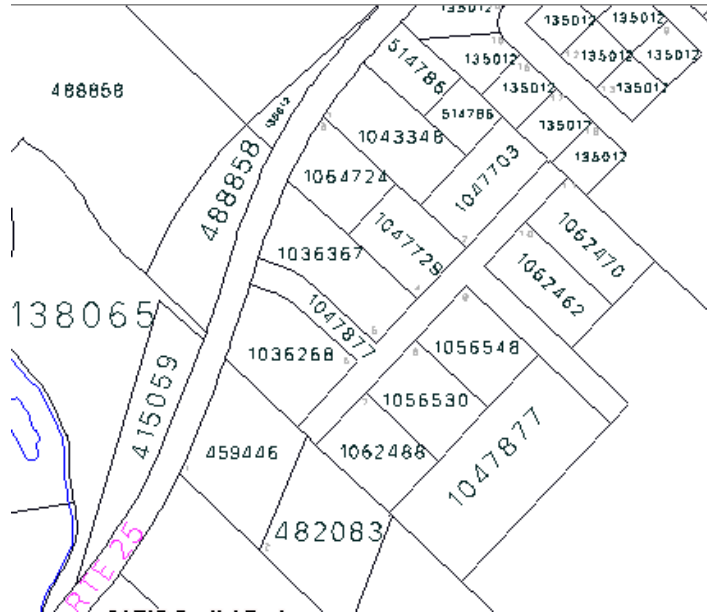
Whereas, Derek French, a professional planner has reviewed the file,

Be it resolved that, the Community of North Shore hold a public meeting to review the rezoning proposal.

Moved by Councillor Reardon
Seconded by Councillor Ellsworth

(2015-09-71)
- CARRIED- (8-0)

Phase One



Rezoning Public Meeting: NS-RZ-02-15 JACK'S WAY PHASE 2

Whereas the Community of North Shore and developers/owners of 138057 wish to rezone what is known as Jack's Way subdivision Phase 2 from zone agriculture to resort commercial to accommodate the preliminary approved 10 lots in phase 2, and,

Whereas the Community of North Shore has through the Planning Act, Municipal Act and Community of North Shore Land Use Bylaws the authority, and

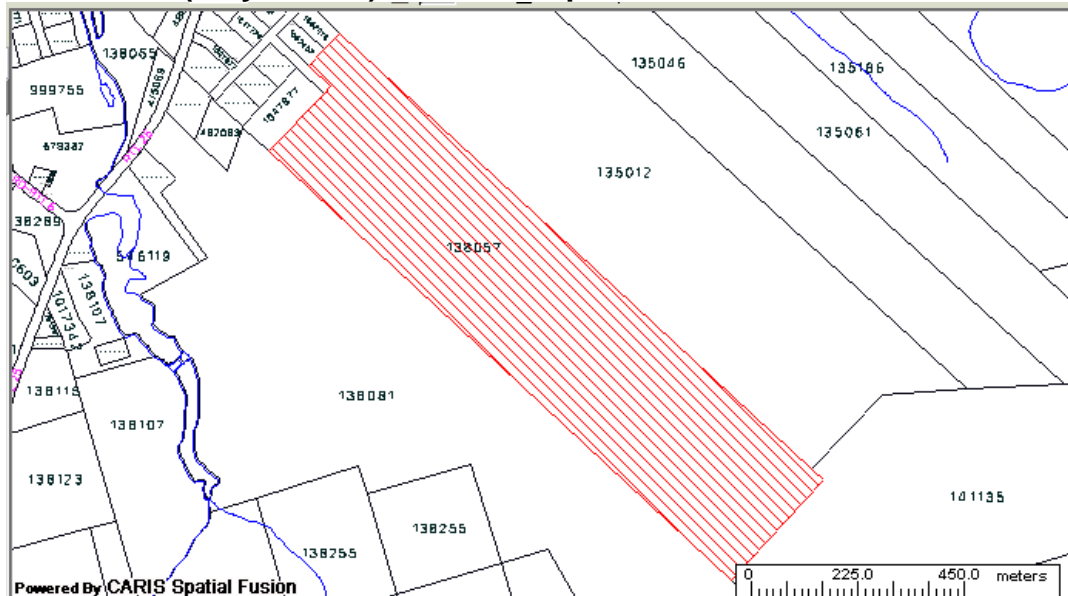
Whereas, Derek French, a professional planner has reviewed the file,

Be it resolved that, the Community of North Shore hold a public meeting to review the rezoning proposal.

Moved by Councillor Reardon
Seconded by Councillor Ellsworth

(2015-09-72)
- CARRIED- (8-0)

Phase Two (only 10 lots) to the front part of the PID Closest to the Phase One



Councillor Watts – brought up the issue of covenants. Discussion followed. Covenants as quoted by Derek French our Professional Planner, “The bottom line is Municipalities do not have any authority over subdivision covenants.

Subdivision covenants are private matters between the developer and the home owners. Until all lots are sold then it usually between a home owners association and the home owner(s).

See attached development permit (NOTES :) (last line) for an example of what I state about covenants.”

5.6 EMO – CO-CHAIRS BETH PRETTY AND JAMIE RAE

Councillor Pretty noted that there are some EMO courses coming up and the next meeting will be Wednesday, September 23rd at 8:00pm.

5.7 COMMUNITY SERVICES – COUNCILLOR EGAN/MACLEAN

Strategic Planning update by Councillor K. MacLean – outlining that we had a Council strategic session with Consultant Steve MacQuaid, Public meeting August 12th, online input, Committee open draft/format and now proceed to have another meeting possibly on a Saturday morning to firm up more. Discussion on whether we have Steve come back to facilitate the session or do it ourselves. When – Thursday, November 5th 6pm? Format – present the information. Meal catered by Joanne Jay. No motion made.

6.0 CORRESPONDENCE:

7.0 NEW BUSINESS:

7.1 MEMORIAL/DONATION POLICY

Have administrator ask what other municipalities do.

7.2 FIBER OP – discussion under Chair report

7.3 MEETING FREQUENCY (NOVEMBER 11TH MEETING) General agreement to hold Council Meeting on November 11th.

8.0 NEXT MEETING: Wednesday, October 14th, 2015.

8.1 In Camera Session to discuss HR items – Kaye retiring October 30th, job descriptions and pay rate, Administrator contract expiring October 28th. No resolutions were made.

9.0 ADJOURNMENT: There being no further business, the meeting adjourned at 11:00 pm.

Moved by Councillor Vriends (2015-07-73)
Seconded by Councillor Ellsworth - CARRIED- (8-0)

Signed Gordon Ellis, Chairperson

Dated

Signed Tracey Allen Community Administrator

Dated