

## Community of Kingston

### Minutes of regular monthly meeting May 14 2013

#### **Present:**

Alan Miller

Dianne Murphy

Keith Boire

Julie Ireson

Joe Dolphin

Dwight Thompson

Dianne Dowling

**Regrets:** Tom Coady

#### **CALL TO ORDER:**

Meeting called to order at 7:04 pm BY Chair Miller

#### **APPROVAL OF AGENDA:**

Motion *"to approve the Agenda as circulated with the addition of discussion on the Black Fly project and the appointing of a co-chair for the Planning Board."* (M) Dianne Murphy (S) Keith Boire, Motion Carried.

#### **APPROVAL OF MINUTES:**

Motion *"to approve the minutes of the April Meeting"* (M) Joe Dolphin (S) Dwight Thompson, Motion carried.

The Chair introduced Megan Harris who is attending to do a presentation from West River Watershed Group. Megan introduced the members of the watershed focus group in attendance: Peter Williams, Robert Coffin, and Jackie Waddell.

Megan then gave a brief history of the Watershed group's mandate indicating the area covered is approximately 25,000 H. She referenced the management plan created in 1998 and explained there is a Provincial water monitoring station in Riverdale on the Bulger Park Road. She also mentioned that the nitrate levels in Howells Brook and Quinn's Brook are both high compared to the Clyde River and circulated some data collected to those present.

The Chair thanked Megan for her informed discussion and advised her that the Community has an interest funding a study on the impacts of septic systems to the water quality, specifically related to smaller lot sizes. Discussed well testing results and the costs related to testing the water supply. Megan said intensive water testing is beyond the means of the Watershed Group.

The Chair suggested the Council fund some additional testing within the specific area of concern in partnership with the Watershed group. Councilor Thompson is to follow up with Megan to offer a partnering agreement for additional water testing.

## COMMITTEE REPORTS:

### Planning:

1. Willard Horne's subdivision application: The Administrator advised that following the last meeting the letter to Mr. Horne was drafted and sent to the lawyer for review as per the motion, however the time lapse was a concern to the lawyer and his advice was to revisit the application at the May meeting in order to give Mr. Horne more time between the notice and the twenty-one day appeal deadline. The Council reviewed all the information received to date and the following motion was moved by Councilor Murphy and seconded by Councilor Boire:

*"To follow the lawyers recommendation concerning the process and repeat the motion to deny this application based on the recommendation from Planning Board, as the number of lots requested (18) is beyond the limit set by the amended **INTERIM PLANNING POLICY**, which states **"In both the "Rural East Zone" and the "Rural West Zone" the maximum number of lots permitted to be subdivided from an "existing parcel" would be five (5)"**, and further as the number of lots requested (18) is beyond the limit of the amended **INTERIM PLANNING BYLAW, Section 11.7 SPECIAL REQUIREMENTS – A1 & A2 ZONES**, which states **" (1) Within the Rural East and the Rural West Zones, no person shall be permitted to subdivide from any existing parcel more than five (5) lots, and further a registered letter shall be sent to Mr. Horne advising him of this decision and indicating the reasons for denial.** Motion carried.*

2. Council discussed the application submitted by Robert Crawford and the Administrator is to check the subdivision to ensure that the Bradley property remaining lot was appended to the residence lot. Discussed Mr. Bradley's application for the accessory building from 2012 and the Administrator indicated Mr. Bradley has never picked up or paid for his building permit. The Council advised that the Administrator is to send a reminder to Mr. Bradley indicating the amount owing. Council recommended deferring Mr. Crawford's application until a scale drawing is submitted and further clarification is received identifying the size of the house, the distance the house is from the garage and the date is inserted on the septic application.

*Motion "that this application be deferred until a scale drawing is submitted and it is confirmed that this application meets all the requirements of outbuildings as per the Kingston Bylaw." (M) Dianne Murphy (S) Keith Boire, Motion Carried.*

The Administrator is to contact Mr. Crawford to advise him of the requirements and ensure he has a copy of the relevant section of the bylaws related to outbuildings.

**FINANCE:** Report circulated. Discussed the Black Fly project for this season and the Administrator noted that Bugbusters second installment is due. Council advised the Administrator to email Bugbusters and advise there have been complaints and ask on the status of the project. Also the Status reports can be dropped off to the Administrator.

**OTHER BUSINESS:**

- Discussion on nominating a co-chair for the Planning Board Motion “that Dwight Thompson be nominated as the Co-Chair for the Planning Board.” (M) Dianne Murphy (S) Dwight Thompson, Motion carried.
- Discussed the request from Colin MacDonald for a donation to assist athlete Loretta Ellis. The Administrator indicated she had checked the Municipalities Act and this would be considered as being outside the range of the Communities powers. The Chair asked the Administrator to forward the appropriate wording to him to respond to this request.
- The Chair reported that the street light that has been on the agenda for the last while has been installed by the Province.
- Planning Guidelines: deferred until the next meeting.
- Policy Document: deferred until next meeting.
- Request from APM Center for additional funding: Discussed the request from APM Center for additional funding. Noted that currently the priority should be to pay down the debenture. The Administrator is to send the Chair the list of the items purchased from this fund in 2012.

Being no further business motion to adjourn at 8:45 PM moved by Dwight Thompson (S) Julie Ireson.

Respectfully submitted,

Dianne Dowling

Administrator