

## VILLAGE COMMISSION OF CANNING

Meeting, Date and Time A meeting of the Canning Village Commission was held on Tuesday, May 10, 2022, at 6:30 PM.

Attendance Angela Cruickshank, Chair-  
Bryon Crossman, Vice Chair  
Wanda Sheffield, Commissioner  
Jenn Myers, Commissioner  
Andy Vermeulen - Commissioner

Guests June Granger- Councilor, Trish Javorek & Laura Mosher – County of Kings, Mike Huntley, Resident

Angela Cruickshank welcomed everyone to the meeting.

Agenda Approval **On Motion Wanda Sheffield and Jen Myers, the agenda for May 10, 2022 be approved. All in favor, Motion carried.**

Approval of Minutes **On Motion Jen Myers and Bryon Crossman the minutes of the April 12, 2022 meeting be approved. All in Favor, Motion carried.**

New Bldg. Development Angela asked Laura and Trish to provide the Commission with information on the proposed planning. Angela informed them that the Commission was never in opposition to the planned development but rather had many questions regarding the services that would be needed for such a large infrastructure upgrade and what it would mean to the Village moving forward for costs associated. The Commission was informed that the planning application had been positively recommended by the PAC to go to Council for their approval. They indicated that it was a process and had not been fully approved to date. They also indicated that our water system was not up to what was required for fire protection and water pressure throughout the system and that we were in a crisis situation for required upgrades and that is why Scott Quinn would be doing the 10 year Capital planning with the Water Utility. They reiterated that the build was a two-phase build which gave us time to start work on the required upgrades. Bryon asked about the line sizes and they said that some of the lines needed to be increased in size. They also indicated that there were at least two other locations in the Village that could also have similarly development and we should prepare for that as well. The planning development depends on the zoning allocation for each area. The Commission also brought up traffic concerns and it was indicated that there was a possibility of the Dept of Transportation putting in a left turning lane at the intersection of Hwy 358 & 221. They said that the good news was the anticipated revenue that the Village would receive for taxers would be a benefit. The Commission are not sure of the benefits as of yet, because of the increased cost in services, for example snow removal. They indicated that the current questions required by the URAB on the application for funding approval for the Chapel Road project basically indicated that they were looking for the Water Utility to do a rate study ASAP.

Trish and Laura indicated that the developers planning report did meet the requirements for the development of the area under the County planning bylaws.

Notes from Scott Quinn:

That recent UARB decisions do not support blocking a development that has been zoned for that purpose, based on a utility needing to make upgrades to municipal services. As we previous discussed, all of the 6-inch water mains need to be upgraded to provide adequate fire protection flows for existing customers, which the UARB will be interested in. At best, all the proposed development does is move up the timeline to get these upgrades completed. It can help inform whether a development needs to be phased to allow for upgrades to be completed. As I understand, there is also two other potential multi-unit developments that could happen as-of-right sooner. This could further undermine an attempt to block the proposed PGD development citing the Utility.

Angela thanked them for coming to the meeting. Trish and Laura left the meeting shortly after 7:15 PM.

Councillor update

June Granger said that she had spoken to Scott Quinn and would send the Commission the information that the PAC Committee had been provided with the revenue information and what she could from the developer's report. June did indicate again that the approval for the development had not been completed and was a process still in the works. June said that she had nothing else to report. She then left the meeting.

Village Financials

**Via email April 21/223- On Motion Angela Cruickshank and Andy Vermeulen the Commission approves transferring \$30,124.98 from the General Surplus account to the General Operating account to cover overages in the general budget due to snow removal costs. All in favor, Motion carried.**

The Commission was provided with updated April financials. The Audit meeting will be scheduled once Brad has completed his audit. The Commission did discuss the possibility of a rate increase to help fund the sidewalk reserve and well as increased operating costs. This will be further discussed prior to setting the new budget. The 2022-2023 proposed Budget will have to be tweaked and a separate meeting after this year's audit will be held before approving the proposed 2022-23 budget prior to the June Commission Meeting and Annual meeting.

The Commission also wants to meet with the County about the 10 year Capital plan so they can discuss budgeting for the water utility moving forward

The Clerk presented an updated CIP Plan for submission to the County which was reviewed and approved by the Commission. Once the 10 year Plan discussion has been had additions will be made to this submission.

**On Motion Andy Vermeulen and Jen Myers the Capital Planning-Municipal CIP is approved to be submitted to the County. All in favor, Motion carried.**

Public Works

The clerk informed the Commission that the Bruce Spicer sign had been replaced with a new metal insert as it was more cost effective than then required repairs. Mowing has begun.

Water Utility

The response to the URAB was submitted, there has been no response back yet. We are still waiting to hear if we get approval for the Chapel Road project. As noted above under Village Financials the Commission would like to meet with the County as soon as possible to start discussion on the 10 year Capital plan for upgrading the water system. Once this has been done the Capital Plan submission can be updated.

Clerk's report

The Commission reviewed the clerk's report.

Accessibility Plans

Andy reported that he believes they are in the process of hiring for the position at the County. The clerk asked if Andy would be completing the online survey and he asked her to complete it with his assistance.

Doctor Recruitment

NS Health is doing a Cape Split Hike on Saturday May 14<sup>th</sup>, the clerk has arranged some donations of snack items from local businesses to give the hikers a snack bag to welcome them to the community. Also, Dr. MacDonald will be coming back for a second site visit to Dr. Hergett's office. She is very interested in taking over the practice full time. Nancy Roscoe will be taking her to lunch and Art Can Gallery has offered to give the Doctor her lunch free.

Summer Street Sidewalk

No response to date on funding approval.

Fire Services Meeting

no updates

Performance Review

The Commission met with the clerk to go over the performance review. They will also be looking at a job description and possibly a contract.

**On Motion Jen Myers and Wanda Sheffield, the Commission has approved an increase to the clerk's salary to \$25 an hour, based on a 30 hour work week. This raise will be backdated to April 1, 2022. All in favor motion carried.**

AGM

The Annual General meeting is set for Thursday June 16. Voting procedures were discussed in the case of more than two people offering for the two vacant seats.

Cross Country TV

The lease has been signed by both parties and a copy returned to the Village. The land is owned by the Village of Canning therefore the revenue will be billed from the General Operating account.

Kim Barlow-

The Place making application submitted by Kim was not successful. Km asked if the Village would be applying for other Main Street beautification grants. At this point the Village is not applying for anything as this is usually done by CABDA.

Accounts Receivable

Gazette -2, Tax-8, Water – 51, 4 are ready for collections. The clerk provided the Commission with the firm that had the best rates for collections. Keltic Collections from Truro had the best rate for Municipalities/Villages of a flat fee of 25%, with no base fee.

**On Motion Bryon Crossman and Jen Myers the Commission approves to move forward with using Keltic Collections for our required collections services. All in favor, Motion carried.**

New Business

Correspondence

Municipal Affairs- info provided on Municipal changes and implications it may have on Villages.

Being no further business the meeting was adjourned by Andy Vermeulen and Wanda Sheffield at 8:16.PM.

Angela Cruickshank  
Chair

Ruth Pearson  
Clerk-Treasurer