

MD ANS

The meeting was called to order at 12:20 p.m, Thursday May 1st, 2008. There were 21 members present.

Approval of Agenda:

Additions: 5.a)
5.b)

MOVED: Albert Dunphy

SECONDED: Ian Young

MOTION: **THAT** the agenda be approved as circulated with the above noted additions.

MOTION CARRIED

Approval of Minutes:

MOVED: Cheryl Mason

SECONDED: Doug MacInnis

MOTION: **THAT** the minutes of October 25, 2007 be approved as circulated.

MOTION CARRIED

Business Arising from Minutes:

Wanda Ryan reported that there was interest in promoting the Association and as a result some promotional items were purchased including first aid kits for the presenters, etc. Wanda noted that the association has provided 50% funding towards the purchase of a jacket for members and that these jackets were purchased through Ross Screen Print in Antigonish. Wanda also noted that members who would still like to purchase a jacket or vest can still do so and receive 50% funding from the Association.

Wanda Ryan reported that Service Nova Scotia and Municipal Relations again donated \$2,000 towards the conference.

Madeline Lemay questioned whether the information on the vests and jackets could be placed on the Association's website so that members will be aware of what is available.

Wanda Ryan stated that this shouldn't be a problem and that Colin Forsythe will still be maintaining the website.

New Business:

Brian Spicer stated that he would like to see the Association ask that SNSMR give consideration to making changes to the Act so that Solicitor's will be responsible for the recording of all documents related to subdivision as opposed to the Development Officers such as plans and associated deeds.

Brad Fulton stated that the Association would need to present a strong argument as to why they want this change. Brad questioned who would be responsible for filing instruments.

Van MacLeod requested clarification on Mr. Spicer's suggested motion and whether this request dealt with only plans that require deeds to be recorded.

Brian Spicer stated that he would like to see all plans be recorded by the solicitors and/or applicant.

Van MacLeod requested that the motion be read. Van questioned what would happen in a situation where there were not lawyers involved.

Madeline Lemay stated that pre 1984 subdivisions were considered effective even though they may not be recorded, however today they are not considered effective until they are recorded. Madeline noted that this may encourage the applicant to have the plan recorded.

Van MacLeod questioned how Development Officers would be able to obtain certified copies of plans or registration notifications if they were not involved in the recording process.

Madeline Lemay questioned how Councils would feel and whether they even understood the work involved in processing plans of subdivision.

Brian Spicer stated that he was seeking support from the Association before approaching Council for support.

Van MacLeod stated that there were timeframes as well for the recording of plans.

Frank MacFarlane stated that the motion could be amended to say that the "client" was responsible for the recording of plans as opposed to the "solicitor".

Fred Hutchison stated that there is a necessity to get the plans into the registry however he does appreciate that there has been a downloading from the Province onto the Municipalities.

MOVED: Brian Spicer
SECONDED: Madeline Lemay
MOTION: Motion to have a letter sent to SNSMR (Service Nova Scotia)

Municipal Relations) and interested parties to consider a change in the Assessment Act not to create an account number for newly approved lots until the first conveyance of each lot. In more rural areas of Nova Scotia due to the additional burden place on the Developer and Municipality

MOTION CARRIED

Erin MacIntyre suggested that perhaps the Development Officer's could be responsible for the filing of the plans and the solicitors could be responsible for the filing of all deeds. The plans could be held by the LRO until the deeds are recorded.

MOVED: Brian Spicer

SECONDED: Brad Fulton

MOTION: Motion to have the Development Officers Association request that SNSMR (Service Nova Scotia Municipal Relations) give consideration to amending the Municipal Government Act and Registry Act to provide for filing of plans and associated documents by the clients.

MOTION CARRIED

Brian Spicer stated that he would like to see the Assessment Act changed so that assessment accounts were only assigned to newly created lots when they were conveyed or sold. Brian stated that in rural areas this puts additional burden on developers.

Kevin Warner stated that HRM would probably not support this as they would want the additional tax revenue.

Van MacLeod stated that in rural areas it is an issue for developers as lots do not sell as quickly.

Meagan Armstrong stated that maybe they shouldn't be looking at the assignment of account numbers but maybe they should be asking that a value not be placed on the account until it sold. Meagan stated that the mappers assign the account numbers with the PID's and there would be no way for the mapper to know later on when property is conveyed.

Madeline Lemay suggested that perhaps they should be asking that the assessed value not increase until a conveyance occurs.

Frank MacFarlane noted that copies of building permits get filed with assessment and perhaps this could be trigger.

Kevin Warner questioned what would happen if the Developer builds on one of those lots. A conveyance would not occur so there would not be a trigger to assessment.

MOVED: Brian Spicer
SECONDED: Van MacLeod
MOTION: Motion to to have the correspondence discussed in the previous motion relating to the filing of plans and associated documents held until there is an opportunity, at the next conference, to articulate what we want.

MOTION CARRIED

Committee Reports:

Kevin Warner reported that this year the Certification Committee has been active with two applications currently in for certification. Kevin stated that there has been a lot of interest as well in Certification and they will need to get more binders. Kevin noted that if anyone was interested in certification they should contact him.

Financial Report:

MOVED: Brad Fulton
SECONDED: Kevin Warner
MOTION: **THAT** the Financial Report be accepted as presented.
MOTION CARRIED

Election of Officers:

Wanda Ryan stated that Van MacLeod will be conducting the Election of Officers.

Van MacLeod stated that the Nominating Committee has presented names for positions on the Executive.

President:

Van MacLeod stated that Frank MacFarlane was nominated for the position of President. Van called for further nominations for the position of President. Van called for nominations and 2nd and a 3rd time and hearing none declared Frank MacFarlane President.

Vice President:

Van MacLeod stated that Trish Javorek was nominated for the position of Vice President. Van called for further nominations for the position of Vice President. Van called for nominations and 2nd and a 3rd time and hearing none declared Trish Javorek Vice President.

Secretary/Treasurer:

Van MacLeod stated that Brenda Seymour was nominated for the position of Secretary/Treasurer. Van called for further nominations for the position of Secretary/Treasurer. Van called for nominations and 2nd and a 3rd time and hearing none declared Brenda Seymour Secretary/Treasurer.

Director – 2nd Year:

Van MacLeod questioned if Deborah Torrey would continue into year 2 as Director on the Association. Deborah Torrey accepted the 2nd year term and Van appointed Deborah for the 2nd year term.

Director – 1 Year Term:

Van MacLeod stated that Mike Cowper and Tonya Temple-Horvath were both interested in serving as a Director with the Association. Van declared that there would be an election for the position of Director. Van also questioned if Madeline Lemay would ask as Scrutineer.

Votes were cast for the position of Director and Van MacLeod declared Tonya Temple-Horvath as Director.

Van MacLeod requested that the elected members of the Executive take the Chair for the remainder of the meeting.

Fall Conference 2008:

Frank MacFarlane stated that the Fall Conference will be held in the Northern Region which included the area from Pictou to Cape Breton.

Consensus of the Association to hold the Fall Conference in the Stellarton area.

Adjournment:

MOVED: Ian Young
SECONDED: Brian Spicer
MOTION: **THAT** the meeting stand adjourned.
MOTION CARRIED

