

# Nova Scotia Makes Building Code Amendments

By Crawford MacPherson

The Province of Nova Scotia has made an amendment to the Nova Scotia Building Code Act on March 1, 2019 to add provisions for the inclusion of recreational cabins in the National Building Code. In addition, the Province of Nova Scotia gave notice of intention to add adaptability provisions to the National Building Code effective September 1, 2019.

The specifications of the proposed changes and how they relate to Colchester County's building community are as follows:

1. Recreational Cabins - The addition of recreation cabins to the Nova Scotia Building Code will give property owners the opportunity to build a cabin or cottage that is not required to

meet the numerous provisions of the current housing standards. A recreational cabin can be defined as a building with a maximum of 800 square feet, has two stories or less and is used principally for seasonal, recreational activity. A recreational cabin cannot be used for permanent residence or commercial activity. Structurally, the building can be anchored to a floating foundation on treated ties and once framed, insulation or a mechanical ventilation system is not mandatory.

2. Adaptable Housing Regulations - As of September 1, 2019, all new homes constructed in Nova Scotia will be mandated to include the following in their building design: All interior hall widths, entrance and interior doors (bathrooms, bedrooms and

closets) shall be a minimum of 36" wide; All kitchen and bathroom taps to be of lever type and all bathrooms are to have interior blocking installed in the walls to accommodate future grab bars for both the toilet and shower area.

The Colchester Building Inspection Department conducted an educational seminar in May for building contractors to provide information on the proposed changes, as well as information pertaining to floor and roof design. The educational seminar was very well received with approximately 55 people in attendance.

Crawford MacPherson is Director of Community Development for County of Colchester

## Solar Colchester Generates 68 Applications

By Maurice Rees

For the past several months, almost upwards of a year, Colchester has been developing a residential Solar Program. Rules and regulations were finalized, and a preferred installer chosen. The Solar Colchester Program was launched on April 2, 2019, and it showed immediate indications of success. Twenty-nine

applications were received on the first day and rising to a grand total of 68 applications, both online and in-person.

Applications were closed in July to keep the waiting list from getting too long. The Municipality has money to finance 15 projects. In his report to council, Crawford MacPherson reported seven applicants have signed a Par-

ticipant Agreement with the Municipality, three others have verbally confirmed their commitment, while the five final spaces in the program are waiting to be confirmed.

Installations began on July 24th and all projects should be completed by the end of October. Applicants who do not receive financing in 2019 will be kept on the waiting list for

next year. Those wanting to participate in the program but wish to finance the project in another fashion will be considered along with the first 15 applicants, provided the installer has the capacity.

Staff will provide Council with an update and review of year one on the program later this year.

## Archeological Digs to Cease

By Maurice Rees

Councillor Masters asked for some information on CPDS lands at Debert Industrial Park, which he felt could be developed with a smaller investment provide a quicker return on investment. He acknowledged there needs to be continuation of "what is necessary" archeological digs on areas nearer Hwy 104.

The digs have been necessary on lands which were sold to Home Hardware for their expansion, and also to provide clearance for the new round-about exit from Hwy 104. Construction of the new exit into Debert could not commence until clearance had been received.

Crawford MacPherson explained some of the area on both sides of McElmon Drive were cleared but there are some areas not cleared because of the terrain, depth of digging required and some areas are very wet and can only be completed at the end of summer, prior to rainy season in September. Some digging has been conducted around the site of the old water tower, in preparation for demolition, but it had to be stopped because of several finds.

Staff will now focus on completing assessment for the round-about. During discussion on the matter, Councillor Taggart was

adamant with about \$4-Million invested far too much had been spent and at \$75,000 an acre, much of the land will not be sold for a long time. The cost of the digs are accrued and added to the price of land when it is to be sold. The cost of the digs has been a contentious subject matter for several years.

Since 2012 council has spent approximately \$4-Million on the digs, which caused Councillor Taggart to put forward an amendment to a motion that archeological digging cease other than what was required for the round-about. His first motion was defeated, but he then made a second motion, which was successful. The intent is to stop the digs and focus on lands that can be developed with less upfront cost.

Councillor Masters who originally introduced the subject indicated the county owns a large expanse of land, which is known as "the CPDS lands", which the county obtained ownership through several transactions when the former base was decommissioned and lands were transferred to CoRDA and then to the county when CoRDA ceased operations. Masters is of the opinion the lands could be developed with a smaller initial investment, and would probably be good for residential development and it's far enough away from the airport so as not to be in conflict with commercial and industrial development.

## Patterson Law Expands to Bridgewater

By Maurice Rees

Patterson Law, which has been delivering legal services in Nova Scotia for over 90 years, has grown larger with the merger of Bridgewater law firm, Ferrier Kimball Thomas, under the name of Patterson Law, effective July 1, 2019.

Patterson Law managing partner Dennis James, QC describes the merger as a natural fit bringing together two respected and growing law firms.

Both firms represent clients in a wide range of business and personal matters and have significant historical footprints in Nova Scotia.

Ferrier Kimball Thomas has been at the forefront of legal practice in southwest-



ern Nova Scotia for over 30 years. The combined firm of Patterson Law will consist of 49 lawyers in 5 offices throughout the province. Clients of Ferrier Kimball Thomas will benefit from an expanded range of legal services, access to a broader team of experts and the cost efficiencies that come from a larger firm.

The firm's Bridgewater office will remain located at 197 Dufferin Street, where its lawyers and staff will continue to offer all of the same legal services under the banner of Patterson Law.

## Solar Energy for Community Buildings

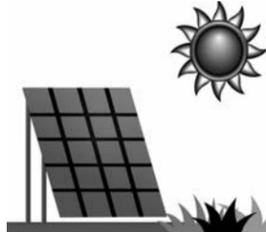
By Maurice Rees

There are various programs available which would encourage solar energy generation for community buildings, and Councillor Taggart wanted to know what would be available for the arenas in Debert and Tatamagouche. Some programs have closed, but staff informed council it is still possible to implement a solar program.

Within any program the electricity generated would be go to Nova Scotia Power, and then used to reduce the electricity costs for any particular building. On motion by Councillors Taggart and Gibbs staff were requested to investigate Solar Energy Project for Community Buildings. If a program is implemented, the revenue generated would not go to the

county, but would be allocated to be credited to the particular facility.

A solar energy project for the Don Henderson Sports facility in Brookfield is in the works. An information item on the agenda for the August 8th committee meeting concerning an RFP - for Solar Projects, which is primarily for residential purposes, which has been in the works for about six months, was moved from regular committee meeting to a following "in-camera" session.



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