

The Regular Meeting of Town Council for the Town of Mahone Bay, was held on Tuesday, February 9, 2016, at 7:00 p.m.

Present:

Mayor J. Feeney
Deputy Mayor D. Devenne
Councillor J. Bain
Councillor K. Nauss
Councillor L. Hennigar
Councillor P. Carver
CAO J. Wentzell
Deputy Clerk M. Hughes

Via Skype: Councillor K. Wilson

Gallery: Fourteen

Minutes

A Motion by Councillor Bain, seconded by Councillor Carver, **“THAT the Minutes of the January 28, 2016 regular meeting be approved as presented.” Motion carried**

Delegations and/or Invited Guests

Kristen Martell and Simone Chia-Kangata, Mahone Bay Playground Committee

Kristen Martell and Simone Chia-Kangata, of the Mahone Bay Playground Committee (MBPC), presented to Council a proposal for the development of a natural playground in Mahone Bay. The project would see a natural playground, built with and incorporating natural elements, built adjacent to the existing Tiny Tots Playground off of Clairmont Street.

Ms. Kangata and Ms. Chia-Kangata requested the approval of Council to proceed with the project and support to secure funding. The proposed project would cost approximately \$60,000, an estimate that assumes 150 volunteer hours and certain donated materials. The MBPC plans to seek funding from the Town of Mahone Bay, the Municipality of the District of Lunenburg, and the Mahone Bay Area Lions Club.

A motion by Councillor Carver, seconded by Deputy Mayor Devenne, **“THAT the Town of Mahone Bay support in principle the Mahone Bay Playground Project as proposed by the Mahone Bay Playground Committee and that staff be requested to work with the committee to secure funding for Phase I of the project and to work out details for submission of a final design to Council for approval.” Motion carried.**

Correspondence

Correspondence was received from:

1. Canadian Infrastructure Report regarding project funding priorities.
2. Stephen Feist, Secretary, AREA, with a copy of a letter sent to Nova Scotia Power Incorporated regarding full operation of the AREA windfarm as of February 5, 2016.
3. Glennie Langille, Chief of Protocol, Secretary of the Order of Nova Scotia, with information regarding nomination for the Order of Nova Scotia.

A motion by Councillor Nauss, seconded by Councillor Bain, **“THAT the above correspondence, numbered 1-3 be received and filed.”** **Motion carried.**

4. Bernice Theriault, Project Coordinator, Events Lunenburg County, with a request for a letter of support for the Events Lunenburg County bid to host the 2018 Esso Cup.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT Council submit a letter of support for the Events Lunenburg County bid to host the 2018 Esso Cup.”** **Motion carried.**

Committee & Other Reports

Planning Advisory Committee

Council received the minutes of the February 2, 2016 meeting of the Planning Advisory Committee. Deputy Mayor Devenne advised Council that the Planning Advisory Committee received applications for a Development Agreement for 629 Main Street and for 363 Main Street. Deputy Mayor Devenne advised Council that lengthy discussions were held on the issue of the two applications, with input from the public. The Planning Advisory Committee recommended both applications to Council, with the addition of two components for 629 Main Street.

Garth Sturtevant, Building and Development Assistant, presented the staff report prepared in response to the application for a development agreement to allow the development of a craft brewery with ancillary retail and beverage room facilities at 363 Main Street. A development agreement is required as the proposed development constitutes a light industrial use in a commercial zone. Among the aspects of the proposed development reviewed by Mr. Sturtevant were screening patrons from pedestrian view, low-impact lighting of signage, parking and confirmation that Town services are sufficient for the needs outlined in the application.

A motion by Councillor Hennigar, seconded by Deputy Mayor Devenne, **“THAT Council accept the recommendation of the Planning Advisory Committee and that it be Council’s intention to consider entering into a Development Agreement for a craft brewery with ancillary retail and beverage room uses as proposed by the Mahone Bay Brewing Company on the lot identified as 363 Main Street; 16-18 Clearway Street; PID 60375797.”**

Motion carried.

Planner Bill DeGrace, presented the staff report prepared in response to the application for a development agreement to allow the development of a condominium building comprising one commercial unit and five residential units with ground-level access and parking at 629 Main Street. A development agreement is required as the proposed development if for a five unit development; residential developments of up to four units are permitted by right. Aspects of the proposed development reviewed by Mr. DeGrace included parking, architectural and commercial consistency, building elevation and flood mitigation. Following questions raised at the Planning Advisory Committee, the developer included information on sea-level rise consideration for the review of Council.

A motion by Deputy Mayor Devenne, seconded by Councillor Hennigar, **“THAT Council accept the recommendation of the Planning Advisory Committee and that it be Council’s intention to consider entering into a Development Agreement for a five unit dwelling with commercial space on the lot identified as 692 Main Street, PID 60373933.”**

Motion carried.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT a public hearing for the consideration of the application for a development agreement for a five unit dwelling with commercial space at 629 Main Street, the application for a Development Agreement for a craft brewery with ancillary retail and beverage room uses at 363 Main Street, 16-18 Clearway Street, and amendments to the Municipal Planning Strategy and the Land Use Bylaw to permit tourist homes in the residential zone be held at 7:00 p.m. on Tuesday, March 29, 2016, to be followed by a special Council meeting to consider the three matters discussed at the public hearing.”**

Motion carried.

South Shore Regional Library Board

Council received the minutes of the November 17, 2016 meeting of the South Shore Regional Library Board.

Mayors, Wardens, Deputies and CAOs

Council received the minutes of the November 25, 2015 and January 27, 2016 meetings of the Lunenburg County Mayors, Wardens, Deputies and CAOs.

Municipal Joint Services Board

Council received a recommendation from the Municipal Joint Services Board regarding Human Resources shared services.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT the Town of Mahone Bay approve the Human Resources Joint Services Proposal for the Town of Bridgewater, Municipality of the District of Lunenburg and the Town of Mahone Bay as per the report from the Municipal Joint Services Board dated January 27, 2016.”**

Motion carried.

Municipal Governance Review Steering Committee

Council received a verbal report from Councillor Bain regarding the January 27, 2016 meeting of the Municipal Governance Review Steering Committee. Councillor Bain advised Council that a budget has not yet been approved as five scenarios had been proposed and staff have been requested to review the option and prepare a recommendation for the consideration of the Steering Committee.

South Shore Housing Action Coalition

Council received plan review submitted by the South Shore Housing Action Coalition (SSHAC) to the Municipality of the District of Chester, and the SSHAC Winter 2016 newsletter.

Lunenburg County Senior Safety Program

Council received the January 2016 monthly report from the Lunenburg County Senior Safety Program,

Unfinished Business

Fire Services

Mayor Feeney advised Council that in response to a request received at the January 28, 2016 meeting of Council, a meeting has been scheduled to meet with the Blockhouse Area Ratepayers Kinship.

CBCL – Flood Prevention and Shoreline Enhancement

Council discussed the Mahone Harbour Flood Prevention and Shoreline Enhancement Plan final report received from CBCL Limited. The CAO advised Council that he had discussed the report with the Senior Planner, the Director of Operations and the Town contact with the Department of Environment, none of whom have any objections to the report.

A motion by Deputy Mayor Devenne, seconded by Councillor Bain, **“THAT Council adopt the final report of the Mahone Harbour Flood Prevention and Shoreline Enhancement Plan as prepared by CBCL Ltd dated January 22, 2016 and that CBCL Ltd be requested to complete the detailed design phase of the project prior to March 31, 2016.”**

Motion carried.

New Business

CRTC’s Public Consultation

Council received information on CRTC’s Public Consultation to Review Basic Telecommunications Services in Canada.

Town of Mahone Bay General Operating Fund – Financial Statements

Council received financial statements to December 2015 for the Town of Mahone Bay General Operating Fund.

2016 Town of Mahone Bay Representative Volunteer

Council received information about the four individuals nominated for the 2016 Town of Mahone Bay Representative Volunteer: Sherry Hobson, Ted Hobson, Lloyd Westhaver and Chris Wile. A vote by secret ballot was held.

A motion by Councillor Nauss, seconded by Councillor Bain, **“THAT Chris Wile be named the 2016 Representative Volunteer for the Town of Mahone Bay.”** Motion carried.

Purchase of Storage Container

Council received a memo from the CAO advising of the recent purchase of a storage container to store Town water, sewer and electric inventory items due to concerns about the safety of the building which has been used for these items.

A motion by Councillor Nauss, seconded by Deputy Mayor Devenne, **“THAT Council concur with the action of the CAO to purchase an ECO BOX storage container at a cost of \$4,450 plus HST.”** Motion carried.

Accounts

A motion by Councillor Nauss, seconded by Deputy Mayor Devenne, **“THAT the accounts in the amount of \$589,266.13 be paid as presented.”** Motion carried.

A motion at 8:46 p.m. by Deputy Mayor Devenne, seconded by Councillor Bain, **“THAT Council go In Camera to discuss labour relations, as permitted under Section 22(2)(d) of the MGA.”** Motion carried

At 8:46 p.m. Councillor Wilson and staff left the meeting.

Council returned to open session and adjourned upon motion at 9:20 p.m.

TOWN OF MAHONE BAY

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CAO, J. Wentzell

Mayor, C.J. Feeney