

A Special Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, March 21, 2017, at 7:00 p.m.

**Present:**

Mayor D. Devenne  
Councillor J. Bain  
Councillor J. Feeney  
Councillor R. Nowe  
Councillor P. Carver  
Deputy Clerk, M. Hughes  
Planning and Development Assistant, Garth Sturtevant

**Regrets:**

Deputy Mayor K. Nauss  
Councillor S. Chia-Kangata

**Gallery:** 7

**Minutes**

A Motion by Councillor Nowe, seconded by Councillor Bain, **“THAT the Minutes of the February 14, 2017 regular meeting be approved as presented.”** Motion carried.

A Motion by Councillor Carver, seconded by Councillor Bain, **“THAT the Minutes of the February 18, 2017 special meeting be approved as presented.”** Motion carried.

A Motion by Councillor Carver, seconded by Councillor Nowe, **“THAT the Minutes of the February 23, 2017 special meeting be approved as presented.”** Motion carried.

**Delegations and Individuals**

Keith Pomeroy, Mahone Bay Wooden Boat Society – 2016 Civic Marina Results and Operations

Mr. Pomeroy gave a presentation to Council, outlining the activities of the Mahone Bay Civic Marina as well as an economic overview of the 2016 season and what the Marina is working toward accomplishing in the future. Mr. Pomeroy also spoke of the future of the Mahone Bay Wooden Boat Festival; he informed council that it is unlikely that the Festival will return this summer but that the Society is hoping to relaunch the Festival in the summer of 2018.

Nancy Green, South Shore Housing Action Coalition – Results from Housing Needs Assessment

Ms. Green, of the South Shore Housing Action Coalition, provided Council with highlights of the results of SSHAC’s Housing Needs Assessment, which was completed in the summer of 2016. Ms. Green explained the definition of affordable housing and presented affordable housing statistics for the Town of Mahone Bay which were then compared to other local municipalities. Ms. Green advised Council that the Housing Needs Assessment suggested that a co-housing initiative may prove beneficial in the Town of Mahone Bay.

SSHAC requested that Town staff review the Housing Needs Assessment and implement any projects and policies that may help to resolve affordable housing issues within Mahone Bay. Staff informed Council that the Housing Needs Assessment Final Report has not yet been received but that when it is it will be made available for those seeking housing opportunities within the Town and as a staff resource.

### **Correspondence – Information Items**

1. Aileen Waller-Hebb and Kathy Cox-Brown, Department of Municipal Affairs, with information about the new municipal reporting system.
2. Bernadette Jordan, MP South Shore-St. Margarets, with information about Canada’s Poverty Reduction Strategy.
3. George Elliot Clarke, Parliamentary Poet Laureate, an invitation to participate in the annual Poetry City Challenge.
4. Zach Churchill, Minister, Department of Municipal Affairs, notice of funds being awarded to Town from the 911 Cost Recovery Fund.

A motion by Councillor Bain, seconded by Councillor Nowe, **“THAT Council receive and file the above correspondence, numbered 1-4.”** **Motion Carried.**

### **Committees and Other Reports**

#### **Planning Advisory Committee**

Garth Sturtevant, Planning and Development Assistant, provided Council with the details of a Staff Report, prepared by planning staff. This staff report addresses proposed amendments to the Development Agreement with 363 Main Street, Mahone Bay Brewing Company.

Mahone Bay Brewing Company has requested an amendment to the operating hours of the tap room portion of their business. The taproom is currently open from noon until 10pm, Monday – Saturday and closed on Sunday; the requested amendment is to permit the taproom to open from 10am until 10pm, Monday - Friday and 12noon until 10pm on Sunday. Mr. Sturtevant compared this request with applicable sections of the Municipal Planning Strategy and noted that the requested hours of operation are in keeping with other, similar businesses in Mahone Bay.

In addition to the requested amendment, Mr. Sturtevant outlined other amendments that could be made to the Development Agreement that would improve clarity. These amendments include: changes in wording that would make future requests to amend parking plans subject to Council approval; changes in wording that would make future requests for additional fixed seating subject to Council approval and an additional reference to the period of construction to clarify that the landscaping and parking plan are to be completed within 36 months of construction. Based on the recommendation of staff, the Planning Advisory Committee recommended that Council give consideration to the requested amendment to the Development Agreement with the Mahone Bay Brewing Company Ltd.

A motion by Councillor Bain, seconded by Councillor Feeney, **“THAT Council accept the recommendation of the Planning Advisory Committee and that the Town express its intention to amend its development agreement with Mahone Bay Brewing Company Ltd for property located at 363 Main Street, identified as PID 60375797 by expanding the permitted hours of operation for the Tap Room and other minor amendments as detailed in the draft Amending Development Agreement as proposed by the Mahone Bay Brewing Company Ltd.”** **Motion carried.**

It was agreed by council that the Public Information Meeting be held at 7:00pm on April 4, 2017 in the Council Chambers and that a Public Hearing be held at 7:00pm on April 27, 2017 to be followed by the regularly scheduled meeting of Town Council.

#### Age Friendly Committee

Councillor Carver advised Council of the recent thesis project research completed in Mahone Bay by Dalhousie student, Alice Main. Ms. Main will be presenting her results to the Age Friendly Committee on April 3, 2017. Councillor Carver will present these results at a future meeting of Town Council.

#### Municipal Joint Services Board

Council received the minutes of the August 24, 2016; October 26, 2016; November 23, 2016; and December 21, 2016 regular meetings of the Municipal Joint Services Board.

#### South Shore Regional Library Board

Minutes from the January 17, 2017 General Meeting of the South Shore Regional Library Board were received by Council.

#### Lunenburg County Seniors Safety

The February monthly report from the Lunenburg County Senior Safety Program was received by Council, as well as a letter from Safe Communities South Shore requesting funding of \$533 from the Town of Mahone Bay for the 2017/18 fiscal year.

A motion by Councillor Nowe, seconded by Councillor Carver, **“THAT the request from South Shore Safe Communities for funding in the amount of \$533 be referred to the budget process.”** **Motion carried.**

#### Unfinished Business

##### Committee Appointment – Heritage Advisory Committee

A motion by Councillor Carver, seconded by Councillor Bain, **“THAT Carole Nixon be appointed to the Heritage Advisory Committee as a representative of the Mahone Bay Founders Society.”** **Motion carried.**

## New Business

### UNSM Spring Conference

Council received the dates for the UNSM Spring Conference, May 10- 12, 2017. Further information will be shared when available.

### Proposed Amendments to the Regulations for Heritage Conservation

Council received information regarding proposed amendments to the Regulations for Heritage Conservation. This information has been forwarded on to the Mahone Bay Founders Society.

### Group Insurance Plan Renewal

Council received information regarding the Town group insurance plan renewal. Included in the information were details of a 6.3% increase. It was also noted that Human Resources Support has been added to the plan, for individuals and for managers.

### 2016/2017 Write Offs

Council received a list of delinquent accounts for which collection action is being taken.

A motion by Councillor Feeney, seconded by Councillor Carver, **“THAT council approve the write-off of utility accounts totaling \$8,913.12 and that these accounts be sent to the Provincial Collection Services for collection on Behalf of the Town.” Motion carried.**

### Department of Municipal Affairs – Options for Completion of Infrastructure Projects

Deputy Clerk, Maureen Hughes, informed Council that the Town was advised that extensions for project completion is now being considered for projects which have received funding from the Clean Water and Waste Water Fund. Staff inquired if the infrastructure projects planned for Pleasant and Clairmont Streets would be eligible for an extension, but have been informed that approved projects may not delay projects until the 2018 construction season.

### Tender Specifications – Infrastructure Projects 2017/2018

Tender documents for the 2017/18 Infrastructure projects to be completed on Pleasant and Clearway Streets are nearing completion. A special meeting of Council will be held at which time Engineering Consultant, Kent Morash, will present the project to Council and respond to questions regarding tender specifications.

### Accounts

A motion by Councillor Nowe, seconded by Councillor Bain **“THAT the accounts be paid in the amount of \$182,268.73.” Motion carried.**

**The meeting adjourned upon motion at 8:47pm.**

**TOWN OF MAHONE BAY**

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Deputy Clerk Maureen Hughes

Mayor David Devenne