

The Regular Meeting of Town Council for the Town of Mahone Bay was held on Thursday, April 28, 2016, at 7:00 p.m.

Present:

Mayor J. Feeney
Deputy Mayor D. Devenne
Councillor K. Wilson
Councillor J. Bain
Councillor K. Nauss
Councillor L. Hennigar
Councillor P. Carver
CAO J. Wentzell
Deputy Clerk M. Hughes
Director of Operations, D. MacKenzie
Senior Planner, W. DeGrace

Gallery: Three

Minutes

A Motion by Councillor Bain, seconded by Councillor Hennigar, **“THAT the Minutes of the April 12, 2016 regular meeting be approved as presented.”** **Motion carried**

Delegations and/or Invited Guests

Chief Russel Acomb – Mahone Bay and District Fire Department

Chief Acomb presented the Quarterly Report of the Mahone Bay and District Fire Department.

Bill DeGrace, Senior Planner – Development Agreement for 629 Main Street

Senior Planner, Bill DeGrace, presented a report to Council regarding approval of the development agreement for 629 Main Street. Mr. DeGrace advised Council that due to conditions in the motion to approve the development agreement for 629 Main Street at the March 29, 2016 Special Council meeting, staff have been unable to run the advertisement informing the public of the approval of the development agreement which stalls further progress in the development agreement process. As a result of discussion with the Town Solicitor and CAO, staff recommend removing stipulations from the motion of approval that should be considered outside of the development agreement process.

Among the conditions included in the wording of the motion passed on March 29, 2016, was the requirement of confirmation that the Town water supply is adequate to support a sprinkler system. In discussion of water supply and sprinkler systems since that date the developer has drawn up new plans for the proposed development at 629 Main Street in the hopes that a sprinkler system will no longer be required. A detailed code review at the building permit stage would confirm fire suppression requirements; a building permit would only be issued when the building met the Building and Fire Codes.

Upon review of the new drawings, it is the opinion of staff that the new drawings do not constitute a substantial change to the exterior of the building, which would require a second Public Hearing, but Council approval is requested.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT Council rescind the following motion passed at the special Council meeting held on March 29, 2016: *A motion by Councillor Hennigar, seconded by Councillor Carver, to enter into a development agreement for a five-unit dwelling with commercial space on the lot identified as 629 Main Street, PID 60373933, and that payment in lieu for the parking deficiency be required and that the Town consult the traffic authority to consider the provision of a parking spot in front of the building with a 30 minute time limit. Additionally, approval is subject to confirmation that the Town water supply is adequate to support the sprinkler system.*”** Motion carried.

A motion by Deputy Mayor Devenne, seconded by Councillor Hennigar, **“THAT Council consider revised plans for the development at 629 Main Street, PID 60373933, as non-substantial changes to the proposed development agreement.”** Motion carried.

A motion by Councillor Hennigar, seconded by Councillor Nauss, **“THAT Council enter into a development agreement with Dover Holdings Inc. for a five-unit dwelling with commercial space on the lot identified as 629 Main Street, PID 60373933, as per revised plan provided by the Developer and as part of the development agreement.”**
Motion carried.

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Dover Holdings Inc. be required to pay to the Town cash in lieu of one parking space in respect to their development proposed at 629 Main Street, in accordance with Section 13.5 of the Town of Mahone Bay Land Use Bylaw.”** Motion carried.

A motion by Councillor Carver, seconded by Councillor Hennigar, **“THAT the Town’s traffic authority be requested to consider establishing on-street parking in front of 629 Main Street.”** Motion carried.

Correspondence

Correspondence was received from:

1. Betty MacDonald, Executive Director of UNSM, with municipal highlights of the 2016 Provincial Budget.
2. Suzanne Lohnes-Croft, MLA, Spring 2016 Newsletter.
3. Tracy Verbeke, UNSM, informing Council of the election of Town of Wolfville Mayor Jeff Cantwell as Towns Caucus representative to UNSM.

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

Committee & Other Reports

Chief of Police Tim Lynch – Quarterly Report

Council received the first quarter report from Cst. Tim Lynch, Mahone Bay Chief of Police.

Director of Operations’ Report

Director of Operations, Derrick MacKenzie, presented his Monthly Report for April 2016.

Among the aspect of the report which Mr. MacKenzie highlighted were the tenders received for engineering the design and construction of Pleasant Street and Clairmont Street reconstruction; a recommendation will be presented to Council once evaluation of the proposals has been completed. The tender for the construction of the Kinburn Street bridge is expected to be released during the week of May 4, 2016 once the permit is received from the Department of Environment.

Mr. MacKenzie also updated Council on the progress of the Natural Playground project, a grant application for which has just been submitted to the Province of Nova Scotia.

CAO’s Report

CAO Jim Wentzell presented his Monthly Report for April 2016.

Mr. Wentzell stated that the future replacement of the water mains on Pleasant Street and Clairmont Street would improve fire flows on Main Street. Mr. Wentzell also advised Council of the new AREA treasurer and provided a brief update on the windfarm.

2015 Annual Development Permit Report

Council received the 2015 Annual Development Permit report from Development Officer, Heather Archibald.

2015 Annual Subdivision Report

Council received the 2015 Annual Subdivision Report from Development Officer, Heather Archibald.

Heritage Advisory Committee

Council received the minutes of the April 13, 2016 minutes of the Heritage Advisory Committee. Included in the minutes was a recommendation to approve the renovations to the Mahone Bay Centre, as reviewed at the April 13th meeting, as the proposed renovations do not affect the character defining elements of the municipal heritage property designation.

A motion by Councillor Wilson, seconded by Councillor Bain, **“THAT Council accept the recommendation of the Heritage Advisory Committee and approve renovations and the re-shingling of the tower at the Mahone Bay Centre.”** **Motion carried.**

Cemetery Commission

Councillor Bain updated Council on the April 25, 2016 meeting of the Cemetery Commission. Councillor Bain advised Council of the upcoming cemetery clean up at the Bayview and Park Cemeteries.

Town Website Update

Council received a memo from the Deputy Clerk advising that the new Town website went live on April 21, 2016.

Annual Report of Town Activities for Mahone Bay and Area Chamber of Commerce

Council received the Annual Report of Town Activities which Councillor Carver presented to the Mahone Bay and Area Chamber of Commerce at the Annual General Meeting on April 19, 2016.

Mahone Bay Garden Society

Council received the Mahone Bay Garden Society Annual Report for 2015. Included in the report was a request for approval to place a plaque in the Peace Garden and the Town Hall garden.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT Council approve the placement of a plaque in the Peace Garden and the Town Hall Garden advising that the gardens are being maintained by the Mahone Bay Garden Society.” Motion carried.**

South Shore Regional Enterprise Network

Council received details of the South Shore Regional Enterprise Network Business Plan and Budget for 2016/17.

A motion by Deputy Mayor Devenne, seconded by Councillor Wilson, **“THAT Council approve the REN budget for 2016/17 in the amount of \$378,660 with the Town’s share being \$3,620.” Motion carried.**

Notice of Motion

Policy #16

A draft policy on Distribution of Town Pins was circulated to members of Council and will be discussed at the May 10, 2016 meeting of Town Council.

Each member of Council and staff were given a Town of Mahone Bay lapel pin. The new design incorporates the Town logo.

Unfinished Business

Governance

Council received correspondence from Chris McNeill, Municipal Advisor from the Department of Municipal Affairs. Mr. McNeill's letter was a response to the request from Council for confirmation of the NSUARB application process for amalgamation and payment for necessary studies.

Council also received an update on the efforts to establish a meeting with Lunenburg County Municipalities, the Department of Municipal Affairs and the NSUARB to discuss governance.

Meeting with the Minister of Natural Resources

Council was informed that a meeting has been set with Minister Lloyd Hines, Department of Natural Resources, to discuss management of Mahone Bay Harbour. Mayor Feeney, Deputy Mayor Devenne, Councillor Wilson and the CAO will meet with Minister Hines on May 18th 2016.

45 Pleasant Street Update

The CAO advised Council that he has written to the owner of 45 Pleasant Street on the building's condition and safety concerns, requesting a response by May 5, 2016. A report will be submitted to Council for the May 10th meeting of Council.

Temporary Vendors Bylaw

A review of the Temporary Vendor's Bylaw will be included on the next agenda of the Bylaw Review Working Group; the Mahone Bay and Area Chamber of Commerce has been invited to participate in that discussion.

2016 Municipal Election Update

Council received an update from the CAO regarding preparations for the 2016 Municipal Election. On April 15, 2016 Council approved the use of the most recent federal/provincial permanent voters list as the basis for the preliminary list of voters for the 2016 municipal election. Elections Nova Scotia has been provided with an electronic file of Town boundaries and the Town has signed an information sharing agreement with the province for the use of the provincial/federal voters list. The CAO advised Council that Kim Boutilier has been appointed as the Town's Revising Officer for 2016.

Having received a report on electronic voting, including costs, staffing requirements and feasibility for the Town of Mahone Bay, Council agreed that the Town of Mahone Bay will not participate in electronic voting for the 2016 municipal election.

New Business

Financial Condition Index

Council received information on the 2014/15 Financial Condition Index released by the Province. The CAO reviewed the Mahone Bay indicators, noting that Residential Tax Effort is a poor indicator for the Town of Mahone Bay as the formula used to obtain the number uses data from the County due to the small size of our Town. Liquidity was also noted as an imperfect indicator as allowances are not made for operating funds of the two Town utilities when analyzing Town operating reserves. Mr. Wentzell did note that the Town has started using some of the Town reserves for capital projects.

Infrastructure Charges

A motion by Councillor Wilson, seconded by Councillor Nauss, **“THAT Council set the base infrastructure charge for 2016/17 at \$240 annually.”** **Motion carried.**

Council adjourned upon motion at 8:26 p.m.

TOWN OF MAHONE BAY

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CAO, J. Wentzell

Mayor C. J. Feeney