

A Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, June 13, 2017, at 7:00 p.m.

Present:

Mayor D. Devenne
Deputy Mayor K. Nauss
Councillor J. Feeney
Councillor R. Nowe
Councillor P. Carver
Councillor J. Bain
Councillor S. Chia-Kangata
CAO J. Wentzell
Deputy Clerk M. Hughes
Garth Sturtevant, Development Control/Planning Assistant

Gallery: 10

Minutes

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT the Minutes of the May 25, 2017 regular meeting be approved as presented.”** **Motion carried.**

Delegations and Individuals

Gary Conrad, Mahone Bay and District Fire Department –Fire Department Facilities

Councillor Nowe declared a conflict of interest and moved to the gallery.

Russell Acomb, Chief of the Mahone Bay and District Fire Department advised Council that a building committee had been established to discuss the current fire department and that he came before Council to advise that it is the opinion of the committee that a new fire station will be required in the next two years. In two years one of the fire trucks will reach 20 years old, mandating replacement, and the replacement truck will be too large to fit into the truck bays at the fire station. The building committee would like the Town to take the increasing height of fire trucks into consideration as many new fire stations are already facing height problems and the fire department membership is of the opinion that long range planning for this trend would save time and money in the long run.

Chief Acomb stated that the current fire station was ideal when it was built, but the demands on volunteer fire departments are now greater and a larger space is now required. In the current fire hall, conditions are cramped such that it is difficult to dress in bunker gear and that fire fighters are dressing for fires alongside trucks that are running and getting ready to drive off. The current facility does not adhere to requirements for an apron in front of the garage doors for loading and for the engineer to complete final checks before driving to respond to a call.

Ideally a new facility would include space for training, for storage of equipment, and office space. Other considerations would be an area for fire fighters to clean themselves after a fire, an important health and safety consideration, as well as a decontamination station. The fire department membership would be very happy to have a new station and hall, but knowing that a new hall would increase costs, they would be pleased if they could continue to have the use of the fire hall for fundraising events, such as the popular bingos.

Chief Acomb advised Council that cramped conditions contribute to low morale and difficulty recruiting; firefighters are discouraged by difficulty accessing gear and bumping into each other when responding to an emergency. The lack of ventilation that would permit the use of equipment inside means that there is no room to practice inside if the trucks are inside and that is frustrating.

Chief Acomb extended an invitation to Council to visit the fire station on July 4, 2017 to observe the fire station and to see how training is conducted in the cramped conditions.

Councillor Nowe returned to the Council table.

Correspondence – Information Items

1. Brian Holley, Department of Community Services and Housing Nova Scotia, advising of the Town portion of Housing Authority deficit for 2016/17.
2. Dr. Lynda Earle, Medical Officer of Health, Nova Scotia Health Authority, Western Zone, providing information concerning Lyme Disease, including the Tick Talk fact sheet

A motion by Deputy Mayor Nauss, seconded by Councillor Chia-Kangata, **“THAT the above correspondence, numbered 1 -2, be received and filed.”** **Motion carried.**

Committee and Other Reports

Planning Advisory Committee

Council received the minutes of the June 6, 2017 meeting of the Planning Advisory Committee.

Garth Sturtevant, Development Control and Planning Assistant, presented the staff reports prepared in response to a request to amend the Land Use Bylaw to include pet grooming as a small scale business use in the Residential (R), Commercial © Mr. Sturtevant advised that staff feel that the addition of pet grooming is in keeping with the existing Municipal Planning Strategy, that it would not significantly alter the character of the residential neighbourhood, and is in keeping with other personal services that are permitted as service-based business. The provision of pet grooming as defined in the proposed amendment would include cosmetic and hygienic services for dogs and other domestic pets but specifically not include offering boarding or kenneling.

The definition of Small Scale Business, as it relates to the Land Use Bylaw and the Municipal Planning Strategy, requires that the owner live in the same building in which the service is provided and that the operation of the business be limited to 25% of the floor space. Parking must also be provided for the clientele of the business, in addition to parking for residents, and at the time that a development permit is sought, the Development Officer will review the appropriateness of the parking plans submitted.

Staff feel that the use is appropriate and consistent with other small scale business owners, Note that any resident can keep up to four dogs. Not likely to increase traffic or noise. Including a provision that no outside structures or spaces be devoted to the business use; in this case this would ensure that the animals to be groomed are brought to the business but not left there for boarding.

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT Council express their intention to amend the Land Use Bylaw to include Pet Grooming as a Small Scale Business Use as outlined in the report of the Planner dated May 10, 2017.”** **Motion carried.**

It is agreed that the Public Information Meeting will be held in the Council Chambers on June 27, 2017 at 7:00pm and that a Public Hearing will be held in the Council Chambers on July 27, 2017 at 7:00pm followed by the Regular Council Meeting.

Council received correspondence from Ashley McWhirter, the owner of a pet grooming business in Town, indicating her concerns with Council considering an amendment to the Land Use Bylaw that would permit pet grooming as a small scale business and the potential implications to her business. Discussion of the correspondence from Ms. McWhirter included information from the Planner that from a municipal planning perspective, the Land Use Bylaw and the Municipal Planning Strategy are limited to land-use, land-use conflicts and the appropriateness of a specific area, but does not pertain to market forces. Council directed staff to advise Ms. McWhirter of the upcoming Public Hearing on July 27, 2017 at 7:00pm and advise her that she can make a presentation at that time if she wishes.

Mr. Sturtevant also presented to Council a report prepared by Planning staff recommending an amendment to the Land Use Bylaw which would remove the listing of Active Development Agreements and Registered Heritage Properties. The current wording of the Land Use Bylaw dictates an amendment to the Land Use Bylaw to include changes to the list of active development agreements and registered heritage property. The proposed staff recommendation would remove the lists of active development agreements and registered heritage properties, to be replaced by text directing readers to an external source for that information.

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **“THAT Council express their intention to amend the Land Use Bylaw to remove the tables that list the “Development Agreements in Effect” and “Listing of Registered Heritage Properties” and insert text that would direct users to contact the own to confirm the availability of this information.”** **Motion carried.**

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UNSM Spring Workshop

Council received notes from Councillor Carver, capturing her overview of topics discussed at the UNSM Spring Workshop held May 10 – 12, 2017. Highlighted in Councillor Carver’s report was the appointment of a recruiter for physicians with whom local recruitment committees now have approval to connect.

Municipal Joint Services Board

Council received the minutes of the April 26, 2017 meeting of the Municipal Joint Services Board. Council was updated on the progress of the review of the Municipal Joint Services Board agreement.

Lunenburg County Senior Safety Partnership

Council received the May 2017 Monthly Report from the Lunenburg County Seniors Safety Partnership. Councillor Carver noted that the Lunenburg County Seniors Safety Partnership has approved a Terms of Reference and that insurance is now in place for the directors. In accordance with the newly approved Terms of Reference, board officers will be appointed on an annual basis.

Electric Utility – Fuel Rebates 2016

Mr. Wentzell advised that in March, Nova Scotia Power issued a rebate to all of their customers, including the Mahone Bay Electric Utility, based on the fact that in 2016 fuel rates were less than expected and that rate was included in their fuel rates. The Town Electric Utility developed a process to pass that rebate on to Electric Utility Customers. Starting on the bills issued June 15, 2017, customers will see a credit on their bill. The entire rebate received by the Town will be distributed to customers.

Mr. Wentzell advised Council that Phase III construction has begun at the Ellershouse wind farm and noted that Council has been invited to attend the launch celebration for the Phase II Windfarm operation. The launch celebration is an opportunity for members of Council and staff to have a tour of the windfarm and to see how successful that project has been.

Upcoming Public Hearing

Council was reminded of the Public Hearing scheduled for June 29, 2017 at 7:00 pm, to receive submissions regarding the proposed Development Agreement between Mahone Bay Resorts and the Town of Mahone Bay, which would permit marine-industrial related uses at 659 Main Street.

Unfinished Business

Pleasant Street and Clairmont Street – Project Update

The CAO advised Council that a schedule of meetings with Town staff and the contractors for the Pleasant Street and Clairmont Street Road Reconstruction has been established for regular meetings every two weeks. Notices have been hand-delivered to residents of Pleasant Street and Clairmont Street who will be connected to temporary water service. Updates for residents will be provided throughout the course of the project and staff are maintaining communication with the Mahone Bay and Area Tourism and Chamber of Commerce about the project.

Canada 150 – Verbal Progress Report

Council received a memo from the CAO with an update on plans for the Canada 150 celebrations in Mahone Bay. The Canada 150 committee has asked the Town for funding to support promotion of the event and for the purchase of flags and decorations. The Town has approved \$506 in response to the request and flags and decorations have been ordered.

Budget Deliberations 2017

The budget meeting will be held on July 6, 2017, starting at 1:00pm.

New Business

Visitor Information Centre

Deputy Clerk Maureen Hughes provided an update on the May 30, 2017 fire at the Visitor Information Centre (VIC) on Edgewater Street. Ms. Hughes noted that Town Staff were in contact with the insurance adjuster the same day as the fire. At present, a restoration company engaged by the Town insurance company is evaluating the fire damage and the extent of the work that will be required to re-open the VIC.

Staff have worked closely in cooperation with the Mahone Bay and Area Tourism and Chamber of Commerce to discuss options for the operation of a Visitor Information Centre during the restoration of the property on Edgewater Street.

Accounts

A motion by Councillor Carver, seconded by Councillor Nowe, **“THAT Council approve the accounts in the amount of \$218,756.58.”** **Motion carried.**

Natural Playground Committee

Councillor Chia-Kangata advised Council that the Mahone Bay Playground Committee is planning a grand opening of the Natural Playground on August 5, 2017 to coincide with the Heritage Boatyard weekend.

The meeting adjourned upon motion at 8:36 pm.

TOWN OF MAHONE BAY

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CAO, James A. Wentzell

Mayor, David Devenne