

The Regular Meeting of Town Council for the Town of Mahone Bay was held on Thursday, July 27, 2017, at 7:14 p.m.

Present:

Mayor D. Devenne
Deputy Mayor K. Nauss
Councillor J. Feeney
Councillor R. Nowe
Councillor P. Carver
Councillor S. Chia-Kangata
CAO J. Wentzell
Deputy Clerk M. Hughes
Planning and Development Assistant G. Sturtevant

Regrets: Councillor Bain

Gallery: five

Minutes

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **“THAT the Minutes of the July 11, 2017 regular meeting be approved as presented.”** **Motion carried.**

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **“THAT the Minutes of the July 6, 2017 Special Council Meeting be approved as presented.”** **Motion carried.**

Consideration of Land Use Bylaw Amendment

The Clerk reported that a Public Hearing was held immediately preceding the Council meeting to receive verbal and written submissions regarding Council’s intention to amend the Land Use Bylaw to permit pet grooming as a small scale business. Council had received at the Public Hearing the Report of the Clerk, the Planners Report, including the report on the Public Information Meeting held on June 27, 2017. There were no submissions received at the Public Hearing regarding the proposed amendment.

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **“THAT Council amend the Land Use Bylaw to add pet grooming as a permitted small scale business use.”** **Motion carried.**

Consideration of Land Use Bylaw Amendment

The Clerk reported that a Public Hearing was held immediately preceding the Council meeting to receive verbal and written submissions regarding Council’s intention to amend the Land Use Bylaw by removing the lists of active Development Agreements and Registered Heritage Properties. Council had received at the Public Hearing the Report of the Clerk, the Planners Report, including the report on the Public Information Meeting held on June 27, 2017. There were no submissions received at the Public Hearing regarding the proposed amendment.

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **“THAT Council amend the Land Use Bylaw to remove the tables Development Agreements in Effect and Listing of Registered Heritage Properties from the Land Use Bylaw and replace the tables with text referring to these lists as maintained and updated by the Town.”** Motion carried.

Delegations and Individuals

Bob Youden, MADE for Mahone Bay

Bob Youden, President of M.A.D.E. for Mahone Bay, spoke to Council to request that the Town not take over the sewage pumping station for the property being built by M.A.D.E. for Mahone Bay on Cara Lane, as stipulated in the Development Agreement.

Mr. Youden advised that to construct a sewage pumping station to meet municipal standards, as opposed to commercial standards, would be considerably more expensive for M.A.D.E. for Mahone Bay, and by removing the pumping station from the responsibility of the Town, the Town would not be accountable for the operating costs to maintain it. Mr. Youden stated that he has operated a similar sewage pumping station in Lunenburg for three years, and he noted that the system has built-in redundancy and that he knows the failure rates. The system consists of a self-contained unit on the property and an alarm notifies of any problems.

In the original proposal for the 26 unit building on Cara Lane, the building was conceived as a market-based rental property; as the development is now to consist entirely of low-income rentals, Mr. Youden stated that constructing the sewage pumping station to commercial rather than municipal standards would help keep construction costs low, thus keeping rents low.

As the sewage pumping station was included in the Development Agreement, the CAO recommended that Council refer the request to the Planners to clarify the process for Mr. Youden’s request and to research legal options for this request. If need be, a report and recommendation from the Planning Advisory Committee would be made to Council.

A motion by Councillor Feeney, seconded by Councillor Nowe, “THAT the request from MADE for Mahone Bay be referred to the Planners for review.” Motion carried.

Cpl Darren Slaunwhite, RCMP

Cpl Darren Slaunwhite of the RCMP presented his quarterly report for the second quarter of 2017. Having reviewed his report, Cpl Slaunwhite highlighted aspects of the report of particular interest to Mahone Bay, including recent car thefts and the apprehension of two suspects believed to have been on an interprovincial crime spree from Ontario to Nova Scotia. Cpl. Slaunwhite responded to questions about the high number of mental health distress calls advising that without beds and treatment facilities available, mental health calls are not uncommon.

Further discussion focused on ongoing efforts to prevent fraud, including awareness presentations, and increased RCMP visibility in Mahone Bay with foot and bicycle patrols over the summer.

Correspondence

1. Derek Mombourquette, Minister of Municipal Affairs, with notification of Gas Tax Fund Allocation for 2017. The Town received \$979.00 as an additional grant for 2017/18.
2. Robert A. MacKinnon, President and CEO of Nova Scotia Provincial Lotteries and Casino Corporation with the 2016/17 summary of results for the Nova Scotia Provincial Lotteries and Casino Corporation.

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

Committee and Other Reports

Mahone Bay and Area Volunteer Fire Department

Council received the quarterly report for April – June 2017 from the Mahone Bay and Area Volunteer Fire Department, as submitted by Chief Russell Acomb.

Councillor Nowe noted that members of the Mahone Bay and Area Fire Department is making arrangements to visit the Berwick Fire Hall and extended an invitation for any members of Council that are interested in attending. Town staff will coordinate with Council and the Fire Department to determine the availability of Council to participate in the visit.

South Shore Regional Library Board

Council received the 2017 Annual Report and the 2017 Audited Financial Statements from the South Shore Regional Library Board. Council discussion focused on the qualified status given to the audited financial statements.

Meeting with Minister Mombourquette

Mayor Devenne noted for the record that Council met with the new Minister of Municipal Affairs, Derek Mombourquette, the Deputy Minister, the MLA and Department of Municipal Affairs staff on July 27, 2017.

A brief on issues of interest to the Town of Mahone Bay was circulated to those present.

Unfinished Business

Founders Society Representation on the Heritage Advisory Committee

Council received a memo from the CAO advising that Town staff have met with representatives of the Founders Society, and will do so again in August, to discuss their representation on the Town’s Heritage Advisory Committee.

Committee appointments

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **“THAT Christopher Berkely be appointed to the Heritage Advisory Committee for 2017/18.”**

Motion carried.

A motion by Nauss, seconded by Councillor Chia-Kangata, **“THAT Kelly Wilson and John Moriarty be appointed to the Audit Committee for 2017/18.”**

Motion carried.

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **“THAT Kelly Wilson be appointed to the South Shore Regional Library Board for 2017/18.”**

Motion carried.

Approval of Development Agreement

Council received a memo from Planning Assistant Peter Nightingale that no appeals have been filed with the Nova Scotia Utility and Review Board and that the Town is now in a position to sign the Development Agreement with Mahone Bay Resorts Inc for the property at 659 Main Street.

New Business

Five Year Capital Budget

Council received a memo from the CAO asking Council to review the proposed Five Year Capital Budget and enter their suggestions for items that they would like to see on the list of potential capital projects. The deadline for submissions is August 11, 2017.

Behavioural Demand Response

Council received information from Efficiency One, offering the opportunity to perform a pilot project with the Mahone Bay Electric Utility to encourage utility customers to reduce their demand by educating them on the demand. The CAO advised Council that the program involves no cost to the Town and the implications on staff time are limited.

Municipal Cannabis Working Group

Council received information that the UNSM is seeking representation on the Municipal Cannabis Working Group and a copy of the Terms of Reference for the Municipal Cannabis Working Group. Included in the request for applications were key skill sets sought for the working groups. Any members of Council interested in participating are asked to follow up with the UNSM.

A motion by Councillor Feeney, seconded by Councillor Nowe, at 8:45 p.m. that Council go In Camera as permitted under MGA Section 22(2)(e) for contract negotiations and 22(2)(h) for public security.

Motion carried.

A motion by Councillor Feeney, seconded by Councillor Nowe, to return to open session at 9:39 p.m.

The meeting adjourned upon motion at 9:39 p.m.

TOWN OF MAHONE BAY

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CAO, James A. Wentzell

Mayor, David Devenne