



The Special Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, April 23, 2019 at 6:40 p.m. in Council Chambers.

Present:

Mayor D. Devenne
Deputy Mayor K. Nauss
Councillor P. Carver
Councillor J. Feeney
Councillor R. Nowe
Councillor C. O'Neill
CAO, D. Heide
Manager of Finance, L. Wentzell

Regrets:

Councillor, J. Bain

Gallery: 1

1 Agenda

1.1 A motion by Councillor Carver, seconded by Deputy Mayor Nauss, **“THAT the agenda be approved as presented.”** **Motion carried.**

2 Staff Report

Council received a presentation from staff on the Draft 2019/20 Budget.

There being no further business, the meeting adjourned upon motion at 8:31 p.m.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

CAO, Dylan Heide

Mayor David Devenne



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, April 25, 2019 at 7:00 p.m. in Council Chambers.

Present:

Mayor D. Devenne
Deputy Mayor K. Nauss
Councillor P. Carver
Councillor R. Nowe
Councillor C. O'Neill
CAO, D. Heide
Deputy Clerk, K. Redden

Absent:

Councillor, J. Bain (Regrets)
Councillor J. Feeney

Gallery: 8

1 Agenda

1.1 A motion by Councillor Carver, seconded by Deputy Mayor Nauss, **“THAT the agenda be approved as amended to add item 8.4 - Economic Development Committee and 8.5 - Mahone Bay Fire Department quarterly report.”** Motion carried.

2 Minutes

2.1 A motion by Deputy Mayor Nauss seconded by Councillor Nowe, **“THAT the minutes of the April 9, 2019 regular council meeting be approved as presented.”** Motion carried.

3 Consideration of Delegations

3.1 Marilyn Keddy and Tom Webb, CPONS

Council received a presentation from Marilyn Keddy and Tom Webb of the CPONS (Campaign to Protect Offshore Nova Scotia) requesting that Council pass a resolution in support of a full independent public inquiry into offshore exploration in Nova Scotia and a moratorium on drilling until this inquiry is complete.

A notice of motion by Councillor Carver seconded by Councillor O'Neill, **“THAT Mahone Bay Town Council supports the CPONS's (Campaign to Protect Offshore Nova Scotia) call for a full and independent public inquiry into the pros and cons of oil industry exploration in offshore**

Nova Scotia and to call for a moratorium on all further oil and gas exploration in the offshore pending the completion of that inquiry.”

3.2 Aaron Long, AREA - Community Solar

Council received a presentation from Aaron Long, Director of Business for AREA (Alternative Energy Resource Authority) on future opportunities for the Mahone Bay Electric Utility. The presentation included information on community solar gardens and other ways for the Town to encourage Town residents’ conversion from fossil fuels to clean electricity.

4 Correspondence – Action Items

4.1 Carolyn Bolivar-Getson, Chair of the Lunenburg County Multipurpose Centre Corporation with a request for an operating grant from the Town of Mahone Bay for the Lunenburg County Lifestyle Centre.

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **“THAT this item be referred to the 2019-20 budget meeting for consideration.”** **Motion carried.**

4.2 Tim Merry, Town resident, with a request for Council’s support for a soccer club in Mahone Bay.

A motion by Councillor O’Neill, seconded by Councillor Carver, **“THAT the Town of Mahone Bay officially support the Town’s new soccer club “Mahone Bay United.”** **Motion carried.**

5 Correspondence – Information Items

5.1 NSFM with a press release advising that the Provincial equalization grant to municipalities has been renamed the Municipal Financial Capacity Grant.

5.2 Cheryl Gallant, Provincial MP, with a letter expressing her concern of the possible passing of Bill C-68, which will reverse changes to the Fisheries Act.

5.3 Shannon Bennett of the Department of Municipal Affairs with a letter to CAO’s and Director’s of Finance with AMANS and NSFM, concerning a one time payment under the Federal Gas Tax Program.

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **“THAT the Correspondence number 5.1 – 5.3 be received and filed.”** **Motion carried.**

6 Staff Reports

6.1 Council Report

Council received the Council Report for April 25, 2019.

Councillor O'Neill excused herself from Council Chambers at 8:25pm. Before she left chambers, items 8.1 and 8.4 were discussed at her request.

6.2 Centennial Update

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **"THAT Council direct staff to include the following in the draft 2019-2020 budget for consideration: Operating Budget – Centennial Program initiatives: \$15,000 and Capital Budget – Town Bandstand: \$60,000 (anticipated Town contribution of \$29,250)."** Motion carried.

6.3 Water Testing

A motion by Councillor Nowe, seconded by Councillor Carver, **"THAT Council accept the report for information."** Motion carried.

7 Council Items

7.1 Councillor Carver – Proposed Amendment to Terms of Reference for Heritage Advisory Committee

A motion by Councillor Carver, seconded by Deputy Mayor Nauss, **"THAT Council adopt the proposed Terms of Reference for the Heritage Advisory Committee."** Motion carried.

8 Committee Reports

8.1 Planning Advisory Committee Meeting – Draft Minutes

Council received the draft minutes of the April 16, 2019 meeting of the Planning Advisory Committee.

A motion by Councillor O'Neill, seconded by Deputy Mayor Nauss, **"THAT Town Council give notice of its intention to enter into a Development Agreement with the Developer to construct one single-unit residential structure at 995 Main Street, Mahone Bay PID 60371291, and that Staff be directed to schedule a public hearing."** Motion carried.

A motion by Councillor O'Neill, seconded by Councillor Carver, **"THAT Council initiate a review of the Municipal Planning Strategy in 2019/2020 fiscal year and that this recommendation be referred to the budget process."** Motion carried.

A motion by Councillor O'Neill, seconded by Deputy Mayor Nauss, **"THAT Council approve a call for nominations to seek a new member of the Planning Advisory Committee to replace a member who has recently resigned."** Motion carried.

8.2 Pool Society Meeting – Draft Minutes

Council received the draft minutes of the April 15, 2019 meeting of the Pool Society.

8.3 Municipal Joint Services Board 2019/2020 Budget Approval

Council received the Municipal Joint Service Board's proposed 2019-2020 Operating Plan and 5-year Capital Program.

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **"THAT the Town of Mahone Bay approve the Municipal Joint Services Board proposed 2019/20 Capital Budget in the amount of \$530,000, and the proposed 2019/20 Operating Budget in the amount of \$4,839,485 with the Town of Mahone Bay's contribution being \$103,710."** Motion carried.

8.4 Economic Development Committee

A motion by Councillor O'Neill, seconded by Deputy Mayor Nauss, **"THAT, with the support of the Economic Development Committee, Council refer the Mahone Bay Tourism and Chamber of Commerce's request for \$1,500 to hire a consultant to the 2019/20 budget process."**

Motion carried.

8.5 Mahone Bay Fire Department Quarterly Report

Council received the Mahone Bay and District Fire Department's quarterly report.

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **"THAT the Mahone Bay Fire Department's quarterly report be received and filed."** Motion carried.

10 Accounts

A motion by Deputy Mayor Nauss, seconded by Councillor Carver, **"THAT Council approve the March 2019 accounts in the amount of \$193,521.18."** Motion carried.

11 Closed Session

A motion by Councillor Carver, seconded by Councillor Nowe to enter into closed session at 8:48 p.m. to discuss acquisition, sale, lease and security of municipal property as permitted by MGANS section 22(2)(a).

Council returned to open session at 9:19 p.m.

There being no further business, the meeting adjourned upon motion at 9:20 p.m.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Deputy Clerk, Kelly Redden

Mayor David Devenne



A Special Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, April 30, 2019 at 6:30 p.m. in Council Chambers.

Present:

Mayor Devenne
Deputy Mayor Nauss
Councillor Feeney
Councillor Nowe
Councillor Carver
Councillor O'Neill
Councillor Bain
Dylan Heide, CAO
Luke Wentzell, Manager of Finance

Regrets:

Agenda

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **“THAT the agenda be approved as presented.”** **Motion carried.**

Presentation of Water Rate Study – G.A. Isenor Consulting Limited

Council received a presentation from Blaine Rooney and Gerry Isenor of the Water Utility Rate Study.

A motion by Councillor Feeney, seconded by Councillor Nowe, **“That the Town of Mahone Bay water utility apply to the Nova Scotia Utility and Review Board for changes in its rates for water and water service, fire protection to the Town of Mahone Bay and changes to its rules and regulations for customers served by the utility, as set out in the water rate study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited.”** **Motion carried.**

Budget

Council received a presentation on the updated 2019/20 Budget. Council members discussed and made suggestions for staff to incorporate into an options report to the May 3, 2019 Special Council meeting.

**A motion by Deputy Mayor Nauss, seconded by Councillor Nowe to go into closed session at 8:35 pm to discuss personnel matters as permitted by MGANS section 22(2)(c).
Motion carried.**

Council returned to open session at 8:55 p.m.

The meeting adjourned upon motion at 8:56pm

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

CAO, Dylan Heide



A Special Meeting of Town Council for the Town of Mahone Bay was held on Friday, May 3, 2019 at 1:30 p.m. in Council Chambers.

Present:

Mayor Devenne
Deputy Mayor Nauss
Councillor Feeney
Councillor Nowe
Councillor Carver
Councillor O'Neill
Councillor Bain
Dylan Heide, CAO
Luke Wentzell, Manager of Finance
Kelly Redden, Deputy Clerk

Regrets:

Agenda

A motion by Councillor Bain, seconded by Councillor Nowe, **“THAT the agenda be approved as presented.”** **Motion carried.**

Budget

Staff Report RE: 2019-20 Budget Policy/Bylaw

Council received the Budget Policy/Bylaw Staff Report. This report makes recommendations to Council concerning the adoption of a Low-Income Property Tax Exemption Policy and Tax Exemptions for Non-Profit Organizations Bylaw.

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **“THAT Council give first reading to the Non-Profit Organizations Bylaw and direct staff to schedule the required public hearing prior to second reading.”** **Motion carried.**

Council received the draft Low-Income Property Tax Exemption Policy. This Policy will come before council on May 14th.

Discussion of 2019/20 Budget

Council received a presentation from Luke Wentzell, Manager of Finance, concerning the most recent changes to the budget.

Councillor Nowe excused himself from Council Chambers at 2:04pm.

A motion by Councillor O'Neill, seconded by Deputy Mayor Nauss, **"THAT Council direct staff to contact MODL requesting official inclusion of Mahone Bay residents in MODL Pro-Kids grant program and that the draft 2019-20 budget be amended to include \$500 for Pro-kids grants."**
Motion carried.

A motion by Councillor Feeney, seconded by Councillor Bain, **"THAT Council establish a deed transfer tax rate of 1.5%, effective August 1, 2019, under the Deed Transfer Tax Bylaw and direct staff to complete the necessary paperwork with the Registrar of Deeds."**
Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Nauss, **"THAT Council amend the draft 2019-20 budget to reflect an increase in the annual infrastructure charge to \$275 per unit."**
Motion carried.

A motion by Councillor Bain, seconded by Deputy Mayor Nauss, **"THAT Council amend the draft 2019-20 budget to remove the \$100,000 transfer to operating reserve, to reduce the transfer to capital reserve by \$51,200, and to reduce the transfer from operating reserve by \$51,200."**
Motion carried.

A motion by Councillor Carver, seconded by Councillor O'Neill, **"THAT Council direct staff to present a report on the proposed development of an Active Transportation Plan and that no requests for proposals be issued nor fund expended until Council has received this report and provided direction to staff in this regard; and**
THAT Council amend the draft 2019-20 budget to reduce the budgeted expenditure for the Active Transportation Plan to \$15,000."
Motion carried.

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney to go into closed session at 2:50 pm to discuss acquisition, sale, lease and security of municipal property and personnel matters as permitted by MGANS section 22(2) (a) and (c).
Motion carried.

Council returned to open session at 3:03 p.m.

A motion by Deputy Mayor Nauss, seconded by Councillor Feeney, **"THAT Council direct staff to amend the draft 2019-20 budget to reflect a salary level of \$66,300 for the position of Town Clerk/Deputy CAO and \$45,000 for the position of Deputy Clerk/Records Administrator."**
Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Nauss, **"THAT Council direct staff to review the placement of garbage receptacles at park entrances and trail crossings with specific consideration to dog waste and cigarette butts and to report back to Council."**
Motion carried.

A motion by Councillor Feeney, seconded by Councillor Carver, **“THAT Council expresses support for the Mahone Bay Tourism and Chamber of Commerce proposal for a facilitated session on events coordination and allocates \$750 toward the cost of the session from the 2019-20 Economic Development Initiatives budget.”** Motion carried.

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT Council directs staff to write back to the Mahone Bay Tourism and Chamber of Commerce concerning their beautification program proposal, detailing beautification initiatives being undertaken as part of the 2019-20 centennial program.”** Motion carried.

Councillor Nowe returned to Council Chambers at 2:50pm.

A motion by Councillor Carver, seconded by Councillor Bain, **“THAT Council direct staff to write back to the Municipality of the District of Lunenburg contributing \$500 toward the operation of the Lunenburg County Lifestyle Centre from the Town of Mahone Bay’s 2019-20 grants budget.”** Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Nauss, **“THAT Council direct staff to amend the draft 2019-20 budget to reflect a total Grants to Organizations budget of \$4,000 for the year.”** Motion carried.

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT \$10,000 from the Operating Reserve be donated to the Joe Feeney Memorial Fund.”** Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Nauss, **“THAT the Fibre Trail Association grant request in the amount of \$500 be referred to the Economic Development Committee.”** Motion carried.

A motion by Councillor O’Neill, seconded by Councillor Bain, **“THAT the amount allocated for the Economic Development Initiatives be reduced to \$4,000.”** Motion carried.

A notice of motion to move budget to May 14, 2019 meeting.

The meeting adjourned upon motion at 4:22pm

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Deputy Clerk, Kelly Redden



United Way
Lunenburg County
Improving Lives Locally

Who we are

The United Way is a volunteer driven organization that improves lives and builds community by engaging individuals and mobilizing collective action.

Community Based Support

The United Way is powered by 75 + volunteers.

Board + Citizens Review Panel + Workplaces + Programs



What we do

We raise money in the local community and reinvest that money into local programs.

We help people from all walks of life; kids, youth, families, women, seniors, people living in and on the edge of poverty.

And we do this in partnership with over 30 community groups and organizations.



Community Issues

People Living with Low Income Using Low Income Measure. (LIM-AT) 2015

- County Low-income Rate 18.8% = 8,670 people (20% 195)
- Child Low-income Rate
 - (0 – 17 yrs.) 23.2% = 1,655 kids (25.9% 35)
 - (0 – 5 yrs.) 27 % = 580 kids (33.3% 15)
- Senior Low-income Rate 21% = 2,445 seniors (17.9% 60)

Lone Parent Families

There are 2,035 lone parent families living in Lunenburg County (2016).

- 1,580 female and 455 male households (6% 30)



Community Issues

Households (2016)

- Total Mahone Bay Households 500
- Households spending more than 30% on shelter costs is 170 or 34%
 - 48.6% (90) of renters and 23.8% (75) of homeowners

One Person Households

- 40% or 200 Households are one person households



People in our community having problems meeting their basic day to day needs.



Since 2006 the United Way of Lunenburg County **has invested \$1,746,422** in numerous Lunenburg County community organizations and projects.

This total does not include donor's choice/ designations.

The breakdown by focus area is as follows;

All That Kids Can Be	\$1,103,881
From Poverty to Possibility	\$204,635
Healthy People Strong Communities	\$437,926



Our top 10 funded programs represent 55% of total funding

YMCA Youth Programs	\$185,950	Since 2009
Big Brothers Big Sisters	\$164,138	Since 2006
St Vincent de Paul	\$163,100	Since 2006
Better Together Family Resource Ctr.	\$126,260	Since 2006
PRO Kids MoDL	\$110,830	Since 2010
Second Story Women's Ctr. Girl Talk	\$69,068	Since 2008
Harbour House	\$53,917	Since 2006
Chester Community Wheels	\$52,400	Since 2007
Bridgewater PRO Kids	\$45,040	Since 2011
Hinchinbrook Farms	\$43,220	Since 2011

Our Locally Funded Partners & Programs

For our 2019/2020 - Allocation period
The United Way of Lunenburg County
invested \$122,409 in 21 local programs.



Our Locally Funded Partners & Programs

Funded programs that will assist residents of

LUNENBURG COUNTY

Includes the Towns of Bridgewater, Lunenburg, Mahone Bay, The Municipalities of Chester and Lunenburg

211 Information and Referral ²¹¹

Adult Learning Network – Literacy & Skill Building

Back in the Game Free Skates to Borrow at the LCLC

Back in the Game FREE LCLC Swimming and Skating Passes for Financially Stressed Families

Big Brothers Big Sisters In School Mentoring

Big Brothers Big Sisters Kids and Kops Summer Day Camps (2)

“Bikes for Kids” – 450 FREE bikes distributed to date

Coats for Kids - Teens and Adults Too

Free iPhones and Laptops for Vulnerable People

Free iPhones for Nursing Home Music Therapy Programs

Free Recreational Passes for Individuals Living with Low Income and Mental Health Issues

Girl Talk Summer Day Camps (7) offered by Second Story Women's Centre

Hinchinbrook Farm Volunteer Training

Plow it Forward – Rake it Forward – Mow it Forward - Stack it Forward Campaign

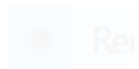
Sexual Health Centre Youth Outreach

St. Vincent de Paul Community Outreach

South Shore Safe Communities Senior Safety Coordinator

YMCA Friday Night Youth Zone

YMCA King Street Youth Centre



Our Locally Funded Partners & Programs

TOWN OF MAHONE BAY

Mahone Bay Outdoor Swimming Pool Free Saturday Community Swims
Mahone Bay Museum Children's Programing



We also operate 9 programs that help vulnerable and low income people in our community.

WHAT DOES LOCAL LOVE LOOK LIKE?

United Way Lunenburg County is a volunteer driven organization with two roles. One is to motivate donors and raise money to provide the financial resources needed to affect change in our community. The other is to seek out organizations and help create the dynamics and partnerships that will affect positive social change right here in Lunenburg County.

Here are some of the projects your generous donations have made possible:



LOCAL GIVING. LOCAL RESULTS.

Michael Graves, Coordinator
office@lunenburgcounty.unitedway.ca
www.lunenburgcounty.unitedway.ca

ENJOY A
FREE SKATE
ON US!



For public skating times please visit
www.lclc.ca or call **902-530-4100**
135 NORTH PARK STREET, BRIDGEWATER

A number of skates and helmets are available
to borrow free of charge on a first come, first served basis.
THIS PASS HAS NO CASH VALUE. ONE TICKET PER FREE SKATE.



Back in the Game

A PROJECT OF THE




United Way
of Lunenburg County

Lunenburg County Lifestyle Centre

**Vic's Skate Sharpening
& Whynot Build It**

*Helping to promote
quality family time
& recreation.*

Over 1,000 free swimming
and skate passes to the LCLC
are distributed every year to
low income kids and their
parents.

ENJOY A
FREE SWIM
ON US!



For public swim times please visit
www.lclc.ca or call **902-530-4100**

SWIMMING CONDITIONS
Children 7 and under must have an adult in the water. Children 8-9 years must have
an adult on deck. Youth 10-12 years, adult must remain within the LCLC facility.
PLEASE REMEMBER TO BRING A TOWEL
THIS PASS HAS NO CASH VALUE. ONE TICKET PER FREE SKATE.



Back in the Game

A PROJECT OF THE




United Way
of Lunenburg County

Lunenburg County Lifestyle Centre

**Helping to promote
quality family time
& recreation.**

This is done in partnership
with the schools.





Free Skates to Borrow

borrow skate clean return

Back in the Game

This program brought to you by

www.lunenburgcounty.unitedway.ca

Find us on:
facebook

 **United Way**
Lunenburg County
Improving Lives Locally

 **Lunenburg County Lifestyle Centre**

Vic's
SKATE SHARPENING

 **WHYNOT**
BUILD IT!

We also have a storage unit at rink level at the LCLC filled with “Free Skates to Borrow”.

These free skates are available to everyone who wants to skate.



**FREE USED SPORTS
EQUIPMENT EXCHANGE**

Is your old hockey or soccer equipment gathering dust?
Donate today and put your gently-used gear back in the game!

Your used equipment will be checked for safety and then distributed via open-to-everyone Exchanges set up by United Way Lunenburg County. Your donation helps make sport more affordable for local families. Watch for dates when the Exchanges will be held.



United Way
Lunenburg County

Thanks to our sponsors

south shore
CENTRE



Lunenburg County
Lifestyle Centre



for more info: email office@lunenburgcounty.unitedway.ca or call Michael Graves 902.521.4704 or Krista Walker 902.212.0270

**EARLY EQUIPMENT
DROP OFF @ 2 LOCATIONS**



Centre Court, South Shore Centre
Mon to Sat 9:30am - 9pm
Sunday noon - 5pm



HB Studios Sports Centre
Drop-off during regular open hours.
Just inside the front doors.

High quality gently used sports equipment exchanges help to reduce the high cost of team sports like hockey and soccer.



“Every kid deserves a bike to ride.”

Support United Way of Lunenburg County Bikes for Kids.



United Way
Lunenburg County

Since 2013 over 450 refurbished bikes have been given away to kids and their parents who would struggle financially to acquire one.

Free bike helmets are also provided.

FREE RECREATIONAL ACTIVITIES PASS

(See back for more information.)

A JOINT PROJECT OF



United Way
Lunenburg County



Promoting health through recreation

In partnership with Mental Health and Addictions we also distribute free full access passes to the LCLC, the YMCA and the HB Studios Sports Centre.

These passes are made available to their low income clients who would not have the financial ability to purchase themselves. It also allows the pass holder to bring up to 2 guests for support.



Technology Program

Free iPhones and laptops given to low income vulnerable people in our community.

Since May 2017;

81 iPhones

18 laptops

30 iPhones to local nursing homes for music therapy

Neighbour Helping Neighbour Awareness Program.



Plow it Forward this Winter
"Adopt" a senior neighbour and help with their snow removal.

Uncleared snowfall prevents seniors from getting groceries, mail, medications and daily care on which they depend. Seniors clearing their own snow puts them at serious risk of broken bones, heart attacks and stroke.

?

Does a senior or disabled neighbour's house remain unplowed after a storm?

A neighbour may need your help and your act of kindness could save a life. Volunteer to shovel as an individual, family, business or school. Knock on a neighbour's door, and spread care and compassion in your community.

PART OF THE NEIGHBOURS HELPING NEIGHBOURS INITIATIVE





Rake it Forward this Spring & Fall
"Adopt" a senior neighbour and help with their spring and fall cleanup.

Raking leaves and picking up fallen branches can cause undue stress on seniors. The strain caused by constant bending, crouching and heavy lifting can put them at serious risk of falls, broken bones, heart attacks and stroke.

?

Is your senior or disabled neighbour's property looking a little messy?

A neighbour may need your help and your act of kindness could save a life. Volunteer to help with their spring and fall cleanup as an individual, family, business, or school. Knock on your neighbour's door and spread care and compassion in your community.

PART OF THE NEIGHBOURS HELPING NEIGHBOURS INITIATIVE





Mow it Forward this Summer
"Adopt" a senior neighbour and help with their lawn mowing.

Lawn mowing can cause undue stress to the body of a senior. The strain caused by pushing and using heavy equipment and walking long distances can put some seniors at serious risk of falls, broken bones, heart attacks and stroke.

?

Is your senior or disabled neighbour's property looking like a jungle?

A neighbour may need your help and your act of kindness could save a life. Volunteer to help with their lawn mowing as an individual, family, business, or school. Knock on your neighbour's door and spread care and compassion in your community.

PART OF THE NEIGHBOURS HELPING NEIGHBOURS INITIATIVE





Stack it Forward this Fall
"Adopt" a senior neighbour and help with their wood stacking and storage.

Firewood is heavy and unstable, and seeing it not taken care of can cause stress and anxiety for seniors as they think about cold weather. Stacking and storing it themselves puts them at serious risk of falls, broken bones, heart attacks and stroke.

?

Has an elderly or disabled neighbour recently received a load of firewood?

A neighbour may need your help and your act of kindness could save a life. Volunteer to stack and store firewood as an individual, family, business, or school. Knock on your neighbour's door and spread care and compassion in your community.

PART OF THE NEIGHBOURS HELPING NEIGHBOURS INITIATIVE



Plow it Forward - Rake it Forward - Mow it Forward - Stack it Forward



Over 850
warm winter coats
given away in 2018

**Have a coat to give to
someone in need?**

Bring your gently used, washed winter coats to
Centre Court in Bridgewater Mall from now until
September 30 and simply hang your coats on the
appropriately marked racks. *Please ensure that
the zippers are in good working order.*

FOR MORE INFORMATION PLEASE CALL

Michael Graves – Coordinator the United Way of Lunenburg County **902-530-3072** (voice mail)
Major Wilson Sutton – The Salvation Army **902-543-0356**



A partnership between the United Way and the Salvation Army

**Need a warm winter coat for
you or a family member?**






Stop by the Bridgewater Mall between Thursday,
October 4 and Sunday, October 15 to get a coat
that suits your needs. Coats will be in a discreet
storefront across from Centre Court and Bentley
Luggage. First come. First served.

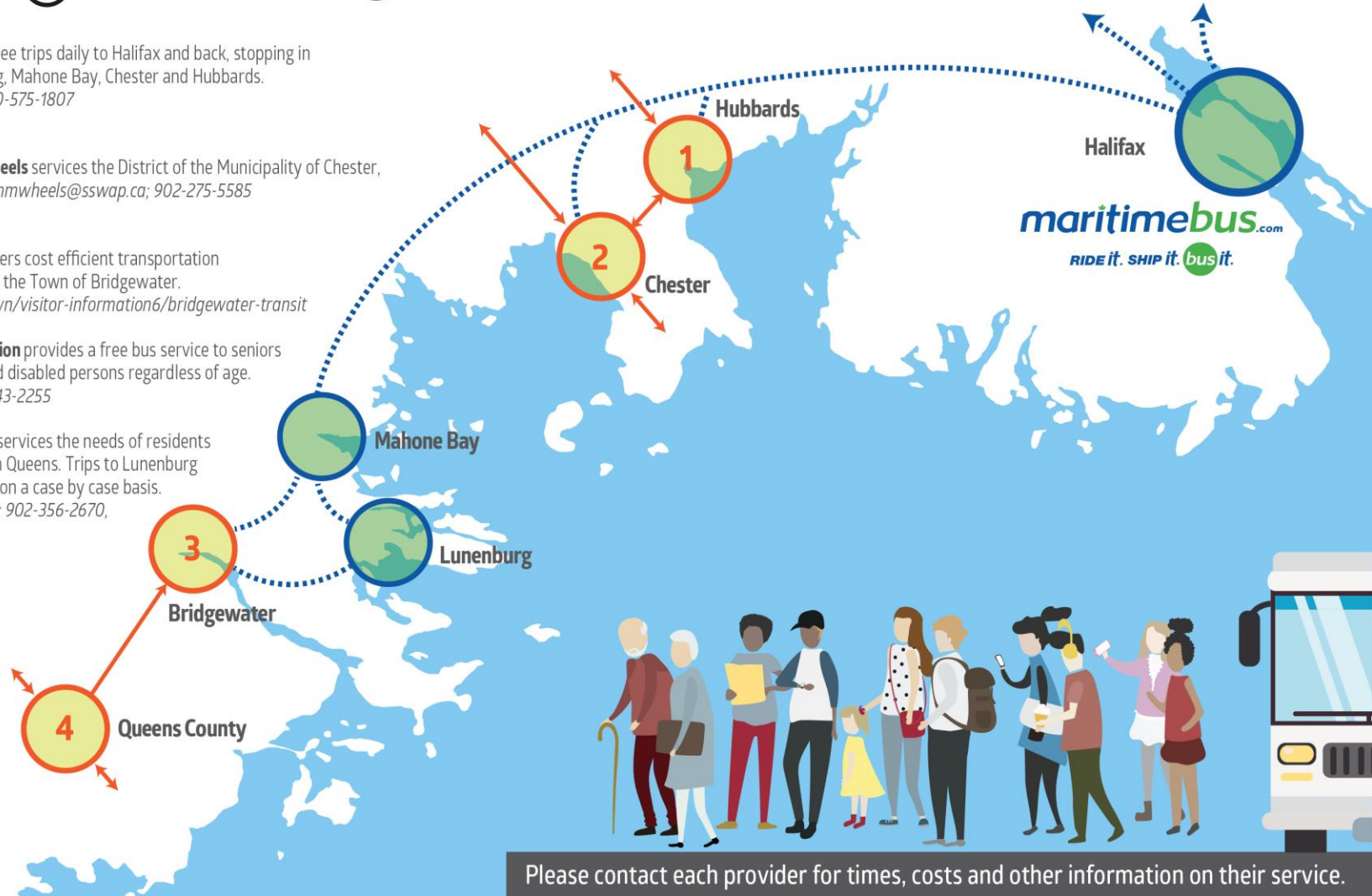
COMMUNITY PARTNERS





Connecting the South Shore from Queens to Halifax

-  **Maritime Bus** makes three trips daily to Halifax and back, stopping in Bridgewater, Lunenburg, Mahone Bay, Chester and Hubbards.
maritimebus.com; 1-800-575-1807
-  **1** **Chester Community Wheels** services the District of the Municipality of Chester, including Hubbards. commwheels@sswap.ca; 902-275-5585
-  **2** **Bridgewater Transit** offers cost efficient transportation on a 16km route around the Town of Bridgewater.
bridgewater.ca/our-town/visitor-information6/bridgewater-transit
-  **3** **Senior Wheels Association** provides a free bus service to seniors 60 plus years of age and disabled persons regardless of age.
seniorwheels.ca; 902-543-2255
-  **4** **Queens County Transit** services the needs of residents in both North and South Queens. Trips to Lunenburg County and beyond are on a case by case basis.
queenscountystatransit.ca; 902-356-2670, toll-free 833-356-2670





Helping you find the right community and social services.

Call **211** or visit **ns.211.ca**

So how can you help your community?

Donate

If every single worker donated just \$0.15 per day to the United Way of Lunenburg County we would raise over \$1.2 million dollars every year.

Advocate

Be a United Way of Lunenburg County Champion.





United Way
Lunenburg County
Improving Lives Locally

United Way Lunenburg County is a volunteer driven organization with two roles. One is to motivate donors and raise money to provide the financial resources needed to affect change in our community. The other is to seek out organizations and help create the dynamics and partnerships that will affect positive social change right here in Lunenburg County.



**FREE
RECREATIONAL
ACTIVITIES**



**Free Public Swimming
Free Aquatic**



**Free Public Skating
Free Skate & Ice Skating**



**A JOINT PROJECT
OF
United Way
of Metro Atlanta**

Preserving health
through recreation

155 North Park St., Bridgeview, West Midway call 770-330-4500 to check for current times. Expires Aug. 2019



**FREE
RECREATIONAL
ACTIVITIES**



Free Access to the Walking Track



**A JOINT PROJECT
OF
United Way
of Metro Atlanta**

Preserving health
through recreation

145 Glen View Drive, Bridgeview, Call 770-330-4500 to check for current times. Expires Aug. 2019



**FREE
RECREATIONAL
ACTIVITIES**



**Free Day Pass to all YMCA activities
(Swim, Yoga, and Aquatic)**



**A JOINT PROJECT
OF
United Way
of Metro Atlanta**

Preserving health
through recreation

1745 West Gate, Bridgeview, Call or email for more info. Call 770-330-4500 or visit preservinghealth.org/ympg for more information. Expires Aug. 2019



**FREE
RECREATIONAL
ACTIVITY**



**Free Meeting Spaces Available for Individuals
55 years of age and older**



**Offered at a location:
Alamo Heights
Kennesaw
Marietta North and Marietta
Westside Locations**



**A JOINT PROJECT
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United Way
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Preserving health
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For more information, Call Marietta at 770-330-4500 for more info or visit eldercenteratl.com Expires Aug. 2019



**FREE
RECREATIONAL
ACTIVITIES**



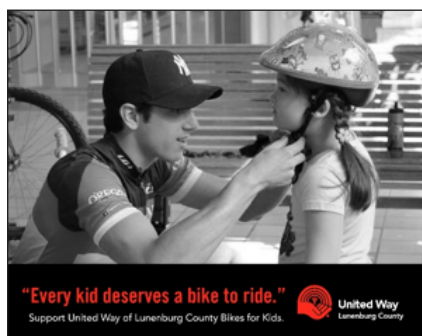
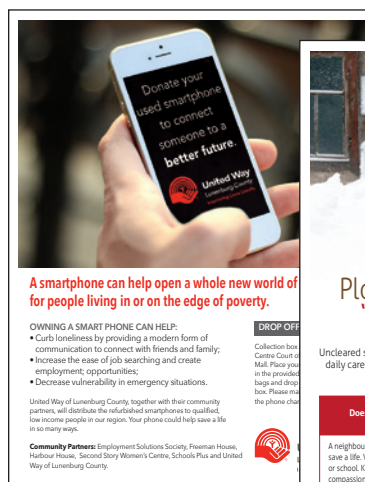
**Let's Eat & Play
10:00 a.m. - 12:00 p.m. and 1:00
p.m. - 3:00 p.m. on Wednesdays
and Thursdays**



**A JOINT PROJECT
OF
United Way
of Metro Atlanta**

Preserving health
through recreation

145 Glen View Drive, Bridgeview, Call 770-330-4500 for more info. Expires Aug. 2019



LOCAL GIVING. LOCAL RESULTS.

Michael Graves, Coordinator
office@lunenburgcounty.unitedway.ca
www.lunenburgcounty.unitedway.ca



United Way
Lunenburg County

Our mission is to help people in need by providing financial assistance and support services to help them improve their lives and become self-sufficient.

Our work is funded by - Lunenburg County

The United Way of Lunenburg County invested \$122,409 in 30 programs

Funded programs that will assist residents of

LUNENBURG COUNTY

Includes the Towns of Bridgewater, Lunenburg, Mahone Bay, The Municipalities of Chester and Lunenburg

Our work is funded by - Lunenburg County (211)

Back in the Game Free Skates to Borrow at the LCLC

Back in the Game FREE LCLC Swimming and Skating Passes for Financially Stressed Families

Our work is funded by - Lunenburg County

“Bikes for Kids” – 450 FREE bikes distributed to date

Free iPhones and Laptops for Vulnerable People

Free iPhones for Nursing Home Music Therapy Programs

Free Recreational Passes for Individuals Living with Low Income and Mental Health Issues

Our work is funded by - Lunenburg County

Plow it Forward – Rake it Forward – Mow it Forward - Stack it Forward Campaign

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

MUNICIPALITY OF CHESTER

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

TOWN OF BRIDGEWATER

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

TOWN OF MAHONE BAY

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

TOWN OF LUNENBURG

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County

Our work is funded by - Lunenburg County



For 2019/2020

The United Way of Lunenburg County invested \$122,409 in 30 local programs

Not all community members have the opportunity to create a vibrant life. Many people struggle to achieve a sustainable livelihood because they have vulnerabilities that place them at risk and face barriers at accessing opportunities and support. Recognizing this, the United Way chooses to focus its efforts on individuals and groups in our community that are vulnerable to a variety of social and systemic barriers. Priority populations in a community vary according to local circumstances, but often include people dealing with or at risk of poverty, abuse or stigmatation related to race, country of origin, culture, disability, age or sexual orientation. The United Way of Lunenburg County directs funding to the following focus areas: All That Kids Can Be, Poverty to Possibility and Healthy People, Strong Communities.

ALL THAT KIDS CAN BE programs received funding totaling \$76,234

Helping children and youth reach their potential by investing in their early years, middle years and youth.

Giving kids a positive summer camp experience - \$11,400

Girl Talk (7) A Second Story Women's Centre Program
Kids and Kops (2) A Big Brothers Big Sisters Program

Helping kids participate in sport, recreational or cultural activities - \$15,000

PRO Kids Town of Bridgewater
PRO Kids Municipality of Lunenburg
PRO Kids Town of Lunenburg
Bikes for Kids - Over 450 bikes given away to kids of financially stressed families
3000 FREE LCLC swimming and skating passes for financially stressed families every year
FREE used sports equipment exchanges (hockey and soccer)

Providing a safe place for youth to grow and socialize - \$38,500

Better Together Family Resource 4H Clubs (3)
Musical Friends at St. Stephen's Anglican Parish in Chester
YMCA Thursday Night Youth Basketball & Youth Fitness Conditioning
YMCA Friday Night Youth Zone
YMCA King Street Youth Centre

Helping our communities' vulnerable youth - \$2,000

Big Brothers Big Sisters In School Mentoring

Education programs for teachers and youth - \$1,934

Sexual Health Centre Education and Support

Helping children and youth with special needs - \$7,400

Hinchinbrook Farm volunteer training

FROM POVERTY TO POSSIBILITY programs received funding totaling \$23,800

Meeting basic human needs and moving people out of poverty by investing (in part) in employment security, basic income maintenance programs and improving skills through education.

Literacy programs - \$2,100

Lunenburg County Adult Learning Network- Literacy & Skill Building

Basic income maintenance programs - \$16,700

Saint Vincent de Paul Society

Bridgewater and Area Food Bank - \$5,000

Providing life changing opportunities for people living on low income – These are \$0 cost programs

Free Recreational Passes for low income individuals with mental health issues. (100 passes)
Free iPhones for vulnerable low-income individuals. (72 since May 2017)
Free iPhones for nursing home music therapy programs. (30 since May 2017)
Free laptops for vulnerable low-income individuals. (18 since May 2017)
Coats for Kids – Teens and Adults Too (Because everyone deserves to be warm in winter.)

HEALTHY PEOPLE, STRONG COMMUNITIES programs received funding totaling \$22,375

Supporting personal wellbeing and strengthening neighbourhoods by investing (in part) in seniors, transportation, information.

Helping to create inclusive community spaces - \$9,875 (The family that plays together, stays together.)

O'Regan Subaru Outdoor Pool / Bridgewater Outdoor Pool Free Swims
Mahone Bay Outdoor Pool Free Saturday Swims
Mahone Bay Museum Children's Programming
Free to borrow skates at the LCLC (Free to anyone who needs them.)

Connecting people and communities through transportation networks - \$7,500

Bridgewater Senior Wheels
Chester Community Wheels

Helping to keep our seniors safe and in their homes - \$5,000

Lunenburg County Senior Safety Coordinator
Plow it Forward – Rake it Forward – Mow it Forward - Stack it Forward Campaign – volunteer to help a senior

Helping to provide information and resources

211 Information and Referral **211**

Making positive things happen in Lunenburg County takes more than good intentions and the contributions of a few. It takes everyone doing what they can because everyone shares in the benefits of a happy, healthy, and safe community where no one is left behind.

Consider this. If every single working person in Lunenburg County invested just \$0.15 per day with the United Way of Lunenburg County, we would raise over \$1.1 million dollars each and every year to invest in programs and organizations that would make a meaningful and measurable difference in the lives of Lunenburg County residents. This could be someone you know.

To find out more about how the United Way of Lunenburg County is putting your donations to work helping Lunenburg County kids, youth, families, women, seniors and communities, to see our community impact videos, to see the requirements necessary to obtain a grant, to sign up for our e-newsletter and/or to make a secure online donation please visit our website at www.lunenburgcounty.unitedway.ca. Please direct questions to office@lunenburgcounty.unitedway.ca.

When you support the United Way of Lunenburg County you help make positive things happen in your community. 100 % of your donation stays in Lunenburg County.

Loss of the Neighbourhood

51 POND STREET
MAHONE BAY, NOVA SCOTIA

Home of Catherine (Kay) Joudrey and Duchess



TRANSITION – Stage 1



TRANSITION - Stage 2



Transition – Stage 2



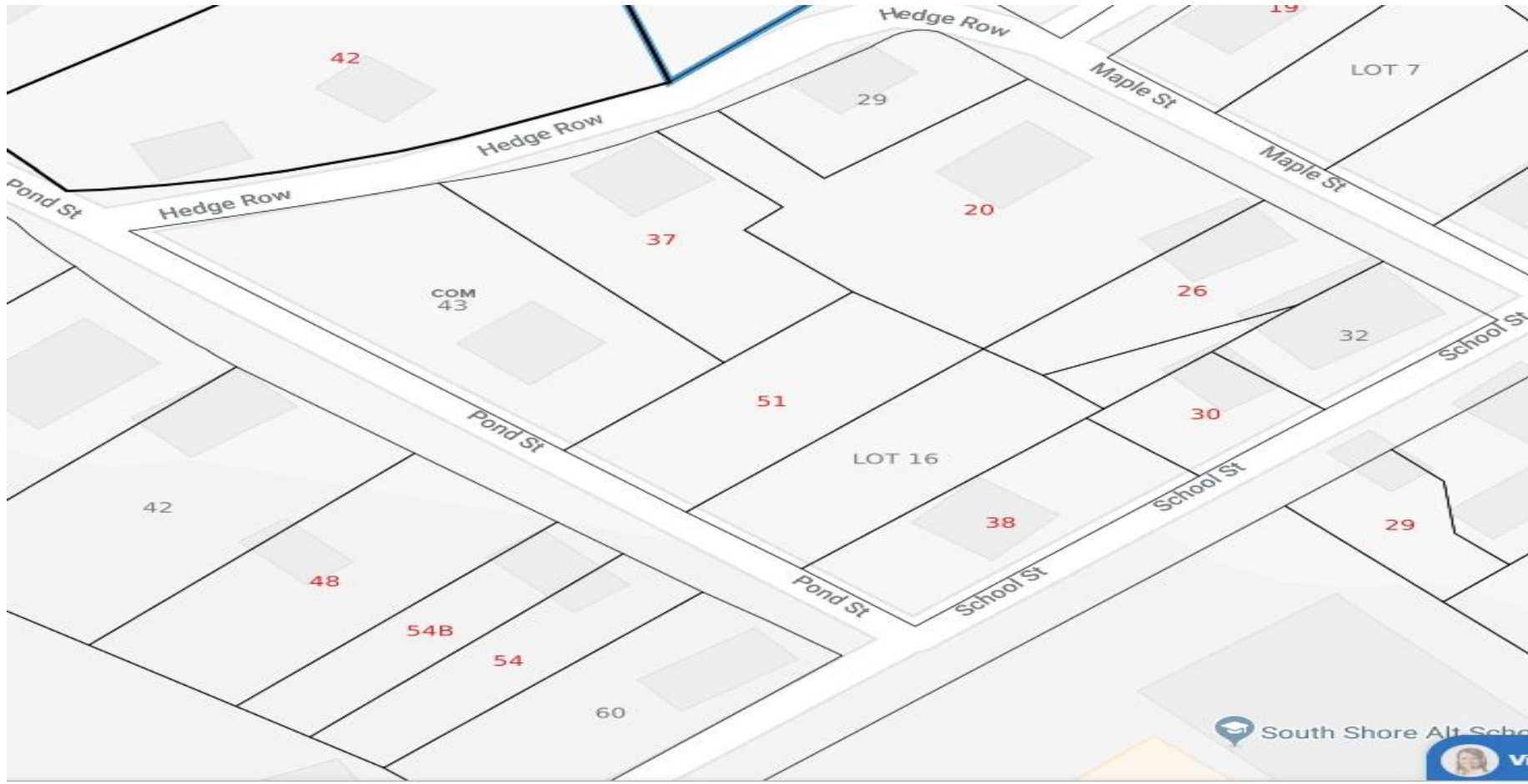
Transition – Stage 3 ???



CONSEQUENCES OF DEVELOPMENT

Loss of a Neighbourhood

Where is 51 Pond Street?



CONSEQUENCES OF DEVELOPMENT

Loss of a Neighbourhood

How is 51 Pond Street zoned?



PROCESS / NOTICE

In an letter from the Planner dated Feb 28, 2019 he stated:

“As Heather eluded to, a third unit, whether for residential or short-term rental uses would require the property owner to go through a process called a Development Agreement. A Development Agreement is a formal agreement between the landowner and the Town regarding the condition and specifications of the development. There is no poll or vote regarding whether a development should proceed or not, the final decision rests with Town Council, however, there are ample ways to express your support or opposition to a development through this process. Staff will write a report appraising the proposal that is brought to the Planning Advisory Committee who provide a positive or negative recommendation to Council. Planning Advisory Committee meetings are scheduled a year in advance and can be found of the Town’s website. Additionally, the public is able to address the Committee directly at these meetings.

There will also be a Public Information Meeting where the proposed development is presented to the community. Staff will record the comments made from the public at this meeting which will be brought to Council in a report. Public Information Meetings are advertised in the local newspaper before the meeting is held.”

PROCESS / NOTICE

In an letter from the Chief Planner dated April 4, 2019 he stated:

“An application for a Development Agreement has been submitted to the Town by the property owner and this application will be received by Council at a meeting held on April 9th, 2019. The standard practice for Development Agreement applications is for Council to receive the application and direct the file to planning staff. Planning staff would then host a Public Information Meeting, normally with the Applicant in attendance. The purpose of the Public information Meeting is to receive comments and questions from members of the public and provide information on the proposal.”

PROCESS / NOTICE

In an email from the Town Clerk dated April 10, 2019 she stated:

“Last evening Council received the request for a Development Agreement and they forwarded that request to the Planners and the Planning Advisory Committee (PAC). The Planners (municipal planning staff) will now schedule a Public Information Meeting which will be advertised at least seven days in advance of the meeting. We have changed our public participation process recently so that this Public Information Meeting will be held in advance of the PAC so that the feedback they have from the community will have been heard before the Planners draft their report for the consideration of the PAC.”

PROCESS / NOTICE

In an email from the CAO dated May 6, 2019 he stated:

“I want to advise you that some recent information has come to light which may impact on the approval process for the third unit at 51 Pond St. I want to ensure you have this information and understand that staff are responding to both the property owner and neighbors transparently and in accordance with the Municipal Planning Strategy and Land Use By-Law, which govern development requests in the Town of Mahone Bay.

Our contract planning staff at the Municipality of the District of Chester (MODC) have uncovered an error in the current Land Use By-law involving the omission of the word “existing” prior to the word “buildings” in section 4.4.6 Residential Conversions of the Land Use By-law. While the Municipal Planning Strategy clearly indicates that the intent is to apply only to existing structures which were in existence prior to the effective date of the Land Use By-law, we are bound to administer the By-law as written. As written, this would allow the owner of 51 Pond St. to apply for a development permit for a third unit, rather than a development agreement. MODC staff confirm that the owner has now applied for a development permit, which will have to comply with the setbacks of the Residential Zone and all other requirements of the Land Use By-law.

A report summarizing this error in the Land Use By-law and the Development Permit application will be presented to the Town Council at their upcoming meeting on May 14th. The report submitted to Council for May 14th will outline the current situation in more detail. Council packages and reports are made public three business days prior to the meeting and are available on the Town website or at Town Hall. The Council meeting on May 14th is open to the public if you or any other interested party wishes to attend and hear the discussion.”

PROCESS / NOTICE

There are several points with regards to the process and due notice are as follows:

- A. What is the process – Development Agreement or Development Permit?
- B. Are the rights of citizens to voice their concerns protected?
- C. What are the notice requirements for whichever process is proposed:
 - Is the Town required to notify residents?
 - Is the Town required to notify other short-term rental units within 100 meters?

CONSEQUENCES OF DEVELOPMENT

Loss of the Neighbourhood

What does R1 Zoning Mean?

- 5.2 RESIDENTIAL (R) ZONE
- 5.2.1 Permitted Developments
- a) Developments Permitted subject to R Zone Standards
 - i) Single Unit Dwellings
 - ii) Two Unit Dwellings
 - iii) Parks, playgrounds and open spaces

By-Law Lot Usage

5.2.2 R Zone Standards

All structures shall conform with the following standards except that two dwelling units forming a two-unit dwelling may be built to the common side or rear lot line.

	Single-Unit Dwelling	All other structures
Minimum Front Yard	4.5 metres (15 ft.)	4.5 metres (15 ft.)
Minimum Rear Yard	4.5 metres (15 ft.)	4.5 metres (15 ft.)
Minimum Side Yard		
One side	3.5 metres (12 ft.)	1.2 metres (4 ft.)
Other side	3.5 metres (12 ft.)	3.5 metres (12 ft.)
Minimum Flankage Yard	4.5 metres (15 ft.)	4.5 metres (15 ft.)
Maximum Height of buildings	13.5 metres (45 ft)	13.5 metres (45 ft)
Minimum distance between main buildings on adjacent lots	4.5 m. (15 ft.)	4.5 m. (15 ft.)

Lot Calculation – 51 Pond Street

LAND USE BY-LAW					
LOT USAGE - 51 Pond Street					
Total Lot size			7535	sq ft	
Line on Lot 16 side			140	Lin ft	
Estimate Front			51.5	Lin ft	
Set back requirements					
	Front		15 x 51.5	773	5.2.2 LAND USE BY_LAW
	Rear		15 x 51.5	773	5.2.2 LAND USE BY_LAW
	Side 1		12 x 140	1680	5.2.2 LAND USE BY_LAW
	Side 2		12 X 140	1680	5.2.2 LAND USE BY_LAW
Total setbacks				4905	
Lot Space left				2630	
Buildings					
	Building 1	22' X 18" plus		396	Per Building Permit
	Decks	6" X 18' + 6' X 14'		192	Per Building Permit
	Building 2	22' X 18"		396	
	Building 3	20' X 23"		460	
				1444	
Set off for ancillary buildings					
	Building 2	5 x 51.5		258	4.5.11 LAND USE BY-LAW
	Building 3	5 x 51.5		258	4.5.11 LAND USE BY-LAW
				515	
Parking Spaces					
	Driveway	10 X 100		1000	13.3 LAND USE BY-LAW
	3 spots	1.5 spaces	20 X 10	900	13.3 Category (2)/15.54 Land Use BY-Law
		per spot			
				1900	
Excess (deficient) Lot Space				-1229	
minimum lot area per accessory building shall be 3,500 sq. ft. per unit. 5.2.3 LAND USE BY-LAW					

PARKING

13.3 Number of Parking Spaces Required

No development permit shall be issued for any development unless off-street parking shall be provided and maintained in conformity with the following schedule:

Hotels, motels and other accommodation for travellers - one and one-half (1 1/2) spaces per rental unit.

3 units = 4.5 spaces = 900 sq. ft.

Where does the 3rd unit go?



INFRINGEMENTS AND ENCROACHMENTS

The existing development has already infringed or encroached on adjacent properties as follows:

Rock Wall

- Exceed 10' in height
- No foundation
- No rebar
- No drainage



INFRINGEMENTS AND ENCROACHMENTS

Other jurisdictions:

Service Nova Scotia and Municipal Relations - Model Land Use By-Law

2.3 Unless otherwise specified, no development permit shall be required for:

(ii) a fence or wall that does not exceed 2 m. in height;

Does this mean that over 2 m. a development permit is required?

Was the retaining wall considered in the initial development permit?

INFRINGEMENTS AND ENCROACHMENTS

Other matters:

Drainage:

Is drainage onto adjacent properties permitted?

Snow Removal.

Due to a restriction of space, snow cannot be accommodated on the property and is being plowed onto adjacent properties.



INFRINGEMENTS AND ENCROACHMENTS

Other matters:

Property Lines:

Side:



Rear:



PROPERTY VALUES

- Property values have been diminished because of the conversion of residential property to commercial. This is due to:
 - 1. A diminishing of the neighbourhood
 - 2. Commercialization of the neighbourhood.
 - 3. Danger created with rock walls exceeding 10 ft.
 - 4. Traffic and congestion created on one of the most restricted roads in Town.

PROPERTY VALUES

- Property values will be diminished as stated in the letter from Al Mosher:

Mayor David Devenne and Town Councillors
Town of Mahone Bay

COPY

May 6, 2019

Dear Mayor Devenne and Councillors:

I am writing to express my support for the residents of the Hedge Row, Maple Street and Pond Street block in Mahone Bay who are rightfully worried and angry at the proposed development of a third unit for airbnb use in your beautiful Town, at 51 Pond Street.

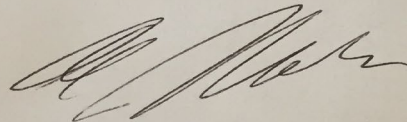
I have lived in Lunenburg County most of my life, although never in Mahone Bay. I have had the honour of representing the area in the Provincial Legislature however, and for the past 25 years have been selling real estate here including several homes in this neighbourhood. It is quiet, peaceful and yet close to the amenities of Town - a perfect place to live and raise a family.

I plead with you to stop the proposed development of a third overnight accommodation unit at 51 Pond Street - essentially a "motel" right in the heart of this quiet block of homes. If I were a nearby resident, I would be outraged. Yes, most people using airbnb accommodations are well behaved and respectful. Some are not.

As a Realtor, I guarantee you that allowing this development will decrease property values in the neighbourhood and make a joke of zoning virtually everywhere in Mahone Bay.

I thank you for allowing a non-resident to speak to this issue. I am well aware of how difficult it is to represent the public in this cynical age.

With great respect and kindest regards,



Al Mosher
Second Peninsula,
Lunenburg County

SUMMARY

- Questions remain over:
 - 1. The process and its' implementation
 - 2. The right of the neighbourhood to have input
 - 3. The notice required for adjacent and surrounding property owners and competing operations within the area.
 - 4. The quality of retaining walls
 - 5. The capacity of the lot to absorb the development planned.
 - 6. The affect of property values in the neighbourhood.
 - 7. The traffic and congestion created.

Concerns About A 3rd Air BnB Development at 51 Pond Street

-The buildings at 51 Pond Street in Mahone Bay were purpose built with the intention of being a year round Short Term Rental business (referred to here further as an STR). Originally a single unit STR was proposed but a second semi-attached unit was also constructed with the intention of being used as an STR unit. Currently a third has been proposed which will also be used as a commercial dwelling.

Basic facts about the property are as follows:

- A) The property at 51 Pond Street exists within a residentially (R) zoned area in Mahone Bay
- B) There will not be a permanent resident at the property. There is an owner/proprietor that resides elsewhere that will be running a year round STR business at this location.
- C) The Municipality is attempting to eliminate any hearing or town approval for a variance based on an issue with language in town code.
- D) The sole intent of the property is to let the STR year round for profit.
- E) The CRA definition of business clearly applies to 51 Pond Street.
- D) Because of the lack of current bylaws, Mahone Bay Council must address these issues on a case by case basis as is common practice across North America
- E) 51 Pond Street is technically allowed to operate a “small business”

within a home but has clear regulations when it comes to size and scale of those businesses. Most of those regulations imply that there will be a permanent resident on site.

The Decision Making Process

It is important, given the circumstances, for Mahone Bay Town Council to be aware of the variables being considered in the decision making process in regard to Municipal approval of a 3rd commercial dwelling at 51 Pond Street.

Has the town council been privy to the decision making process that the Municipality has gone through to approve AND interpret town bylaws?

Mahone Bay town bylaws are in need of updating when it comes to STRs and any decision regarding these matters would be one involving interpretation by the development officer, a single individual. It is important (in this case especially as it creates a precedent) to review the decision making process to make sure it aligns with the town council's vision of development going forward. The lack of current bylaws does not preclude the council from being involved in making judgements concerning contemporary issues at hand.

As was originally mentioned by Heather Archibald (see attached email), there would have needed to be an approval of a variance and a review process for a third rental to be created on this very small lot. However, subsequently, Heather Archibald has determined that the review process isn't necessary because of a deficiency in the language of the Mahone Bay bylaws. There is an implication by Ms. Archibald (see email below) that an aspect of the code requiring an approval process is irrelevant because of the lack of the word “existing” in section 4.4.6 of the bylaws. This is an extremely dubious decision that flies in the face of what is considered to be the heart of legal interpretation; legislative intent.

The conditions that apply below, especially 4.4.6 d) would require a variance and approval process by the Town Of Mahone Bay. Because it does not say “conversion of *existing* buildings etc.” clearly does not make this bylaw irrelevant. The titled of the section is “Residential Conversions” and the bylaw is referring to the conversion of buildings to dwellings. Everything about this context implies that an “existing buiding” is there. Simply, there has to be something to convert in the first place making the need for the word “existing” a stretch by any legal definition.

The denial of a hearing or decision making process by council and relevant neighbours has been eliminated by a dubious interpretation that heavily favours the owners at 51 Pond Street and removes neighbours AND town council from this process. It is essential that this be reviewed.

4.4.6 Residential Conversions

Where permitted in this by-law, conversion of *buildings* to *dwellings* containing one or more *dwelling* units shall be subject to the following requirements:

- a) each *dwelling* unit shall be self-contained and shall have separate cooking and sanitary facilities;
- b) off-street *parking space* shall be provided according to the requirements of Part 13;
- c) the maximum number of *dwelling* units per lot shall be four (4); and
- d) each *dwelling* unit shall have a minimum of 93 sq. metres (1,000 sq. ft.) of lot area.

Implications Of This Precedent

In this particular case, approving an off site owner/proprietor opens the door to allowing companies and/or individuals to buying or creating multiple unit SLRs in Mahone Bay (R) zoned areas without being bound by any regulation in regard to taxes, safety, commercial noise regulations etc. Essentially, as it stands, an entity can buy a home in the residentially (R) zoned areas in Mahone Bay and operate a de facto Motel without needing any variance or approval from the town. The town would not receive any commercial taxes or be able to regulate the business in accordance to any standards or practices.

Property Values

We have discussed the effect of a year round STR (with no owner on site) on our property values with a number of real estate professionals. The overwhelming response is that it lowers surrounding property values while raising the property value of the Air BnB. This creates unwelcome scenarios for both buyers and sellers of the surrounding properties.

People in search of homes overwhelmingly do not want to live next to unregulated STRs. By approving a 3 unit STR, town council is effectively reducing the value of the surrounding homes by a significant margin and creating barriers when neighbours want to sell their homes.

Also, the current bylaws indicate that neighbours could not rent their homes via Air BnB because of a 100 Metre ban on other STRs in the town. Air BnB can be tremendously helpful to families ie. renting their home for 2 weeks a year when they go on vacation. The current

approach encourages the development behaviour in the development of 51 Pond Street but restricts working families (who could actually benefit from an occasional Air BnB) from using the service.

As a sidebar, a more effective approach was mentioned recently in the Washington Post:



This approach clearly establishes the difference between Air BnB as a Business and Air BnB as a way of using one's rights as a home owner to lease their residence for a few days a year.

Lastly, realtors would also be obliged (when selling homes in Mahone Bay) to notify their clients that the town allows the creation of STRs within the town. This is very negative news for people looking to relocate to an area prized for its quiet and charm.

Land Use Regulations

In Darryl Haley's presentation he will be talking about necessary setbacks, driveway allowances, and parking spaces.

To be brief, there are many issues with the building of a third property in this regard. As is indicated, the driveway must not be part of the parking allotment necessary. The bylaws

Cancel Fwd: Property line/Construction question. Send

From: Heather Archibald <harchibald@chester.ca>
Date: October 22, 2018 at 12:12:52 PM ADT
To: Glenn H Patscha <patscha7@me.com>
Subject: RE: Property line/Construction question.

Hi Glenn,

The parking spaces have to be freely accessible, their intention is to put the parking behind the building not along the driveway. They cannot use the driveway for parking as it would be too narrow to allow for a second car to drive by to get to their space.

The building will have to adhere to the All Other Structures setbacks for the building.

Let me know if you have any other questions.

Cheers

Heather



Heather Archibald

Development Officer
Community Development

Municipality of Chester
PO Box 369
186 Central Street, Chester, NS, B0J 1J0

require 3 parking spots (1.5 spots per car @ 3 Metres x 6 Metres each) If there were 3 units adhering to setbacks in the town bylaw, there is not a legal way of creating a 3rd unit without seeking a variance. As indicated by Heather Archibald, the driveway cannot be part of the parking allotment. Also, these units are being marketed to 2 people per unit. If each person drives separately where will they park?

Recently, in Mahone Bay, an application for an additional dwelling by Reza and Mojgan Ghaffari was rejected because there was not sufficient space for passage on the driveway. This request was for a lot that was very large in comparison to the tiny lot at 51 Pond Street. There seems to be a double standard at the municipal level in regard to this matter and needs further clarification. Blindly adhering to the municipality's decision making process (which is often the interpretation of a single individual) does not necessarily have the best interest of the town in mind. When the cases present themselves, it is essential for the Council to adjudicate whether a decision has been fairly or consistently reached. Reviewable interpretations of the decisions are necessary to eliminate inconsistent enforcement of bylaws.

Conclusion

From our perspective, the Town has clear mechanisms to review, assess and appeal developments that would require a variance to proceed. To silence affected parties and offer no method to appeal a dubious decision made because of a technicality (that would not survive a challenge before a judge) in town code would be unreasonable to say the least. We as neighbours and tax paying citizens of Mahone Bay want the voice that we are entitled to. To silence any opposition to what we see as an egregious interpretation of town bylaws would be very hurtful to us all both financially and emotionally.

We are appealing to you to question the municipality's decision to eliminate the normal approval process for the required variance at 51 Pond Street.

Your time and consideration of this matter is greatly appreciated.

Sincerely,

Glenn Patscha

Excerpt from email response from Heather Archibald:

- As you stated the building is under construction and not complete. The approved permit is for it to be structurally attached. There have been no changes to the submitted plans to my knowledge and it can only be built to what has been approved. I am aware there is space between the two structures currently, there is further construction to still occur.
- This structure is required to be 3.5 metres from both side property lines and it complies based on a submitted location certificate by a NS Land Surveyor.
- Parking spaces must be a minimum of 3 metres X 6 metres.
- I can not comment on heresy and rumours. To build a third dwelling whether to be used as a short term rental (tourist home) or not would require a development agreement which includes public engagement. There is not a vote or poll of the neighbouring properties. To learn more about the Development Agreement process I am going to forward your question to one of our planners to comment. They will follow up with you shortly.
- Your last several questions are related to a Development Agreement. Yes it is possible that Council could approve a development agreement for a third unit even with object from surrounding property owners. I can not speak for Council on what their theoretical decision may or may not be.

Kindly,

Heather Archibald
Development Officer
Town of Mahone Bay

Excerpt from email response to Anna Patscha from Dylan Heide:

In addition to the above response to your inquiry regarding the electrical meters, I want to advise you that some recent information has come to light which may impact on the approval process for the third unit at 51 Pond St. I want to ensure you have this information and understand that staff are responding to both the property owner and neighbors transparently and in accordance with the Municipal Planning Strategy and Land Use By-Law, which govern development requests in the Town of Mahone Bay.

Our contract planning staff at the Municipality of the District of Chester (MODC) have uncovered an error in the current Land Use By-law involving the omission of the word “existing” prior to the word “buildings” in section 4.4.6 Residential Conversions of the Land Use By-law. While the Municipal Planning Strategy clearly indicates that the intent is to apply only to existing structures which were in existence prior to the effective date of the Land Use By-law, we are bound to administer the By-law as written. As written, this would allow the owner of 51 Pond St. to apply for a development permit for a third unit, rather than a development agreement. MODC staff confirm that the owner has now applied for a development permit, which will have to comply with the setbacks of the Residential Zone and all other requirements of the Land Use By-law.

A report summarizing this error in the Land Use By-law and the Development Permit application will be presented to the Town Council at their upcoming meeting on May 14th. The report submitted to Council for May 14th will outline the current situation in more detail. Council packages and reports are made public three business days prior to the meeting and are available on the Town website or at Town Hall. The Council meeting on May 14th is open to the public if you or any other interested party wishes to attend and hear the discussion.

If you have any questions in this regard please do not hesitate to ask. Thank you,
Dylan



Dear Mayor and Council

My name is
Ma
Ma

Dear Mayor and Council

RE: Transportation Market Survey and Feasibility Study

Citizens for Public Transit is a non-profit organization that has been working to improve public transit in Lunenburg County. We are currently conducting a Transportation Market Survey and Feasibility Study to determine the needs of the community and to develop a plan for a new public transit system. We are seeking your support and input in this process.

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Maureen Hughes

From: NSFM Info <Info@nsfm.ca>
Sent: April 23, 2019 12:05 PM
To: NSFM Info
Subject: NSFM'S "MUNICIPAL MATTERS"--April 23, 2019, Edition--Action Required: For Information Purposes

NSFM E-News-Letter not viewing correctly? [View the online Version](#)



NOVA SCOTIA
FEDERATION OF
MUNICIPALITIES

MUNICIPAL MATTERS—

NSFM'S E-News-Letter

April 23, 2019

In This Issue:

- [Nova Scotia Federation of Municipalities' E-Newsletter Getting a New Look](#)
- [Request for Pictures and Community News](#)
- [Develop Nova Scotia—Internet Stakeholder Sessions](#)
- [Forest Practices Review](#)
- [Nova Scotia Municipal Finance Corporations' Quarterly Newsletter](#)
- [Nova Scotia Quality of Life Survey](#)

Conferences/Learning Opportunities

- [NSFM Spring Conference](#)
- [Atlantic Immigration Summit](#)
- [Circular Procurement Summit—June 11-13, 2019](#)
- [Save the Date for Atlantic Asset Management Conference](#)

Nova Scotia Federation of Municipalities' E-Newsletter Getting a New Look

The NSFM's E-Newsletter is changing to a monthly edition, with a new and improved format as well. The end of April edition should be the new and improved version. ([Click here to return to top.](#))

Request for Pictures and Community News

NSFM's bi-weekly E-Newsletter will soon be changing its format—to a Monthly edition, with as-needed Bulletins in between. Please send us pictures so we can include in upcoming issues. The pictures can be snapshots of local scenery, and community events. Please send your photos to info@nsfm.ca.

We will also be including a section on "What's Happening" in the new E-Newsletter, so please send along any Community Events you want other communities to be aware of. This information can be sent to info@nsmf.ca. ([Click here to return to top.](#))

Develop Nova Scotia—Internet Stakeholder Sessions

Develop Nova Scotia is committed to ongoing engagement with stakeholders on the Internet for Nova Scotia Initiative. Since the summer of 2018, we have been across the province twice, meeting with stakeholders to learn what's important to each community in terms of economic success, strategic infrastructure, and rural Internet connections. This feedback and information has informed our Internet for Nova Scotia implementation strategy.

These sessions are specifically designed for key business, industry and municipal stakeholders and community groups. Our goal is to ensure our partners understand the role we play in helping to drive inclusive economic growth across Nova Scotia. As part of this broader goal, we understand the importance of high-speed rural Internet - and the need for quick action to address the gaps in the system. Please join us for the most recent update on these efforts.

We would like to take this opportunity to update stakeholders across the province once again on our progress. We will be hosting sessions as follows:

TUESDAY, APRIL 23RD (REMINDER FOR TODAY)	THURSDAY, APRIL 25TH	FRIDAY, APRIL 26TH
Bridgetown —10-11:30 a.m. Royal Canadian Legion Branch 33 20 Jeffery St, Bridgetown	Bridgewater —10-11:30 a.m. Bridgewater Fire Hall (upstairs) 81 Dominion St, Bridgewater	Truro —10:00 a.m. - 11:30 a.m. NSCC - Truro Campus 36 Arthur St, Truro 1st Floor McCarthy Hall Library
TUESDAY, APRIL 23RD (REMINDER FOR TODAY)	THURSDAY, APRIL 25TH	FRIDAY, APRIL 26TH
Sheet Harbour —10-11:30 a.m. Eastern Shore Memorial Hospital Multi-purpose room 22637 Highway 7, Sheet Harbour	Baddeck —10-11:30 a.m. Alexander Graham Bell National Historic Site 559 Chebucto St, Baddeck (Side Door - follow arrows from main entrance)	Guysborough —11:00 a.m. - 12:30 p.m. Chedabucto Lifestyle Complex 60 Green Street, Guysborough

Please RSVP, with your name and organization and which session you plan to attend, to Kathleen Funke at kathleen.funke@developns.ca or by phone at 902-292-2476. ([Click here to return to top.](#))

Forest Practices Review

You are most likely aware that the Provincial Government provided its response to Professor Lahey's Independent Review of Forest Practices on December 3, 2018.

Since the release, the department has started work to implement Professor Lahey's recommendations. The department is committed to providing updates on the progress, and the website has been revised to provide some initial updates, which are available at https://novascotia.ca/natr/forestry/Forest_Review/. Please check this page regularly for the progress on ecological forestry. ([Click here to return to top.](#))

Nova Scotia Municipal Finance Corporation's Quarterly Newsletter

Click [here](#) to view Municipal Finance Corporation's March Newsletter. ([Click here to return to top.](#))

Nova Scotia Quality of Life Survey

How can we work together to be happier, healthier and more fulfilled in all areas of our lives? These questions are worth being asked and answered. Engage Nova Scotia is leading this initiative with the support of Nova Scotia Community College and a Local Leadership Team. Check your mailbox in late April for an opportunity to participate in the Nova Scotia Quality of Life Survey. Click [here](#) to learn more about this initiative. ([Click here to return to top.](#))

NSFM Spring Conference—May 8th – 10th, 2019

Holiday Inn Truro, Truro, NS. Click [here](#) for the NSFM spring Conference Website. ([Click here to return to top.](#))

Atlantic Immigration Summit—May 7th – 8th, 2019

Halifax, NS Click [here](#) for more information. ([Click here to return to top.](#))

Circular Procurement Summit—June 11th – 13th, 2019

Recycling Council of Ontario has offered NSFM Members a special rate. Click [here](#) for the Brochure. ([Click here to return to top.](#))


Save the Date—Atlantic Asset Management Conference—September 5-6, 2019

"Piecing it All Together: Awareness to Implementation"

After a successful 2018 Atlantic-wide Asset Management Conference in Moncton, the Atlantic Infrastructure Management Network is excited to be planning the *second Atlantic Asset Management Conference, September 5-6, 2019*, at the beautiful *Sheraton Hotel* in *St. John's, NL*.

At the conference you can expect insightful and real-life experience and examples of approaches to asset management from municipalities across Atlantic Canada, as well as inspiring keynotes, workshops, provincial and national updates and more.

If you have topics or case studies you would like to see or share, AIM Network wants to hear from you! Email the details to info@aimnetwork.ca. Watch for a call for presentations coming soon and check for regular updates on AIM Network's website at www.aimnetwork.ca, where you can also access all the 2018 presentations. ([Click here to return to top.](#))

 Do you really need to print this email? Please consider the environment. Thank you!

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Nova Scotia Federation of
Municipalities
1809 Barrington Street, Suite 1304
Halifax, NS B3J 3K8
To unsubscribe, please [click here](#)

From: [NSFM Info](#)
To: [NSFM Info](#)
Subject: "HOW WE THRIVE" CONFERENCE--JUNE 2 - 5, 2019--Action Required: To Register for Conference if Interested
Date: April 30, 2019 3:25:38 PM
Attachments: [image001.png](#)

TO: Mayors/Wardens, Councillors, All Units

CC: Chief Administrative Officers/Clerk-Treasurers, All Units

RE: "HOW WE THRIVE" CONFERENCE—JUNE 2- 5, 2019

The "How we THRIVE" Conference may be of interest to our Members.

Here is the link for information and to register: <https://www.howwethrive.org/thrive-2019>.

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Mayor David Devenne and Town Councillors
Town of Mahone Bay

May 6, 2019

David
Dear ~~Mayor~~ Devenne and Councillors:

I am writing to express my support for the residents of the Hedge Row, Maple Street and Pond Street block in Mahone Bay who are rightfully worried and angry at the proposed development of a third unit for airbnb use in your beautiful Town, at 51 Pond Street.

I have lived in Lunenburg County most of my life, although never in Mahone Bay. I have had the honour of representing the area in the Provincial Legislature however, and for the past 25 years have been selling real estate here including several homes in this neighbourhood. It is quiet, peaceful and yet close to the amenities of Town - a perfect place to live and raise a family.

I plead with you to stop the proposed development of a third overnight accommodation unit at 51 Pond Street - essentially a "motel" right in the heart of this quiet block of homes. If I were a nearby resident, I would be outraged. Yes, most people using airbnb accommodations are well behaved and respectful. Some are not.

As a Realtor, I guarantee you that allowing this development will decrease property values in the neighbourhood and make a joke of zoning virtually everywhere in Mahone Bay.

I thank you for allowing a non-resident to speak to this issue. I am well aware of how difficult it is to represent the public in this cynical age.

With great respect and kindest regards,



Al Mosher
Second Peninsula,
Lunenburg County

Maureen Hughes

From: Justin and Coco <garden@thebiscuiteater.com>
Sent: Tuesday, April 30, 2019 3:34 PM
To: Maureen Hughes
Subject: New Community Garden
Attachments: Community Garden Call to Action.pdf

Hello!

We are Justin and Coco, writing you from beautiful, sunny Mahone Bay, where we are gearing up to launch a community garden this summer. We are building a brand new garden from the ground up, and we need support from our community on the South Shore and beyond! We are transforming the unused land at the Biscuit Eater Cafe & Bookstore in Mahone Bay into a rich food-bearing community gathering space, which will have a free food pantry, workshops and engagements with youth and seniors, and more. Please see our attached letter to learn about what we need and how you can be part of it - and please join us at the Biscuit Eater next Monday, May 6 from 5-8pm for our CHANGE Garden Launch!

Please forward this along to anyone you think may be interested in supporting us and or getting involved.

For more information: <https://thebiscuiteater.com/pages/changegarden>

Warmly,

Coco & Justin

Hello!

We are starting a brand new community garden project in Mahone Bay, and we are reaching out to the community-at-large for support!

We believe that good, local, fresh food is essential to a strong and vibrant community. This may seem like an obvious statement, but we know that nourishing, healthy food can be inaccessible to many. It's time for a shift.



In collaboration with the Biscuit Eater Cafe & Bookstore, and with support of the United Nations Association of Canada Green Spaces, we are helping to shift these economic paradigms by converting private, unused land to food-producing public commons. In the coming weeks, we will be building a brand new community garden at the café, from the ground up. We have named the project the CHANGE (Creating Healthy Alternatives & New Green Economies) Garden. We recognize that we can't do it alone, nor do we want to, so we are reaching out to our community for help!

Our mission with this project is to bring people together around food, to grow community resilience, and to provide education and inspiration towards a more sustainable future on the South Shore and beyond. There are many ways you can participate:

- **Volunteers:** We are building a team of volunteers to help us in the garden: moving soil, planting seeds, putting up posters, caring for growing seedlings, building fences and a greenhouse etc. Do you have skills and knowledge you want to contribute in the form of a workshop or work party? We welcome your ideas! All ages welcome, especially youth, seniors and groups.

- **Donations (Financial & Supplies):** This project requires everything from soil and compost, to seedlings and garden tools, to lumber, fencing, rocks and more. Below is a detailed list of our needs, and we are starting from scratch so any and every donation helps. We will gladly put your tools, supplies, seedlings and dollars to very good use.

You can make financial donations by using this link: <https://thebiscuiteater.com/pages/changegarden>

A big way to help us is by spreading the word. Tell everyone in Mahone Bay and beyond about this project! We are going to be launching the garden on Monday, May 6 from 5-8pm and we want to have a huge turnout that day so that we can make this a true community endeavour.

We are super excited and look forward to seeing what we can all do together. Please reach out with any questions, or if you'd like to help out!

Sincerely,

Justin Andrews & Coco Harris (Community Garden Project Coordinators)

garden@thebiscuiteater.com

Donation List

Soil & amendments (ideally organic)

- Well-composted manure 4 cubic yards (Horse, cow, pig, buffalo)
- Top Soil 5 cubic yards
- Vegetable compost 1 cubic yard
- Potting mix/vermiculite 0.5 cubic yard
- Seaweed mulch 1-3 truck loads
- Bags of Leaves, straw bales

Tools

- Use of a truck and/or vehicle with a trailer hitch
- Wheelbarrow
- Shovels x3
- Pitchfork
- Hoe/other hand gardening tools
- Hammers/electric drill
- Power saw (1-day borrow)
- Garden hose
- Food Safe rain barrels (x2)

Building Supplies

- Untreated Lumber -- 1x6, 2x4, 4x4, any size & length we can build with.
(Reclaimed lumber, especially cedar, is wonderful too.)
- Deer fencing
- Deck screws
- Large rocks
- Cardboard
- Wood chips

Plants (Seedlings/Cuttings)

We have a number of dream plants that we want to include in our garden, especially as we keep permaculture and long-term food security in mind! We want to build a food forest that will last for years to come. We welcome fruit trees or perennial berries of any kind, chives and mints or other perennial herbs, culinary herbs, and well-established vegetable seedlings. Ideally these would be grown organically, from heirloom or local seed varieties.

Advice // Workshop Facilitation

- Deer fencing/repelling
- Fruit trees & food forests
- Edible mushroom inoculation



Maureen Hughes

Subject: FW: Bill 92
Attachments: 19-04-30 Summary of Bill 92.pdf

From: Bezanson, Andrea <Andrea.Bezanson@novascotia.ca>
Sent: May 1, 2019 12:30 PM
Subject: Bill 92

Good Afternoon,

On April 12, Bill 92 received royal assent amending the process behind municipal expenditures. In order to provide some clarity around these changes DMA have prepared the attached document. As is noted in the document, please feel free to contact your Municipal Advisor should you have any further questions.

Andrea Bezanson
Office Administrative Coordinator
Department of Municipal Affairs
14N-1505 Barrington Street
 (902) 424-2862
 (902) 424-0821

Summary of Bill 92: Power to Expend

Note: This document is intended to provide clarity on what the changes in Bill 92 mean for municipalities and municipal administrators operating under the *Municipal Government Act* (MGA).

Background:

With the passing of Bill 92 the MGA and *Halifax Regional Municipality Charter* were amended, replacing a prescriptive list of items municipalities were permitted to spend money on with broad powers to expend money for municipal purposes within their approved budget. For the MGA, the prescriptive list was outlined in Section 65. As the power to expend money is referenced throughout the MGA, multiple amendments were required to ensure a successful transition from a prescriptive list to a model providing general powers to expend. Many of the amendments detailed below are preserving powers which existed prior to the passing of Bill 92 but were required to be moved since they were part of the Section 65 list.

For more information on Bill 92, please visit the following link - <https://nslegislature.ca/legislative-business/bills-statutes/bills/assembly-63-session-2/bill-92>

Clauses 1 and 2 restate the purposes of a municipality.

Broadening a council's power to expend money will allow them to spend money without the requirement of locating specific authority contained in a list of permitted expenditures. A requirement of spending will be that it is done for municipal purposes only. Prior to the passing of Bill 92, the functions of a municipality were described in Section 2(c) of the MGA but were embedded in the purpose of the Act. The Bill 92 amendments move these functions into their own Section (Section 9A) and restate them as the purposes of a municipality. Recognizing these purposes continues to be referred to as a purpose of the Act in Section 2.

The intent of moving these provisions from 'purpose of the Act' to 'purposes of the municipality' is to provide clarity on what the purposes of a municipality are, and to ensure that even though municipal spending options were made less restrictive, it still remains tied to a municipal purpose.

Purposes of the municipality as outlined in Bill 92 are:

- (a) providing good government;
- (b) providing services, facilities and other things that, in the opinion of the council, are necessary or desirable for all or part of the municipality; and
- (c) developing and maintaining safe and viable communities.

Clause 3 clarifies that the powers conferred by the MGA must be interpreted broadly.

This clause has been added to ensure the powers conferred on a municipality and its council are interpreted broadly, in accordance with the purposes of the Act as set out in Section 2, and the purposes of the municipality now set out in Section 9A (listed above).

Clause 4 makes consequential amendments to reflect that municipalities will have separate operating and capital budgets.

This clause has been added to provide clarity around municipal budgets. Prior to Bill 92 being passed the main focus of the MGA with respect to budgets is contained in Section 31 **Responsibilities of the Chief Administrative Officer**. Although councils in Nova Scotia are familiar with passing capital and operating budgets, it is not clearly outlined in the MGA. This new clause provides clarity around a process that has long been the practice of municipal units and is not intended to change how this process takes place. It should be noted that this amendment does not impact a municipal unit's authority to expend money during any gap between budgets as authorized by the municipality.

Clause 5

(a) requires municipalities to adopt operating and capital budgets;

Clause 5(a) was added to provide further clarity around budgets. As noted above this is not intended to change how municipal units complete the budgeting process.

The provisions proposed in 65A(2) allow flexibility in the purpose of expenditures outlined in the budget, provided it does not impact the total expenditures.

The provision proposed in 65A(3) allows transfers from operating to capital budgets, provided the amounts being transferred out don't exceed what remains within that budget.

Clause 5 – b

(b) repeals a specific list of allowed expenditures and replaces it with general expenditure powers; and

The intention of this amendment is to remove the list of specific items in s.65 of the MGA and give a council broad power to expend. Council's power to spend money will be constrained by what council has budgeted for, rather than constrained by the need to fit an expenditure under one of the items listed. Council's spending must also be for municipal purposes. Councils are also permitted to spend money in respect of an emergency as defined by the *Emergency Management Act*, or when they are legally required to make an expenditure (for example, to comply with a court order).

Clause 5 - c

- (c) requires councils to adopt procedures to authorize and verify non-budgeted expenditures and policies for the disclosure of grant recipients.**

Prior to the passing of Bill 92, Section 65 of the MGA included authorizing money to be spent on grants, as well as requiring a municipality to publish a list of grant recipients in a newspaper. With the removal of Section 65 these provisions will no longer exist.

The requirement to publish a list of grant recipients in a newspaper is being replaced by a requirement to adopt a policy which requires the municipality to disclose to the public a list of grant recipients. The policy must set out the timing, content and form of disclosure. A model policy is being developed by the AMA and will be made available to all municipal units in the province. The policy may include any other matter that the council considers necessary. The purpose of this change is to allow more flexibility in how municipalities make the public aware of grant recipients.

Note - As stated in Section 65-5 of the amended MGA, *in the event of ambiguity in whether or not the council has the authority under this or any other Act to spend money or to take any other action, the ambiguity shall be resolved so as to include, rather than exclude, powers the council had on the day before this Section came into force.*

Clause 6 preserves the power for a municipality to borrow to contribute a capital grant to a hospital.

This amendment is preserving a power that existed in Section 65 of the MGA prior to the passing of Bill 92. Prior to the passing of Bill 92, Section 65(at) of the MGA authorized a municipality to borrow to contribute a capital grant to a hospital. With the removal of Section 65 this provision would no longer exist, so the power has been moved to the Section of the Act dealing with borrowing powers.

Clause 7 preserves the power for a municipality to contribute to a hospital.

This amendment is preserving a power that existed in Section 65 of the MGA prior to the passing of Bill 92. Prior to the passing of Bill 92, Section 65(at) of the MGA authorized a municipality to contribute to a hospital and raise the money through area rates. With the removal of Section 65 this provision would no longer exist, so the power has been moved to the Section of the Act dealing with area rates.

Clause 8 preserves and expands the power of councils to make by-laws charging for the installation on private property of energy-efficiency equipment, renewable energy equipment and water conservation equipment with the consent of the property owner.

This amendment is preserving a power that was cross-referenced to Section 65 of the MGA prior to the passing of Bill 92. This clause is related to the PACE program.

S.81A(1) enables a municipality to make by-laws about payment of charges for the financing and installation of certain types of equipment installed on private property with the consent of the

property owner. Prior to the passing of Bill 92, S.81A(1) referred back to specific clauses of s.65 to describe the equipment. As a result of the changes to s.65, S.81 was reworked to preserve the municipal power to make by-laws charging for the installation on private property of energy-efficiency equipment, renewable energy equipment and water conservation equipment with the consent of the property owner.

Clause 9 repeals a specific expenditure power (S.172A) which is no longer needed.

Section 172A deals with the Council acquiring a vacant building that has been boarded up exceeding the time specified in a bylaw. Prior to the passing of Bill 92, S.172A(6) said “The Council may spend money under Section 65 to acquire the property and improve it.” Given council’s broadened powers to expend money, s.172A(6) was redundant and was removed.

Note: If you have any questions about these amendments, please reach out to your municipal advisor.

Report to Council


May 14, 2019



This Report to Council is intended to provide the Mahone Bay Town Council with a high-level summary of staff progress towards Council's direction to staff. As per the Town Council Policy, the report will be provided at each regular meeting of Council. The Report to Council is a living document and will improve and expand to incorporate new source documents as approved, and to respond to feedback received from Council.

Goal	Objective	Assigned	Target	% Completion			
Council Assignments to Staff							
1	Consideration of recommendation of HAC to register the house at 24 Pleasant Street as a municipal heritage property.	10-Jul-18	Jul, 2019	<div><div></div></div>			25%
		Notes: CLERK - Waiting for resolution of property matters before staff are able to send required notice and bring the matter forward to Council.					
2	Staff to work with Legal Counsel to arrange for a right-of-way.	11-Dec-18	June, 2019	<div><div></div></div>	<div><div></div></div>		50%
		Notes: In progress.					
3	Staff to prepare a report on the need for a Town housing advisory committee.	8-Jan-19	June, 2019	<div><div></div></div>			25%
		Notes: In progress.					
4	Staff directed to identify and pursue external funding options for Centennial.	12-Feb-19	Jun, 2019	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	75%
		Notes: In progress; Trees Canada application not approved. Beautification & Streetscaping application submitted. Community ACCESS-ability, Canada Cultural Spaces planned for May/June.					
5	Staff directed to obtain a cost report on reinstating the hanging flower basket and Christmas wreath programs.	28-Feb-19	Apr, 2019	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	75%
		Notes: Will be included as option in draft 2019-20 budget.					

6	Staff directed to review applicable policies and banking products and make recommendation to Audit Committee.	28-Feb-19	Jul, 2019	Not yet begun				
		Notes: None						
7	Staff directed to investigate the Town's practices concerning property taxes on newly/partially constructed buildings and bring a recommendation to the Audit Committee.	28-Feb-19	Jul, 2019	Not yet begun				
		Notes: None						
8	Staff directed to develop a deployment plan for ongoing use of the Town's speed signs, in consultation with the RCMP.	12-Mar-19	Jun, 2019	<div></div>	<div></div>	<div></div>	<div></div>	50%
		Notes: Staff have consulted with the RCMP and have met to develop a preliminary framework and will meet again soon to finalize the plan before reviewing a final time with the RCMP.						
9	Staff directed to confirm Centennial Program dates and to plan and advertise a Centennial launch event in the last week of March or the first week of April 2019.	12-Mar-19	June, 2019	<div></div>	<div></div>	<div></div>	<div></div>	75%
		Notes: Program dates to be finalized for rack card by late May/Early June.						
10	Send a letter of support for Mayor Mattatall's letter re HST.	9-Apr-19	Apr, 2019	Not yet begun				
		Notes: None						
11	Investigate establishing one or both cemeteries as stand-alone charities.	9-Apr-19	Jun, 2019	Not yet begun				
		Notes: None						
12	Investigate the development of Town Donations Policy.	9-Apr-19	May, 2019	Not yet begun				
		Notes: None						
13	Investigate the development of a plot sale program.	9-Apr-19	Jun, 2019	Not yet begun				
		Notes: None						
14	Include in the draft 2019/20 budget for consideration: Operating Budget - Centennial Initiatives and Capital Budget - Bandstand.	25-Apr-19	Apr, 2019	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
		Notes: Completed						
	Apply to the Nova Scotia Utility	30-Apr-19	June, 2019	<div></div>	<div></div>	<div></div>	<div></div>	

15	and Review Board for changes in its rates for water and water service, fire protection to the Town of Mahone Bay and changes to its rules and regulations for customers served by the utility as set out in the Water study prepared by G.A. Isenor Consulting Limited in Association with Blaine S. Rooney Consulting Limited.	Notes: Application has been made and staff are working with NSUARB to establish a date for a hearing.		
16	Staff to schedule the required Public Hearing prior to second reading of Non-Profit Organizations Bylaw.	3-May-19	June, 2019	
17	Staff to contact MODL requesting official inclusion of Mahone Bay residents in MODL Pro-Kids grant program.	3-May-19	June, 2019	Not yet begun
18	Staff to complete necessary paperwork with Register of Deeds to establish deed transfer tax of 1.5% effective August 1, 2019.	3-May-19	June, 2019	Not yet begun
19	Staff to prepare a report on the proposed development of an Active Transportation Plan.	3-May-19	June, 2019	Not yet begun
20	Staff to review the placement of garbage receptacles at park entrances and trail crossings with specific consideration to dog waste and cigarette butts and to report back to Council.	3-May-19	June, 2019	Not yet begun
21	Express support for the Mahone Bay Tourism and Chamber of Commerce proposal for a facilitated session on events coordination.	3-May-19	June, 2019	Not yet begun
	Staff to write to the MBTCC	3-May-19	June, 2019	Not yet begun

22	concerning their beautification program proposal, detailing beautification initiatives being undertaken as part of the 2019-20 centennial program.	Notes: none			
23	Staff to write to MODL in response to request for operating grant toward the Lunenburg County Lifestyle Centre.	3-May-19	June, 2019	Not yet begun	
		Notes: none			
24	Refer the Fibre Trail Association grant request in the amount of \$500 to the Economic Development Committee.	3-May-19	May, 2019	<div><div></div><div></div><div></div></div>	75%
		Notes: This has been added to the Agenda of the May 15, 2019 meeting of the Economic Development Committee.			

Chief Administrative Officer's Report - May 14, 2019

1	Atlantic Infrastructure Management (AIM) Network Asset Management Cohort Program	AIM Cohort webinar session on May 15th, regional session on May 24th. Staff finalizing arrangements with the Municipality of the District of Chester for GIS technical support to Town's asset management initiatives. GIS mapping demonstration expected by June.
2	Invest in Canada Program - Call for Water / Wastewater Projects	Applications submitted Jan 18th. On follow-up from Municipal Affairs Council's passed phasing motion Feb 28th. Staff awaiting further updates on status of funding.
3	2019-20 Centennial Program	Centennial budget included in 2019-20 draft budget under consideration May 14th. Next centennial event: May 23rd Peter Duinker Talking Trees event at Mahone Bay Legion.
4	Municipal Joint Services Board (MJSB)	MJSB 2019-20 budget approved by Council Apr 25th. MJSB ITSS will be providing online Cyber-Security training to all users in the coming weeks.
5	Lunenburg County Staff Economic Development Committee	Lunenburg County Staff Economic Development Committee met Apr 17, 2019; still awaiting Municipal Affairs response re proposed properties inventory project funding (anticipated update to Mayors/Wardens).
6	Riverport Electric Shared Service Committee	Committee met Apr 25, discussed cooperation on several capital projects and operating initiatives to be presented in 2019-20 budget.
7	Regional Emergency Measures Organization (REMO)	REMO Coordinator Heather MacKenzie-Carey will be leaving REMO for another position. The Coordinator position is currently advertised and it is anticipated

Director of Operations' Report - May 14, 2019



1	Bandstand Renovations	Kinburn Property Ltd. has commenced off-site work related to this project (i.e. fabrication of new posts & supports).
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2 Potholes	Staff using cold mix asphalt repaired numerous potholes throughout the Town. Staff repaired washouts & potholes on gravel surfaces maintained by the Town.
3 Streets & Sidewalks	A request for quotations was issued for 2019 Street & Sidewalk Patching. A tender (contract #1) was awarded to Provincial Pavement Markings for Street Line Painting. A tender (contract #2) was awarded to Oceanside Properties for Street Line Painting. Oceanside Properties has been hired to complete Schedule A sidewalk depressions painting and is scheduled to commence on May 9. A speed monitoring sign was moved from Kinburn St. to near 124 Pleasant St. Five no parking signs were replaced in the area of the Town wharf.
4 Cemeteries & Open Space	A tender was awarded to Town & Country Property Maintenance for 2019 Mowing Services - Bayview Cemetery. Staff have been busy cleaning leaves & debris from various parks and open space in preparation for mowing season.
5 Electric Utility	Regular water & electrical meter reading duties were completed. A new line pole was installed near 45 Pleasant St. A contractor was hired to remove and dispose of old transformers and oil.
6 Water Supply, Treatment & Distribution	Regular monitoring and maintenance activities continued. Met with consultant to finalize the plans/specification for a back-up generator to be installed at the Raw Water Pump house.
7 Sewage Collection & Treatment	Regular monitoring and maintenance activities continued.

Finance Manager's Report - May 14, 2019	
1 Tax Sale	Final notices are being prepared to be sent out to property owners who failed to respond to first notice and/or make payment arrangements.
2 Budget	All budget meetings have been held. 2019/20 Budget set to be approved at May 14th Council meeting.
	Water Rate Study has been completed, and proposed rates have been

3 Water Rate Study

approved by Council. UARB hearing date is set for August 22nd, 2019.

4 Audit	Audit is scheduled to begin the week of August 6th. In house work is expected to take 2 weeks, and we have been told that we will have the Draft Financial Statements back by the beginning of September to review.
5 Financial Information Return (FIR)	The FIR has been submitted to the Province. We have since received the AER (Annual Expense Report) and the CIP (Capital Investment Plan). We are on
6 Tax Bills	Our Interim Tax bills have been sent out to residents.

Service Statistics - May 14, 2019					
1	Parking Enforcement (tickets issued)	April, 2019	3	YTD (since Dec. 2018):	23
		Notes: Additional no parking signage to be added on Orchard St. when weather permits.			
2	Police Services (founded & SUI occurences)	Jan-Mar 2019	92	YTD:	435
		Notes: 2018-19 Q4 statistics complete 2018-19 YTD.			
3	Traffic (Speed Signage)	February, 2019 + March, 2019	<u>38 Clearway St.</u> Av. Speed 24 / 30 Kph Feb Av.Speed 25 / 30 Kph Mar	<u>95 Kinburn St.</u> Av. Speed 39 / 50 Kph Feb Mar = battery error	
4	Solid Waste (Tonage)	April, 2019	86.29	YTD:	86.29
		Notes: Recyclables = 9.02; Organics = 18.46; Garbage/Other = 46.19; Cardboard			
MORE TO COME					



Staff Report Update – 51 Pond St. & Residential Conversions

Prepared for: Town Council

Meeting Date: May 14, 2019

Subject: Cash-in-lieu of Parking Request for 51 Pond St. & Housekeeping Amendment to Land Use By-law Regarding "Residential Conversions"

Prepared by: Garth Sturtevant, Senior Planner

Date: May 8, 2019

Current Situation

Planning staff have discovered an omission in the Residential Conversions Clause (4.4.6) of the Land Use By-law which, where permitted allows the conversion of buildings to dwellings containing one or more dwelling units up to a maximum of four (4) dwelling units. Policy in the Municipal Planning Strategy (MPS) and previous iterations of the Land Use By-law indicate that this clause should only apply to *existing* buildings (those which predate the current Land Use By-law), but its current interpretation applies to *all* buildings. Staff are recommending that Town Council proceed with a housekeeping amendment to correct the omission from the Land Use By-law so that only existing buildings qualify for the Residential Conversions Clause.

The decision to move forward with the amendment to the Land Use By-law may also affect a current planning application that has been submitted. The application seeks to add a third dwelling unit, to be used as a short-term vacation rental on property located at 51 Pond Street. The original application was seeking a Development Agreement as this was the only approval mechanism available, until the error in the Land Use By-law was identified. The Applicant has applied for a Development Permit and requested that the Development Agreement be paused, pending the result of the Development Permit application. In order to meet parking requirements within the Land Use By-law and receive a Development Permit, the Applicant is requesting that Council accept cash-in-lieu of parking for two of the five required parking spaces.

Section 13.5 of the Land Use by-law outlines the opportunities and requirements to request that Council accept cash-in-lieu of required on-site parking spaces. Supporting policy in the Municipal Planning Strategy states that this request is only valid when there is a lack of sufficient space on the property to provide the required number of parking spaces. There is no criteria or policy guiding Council on how or under what circumstances to accept or reject cash-in-lieu. This is a discretionary decision of Council.

The current provisions regulating cash-in-lieu of parking have been in place since the adoption of the Municipal Planning Strategy and Land Use By-law in June 2008. A summary review of records has determined that discussions have occurred with several applicants detailing the option to provide cash-in-

lieu of parking. Staff have found no record or evidence that any of these discussions resulted in a formal request for Council to accept cash-in-lieu of parking spaces. Therefore, no precedent or standard practice has been determined by Council regarding when to accept or reject such requests.

If Council grants the request for cash-in-lieu of parking, it would be appropriate to table 1st reading of the draft LUB amendment to allow the Applicant reasonable time to complete the Development Permit file. If Council chooses not to accept cash-in-lieu of parking, giving 1st reading to the proposed amendments immediately is appropriate.

Background

The discovery of the missing term “existing” in Section 4.4.6 of the Land Use By-law arose during review of an application to enter into a Development Agreement to construct a third dwelling unit at 51 Pond Street which is proposed to be used as a Tourist home. This request was received by Council on April 9, 2019 and referred to Planning Staff. The applicant has since submitted an application for a Development Permit, accompanied by the request to provide cash-in-lieu of parking, as the structure located at 51 Pond Street currently meets the criteria for a Residential Conversion.

Discussion

The Residential Conversions Clause in the Land Use By-law is only intended to apply to existing structures as Policy 4.4.2 of the Municipal Planning Strategy States: “*to permit in the Residential Zone small scale residential uses and a limited range of other uses compatible with residential neighbourhoods as follows:*

b) conversion of existing structures to multi-unit residences to a maximum of four (4) dwelling units in each structure.”

The word ‘existing’ was omitted from the Land Use By-law and despite having clear policy within the Municipal Planning Strategy, staff must apply the provisions of the Land Use By-law as written. A housekeeping amendment to the Land Use By-law to add the word “existing” would correct the omission from the Land Use By-law. Staff have proposed an amendment to the Residential Conversions Clause in Appendix A below.

The Municipal Government Act (MGA) stipulates where an amendment is taken in accordance with the MPS and does not require an amendment to the MPS it does not require review of the Director or approval of the Minister (S. 210 [1]). A public participation program is at the discretion of Council for this type of amendment and can be adopted by a majority of votes of Council at a Public Hearing (S. 210 [2]). The amendment proposed in Appendix A is supported by policy in the Municipal Planning Strategy and is therefore eligible for this expedited approval process.

Implications

The decision to accept or reject cash-in-lieu of parking will affect the timeline for giving 1st reading to the draft Land Use By-law amendment.

Policy

A housekeeping amendment to allow residential conversions only for existing structures is supported by the Municipal Planning Strategy.

Financial/Budgetary

N/A

Environmental

N/A

Work Program Implications

N/A

OPTIONS

Staff are seeking direction on two topics:

- 1.** Request from Pam Knickle to provide cash-in-lieu of parking in the amount of \$4747.62 for two required parking spaces at 51 Pond Street:
 - a. Accept cash-in-lieu of two parking spaces, in the amount of \$4747.62 from Pam Knickle for property located at 51 Pond Street;
 - b. Reject cash-in-lieu of two parking spaces at 51 Pond Street.

If Council chooses to accept cash-in-lieu of parking, it would be appropriate to table the discussion around the draft amendment (Appendix A) for consideration at a future meeting. This is to allow reasonable time for Pam Knickle to complete the Development Permit application which requires cash-in-lieu be accepted to proceed. As soon as 1st reading is given to the amendment, no Development Permit may be issued which does not comply with the existing Land Use By-law *and* the amendment. Alternatively, if Council rejects the cash-in-lieu of parking from 1., 1st reading of the draft amendment can be given without impacting any active applications.

- 2.** Draft housekeeping amendment to the Land Use By-law to add "existing" to the Residential Conversions section 4.4.6, to reflect existing policy statements in the Municipal Planning Strategy:
 - a. Give 1st Reading to the housekeeping amendment (attached) to the Residential Conversions Clause (4.4.6) of the Land Use By-law to add the word "existing";
 - b. Do not proceed with the proposed housekeeping amendment (Appendix A) to the Residential Conversions Clause (4.4.6) of the Land Use By-law; or,
 - c. Move to table the discussion for consideration at a future meeting.

ATTACHMENTS

- Appendix A – Housekeeping Amendment to the Mahone Bay Land Use By-law, Residential Conversions Clause (4.4.6)
- Appendix B – Request to provide Cash-in-lieu of parking for 2 required parking spaces at 51 Pond Street (Pam Knickle)
- Appendix C – Cash-in-lieu of parking: Calculations

Appendix A: Housekeeping Amendment to Residential Conversions Clause (4.4.6)**4.4.6 Residential Conversions**

Where permitted in this by-law, conversions of **existing** *buildings* to *dwellings* containing one or more *dwelling* units shall be subject to the following requirements:

- a) each *dwelling* unit shall be self-contained and shall have separate cooking and sanitary facilities;
- b) off-street *parking space* shall be provided according to the requirements of Part 13;
- c) the maximum number of *dwelling* units per lot shall be four (4); and
- d) each *dwelling* unit shall have a minimum of 93 sq. metres (1,000 sq. ft.) of lot area.

Appendix B: Request to Provide Cash-in-lieu of parking

From: Pam Knickle
Sent: Tuesday, Ap
To: Garth Sturtevant, MCIP, LPP
Subject: 51 Pond Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Garth.. I would like to inform you that we are going to put the Development Agreement temporarily on hold for now and go forward with the Development permit at 51 Pond Street in Mahone Bay. As well I would like to apply for a Development Permit and offer cash-in-lieu of parking for the 2 of the required 5 parking spaces..
Thank you ! Pam

Garth Sturtevant, MCIP, LPP

From: Pam Knickle [REDACTED]
Sent: Tuesday, Apr
To: Garth Sturtevant, MCIP, LPP
Subject: Re: Email to Update Council on Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there.... We will be passing in the Development Permit tomorrow. Please let me know if you need anything else.. Pam

Appendix C: Cash-in-lieu of parking Calculation

From: Heather Archibald
Sent: Tuesday, April 30, 2019 10:01 AM
To: Dylan Heide; Garth Sturtevant, MCIP, LPP
Cc: Tara Maguire; Maureen Hughes; Jason Genee
Subject: RE: 51 Pond St. Update - Email to Update Council on Application

For Pam to buy out two parking spaces she would need to pay the Town \$4747.62 based on the equation in the LUB.

I am going to email that to her now.

Calculations shown below:

13.5 Cash In Lieu

Council may accept cash in lieu of providing the required parking, as set out in Section 13.3, to a maximum of two *parking spaces* and in accordance with *Council's* policies on parking areas according to the following formula:

amount of payment = (a x 19 sq. metres) x b + (b x \$1,500)

a = assessed value of the land per square metre

19 = number of square metres in each *parking space*

b = number of required *parking spaces* (interrupted as # of parking spaces askings to buy out)

\$1,500 = cost of constructing *parking space* (in dollars)

Assessed value 32,500

Lot in Square Metres 706.71

Equals assessed value per square metre 32500/706.71 = \$45.99/square metre

((45.99x19) x 2) + (2 x 1500) =

((873.81) x 2) + (3000) =

1747.62 + 3000 = **\$4747.62** to buy out two parking spaces

HEATHER ARCHIBALD
Development Officer

Office: 902-275-4131

Cell: 902-275-2223

♻️ Consider the environment. Do you really need to print this email?



Town of Mahone Bay
Staff Report
RE: Social Media Policy
May 6, 2019

General Overview:

The purpose of this report is to explore the opportunity to create a social media presence for the Town of Mahone Bay.

Background:

The general public uses social media sites and applications to learn about activities and services available within their communities. Where once people would access websites, social media sites are becoming the preferred method of disseminating information. The Town has been steadily increasing engagement opportunities with Town residents and access to social media will give staff a wider reach in these activities.

The implementation of the Code RED system presents an opportunity to implement social media profiles to support and enhance that system. Staff could use those same profiles to communicate events, information and opportunities with residents of the Town.

Analysis:

In a study completed in 2017, Ryerson University found that 84% of online adults have a Facebook account and 42% have a Twitter account. These statistics show that social media is an effective way to communicate with Town Residents. Anecdotally, staff have received comments from members of the public that they look to social media, Facebook in particular, for information updates.

Financial Analysis:

There will be no financial cost to the Town.

Key Strategic Initiatives and Core Activities

3.3 Governance and Public Engagement

- Improve communications and share information with the public in a manner consistent with their needs
- Create opportunities for public engagement

Recommendation:

It is recommended that at its regular meeting on May 14th, after due consideration, Council resolve:

THAT Council adopt the attached Social Media Policy.

Attached for Council Review:

- Draft Social Media Policy

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Kelly Redden". The signature is fluid and cursive, with the first name "Kelly" and last name "Redden" clearly distinguishable.

Kelly Redden
Deputy Clerk and Records Administrator

Town of Mahone Bay

Social Media Policy

1. Purpose

The purpose of this Policy is to maintain the integrity of the Town of Mahone Bay's presence in social media and to ensure social media is used appropriately and within the Town's guidelines and policies.

The Town may use social media tools in order to reach a broader audience and improve communications with the public. The Town's website (www.townofmahonebay.ca) will remain the Town's primary internet presence but the Town recognizes that social media can be useful in furthering its engagement goals and can serve to build a more robust relationship with the public.

2. Definitions

- a) "Town" means the Town of Mahone Bay;
- b) "Employee" means any employee of the Town of Mahone Bay including full-time, part-time, casual, temporary, and contract;
- c) "Social Media" means websites through which users create online profiles to share information and communicate. These include but are not limited to: Facebook, Twitter, Instagram, LinkedIn;
- d) "Moderated" means regular technical monitoring measures that prevent or ensure the timely removal of any defamatory or objectionable submissions, including information that jeopardizes the privacy of others;
- e) "Official Use" means use for Town purposes such as communication, service delivery, collaboration and other purposes within the scope of the Town's mandate;
- f) "Personal Use" means use by an employee for purposes unrelated to official use;
- g) "Designated Spokesperson(s)" means an employee or employees appointed by the Chief Administrative Officer with authority to use social media on behalf of the Town. The designated spokesperson(s) has a responsibility to ensure the appropriateness of content and policy compliance. Only a designated social media spokesperson has permission to create, publish or comment on behalf of the Town;

3. Overview

This Policy applies to all employees when working with social media tools for official use.

This Policy does not apply to social media sites of the Town's elected officials used solely for campaign and personal use.

This Policy does not apply to social media site of the Town's staff used solely for personal use.

4. Mission and Strategic Plan Objectives

This Policy supports the Town of Mahone Bay's mission "To provide high quality services to our vibrant and thriving community, through efficient and accessible government" by providing an efficient and modern means of disseminating information and supporting citizen engagement.

This Policy supports the Public Engagement portion of the Town's Strategic Plan by aiding in the process of developing a framework to engage the public in Council activities and decision making; improving communications and sharing of information with the public in a manner consistent with their needs; and creating opportunities for public engagement.

5. Policy Objectives

- a) Enable the Town to be more active in its relationships with citizens, partners and stakeholders.
- b) Encourage the appropriate, creative and effective official use of social media by employees for municipal purposes.
- c) Ensure the use of social media by the designated spokesperson(s) complies with all applicable laws and all municipal policies and procedures, including those related to the protection of privacy, capture and retention of records, security, respectful workplaces and employee code of conduct.

6. Policy Directives

- a) All employees using social media for official use shall follow this policy.
- b) Personal social media accounts shall not be used to conduct official municipal business.
- c) The decision to create or initiate new municipal social media accounts must be approved by the Chief Administrative Officer. Approval shall be based on appropriate level of risk, particularly with respect to privacy and network security.
- d) Blogs, discussion forums or other social media initiated and/or created by, and within the control of, the Town must be moderated by a designated spokesperson.
- e) Employees using social media for official use shall be governed by all applicable laws and all municipal policies and procedures.

7. Management of Town Social Media

The Designated Spokesperson(s) is responsible for:

- Reviewing all comments and questions and determining if a response is required;
- If a response is required, the Designation Spokesperson(s) will respond in a timely manner during normal office hours, Monday – Friday, 8:30 – 4:30;
- Monitoring social medial channels regularly for inappropriate content;

Official Media

- Removing any posts that contain external replies or posts containing:
 - Comments unrelated to the Town of Mahone Bay
 - Content that violates the Criminal Code of Canada or the Nova Scotia Human Rights Act
 - Obscene, racist, or otherwise discriminatory content
 - Sexual content or links to sexual content
 - Personal attacks, insults or threatening language
 - Plagiarized or copyrighted material
 - Confidential information published without prior consent
 - Content encouraging illegal activity
 - Content that supports or opposes a candidate for municipal, provincial or federal election, political campaigns or matters before Council, personal comments or opinion of Town Staff or Council Members or any personal opinions of political process
 - Comments determined by Town Staff to be a specific attack on groups or individuals or to be inherently political in nature or cause
 - Information that may tend to compromise the safety or security of the public or public systems.
 - Content that is commercial in nature and that attempts to endorse, advertise or sell the products or services of an individual, business or organization

The Town of Mahone Bay reserves the right to remove any social media posts, on its social media channels, that it believes to be inappropriate in nature.

Any person who continues to post inappropriate or offensive comments will be permanently blocked from all Town of Mahone Bay social media channels.

Requests to share information via Town media channels will be handled by Staff. Requests to share information must be relevant and local. The Town of Mahone Bay reserves the right to deny any request to share third party information. To request a sharing of a post via the Town's social media channels, contact the Town Office.

Clerk's Annotation for Official Policy Book

Date of Notice to Council Members of Intent
to Consider {7 days minimum notice}: _____

Date of Passage of Policy: _____

Clerk

Date



Town of Mahone Bay
Staff Report
RE: 2019 PCAP Application
May 14, 2019

General Overview:

The purpose of this report is to make recommendation to Council concerning application to the Provincial Capital Assistance Program.

Background:

Council's draft 2019-20 budget, under consideration at the regular meeting of May 14, 2019, includes two water / wastewater projects for which it is indicated external funding will be sought from the Provincial Capital Assistance Program.

1) Water Transmission System Diagnostics

This project involves the use of a contractor to conduct analysis of the three kilometre long 200 mm (8") diameter cast iron transmission main running from the raw water pumphouse at Oakland Lake to the water treatment plant on Zwicker's Lane to assess the condition of the main / detect any possible leaks and/or gas pockets using diagnostic technologies.

This transmission main is a vital component of the water system. A 2008 assessment of the Town's water and wastewater systems completed by CBCL Ltd. noted uncertainty regarding the condition of the line – installed in the 1940's – and cautioned that, due to the location of the transmission main, locating and repairing leaks could be difficult and time consuming.

(An example diagnostic technology which could be applied in this case is described in the brochure attached as Appendix A to this report)

2) Wastewater Treatment System Effluent

This project involves the use of a consulting firm to investigate options for improving dechlorination at our wastewater treatment plant to ensure compliance with regulatory requirements. The selected firm will develop concepts for both dechlorination and UV disinfection options, prepare capital and annual operating cost estimates for each option under consideration, and review the relative benefits of each option. The Town will then select a preferred option for the completion of additional designs.

Both projects rely on external expertise and are good candidates for funding under the Provincial Capital Assistance Program.

Analysis:

Staff have submitted an application to the Provincial Capital Assistance Program (2019 deadline May 6) combining the two projects, as was discussed with Council during the 2019-20 budget process and reflected in the draft budget.

The immediate outcomes of this project will be:

- Providing the Town with detailed condition information on the water utility's primary transmission main.
- Evaluating options and completing associated designs for wastewater system effluent.

Benefits include:

- Reducing risk of serious public health threat resulting from potential transmission line failure (loss of water supply to Town residents); condition information will make locating and addressing breaks easier / inform the replacement / rehabilitation of the main.
- Eliminating risk of failing to comply with wastewater effluent regulations / abate pollution risk from wastewater system effluent to Mahone Bay harbour.
- Project builds on Town's participation in the provincial asset management pilot program and supports the Town of Mahone Bay's continuing asset management program, in accordance with the Town's Asset Management Policy (adopted Jan 8, 2019).

A Council resolution supporting the submission of the project for funding is required by the Provincial Capital Assistance Program.

Financial Analysis:

The 2019 Provincial Capital Assistance Program application was submitted in the amount of \$109,782, requesting \$54,891 in provincial funding; the draft 2019-20 budget projected \$110,000 with \$55,000 external. Component 1 - Transmission Diagnostics accounts for \$66,270 + HST while component 2 – Treatment System Effluent accounts for \$34,000 + HST.

Links to Strategic Plan:

Key Strategic Initiatives and Core Activities

3.1 21st Century Infrastructure

- Meet and exceed standards for water and wastewater

Recommendation:

THAT Council direct staff to submit an application to the 2019 Provincial Capital Assistance Program in the amount of \$109,782, requesting \$54,891 in funding assistance for water / wastewater projects.

Attached for Council Review:

- SmartBall Brochure

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Dylan Heide', with a long horizontal flourish extending to the right.

Dylan Heide
Town of Mahone Bay CAO



SmartBall[®] Technology

A free-swimming tool for long distance water and wastewater inspections

How SmartBall works?

The SmartBall[®] platform is a free-flowing tool for the assessment of pressurized water and wastewater pipelines 8 inches and larger. It can complete long assessments in a single deployment without disruption to regular pipeline service.

The tool is inserted into a live pipeline and travels with the product flow for up to 21 hours while collecting pipeline condition information. It requires only two access points for insertion and extraction, and is tracked throughout the inspection at predetermined fixed locations on the pipeline.

Applications

Owners of water and wastewater pipelines deal with a variety of infrastructure challenges; the SmartBall platform can collect a variety of pipeline condition information in a single deployment that helps owners manage their assets more effectively.

Leak Detection

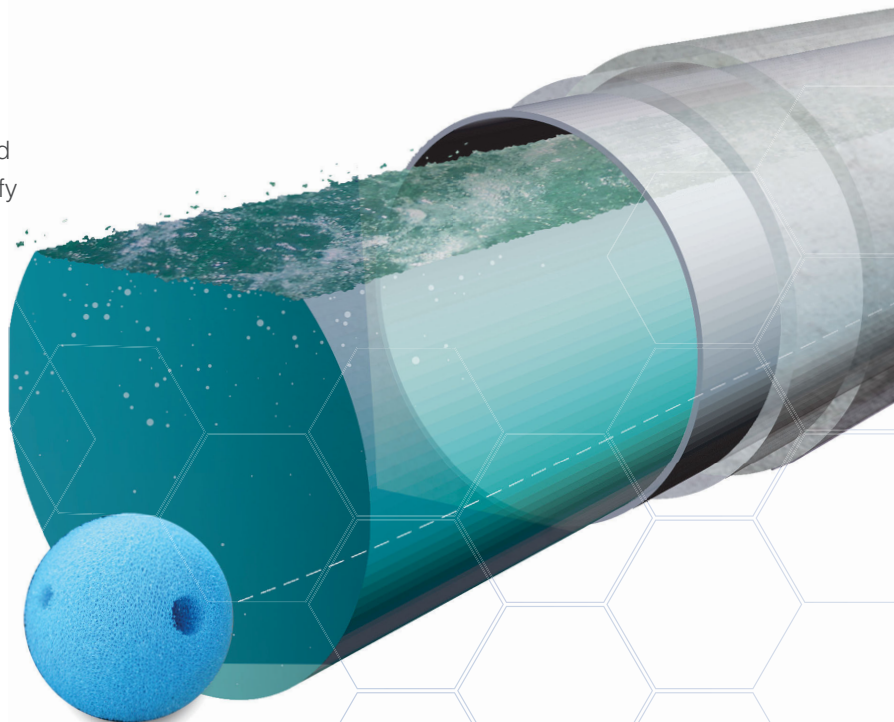
The tool is equipped with a highly sensitive acoustic sensor that can detect pinhole-sized leaks on pressurized pipelines. The SmartBall platform has been able to identify leaks as small as 0.028 gal/min (0.11 liters) and has a typical location accuracy of within 6 feet (1.8 meters).

Gas Pocket Detection

The acoustic sensor is also able to identify the sound of trapped gas within pressurized mains. The presence of trapped gas can adversely affect pipeline flow or lead to degradation of the pipe wall in sewer force mains.

Inspection Benefits

- Easy to deploy through existing pipeline features
- No disruption to regular pipeline service
- Can complete long inspections in a single deployment
- Highly sensitive acoustic sensor that can locate very small leaks
- Can identify features relevant to the operation and mapping of the pipeline
- Indicates the position of leaks, and gas pockets relative to known points





Town of Mahone Bay

Staff Report

RE: 2019-20 Budget Policy/By-law

May 3, 2019

General Overview:

The purpose of this report is to make recommendation to Council concerning the adoption of a Low Income Property Tax Exemption Policy and Tax Exemptions for Non-Profit Organizations By-law.

Background:

Section 69 of the Nova Scotia Municipal Government Act empowers the Council to grant residents income-based exemptions from taxation by policy.

Section 71 (b) of the Nova Scotia Municipal Government Act empowers the Council to exempt from taxation properties belonging to non-profit community, charitable, fraternal, education, recreational, religious, cultural or sporting organizations. Section 71 (e) further stipulates that tax reduction can be extended to buildings, pump stations, deep well pumps, main transmission lines, distribution lines, meters and associated plant and equipment of a municipal water utility.

Analysis:

Each year as a component of the annual budget process the Town Council reviews its low-income property tax exemption program and tax exemptions for non-profit organizations. Staff recommend no change to the 2018-19 programs for the 2019-20 fiscal year and have prepared policies reflecting the draft 2019-20 budget presented to Council on April 23rd (attached as appendices to this report). For 2019-20 staff have also prepared a new Non-Profit Organizations By-law which, once adopted, will be supported by an annual review/update of the associated policy, along with the annual grant amounts in the budget corresponding to each property.

Once adopted, these budget-related policies/by-laws will be available to the public for their information.

Financial Analysis:

For 2019-20 the draft budget reflects \$10,500 for low-income exemptions and \$97,263 for non-profit organizations (in amounts corresponding to the taxes on properties specified by policy under the Non-Profit Organizations By-law).

Links to Strategic Plan:

Key Strategic Initiatives and Core Activities

3.3 Governance and Public Engagement

- Improve communications and share information with the public in a manner consistent with their needs

Recommendation:

It is recommended that at its regular meeting on May 14th, after due consideration, Council resolve:

THAT Council adopt the attached Low Income Property Tax Exemption Policy.

It is further recommended:

THAT Council give first reading to the Non-Profit Organizations By-law and direct staff to schedule the required public hearing prior to second reading.

Attached for Council Review:

- Draft Low Income Property Tax Exemption Policy (with application form)
- Draft Tax Exemptions for Non-Profit Organizations By-law (with policy schedule)

Respectfully Submitted,



Dylan Heide
Town of Mahone Bay CAO

Sponsors

NSFM Gratefully Acknowledges the Assistance of:

COX & PALMER



Your Hosts

Municipality of the County of Colchester
Town of Truro

Planning Committee

Chair: Deputy Mayor Geoff Stewart, Co. of Colchester
Mayor Jeff Cantwell, Town of Wolfville
Councillor George MacDonald, CBRM
Warden Timothy Habinski, Co. of Annapolis



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Spring Workshop 2019



MAY 8TH – 10TH, 2019

Holiday Inn Truro, NS

Program:

Wednesday, May 8th


4:00 p.m. – 8:00 p.m.	Registration
6:30 p.m. – 8:00 p.m.	Caucus Meetings: Regional Caucus – Spruce Room Rural Caucus – Elm Room Townships Caucus – Oak Room
8:00 p.m. – 9:30 p.m.	Meet & Greet – Birch/Aspen/Maple

Thursday, May 9th

8:00 a.m.	Registration desk opens
8:30 a.m. – 9:00 a.m.	Opening Greetings – Elm Room NSFM President's Report – Councillor Wayne Mason, HRM
9:00 a.m. – 10:00 a.m.	Collaborative Municipal Success Stories – Elm Room Successful Physician Recruitment – Mayor David Kogon, Town of Amherst; Mayor Trish Stewart, Town of Oxford, Deputy Warden Joe van Vulpen, County of Cumberland - An acute physician shortage was brought to the attention of the Cumberland region's three municipal units early in 2018. Local doctors' fears that the regional hospital may lose its Level 2 status due to this shortage, led the Town of Amherst, Town of Oxford and the Municipality of the County of Cumberland to partner with our provincial representatives and local medical leaders to create the Cumberland Health Care Task Force. The task force established physician retention and recruitment committees consisting of municipal and medical leaders. Members of the recruitment committee attended physician recruitment fairs in Digby and Toronto because it was felt local representation was needed in order to be successful in attracting doctors to the Cumberland region.

	<p>This collaborative effort between municipal and local medical leaders resulted in contacts with 94 physicians and the successful recruitment of several physicians to the Cumberland region. Come and learn about their strategy!</p> <p>Cliffs of Fundy Aspiring Geopark Initiative – Collaborative effort of County of Colchester and County of Cumberland - Devin Trefry, Research, Policy, and Community Engagement Officer with the Municipality of the County of Colchester and Stephanie Moreau, Tourism Development Officer with the Municipality of the County of Cumberland, will be sharing an exciting update regarding the Cliffs of Fundy Aspiring Geopark Initiative. In addition to the update, they will also share how working collaboratively on Cliffs of Fundy Aspiring Geopark Initiative and towards a common goal has strengthened the relationship between the two municipalities. The Cliffs of Fundy Aspiring Global Geopark encompasses an area from the shoreline into the Cobequid Highlands from the mouth of the Apple River to the Mi'kmawey Debert National Historic Site, an area of 2511 square kilometres.</p>
10:00 a.m. – 10:15 a.m.	Break/Networking
10:15 a.m. – 11:15 a.m.	Bill 55 – The Windsor/West Hants Experience – Elm Room - Kevin Latimer, Q.C. Partner, Cox and Palmer; Mayor Anna Allen, Town of Windsor; Deputy Warden Paul Morton, Dist. of West Hants; Deputy Mayor Laurie Murley, Town of Windsor; Warden Abraham Zebian, Dist. of West Hants. - What will Nova Scotia's newest municipality look like in April 2020? How will life be better for its citizens? The Coordinating Committee established under Bill 55 is responsible for the design and implementation of the new Region of Windsor and West Hants Municipality. During this session the Coordinator and Committee members will discuss the decision to consolidate, key tasks and processes associated with the project, some of the big questions to be addressed and how the Committee is working through them together.



11:15 a.m. – 12:00 p.m.	Minister (tbc), Liberal Party, Province of NS – Elm Room
12:00 p.m. – 12:55 p.m.	Delegates’ Luncheon – Oak Room Kindly Sponsored by:  The difference is a great relationship
1:00 p.m. – 1:45 p.m.	Cumberland North MLA Elizabeth Smith-McCrossin PC Critic – Elm Room
1:50 p.m. – 2:45 p.m.	Concurrent Sessions: (Attend 1 of 2)
Elm Room	Best Practices for In-Camera Sessions – This session will provide guidance on good governance practices for in-camera sessions of councils. Martin Ward, Q.C., is the General Counsel and Team Lead for the Litigation Group at the Halifax Regional Municipality’s Legal Services. He has over 40 years of legal practice in the Public Sector, first with the Federal Justice Department and more recently, for the past 10 years, with HRM. He has appeared in all levels of courts in the Maritime Provinces and before numerous administrative boards. He has extensive experience sitting as the Municipal Solicitor at meetings of Halifax Regional Council, the Police Commission, and other municipal boards and committees and as such, has practical experience with the conduct of both public and in-camera council meetings.
Birch/Aspen	Navigating Social Media 101 - There has been no better time to augment your communications efforts than today, with the strategic use of social media channels. Content Strategist, Emily Farlow and Associate Vice President of Marketing and Brand Strategy, Tara Wickwire of NATIONAL Public Relations will lead a session that provides: <ul style="list-style-type: none"> • an overview of each channel and what sort of content will resonate with your audiences • how to achieve consistent voice and tone • when to engage with audiences • how to optimize engagement with your audiences


2:45 p.m. – 3:00 p.m.	Break/Networking
3:00 p.m. – 4:00 p.m.	New Climate Change Resources, Best Practices & Innovative Solutions for Nova Scotia Municipalities – Elm Room - Kelly Murphy, Policy Analyst, Canadian Centre for Climate Services, Environment and Climate Change Canada; Michael Benson, Climate Mitigation & Adaptation Specialist, Clean Foundation - This session will explore options for advancing municipal climate change initiatives, providing you with ideas and inspiration to move forward on projects within your own municipality! You will hear about the new Canadian Centre for Climate Services, which offers climate information, data, and tools, and provides user support to clients like municipalities, to help build climate resilience across Canada. Clean Foundation will provide local examples to demonstrate how our municipalities are making their operations more efficient and reducing their climate change-related risks. You will also learn how a handful of municipalities have identified barriers to adaptation and solutions for implementing concrete actions to facilitate local adaptation planning.
4:05 p.m. – 5:00 p.m.	Concurrent Sessions: (Attend 1 of 2)
Oak Room	What does the National Housing Strategy mean for Nova Scotia? - Affordable housing is one of the most pressing issues for Nova Scotians, and as such, for municipalities. Housing Nova Scotia’s new Chief Executive Officer, Nancy MacLellan, will provide an overview of the Province’s efforts to meet the housing needs of low-income Nova Scotians through the National Housing Strategy. She will also present the results of a recent online survey conducted with members of the NSFM to help shape Housing Nova Scotia’s new action plan.
Birch/Aspen	Siting of Pubic Buildings with LPPANS -Nathan Rogers, MCIP, LPP, President of LPPANS and Tristan Cleveland, Political Science PhD Candidate at Dalhousie – Some



	Nova Scotia communities feel like they've lost out when it comes to where their schools or other public facilities have been located. Come and hear how the Licensed Professional Planners Association of Nova Scotia is making huge strides to improve communities in our province. You will hear about the issue, understand the progress to-date, and consider what actions come next.
7:00 p.m. – 11:00 p.m. Truro Farmers Market 15 Young Street Shuttle will run approx. every 30 mins from 6:30 p.m. – 11:00 p.m. to Holiday Inn and Glengarry	Host Social - Get ready for a great evening of entertainment, food and fun! The Town of Truro and Municipality of Colchester welcome delegates to the Truro Farmers Market. Here you will hear three local bands of different genres: Blues (McCready Brothers), Celtic (Alycia Putnam and Family) and Rock/Country (Tim Bowers and Friends). There will be food trucks and vendors on site providing a variety of food choices. Vouchers will be given to delegates so you can enjoy multiple foods at no cost. <u>Make sure you wear your badge</u> . To wash your food down, we will have a number of distillers, brewers and wine-makers on site with free samples and the option to buy your favorites to take home.

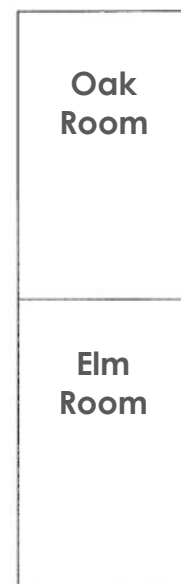


Friday, May 10th – all in Elm Room

9:00 a.m. – 9:45 a.m.	Halifax Needham MLA Lisa Roberts, NDP Critic
9:45 a.m. – 10:45 a.m.	Rick Hansen - Your Building. Our Future. Imagine a world without barriers. 

	Through the power of his own story and the inspiration he's found in others, Rick Hansen believes it is not what happens to you, but what you do with it that counts. Rick challenges audiences to check their own perceptions and question the barriers to success within themselves and their communities. With the Rick Hansen Foundation, Rick and his team raise awareness about accessibility, inclusion, and the potential of people with disabilities. Rick's presentation will inspire you to identify barriers in your environment and see that everyone has the ability to make a difference. Anything is possible if you have the courage to try. Rick Hansen, C.C., O.B.C., six-time Paralympic medalist, is a Canadian icon best known as the "Man in Motion" for undertaking an epic 26 month, 40,000 km journey around the world in his wheelchair. He is the Founder of the Rick Hansen Foundation, an organization committed to creating a world without barriers for people with disabilities.
10:45 a.m.	Event Wrap-Up

LOWER LEVEL



UPPER LEVEL



DRAFT
APRIL 23RD, 2019

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Draft Press Release - May 14th, 2019 Council Meeting

Town of Mahone Bay Adopts 2019-20 Budget

Mahone Bay, NS – The Mahone Bay Town Council approved an operating budget – including general and utility budgets – totaling \$6.00 million on May 14th, 2019. The approved tax rate is \$1.25 per \$100 of residential assessment and \$3.16 per \$100 of commercial assessment. Infrastructure charges are increasing to \$275 per unit and the deed transfer tax rate will be set at 1.5% effective August 1, 2019. To reduce the impact of taxation the Council has also approved a low-income tax exemption program providing graduated tax relief ranging from \$100 to \$600 to qualifying tax payers with household incomes under \$32,000.

The 2019-20 fiscal year marks the 100th anniversary of the incorporation of the Town of Mahone Bay and the Council's annual budget reflects the centennial theme of "making great things happen together," with numerous community projects and initiatives in support of Council's 2018-21 Strategic Plan including:

- Centennial initiatives with community partners including public celebrations and numerous beautification projects in the downtown.
- A continued focus on service delivery and asset management; 2019 will see the Town take additional steps toward a comprehensive asset management strategy, including infrastructure condition assessments and the establishment of a new Asset Management Advisory Committee with Council, staff and public members.
- The initiation of an update to the Town's Municipal Planning Strategy and Land Use By-Law, and other planning initiatives including an orthophotography update and a shared service initiative with neighbouring units to streamline building and fire inspection services.
- Website improvements and a new public notification system to better serve our residents.
- Climate mitigation initiatives including a community GHG emissions inventory, Active Transportation Plan, and initiatives to support solar energy generation and electric vehicle use.
- Improved Council committees and additional community engagement activities.
- Continuing to build capital reserves necessary for long-term asset management utilizing gas tax revenues, deed transfer tax revenues, and dividends from the Alternative Energy Resource Authority.

The Town Council also approved an ambitious 2019-20 capital budget including 30 capital projects totaling \$13.3 million over two years, supported by a projected \$7.5 million in external funding (56.4%).

Key investments in the 2019-20 capital budget include:

- Several major water, wastewater and stormwater infrastructure improvements for which the Town has sought funding from provincial and federal sources under the Investing in Canada Infrastructure Program.
- New equipment for the electrical utility and Fire Department.
- Awaited renovation of the Town's bandstand with funding from the provincial Beautification and Streetscaping Program.
- Plans for the replacement of the Town's aging fire station to accommodate newer, larger equipment and ensure the safety of our dedicated Fire Department volunteers.
- Continued investment in recreational properties including the Town ballfield.
- The Edgewater Street shoreline improvement project – designed to protect Town infrastructure and community assets from the impacts of our changing climate – for which the Town will require the support of our provincial and federal governments to proceed.

The complete 2019-20 Town Budget will soon be available on the Town of Mahone Bay website at www.townofmahonebay.ca.

For Additional Information Contact:

Dylan Heide, CAO

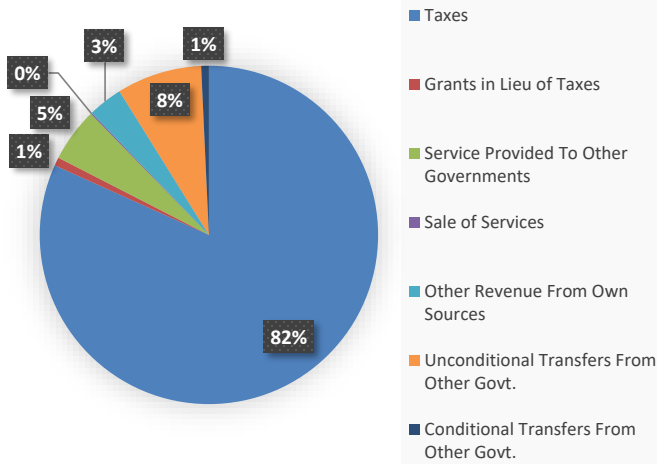
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dylan.heide@townofmahonebay.ca

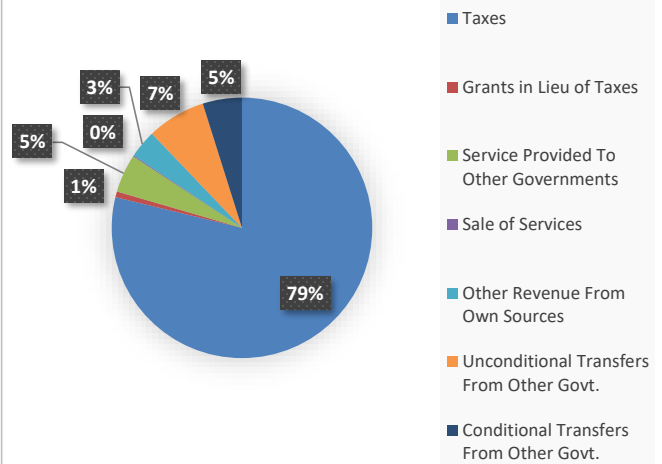
TOWN OF MAHONE BAY BUDGET SUMMARY

	Actual 2017/18	Budget 2018/19	Actual 2018/19 <small>Unaudited</small>	Budget 2019/20	% Change <small>Budget to Budget</small>	% Change <small>Budget to Actuals</small>
REVENUE						
Charges	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Grants & Loans Income	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Interest Income on Cash & Investments	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Other Income	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	-0.00%
Rate Revenue from Property	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	-0.00%
Investment Income from Cash & Investments	1,000,000	1,000,000	1,000,000	1,000,000	-0.00%	-0.00%
Capital Income from Cash & Investments	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Total Revenue	2,749,002	2,866,474	3,095,730	3,203,383	11.75%	3.48%
EXPENDITURES						
General Administration	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Administration	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Infrastructure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Capital Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Other Capital Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Capital Development Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Rate Capital Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Other Capital Expenditure	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	0.00%
Total Expenditure	2,125,066	2,431,841	2,311,981	2,744,110	12.84%	18.69%
Rate Revenue from Property	1,000,000	1,000,000	1,000,000	1,000,000	0.00%	-0.00%
Depreciation on Fixed Assets	-1,000,000	-1,000,000	-1,000,000	-1,000,000	0.00%	0.00%
Interest Income on Cash & Investments	-1,000,000	-1,000,000	-1,000,000	-1,000,000	0.00%	-0.00%
Charges & Depreciation	134,958	53,260	73,249	0		
<i>Depreciation</i>	<i>390,510</i>	<i>435,000</i>	<i>435,000</i>	<i>508,845</i>		
Excess of Expenditures over Revenue	-255,552	-381,740	-361,751	-508,845		

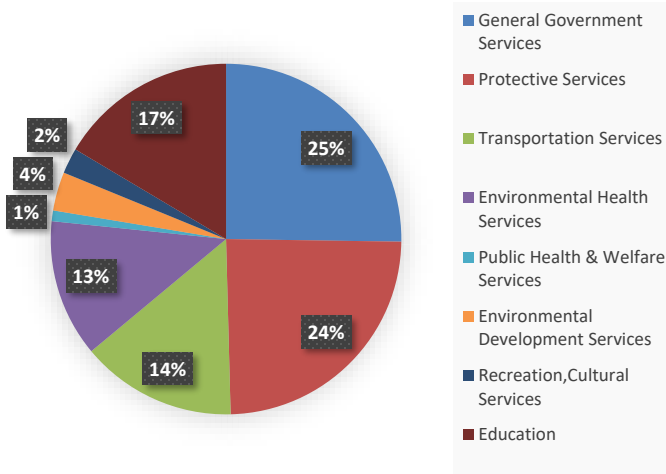
2018/19 Budget - Revenue



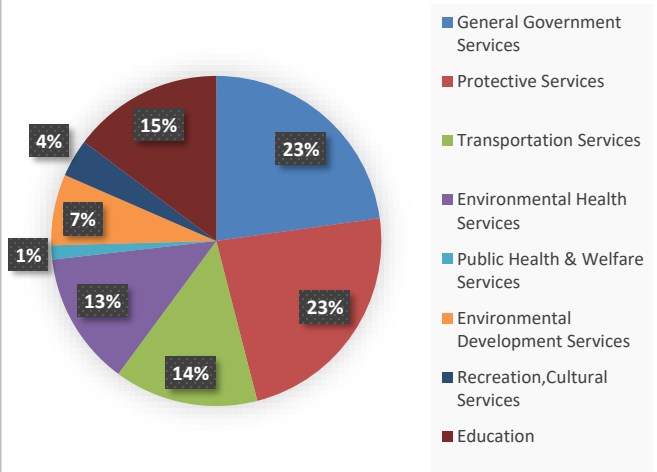
2019/20 Proposed Budget - Revenue



2018/19 Budget - Expenditures



2019/20 Proposed Budget - Expenditures



2019/20 Comparison

Tax & Utility Costs - 3 Towns Lunenburg County
Assessment =260,000, Kwh YR=10,000, Water 50,000 gallons Yr

Based on:

Residential Tax Rate	1.65	1.344	1.25
Commercial Tax Rate	3.97	3.320	3.14

Road	Ordinary	Leisure	Maintenance
Property			
Drainage			
General Services Charge			
Electricity			
Water			
Transfer Charge			
Total Single Family	7,021.78	6,132.70	6,092.54

Commercial

Property	10,322.00	8,632.00	8,164.00
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2023 2024 2025 2026
 2023 2024 2025 2026

Residential
 Residential

ASSESSABLE PROPERTY

Residential
 Commercial
 Commercial - Industrial
 Residential - Industrial

2023	2024	2025	2026
1,973,803	2,052,469	2,040,940	2,181,188

SPECIAL ASSESSMENTS

Fire
 Police
 Water

2023	2024	2025	2026
184,920	205,773	206,700	224,950

BUSINESS PROPERTY

Industrial
 Commercial
 Commercial - Industrial

2023	2024	2025	2026
21,583	17,434	25,290	17,689

OTHER TAXES

Local
 State

2023	2024	2025	2026
90,267	67,500	169,961	100,000

TOTAL TAXES

2023	2024	2025	2026
2,270,573	2,343,176	2,442,891	2,523,827

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PROVINCIAL GOVERNMENT
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\$567	\$1,135	\$595	\$595
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PROVINCIAL GOVERNMENT AGENCIES
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\$21,760	\$21,740	\$22,179	\$22,408

TOTAL GRANTS IN LIEU OF TAXES

\$22,327	\$22,875	\$22,774	\$23,003
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OTHER LOCAL GOVERNMENTS

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	\$131,546	\$147,800	\$140,112	\$152,031

TOTAL SERVICE PROVIDED OTHER GOV

\$131,546	\$147,800	\$140,112	\$152,031
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SALES OF SERVICES

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TOTAL SALE OF SERVICES

\$3,845	\$3,700	\$4,150	\$4,100
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FUNDS FROM OWN SOURCES					
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TOTAL FUNDS FROM OWN SOURCES	\$121,194	\$94,800	\$111,694	\$111,400	
UNCONDITIONAL TRANSFERS FROM OTHER GOVERNMENTS					
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	\$50,021	\$50,023	\$50,022	\$50,022	
OWN AGENCIES					
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TOTAL UNCONDITIONAL TRANSFERS	\$198,517	\$233,123	\$269,211	\$233,022	

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CONDITIONAL TRANSFERS FROM OTHER GOVERNMENTS

FEDERAL GOVERNMENT

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	\$0	\$0	\$83,897	\$155,000

PROVINCIAL GOVERNMENTS

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	\$1,000	\$21,000	\$21,000	\$1,000

TOTAL CONDITIONAL TRANSFERS

Total Revenue	\$2,749,002	\$2,866,474	\$3,095,730	\$3,203,383
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STATEMENT OF REVENUE & EXPENDITURES

GENERAL GOVERNMENT SERVICES

[illegible]

STATEMENT OF REVENUE & EXPENDITURES

GENERAL GOVERNMENT SERVICES

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STATEMENT OF REVENUE & EXPENDITURES

GENERAL GOVERNMENT SERVICES

	General	Police	Fire	Public Works
DEBT CHARGES-GENERAL GOVERNMENT				
Capital Construction - General Government				
Departmental Interest - Police				
	\$4,737	\$4,500	\$3,059	\$3,250
VALUATION ALLOWANCES-GENERAL GOVERNMENT				
Capital Construction - General Government	\$200	\$250	\$0	\$250
OTHER GENERAL ADMINISTRATIVE SERVICES				
Information Technology - Police				
Information Technology - Fire				
Information Technology - Public Works				
	\$18,595	\$16,500	\$9,163	\$14,000
Department Totals before Depreciation	\$451,996	\$613,783	\$595,361	\$625,506
AMORTIZATION				
Information Technology - General Government				
Capital Construction - General Government	\$0	\$0	\$0	\$0
Department Totals after Depreciation	\$451,996	\$613,783	\$595,361	\$625,506

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
PROTECTIVE SERVICES

	Original Budget	Revised Budget	Actual Budget	Revised Budget	Actual Budget
POLICE PROTECTION					
Police-RCM					
Maintenance of Police					
Crime Prevention					
LAW ENFORCEMENT					
Crime Correctional Services					
Investigation Services					
Police Training Services					
Department Total	\$334,462	\$346,671	\$336,733	\$357,300	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
FIRE PROTECTION SERVICES

	Original Estimate	Revised Estimate	Actual Expenditure	Actual Revenue	Net Expenditure
WATER SUPPLY & HYDRANTS					
Water supply & hydrants	\$111,096	\$111,096	\$111,096	\$132,431	Surplus of \$21,335
FIRE DEPARTMENT ADMINISTRATION					
Salaries					
Commodities & supplies					
Materials - maintenance					
Laboratory charges					
FIRE FIGHTING FORCE					
Engineers					
Fire alarm & equipment					
TRAINING					
Fire department training					
FIRE STATION & BUILDINGS					
Materials					
Repairs					
Utilities					
Insurance					
Water					
Gas					

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
FIRE PROTECTION SERVICES

	Original Estimate	Revised Estimate	Actual Expenditure	Actual Revenue	Net Expenditure
FIRE FIGHTING EQUIPMENT					
Fire Fighting Equipment	100,000	100,000	100,000	100,000	
Fire Fighting Equipment - Capital	0	100,000	100,000	100,000	
Fire Fighting Equipment - Depreciation	0	100,000	100,000	100,000	
Fire Fighting Equipment - Other	0	0	0	0	
Fire Fighting Equipment - Maintenance	100,000	100,000	100,000	100,000	
Fire Fighting Equipment - Repairs	100,000	100,000	100,000	100,000	
Fire Fighting Equipment - Replacement	100,000	100,000	100,000	100,000	
Fire Fighting Equipment - Other	100,000	100,000	100,000	100,000	
SUB TOTAL - FIRE DEPARTMENT	\$76,407	\$97,060	\$85,498	\$96,560	
Sub Total Fire Protection	\$187,503	\$208,156	\$196,594	\$228,991	
PROTECTIVE SERVICES - DEBT CHARGES					
Debt Charges - Interest	\$1,281	\$1,485	\$627	\$743	
Department Totals before Depreciation	\$188,783	\$209,641	\$197,221	\$229,734	
AMORTIZATION -FIRE PROTECTION					
Amortization - Fire Protection	0	0	0	0	
Amortization - Capital Expenditure	0	0	0	0	
Department Totals after Depreciation	\$188,783	\$209,641	\$197,221	\$229,734	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
OTHER PROTECTION SERVICES

	Actual 2022	Actual 2021	Actual 2020	Actual 2019	Actual 2018
EMERGENCY MEASURES					
Fire Department Maintenance	5,691	5,363	5,966	7,800	Community Development
Fire Department Coordination					
	\$5,691	\$5,363	\$5,966	\$7,800	
OTHER PROTECTION SERVICES					
Fire Department Services	24,698	30,300	25,220	41,800	Additional Services Local
Fire Department Coordination					
Fire Department Services					
Fire Department Coordination					
	\$24,698	\$30,300	\$25,220	\$41,800	
Department Totals	\$30,389	\$35,663	\$31,186	\$49,600	
TOTAL BEFORE DEPRECIATION	\$553,634	\$591,975	\$565,140	\$636,634	
DEPRECIATION PROTECTIVE SERVICES					
	\$553,634	\$591,975	\$565,140	\$636,634	

**TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
TRANSPORTATION SERVICES**







ADMINISTRATION

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	\$59,906	\$67,900	\$66,061	\$72,800

GENERAL EQUIPMENT

[illegible]

**TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
TRANSPORTATION SERVICES**







SMALL TOOLS

☐ all ☐ ☐

	\$499	\$800	\$1,061	\$1,800
2019	100%	100%	100%	100%
2020	100%	100%	100%	100%
2021	100%	100%	100%	100%
2022	100%	100%	100%	100%
2023	100%	100%	100%	100%
2024	100%	100%	100%	100%
2025	100%	100%	100%	100%
2026	100%	100%	100%	100%
2027	100%	100%	100%	100%
2028	100%	100%	100%	100%
2029	100%	100%	100%	100%
2030	100%	100%	100%	100%
2031	100%	100%	100%	100%
2032	100%	100%	100%	100%
2033	100%	100%	100%	100%
2034	100%	100%	100%	100%
2035	100%	100%	100%	100%
2036	100%	100%	100%	100%
2037	100%	100%	100%	100%
2038	100%	100%	100%	100%
2039	100%	100%	100%	100%
2040	100%	100%	100%	100%
2041	100%	100%	100%	100%
2042	100%	100%	100%	100%
2043	100%	100%	100%	100%
2044	100%	100%	100%	100%
2045	100%	100%	100%	100%
2046	100%	100%	100%	100%
2047	100%	100%	100%	100%
2048	100%	100%	100%	100%
2049	100%	100%	100%	100%
2050	100%	100%	100%	100%
2051	100%	100%	100%	100%
2052	100%	100%	100%	100%
2053	100%	100%	100%	100%
2054	100%	100%	100%	100%
2055	100%	100%	100%	100%
2056	100%	100%	100%	100%
2057	100%	100%	100%	100%
2058	100%	100%	100%	100%
2059	100%	100%	100%	100%
2060	100%	100%	100%	100%
2061	100%	100%	100%	100%
2062	100%	100%	100%	100%
2063	100%	100%	100%	100%
2064	100%	100%	100%	100%
2065	100%	100%	100%	100%
2066	100%	100%	100%	100%
2067	100%	100%	100%	100%
2068	100%	100%	100%	100%
2069	100%	100%	100%	100%
2070	100%	100%	100%	100%
2071	100%	100%	100%	100%
2072	100%	100%	100%	100%
2073	100%	100%	100%	100%
2074	100%	100%	100%	100%
2075	100%	100%	100%	100%
2076	100%	100%	100%	100%
2077	100%	100%	100%	100%
2078	100%	100%	100%	100%
2079	100%	100%	100%	100%
2080	100%	100%	100%	100%
2081	100%	100%	100%	100%
2082	100%	100%	100%	100%
2083	100%	100%	100%	100%
2084	100%	100%	100%	100%
2085	100%	100%	100%	100%
2086	100%	100%	100%	100%
2087	100%	100%	100%	100%
2088	100%	100%	100%	100%
2089	100%	100%	100%	100%
2090	100%	100%	100%	100%
2091	100%	100%	100%	100%
2092	100%	100%	100%	100%
2093	100%	100%	100%	100%
2094	100%	100%	100%	100%

WORKSHOPS, YARDS & OTHER BUILDINGS

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\$7,209	\$10,020	\$5,950	\$10,975
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OTHER

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\$555	\$1,500	\$704	\$13,400
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TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
TRANSPORTATION SERVICES

	Original Estimate	Revised Estimate	Actual Expenditure	Actual Revenue	Net Expenditure
ROADS & STREETS					
Salaries	100,000	100,000	100,000	0	100,000
Contractor's Car Allowance	0	0	0	0	0
Actual Car Allowance	100,000	100,000	100,000	0	100,000
Actual Road Allowance	100,000	100,000	100,000	0	100,000
Actual Road Allowance - Material	100,000	100,000	100,000	0	100,000
Actual Road Allowance - Labor	100,000	100,000	100,000	0	100,000
Actual Road Allowance - Other	100,000	100,000	100,000	0	100,000
Contractor's Disbursement	0	0	0	0	0
Revenue	0	0	0	0	0
Revenue Classification	100,000	100,000	100,000	0	100,000
	\$90,269	\$130,300	\$115,749	\$147,200	
STREET LIGHTING					
Street Lighting	\$62,098	\$44,000	\$43,373	\$45,200	
TRAFFIC SERVICE					
Revenue	0	0	0	0	0
Actual Revenue	0	0	0	0	0
Actual Revenue - Contractor	0	0	0	0	0
Actual Revenue - Local	0	0	0	0	0
	\$8,627	\$11,700	\$10,132	\$13,000	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
TRANSPORTATION SERVICES

	Original	Added	Deleted	Revised	Balance
	Amount	Amount	Amount	Amount	Amount

PUBLIC TRANSIT
Operating Expenses

	\$0	\$0	\$0	\$0
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DEBT CHARGES - TRANS SERV
Debt Service

	\$16,261	\$33,790	\$17,545	\$33,790
	\$16,261	\$33,790	\$17,545	\$33,790

Debt Service

Department Totals before Depreciation

	\$286,107	\$349,440	\$294,968	\$387,252
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AMORTIZATION -TRANSPORTATION SERVICES

Depreciation - Capital Assets
Amortization - Capital Assets

	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0

Department Totals after Depreciation

	\$286,107	\$349,440	\$294,968	\$387,252
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TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
ENVIROMENTAL HEALTH SERVICES

	2019 Actual	2019 Budget	2020 Actual	2020 Budget	2020 Variance
SEWAGE COLLECTION SYSTEM					
ADMINISTRATION					
R - Capital Expenditures	0	0	0	0	0
Administration	0	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
SEWAGE COLLECTION SYSTEMS					
Capital	0	0	0	0	0
Administration	0	0	0	0	0
Rate Collection - R	0	0	0	0	0
Material Expenditures & Capital	0	0	0	0	0
Maintenance & Repairs	0	0	0	0	0
Other Capital	0	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
SEWAGE LIFT STATIONS					
Maintenance & Repairs	0	0	0	0	0
Administration	0	0	0	0	0
Rate	0	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
SEWAGE TREATMENT & DISPOSAL					
Capital	0	0	0	0	0
Cost Allocation	0	0	0	0	0
Other - Administration	0	0	0	0	0
Rate Material	0	0	0	0	0
Administration	0	0	0	0	0
Cadastral Licence	0	0	0	0	0
Other	0	0	0	0	0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	<u>\$111,816</u>	<u>\$133,130</u>	<u>\$131,629</u>	<u>\$183,990</u>	

2020
Actual
2020
Budget
2020
Variance

**TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
ENVIROMENTAL HEALTH SERVICES**

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TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
PUBLIC HEALTH & WELFARE

	Original Expenditure	Added Expenditure	Reduced Expenditure	Net Expenditure	Revenue
HOUSING					
Capital - Infrastructure	Expenditure	Expenditure	Expenditure	Expenditure	
Debt - Rental	Expenditure	Expenditure	Expenditure	Expenditure	
	\$20,581	\$24,000	\$23,840	\$37,820	
Capital - Other					
Department Total before Depreciation	\$20,581	\$24,000	\$23,840	\$37,820	
Capital - Other					
Capital - Other	\$0	\$0	\$0	\$0	
Department Total after Depreciation	\$20,581	\$24,000	\$23,840	\$37,820	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
ENVIRONMENTAL DEVELOPMENT SERVICES

	Original	Revised	Revised	Revised	Actual
	Amount	Amount	Amount	Amount	Amount

ENVIRONMENTAL PLANNING & ZONING

Regional Planning					
Local Environmental Services					
	\$51,851	\$51,600	\$50,247	\$112,900	

	Actual
	Amount

Modeling Results Environmental Services Environmental Services

COMMUNITY DEVELOPMENT

Community Development Services					
Community Development Services					
	\$4,924	\$6,125	\$3,252	\$10,000	

Community Development Services
Community Development Services

OTHER ENVIRONMENTAL SERVICES

Other Environmental Services					
Other Environmental Services					
Other Environmental Services					
Other Environmental Services					
Other Environmental Services					
Other Environmental Services					
	\$27,413	\$29,000	\$26,390	\$68,200	

Other Environmental Services
Other Environmental Services

Department Totals before Depreciation	\$84,187	\$86,725	\$79,889	\$191,100	
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Other Environmental Services - Depreciation					
Other Environmental Services - Depreciation					
Other Environmental Services - Depreciation					
	\$0	\$0	\$0	\$0	

Department Totals after Depreciation	\$84,187	\$86,725	\$79,889	\$191,100	
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TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
RECREATION & CULTURAL SERVICES

	Original Estimate	Revised Estimate	Actual	Revised Estimate	Balance Forward
ADMINISTRATION					
Revised Administrative Salaries					
	\$3,417	\$3,530	\$3,519	\$3,700	
PROGRAMS & SERVICES					
Original Programs					
Commercial Programs					Barren Commercial Programs
Adult Education					Programs
Arts & Cultural					Arts & Cultural Programs
Community Center					Community Center Programs
Other Programs					Other Programs
	\$470	\$700	\$864	\$44,945	Barren Community Center Programs
PARKS PLAYGROUNDS FIELDS					
Barren Parks					
Playgrounds					
Fields					
Laurel					
Arts & Cultural					
Community Center					
	\$34,487	\$36,210	\$35,986	\$36,000	
CULTURAL BUILDINGS & FACILITIES					
Community Center					
Arts & Cultural					
Mahone Bay Museum					
Arts & Cultural					
	\$16,180	\$16,940	\$14,228	\$16,940	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
RECREATION & CULTURAL SERVICES

	Original Budget	Revised Budget	Actual	Encumbrance	Variance
DEBT CHGS- RECREATION & CULTURAL SERVICES					
Interest on Debt- R&C					
	\$0	\$0	\$0	\$0	
Department Totals before Depreciation	\$54,554	\$57,380	\$54,598	\$101,585	
Depreciation - Recreation & Cultural Services					
Depreciation-R&C					
Capital Outlay - Capital Projects					
	\$0	\$0	\$0	\$0	
Department Totals after Depreciation	\$54,554	\$57,380	\$54,598	\$101,585	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
EDUCATION /FISCAL SERVICES/TRANSFERS

	Original Estimate	Revised Estimate	Actual Amount	Revised Estimate	Actual Amount
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EDUCATION

Education - Mahone Bay Community	\$393,640	\$400,177	\$400,177	\$405,008	
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FISCAL SERVICES

DEBT CHARGES

Interest on all debt or on amounts paid					
	\$106,200	\$106,200	\$106,200	\$127,300	

TRANSFERS TO/FROM FUNDS

TRANSFER TO OWN FUNDS & AGENCIES-OTHER FUNDS

General Revenue Fund - Capital					
General Revenue Fund- Other Capital					
General Revenue Fund - Other Capital					
General Revenue Fund- Other Capital					
General Revenue Fund - Other Capital					
General Capital Fund - Other Capital					
General Capital Fund - Other Capital					
General Capital Fund - Other Capital					
	\$394,278	\$396,173	\$604,300	\$578,150	

TOWN OF MAHONE BAY
STATEMENT OF REVENUE & EXPENDITURES
EDUCATION /FISCAL SERVICES/TRANSFERS

	Original Budget	Revised Budget	Actual Budget	Actual Budget	Actual Budget
TRANSFER FROM RESERVES					
Transfer from Capital Reserves					
Transfer from Capital Reserves					
Transfer from General Fund					
Transfer from Debt Service Fund					
Transfer from Debt Service Fund					
TOTAL LOCAL GOVERNMENTS	\$11,500	\$121,000	\$0	\$246,177	
Department Totals	(\$382,778)	(\$275,173)	(\$604,300)	(\$331,973)	

TOWN OF MAHONE BAY
WATER UTILITY
SUMMARY of REVENUE & EXPENDITURES

	Original Budget	Revised Budget	Actual Budget	Actual	Variances Actual
OPERATING REVENUE					
Municipal Sales					Water Rate Increase
Water Rate Sales					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
	\$571,902	\$580,136	\$582,606	\$674,350	
OPERATING EXPENDITURE					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
Water Use or Consumption					
	\$488,319	\$541,000	\$507,287	\$612,582	
OPERATING PROFIT	\$83,583	\$39,136	\$75,319	\$61,768	
Non- Operating Revenue	\$26,524	\$53,100	\$26,500	\$51,500	
Non-Operating Expenditures	\$85,695	\$92,223	\$91,271	\$113,268	
Excess of Revenue Over Expenditure	\$24,412	\$13	\$10,548	\$0	

TOWN OF MAHONE BAY
WATER UTILITY
STATEMENT OF OPERATING REVENUE

	2020 Actual	2020 Budget	2021 Actual	2021 Budget
METERED SALES				
Residential	1,234,567	1,234,567	1,234,567	1,234,567
Commercial	1,234,567	1,234,567	1,234,567	1,234,567
	\$450,893	\$455,000	\$458,699	\$528,279
FIRE PROTECTION				
Fire Protection Service	1,234,567	1,234,567	1,234,567	1,234,567
	\$111,496	\$111,496	\$111,496	\$132,431
SPRINKLER SERVICE	\$1,440	\$1,440	\$1,440	\$1,440
OTHER OPERATING REVENUE				
General Services	1,234	1,234	1,234	1,234
Residential Landscaping	1,234	1,234	1,234	1,234
	\$8,073	\$12,200	\$10,971	\$12,200
TOTAL	\$571,902	\$580,136	\$582,606	\$674,350

TOWN OF MAHONE BAY
WATER UTILITY
18000 NON-OPERATING REVENUE

	Original Amount	Added Amount	Deleted Amount	Adjusted Amount	
Non-Operating Revenue					
Interest					
Dividend					
Other Income					
Capital Gain					
Other					
Total	\$26,524	\$53,100	\$26,500	\$51,500	
TOTAL REVENUE	\$598,426	\$633,236	\$609,106	\$725,850	

TOWN OF MAHONE BAY
WATER UTILITY
21000 SOURCE OF SUPPLY

	Original Estimate	Revised Estimate	Actual Estimate	Revised Estimate
SUPERVISION & ENGINEERING	\$0	\$500	\$0	\$500
MAINTENANCE OF PLANT				
Materials				
	\$7,328	\$2,500	\$0	\$2,550
TOTAL	\$7,328	\$3,000	\$0	\$3,050

TOWN OF MAHONE BAY
WATER UTILITY
22000 PUMPING

	Original Estimate	Revised Estimate	Actual Estimate	Revised Estimate
OPERATING LABOR	\$3,793	\$4,200	\$4,452	\$4,800
POWER PURCHASED	\$12,010	\$11,000	\$7,869	\$12,500
MAINTENANCE OF PLANT				
Repairs to & of existing plant				
New plant equipment				
	\$729	\$3,500	\$3	\$2,035
TOTAL	\$16,532	\$18,700	\$12,324	\$19,335

TOWN OF MAHONE BAY
WATER UTILITY
23000 WATER TREATMENT

	Original Estimate	Revised Estimate	Actual Estimate	Revised Estimate
SUPERVISION & ENGINEERING				
Contract - Professional Services	\$0	\$0	\$0	\$0
Contract - Professional Services				
OPERATING LABOR	\$8,543	\$8,825	\$8,799	\$9,300
OPERATION SUPPLIES & EXPENSES				
Contract - Professional Services				
Contract - Professional Services				
MAINTENANCE OF PLANT				
Contract - Professional Services				
Contract - Professional Services				
Contract - Professional Services				
Contract - Professional Services				
TOTAL	\$126,710	\$153,625	\$140,364	\$142,150

TOWN OF MAHONE BAY
WATER UTILITY
24000 TRANSMISSION & DISTRIBUTION

	Original Estimate	Revised Estimate	Revised Estimate	Revised Estimate
SUPERVISION & ENGINEERING	\$8,589	\$8,825	\$8,799	\$9,300
OPERATION LABOR				
Maintenance				
	\$56,897	\$63,100	\$66,786	\$66,800
MAINTENANCE OF PLANTS				
Replacement				
Drainage				
Reconstruction of Distribution System				
Distribution Maintenance				
Drainage System Maintenance				
Water - Distribution				
Water Cal System - Distribution Modification				
Construction				
Miscellaneous				
Drainage				
	\$7,998	\$21,500	\$6,526	\$32,290
TRANSPORTATION	\$3,607	\$6,000	\$3,507	\$6,000
SHOP EXPENSES	\$301	\$500	\$251	\$500
OTHER	\$0	\$0	\$0	\$0
TOTAL	\$77,391	\$99,925	\$85,869	\$114,890

Maintenance Capital Ltd Ltr

**TOWN OF MAHONE BAY
WATER UTILITY
25000 ADMINISTRATION & GENERAL**

[illegible]

SALARIES

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<input type="checkbox"/> other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	\$74,054	\$85,250	\$85,444	\$87,000

GENERAL OFFICE EXPENSES

[illegible]

**TOWN OF MAHONE BAY
WATER UTILITY
25000 ADMINISTRATION & GENERAL**

	Professional fees	Professional fees	Professional fees	Professional fees
PROFESSIONAL FEES				
Local				
Professional fees				
	\$10,028	\$5,850	\$12,000	\$35,050
MAINTENANCE OF GENERAL PROPERTY	\$0	\$0	\$0	\$0
OTHER (H.S.T.)	\$0	\$0	\$0	\$0
TOTAL	\$141,935	\$155,100	\$146,061	\$188,542
DEPRECIATION	\$117,781	\$110,000	\$122,000	\$143,965
TAXES	\$642	\$650	\$668	\$650

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TOWN OF MAHONE BAY
WATER UTILITY
29000 NON-OPERATING EXPENDITURES

	Original Amount	Added Amount	Deleted Amount	Adjusted Amount
REDEMPTION OF LONG TERM DEBT				
Original	Amount	Amount	Amount	Amount
Original Amortized Loan	Amount	Amount	Amount	Amount
	\$58,300	\$58,300	\$58,300	\$73,690
INTEREST ON LONG TERM DEBT	\$26,169	\$32,760	\$32,760	\$38,415
OTHER INTEREST				
Interest on Long Term Debt	Amount	Amount	Amount	Amount
Interest on Short Term Debt	Amount	Amount	Amount	Amount
Interest on Capital Assets	Amount	Amount	Amount	Amount
	\$1,225	\$1,163	\$211	\$1,163
CAPITAL EXPENDITURES OUT OF REVENUE	\$1	\$0	\$0	\$0
OTHER	\$0	\$0	\$0	\$0
TOTAL	\$85,695	\$92,223	\$91,271	\$113,268

TOWN OF MAHONE BAY ELECTRIC LIGHT UTILITY SUMMARY OF REVENUE & EXPENDITURES

[illegible]

TOWN OF MAHONE BAY
ELECTRIC LIGHT UTILITY
SUMMARY OF REVENUE & EXPENDITURES

	Total Expenditures	Operating Expenditures	Capital Expenditures	Depreciation Expenditures	Other Expenditures
EXPENDITURES					
Operating Expenditures					
Operating Expenditures - Personnel					
Operating Expenditures - Materials					
Operating Expenditures - Maintenance					
	\$1,534,299	\$1,509,560	\$1,611,053	\$1,670,000	
DISTRIBUTION COSTS					
Depreciation Expense					
Salaries					
Material					
Other Operating Expenses					
Operating Costs - Capital					
Capital Expenditures - Construction					Capital Expenditures - Construction
Other Capital Expenditures					
Operating Costs - Distribution					
Material					
Maintenance					
Readjustment					
Other Distribution Expenses					
Other Distribution Expenses					Other Distribution Expenses
Operating Costs - Other					
Capital Expenditures - Other					Capital Expenditures - Other
Operating Costs - Other					
	\$190,595	\$188,140	\$162,569	\$229,700	

ADMINISTRATION



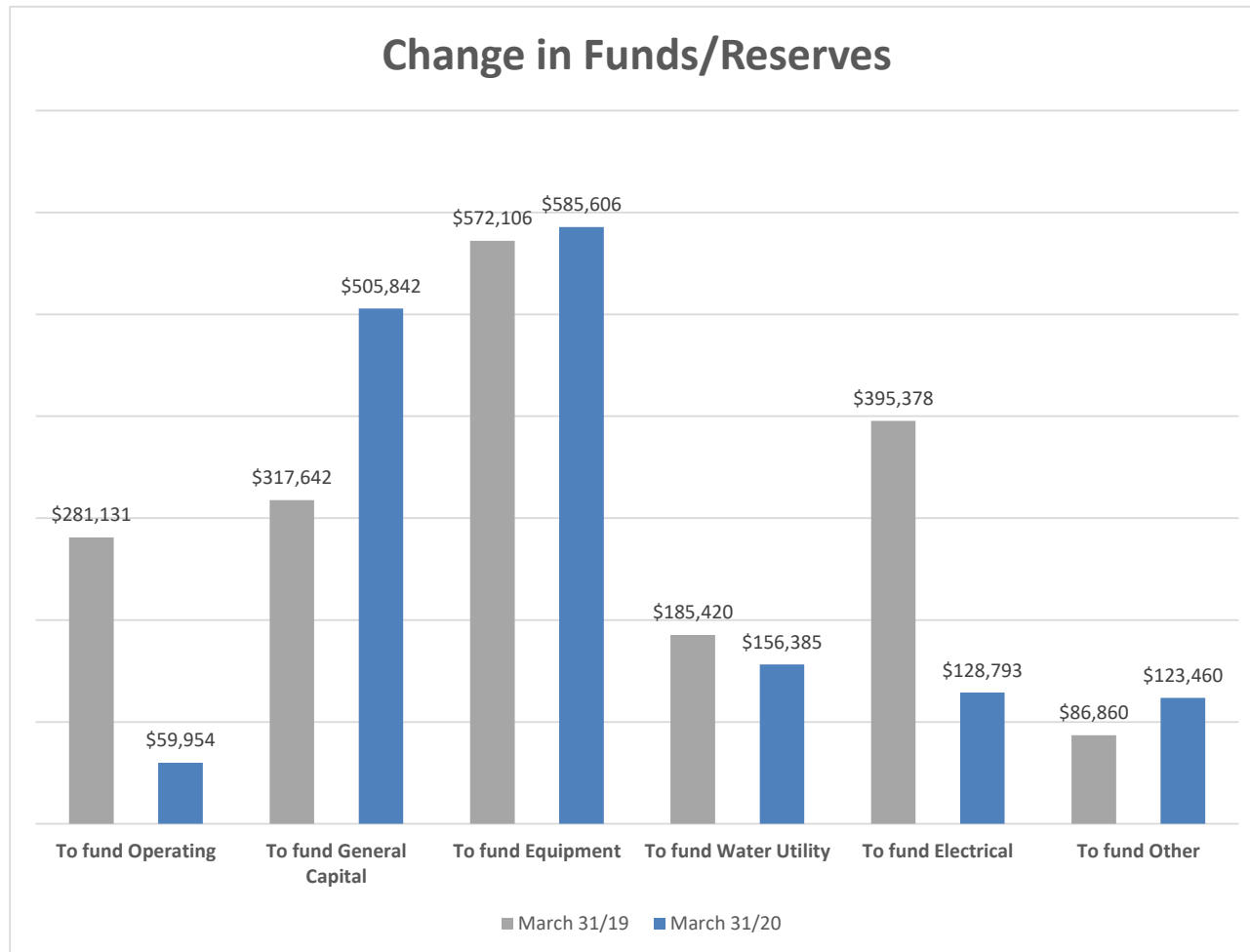
PARK CEMETERY
Operating Budget

	2017/18		2018/19		2018/19		2019/20	
	ACTUALS		BUDGET		UNAUDITED		BUDGET	
Revenue								
Grass Cutting	1	10000	1	10000	1	10000	1	10000
Grass Cutting	1	10000	1	10000	1	10000	1	10000
Donations	1	1000	1	-	1	1000	1	-
Grass Cutting Capital	1	10000	1	10000	1	10000	1	10000
Grass Cutting	1	10000	1	10000	1	10000	1	10000
Maintenance	1	1000	1	1000	1	1000	1	1000
Grass Cutting	1	-	1	10000	1	-	1	10000
	1	10000	1	10000	1	10000	1	10000
Expenditures								
Grass Cutting	1	-	1	10000	1	1000	1	1000
Grass Cutting	1	10000	1	10000	1	-	1	10000
Maintenance and Grass Cutting	1	10000	1	10000	1	10000	1	10000
Grass Cutting	1	1000	1	10000	1	-	1	10000
Road and	1	1000	1	10000	1	10000	1	10000
Maintenance	1	-	1	10000	1	-	1	10000
Grass Cutting	1	1000	1	1000	1	1000	1	1000
	1	10000	1	10000	1	10000	1	10000
Surplus of revenue over expenditure								
Grass Cutting	1	10000	1	-	1	10000	1	10000

TOWN OF MAHONE BAY
 BAYVIEW CEMETERY
 Operating Budget

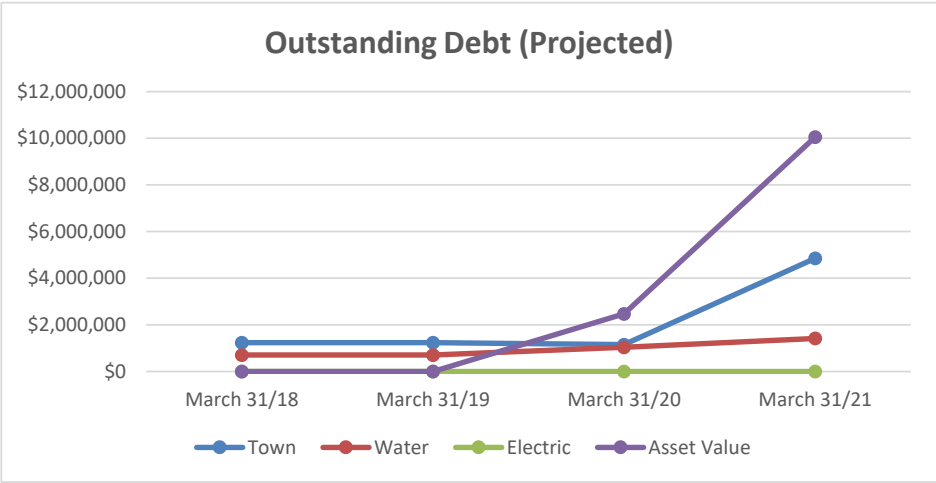
	2017/18		2018/19		2018/19		2019/20	
	ACTUALS		BUDGET		UNAUDITED		BUDGET	
Revenue								
Grass Cutting	1	10000	1	10000	1	10000	1	10000
Grass Cutting		10000		10000		10000		10000
Donations		-		-		-		-
Grass Cutting		-		-		-		-
Grass Cutting		100		100		100		100
	1	10000	1	10000	1	10000	1	10000
Expenditures								
Grass Cutting	1	1000	1	10000	1	1000	1	10000
Maintenance		10000		10000		10000		10000
Grass Cutting		1000		1000		1000		1000
Maintenance		10000		-		-		-
	1	10000	1	10000	1	10000	1	10000
Surplus of revenue over expenditure	1	1000	1	100	1	1000	1	-

Status of Town Funds (unaudited)



	March 31/19	March 31/20
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Good Corporate Citizen	100%	100%
Total	1,838,536	1,560,039

[illegible]



Capital Loans	Balance March 31/18	Payments 2018/19	Balance March 31/19	Payments 2019/20	Balance March 31/20	Payments 2020/21	Balance March 31/21	Payments 2021/22
Water	\$709,400	106,200	\$603,200	127,300	\$475,900	127,885	\$348,015	263,010
Town	\$1,238,300	58,300	\$1,180,000	58,300	\$1,121,700	66,640	\$1,055,060	73,430
Electric	\$0	0	\$0	0	\$0	0	\$0	0
Total	1,947,700	164,500	1,783,200	185,600	2,034,052	194,525	6,352,697	336,440

Capital Loans	March 31/18	March 31/19	March 31/20	March 31/21
Town	\$1,238,300	\$1,238,300	\$1,155,517	\$4,855,261
Water	\$709,400	\$709,400	\$1,043,035	\$1,417,076
Electric	\$0	\$0	\$0	\$0
Asset Value	\$0	\$0	\$2,476,774	\$10,057,132
Total Loans	\$1,947,700	\$1,947,700	\$2,198,552	\$6,272,337

19-20 POTENTIAL SPECIAL PROJECTS / STRATEGIC INITIATIVES

Name	Total Cost	External Funding	Town Cost	Strategic Plan Link	Status of Funding	Year
Asset Management Initiatives	\$61,000	\$46,400	\$14,600	3.1	Pending	2018-19
Description: Condition assessments of Town infrastructure, support for development of Asset Management Plan as per strategic plan. External funding through FCM MAMP (approval anticipated May 2019); Town cost split \$8,800 Town General, \$5,800 Electrical Utility.						
Active Transportation Plan	\$30,000	\$15,000	\$15,000	3.1	Proposed	2019-20
Description: Active Transportation plan including pedestrian and cycle routes and infrastructure recommendations as per strategic plan. External funding through provincial Connect2 Program proposed; supported by Bicycle NS / Blue Route initiative.						
GHG Reduction Initiatives	\$25,000	\$0	\$25,000	3.4	-	2019-20
Description: See staff report April 9; as per strategic plan. Community emissions inventory (recommended) estimated at \$25,000; corporate emissions alone estimated at \$10,000.						
Centennial Year Program	\$103,837	\$89,660	\$14,177	3.3	Various	2019-20
Description: Various centennial program projects and initiatives; see staff report April 25. External funding through various government / local sources (some applied for, some proposed).						
Mahone Bay Centre Memorial Donation	\$10,000	\$0	\$10,000		-	2019-20
Description: To donate to the Mahone Bay Centre in memorial of former Mayor Joe Feeney.						
Orthophotography Update	\$1,800	\$0	\$1,800	3.2	-	2019-20
Description: Update to digital aerial photography database for planning / asset management (with MODC); opportunity to participate in MODC photography update in 2019-20 for minimal cost.						
Town Website Update	\$6,000	\$0	\$6,000	3.3	-	2019-20
Description: Town website update to provide better information to residents, as per strategic plan.						
MPS / LUB Update - Year 1	\$60,000	\$0	\$60,000	3.2	-	2019-20
Description: Planning documents update as per strategic plan. Selected contractor to work with MODC contract planning staff, PAC and Council.						
Wastewater Rate Study	\$12,400	\$0	\$12,400	3.1	-	2019-20
Description: Analysis of wastewater user rates model for potential implementation; supports long term wastewater utility planning.						
Wastewater PCAP Project	\$60,000	\$30,000	\$30,000	3.1	Proposed	2019-20
Description: Proposed Provincial Capital Assistance Program application for assistance with defining options and costs associated with compliance to new regulations concerning treatment plant effluent.						
Electric Utility "Grow the Load" Initiatives	\$5,000	\$0	\$5,000	3.4	-	2019-20
Description: Electric utility initiatives with AREA intended to increase electrical utility load / target GHG reduction opportunities in electrical service territory.						
Electric Utility Rate Study	\$5,000	\$0	\$5,000	3.1	-	2019-20
Description: Electric utility rates update to support long term electrical utility planning.						
Water Utility PCAP Project	\$25,000	\$25,000	\$25,000	3.1	Proposed	2019-20
Description: Proposed Provincial Capital Assistance Program application for assistance with diagnostics on main transmission line from pump house to treatment plant, in anticipation of infrastructure rehabilitation.						
2019-20 SUBTOTAL	\$344,037	\$159,660	\$223,977			

MPS / LUB Update - Year 2	\$60,000	\$0	\$60,000	3.2	-	2020-21
Description: Continued from #7 above.						
Wayfinding Strategy / Signage	\$60,000	\$35,000	\$25,000	3.2	Proposed	2020-21
Description: Proposed wayfinding / visitor signage strategy and new signage installation in cooperation with Mahone Bay Tourism & Chamber of Commerce; proposed external funding through Streetscaping and Beautification Program (2020-21), with approx.. \$10,000 in contribution by MBTCC proposed.						
Asset Management Initiatives	\$50,000	\$40,000	\$10,000	3.1	Proposed	2020-21
Description: Continuing asset management / condition assessment initiatives as per strategic plan; external funding through FCM proposed.						
Economic Development Strategy	\$10,000	\$0	\$10,000	3.2	-	2020-21
Description: Consultations and final plan composition contracted to support Economic Development Committee's development of 5 year Economic Development Strategy as per strategic plan.						
Harbour Master Plan	\$50,000	\$25,000	\$25,000	3.2	Proposed	2020-21
Description: Contracted development of Harbour Master Plan with stakeholders, supported by DevelopNS (proposed), as per strategic plan.						
Climate Mitigation Plan	\$50,000	\$40,000	\$10,000	3.4	Proposed	2020-21
Description: Building on emissions inventories, contracted development of climate mitigation plan setting future targets and strategies to achieve them.						
2020-21 SUBTOTAL	\$280,000	\$140,000	\$140,000			
TOTAL	\$624,037	\$299,660	\$363,977			

REFERRED FROM REQUESTS 2019-20 (not in current draft 2019-20 budget)

Dog Waste Dispensers	\$1,500	\$0	\$1,500
Description: Referred from Council. Costs per unit range but approximate costs for a half-dozen locations in downtown / park entrances (bag dispensers, signage, poles as needed) would cost \$1,200 plus \$300 per year recurring cost for bag refills (minimal existing staff time to refill).			
Town Beautification Program	\$13,200	\$0	\$13,200
Description: Request from Mahone Bay Tourism & Chamber of Commerce. Numerous options for programs; program of two dozen hanging flower baskets in summer / natural wreathes in winter would cost approximately \$7,200 up-front and another \$6,000 annually.			
LCLC Request	\$5,000	\$0	\$5,000
Description: Request from Municipality of the District of Lunenburg for \$5,000 annual recurring funding to Lunenburg County Lifestyle Centre (owned by ToB / MoDL).			
Field House Request	\$3,812	\$0	\$3,812
Description: Request for recurring annual funding to Field House facility from Town of Bridgewater via Mayors/Wardens meeting, Apr 8th.			
TOTAL	\$19,700	\$0	\$19,700

2019-20 from Operating Reserve
2019-20 From Gas Tax

\$158,177
\$25,000

TOWN OF MAHONE BAY CAPITAL BUDGETS 2019/20

Source of Funding which is used for Captial & Other Expenditures

	BUDGET	
Transfer from Capital Projects for		
Debt Transfer to		
Capital Projects		Debt for - to and for
Debt for		
Debt for		
Total Capital Revenue Available	\$705,450	
Less:		
Capital Debt		
Capital Projects		
Capital Projects		
Capital Projects		
Capital Projects		
Capital Projects		
Total Transfers/Debt Charges	\$226,800	
Funds Available to Fund Capital Projects	\$478,650	

[illegible]

11

TOWN OF MAHONE BAY DRAFT 5 YEAR CAPITAL PLAN 2016-2022								
			TOTAL					
#	Capital Project	Description	5 YR COST	2018	2019	2020	2021	2022
1	Council Laptops	Council Laptops	15,000					15,000
2	Town Hall Furnishings/Equipment	Council Chambers Floor & Desks	10,000				10,000	
3	Town Office Furnishings/Equipment	Town Office Furnishings/Equipment	5,000			5,000		
4	Fire Station Improvement	Replace or Improvements Fire Station	2,500,000		2,500,000			
5	New Facilities Detailed Design	New Facilities Detailed Design (Several Options)	50,000	50,000				
6	Parking Improvements Fire Hall	Parking Improvements Fire Hall	90,000			90,000		
7	Fire Fighting Equipment	Bunker Gear	50,000	10,000	10,000	10,000	10,000	10,000
8	Fire Hall -Casade System	Cascade Air System -Fire Hall	40,000					40,000
9	Waste Receptable	3 Stream Receptable (New Playground)	3,000	3,000				
10	Fire Vehicles	Capital Improvements - Vehicles	50,000		25,000			25,000
11	New Fire Vehice	New Fire Vehicle	600,000			600,000		
12	1/2 Ton Pick-up Truck	1/2 Ton Pick-up Truck	30,000	30,000				
13	Front End Loader	Front End Loader	80,000		80,000			
14	International Dump Truck with Plow	International Dump Truck with Plow	160,000					160,000
15	New Van or Utility Truck	Water Utility Van	40,000					40,000
16	Public Works Equipment	Town Machinery & Equipment	10,000			10,000		
17	Sidewalk Plow - & Attachments	Sidewalk Plow - & Attachments	100,000	100,000				
18	Public Works Garage/Office	Renovate Fire Hall	250,000		250,000			
19	Sand Storage Shed	Winter Maintenance/Sand	40,000		40,000			
20	Double Chip Seal Clearland Rd	Double Chip Seal Clearland Rd	70,000		35,000		35,000	
21	Paving Mainstreet Edgewater to Sewage Treatment Plant Rd	Paving Mainstreet Edgewater to Sewage Treatment Plant Rd	350,000				350,000	
22	Sidewalk Fairmont Street	Sidewalk Fairmont Strret	80,000			80,000		
23	New/Replace Various Culverts	New/Replace Various Culverts	30,000	10,000		10,000		10,000
24	Sidewalk -Fauxburg Main to Pleasant Guard Rail Curve Correction Hawthorn	Sidewalk -Fauxburg Main to Pleasant	125,000				125,000	
25	Hill	Guard Rail Curve Correction Hawthorn Hill	20,000				20,000	
26	Watershed Protection Study -Hwy 3	Watershed Protection Study -Hwy 3	20,000		20,000			
27	Land Purchase Watershed	Land Purchase Watershed	40,000			40,000		
28	New Water Services	New Water Services	23,000	5,000	5,000	5,000	5,000	3,000
29	CutOut Access to Water transmission Line	CutOut Access to Water transmission Line	10,000		10,000			
30	Water-Trasmission Line	Replace Transmission Main -Lake to Treatment plant	500,000					500,000
31	WTP Upgrades Controls & Redundancy	WTP Controls & Insulation	15,000		15,000			
32	Gate Valves	Gate Valve Replacement Program	24,000		6,000	6,000	6,000	6,000
33	Hydrant Replacements	Hydrant Replacements	10,000			5,000		5,000
34	Mainstreet Watermain Replacement Edgewater to Sewage Treatment Plant Rd	Mainstreet Watermain Replacement Edgewater to Sewage Treatment Plant Rd	550,000				550,000	
35	Mainstreet Watermain Replacement Longhill to Edgewater	Mainstreet Watermain Replacement Longhill to Edgewater	400,000					400,000
36	New Water Meters	New Water Meters	6,000		3,000		3,000	
37	Pump House Back up Generator	Back-up Generator Pumphouse	50,000	50,000				
38	Water Rate Study	Water Rate Study	8,000		8,000			
39	Mainstreet Sewer main Replacement Longhill to Edgewater	Mainstreet Sewer main Replacement Longhill to Edgewater	400,000				400,000	
40	Mainstreet Sewer main Replacement Zwicker Lane to Longhill Rdr	Mainstreet Sewer main Replacement Mahone In to Longhill Rdr	175,000			175,000		
41	New Sewer Services	New Sewer Services	40,000		10,000	10,000	10,000	10,000
42	Swimming Pool Improvement	Liner/Ground Work	30,000	30,000				
43	Pipe Locator & Camera	Pipe Locator & Camera	14,000			14,000		
44	Sewer Main Extension(to Town Limits)	Sewer Main Street to end of Town Limits	350,000		350,000			
45	Water Pal System Replace Filter Modules	Water Pal System Replace Filter Modules	60,000	12,000	12,000	12,000	12,000	12,000
46	Sewer Lift Station	Replace Pumps Station #2	20,000			10,000		10,000
47	Sewer Lift Station	Replace Pumps Station #3	10,000		10,000			

TOWN OF MAHONE BAY DRAFT 5 YEAR CAPITAL PLAN 2016-2022								
			TOTAL					
#	Capital Project	Description	5 YR COST	2018	2019	2020	2021	2022
48	Sewer Lift Station	Replace Pump Station#1	40,000				40,000	
49	Drainage Fauxburg Road	Drainage Fauxburg Road	50,000		50,000			
50	Drainage Main Street	Drainage Main Street	75,000			75,000		
51	Engineering Various StormWater/Sewer Projects	Engineering Various StormWater/Sewer Projects	20,000			10,000	10,000	
52	Storm Water Drainage RPS	Storm Water Drainage RPS	20,000				20,000	
53	Storm Water Separator	Pleasant St ,Main , Fairmont Streets	200,000			100,000		100,000
54	Sea Wall Development	Harbour - Climate Change	500,000			500,000		
55	Boardwalk	Along Harbour	400,000			400,000		
56	Bandstand Repair	Capital Improvement - Bandstand	14,000	14,000				
57	Walking Bridge	Irving to Bandstand	250,000			250,000		
58	Breakwater Repairs	Breakwater Repairs	8,500		8,500			
59	Drilled Well Visitor Information Centre Edgewater St	Drilled Well Visitor Information Centre Edgewater St	12,000				12,000	
60	Enlarge Comfort Station Wharf::additional toilets, additional shower; laundry facilities	Enlarge Comfort Station Wharf::additional toilets, additional shower; laundry facilities	100,000				100,000	
61	Replace Floating Wharfs and Gangway Shoreline Edgewater Sea Level Rise	Replace Floating Wharfs and Gangway	30,000			30,000		
62	Protection	Shoreline Edgewater Sea Level Rise Protection	1,500,000		100,000			1,400,000
63	Wharf Repairs	Wharf Repairs	335,000		35,000		300,000	
64	Ballfield Backstop	Replace Ballfield Backstop	10,000		10,000			
65	Leaf Blower	Leaf Blower	8,000			8,000		
66	Picnic tables/benches throughout town/bike racks	Walkway enhancement for seniors	10,000		5,000		5,000	
67	Playground Equipment	Parks & Playgrounds	22,000				22,000	
68	Seniors Agility Park	Seniors Agility Park	50,000			50,000		
69	Electric Line Replacements	Pole, Line Replacements	108,000	18,000	20,000	20,000	20,000	30,000
70	Line Truck (small)	Line Truck (small)	150,000		150,000			
71	New Electric Meters (Digital)	New Electric Meters (Digital)	46,000	20,000	6,500	6,500	6,500	6,500
72	New Street Lights	New Street Lights (LED)	13,000	3,000	5,000			5,000
73	Replace Reclosurers-Substation	Replace Re-closers Substation	12,000				12,000	
74	Transformers	Transformers	43,905	33,905		5,000		5,000
75	Misc. Tools (Electric Utility)	Misc. Tools (Electric Utility)	10,000	10,000				
76	Various Capital Line Work	Various Capital Line Work	10,000	10,000				
77	Wood Chipper-Electric Utility	Wood Chipper - Electric Utility	40,000		40,000			
78	Main Street Water Main Replacement Longhill Road to ~23 Main Street	Replace existing CI and 2" line with PVC	300,000			300,000		
79	Vacuum Truck	Water/Sewer Vac Truck	300,000		300,000			
80	Corrosion Coating	Chemical Room Floor WTP	10,000			10,000		
81	Automatic Flushers	Deadend Flushing - System Extremities	30,000			15,000	15,000	
82	Pumphouse	Replace Raw Pumps + Spare	10,500		3,500	3,500	3,500	
83	Pumphouse Upgrades	Replace door, window, wet well cover	5,000		5,000			
84	Air Conditioning Unit	WTP Production Floor	5,000		5,000			
85	Transition Radio Telemetry at WTP	Move antenna from metal tower to new pole and RTU from old WTP to current WTP	25,000		25,000			
86	Tree replacement program	Tree replacement program	5,000	1,000	1,000	1,000	1,000	1,000
87	Splash Pad	Splash Pad	100,000			100,000		
88	10 BENCHES	10 BENCHES	8,000		4,000	4,000		
89	5 covered picnic tables	5 covered picnic tables	5,000		5,000			
90	Signage	Re Trails, Jubilee Park, Tot Lot Town Wharf etc	2,000		2,000			
91	Town Hall Repairs	Make repairs suggested in Inspection Report	200,000		200,000			
			12,445,905	409,905	4,369,500	2,970,000	2,103,000	2,793,500

[illegible]

2018/19 Comparative Municipal Tax Rates

<u>Area</u>	<u>Type</u>	<u>Res.</u>	<u>Area</u>	<u>Type</u>	<u>Comm.</u>
LOCKEPORT	Town	2.36	CLARK'S HARBOR	Town	5.58
CITY OF SYDNEY	CBRM	2.266	CITY OF SYDNEY	CBRM	5.457
NORTH SYDNEY	CBRM	2.106	LOCKEPORT	Town	5.39
GLACE BAY	CBRM	2.094	LOUISBOURG	CBRM	5.259
WESTVILLE	Town	2.08	NORTH SYDNEY	CBRM	5.242
NEW WATERFORD	CBRM	2.08	NEW WATERFORD	CBRM	5.226
DOMINION	CBRM	2.066	DOMINION	CBRM	5.203
SHELBURNE	Town	2.04	GLACE BAY	CBRM	5.203
LOUISBOURG	CBRM	2.016	SYDNEY MINES	CBRM	5.127
SYDNEY MINES	CBRM	1.991	CBRM - Suburban	CBRM	4.854
DIGBY	Town	1.99	TRURO	Town	4.5
LIVERPOOL	QUEENS	1.92	AMHERST	Town	4.435
WINDSOR	Town	1.88	NEW GLASGOW	Town	4.4
MIDDLETON	Town	1.84	PORT HAWKESBURY	Town	4.38
TRURO	Town	1.83	PICTOU	Town	4.34
NEW GLASGOW	Town	1.82	MIDDLETON	Town	4.32
STELLARTON	Town	1.82	MULGRAVE	Town	4.3116
PORT HAWKESBURY	Town	1.8	YARMOUTH	Town	4.28
CLARK'S HARBOR	Town	1.68	DIGBY	Town	4.24
STEWIACKE	Town	1.665	STELLARTON	Town	4.15
CBRM - Suburban	CBRM	1.665	OXFORD	Town	4.035
YARMOUTH	Town	1.66	TRENTON	Town	3.98
ANNAPOLIS ROYAL	Town	1.65	BRIDGEWATER	Town	3.97
BRIDGEWATER	Town	1.65	WINDSOR	Town	3.95
PICTOU	Town	1.64	SHELBURNE	Town	3.86
AMHERST	Town	1.635	WESTVILLE	Town	3.69
OXFORD	Town	1.62	WOLFVILLE	Town	3.57
WOLFVILLE	Town	1.46	BERWICK	Town	3.481
KENTVILLE	Town	1.4022	STEWIACKE	Town	3.46
TRENTON	Town	1.38	HALIFAX URBAN CORE	HRM	3.3735
LUNENBURG	Town	1.344	DARTMOUTH	HRM	3.3735
DIGBY	Rural	1.3	BEDFORD	HRM	3.3735
SHELBURNE	Rural	1.26	COUNTY URBAN	HRM	3.3735
MAHONE BAY	Town	1.23	COUNTY SUBURBAN	HRM	3.3735
VICTORIA	Rural	1.22	LUNENBURG	Town	3.32
HALIFAX URBAN CORE	HRM	1.2055	KENTVILLE	Town	3.3063
DARTMOUTH	HRM	1.2055	ANNAPOLIS ROYAL	Town	3.15
BEDFORD	HRM	1.2055	MAHONE BAY	Town	3.02
COUNTY URBAN	HRM	1.2055	LIVERPOOL	QUEENS	3.02
BERWICK	Town	1.189	COUNTY RURAL	HRM	3.004
MULGRAVE	Town	1.1786	CUMBERLAND	Rural	2.76
COUNTY SUBURBAN	HRM	1.1725	GUYSBOROUGH	Rural	2.63
CUMBERLAND	Rural	1.17	ANTIGONISH	Town	2.61
YARMOUTH	Rural	1.17	EAST HANTS	Rural	2.61
COUNTY RURAL	HRM	1.1595	BARRINGTON	Rural	2.56
ANTIGONISH	Town	1.09	KINGS	Rural	2.287
ARGYLE	Rural	1.07	COLCHESTER	Rural	2.28
CLARE	Rural	1.04	ARGYLE	Rural	2.25
QUEENS COUNTY	QUEENS	1.04	ST. MARY'S	Rural	2.25
INVERNESS	Rural	1.02	YARMOUTH	Rural	2.16
WEST HANTS	Rural	1.0163	QUEENS COUNTY	QUEENS	2.14
ANNAPOLIS	Rural	1.015	VICTORIA	Rural	2.12
BARRINGTON	Rural	1.01	RICHMOND	Rural	2.1
ST. MARY'S	Rural	0.94	CLARE	Rural	2.07
ANTIGONISH	Rural	0.88	LUNENBURG	Rural	1.957
COLCHESTER	Rural	0.88	DIGBY	Rural	1.85
EAST HANTS	Rural	0.8607	INVERNESS	Rural	1.85
KINGS	Rural	0.853	PICTOU	Rural	1.82
LUNENBURG	Rural	0.81	SHELBURNE	Rural	1.82
PICTOU	Rural	0.81	ANNAPOLIS	Rural	1.8
RICHMOND	Rural	0.8	WEST HANTS	Rural	1.8
CHESTER	Rural	0.705	CHESTER	Rural	1.53
GUYSBOROUGH	Rural	0.66	ANTIGONISH	Rural	1.46

NOTE: May not include all area rates for Fire, etc. (particularly for Rurals)

2019/20 Grants to Organizations

<u>Organization</u>	2018/19 Budget	2018/19 Actual	2019/20 Actual
Bay to Bay Trail	\$1,000	\$1,000	\$1,000
Curl for a Cause	\$0	\$0	\$0
Lunenburg Co. Fiber Trail	\$0	\$0	\$0
Heritage Boatyard Co Op	\$889	\$889	\$0
Lunenburg Lyme Group	\$0	\$0	\$500
NOW Lunenburg County	\$500	\$500	\$500
Rose Fund	\$0	\$0	\$0
FCM Special Advocacy Fund	\$0	\$0	\$58
LCLC Request	\$0	\$0	\$500
Pro Kids	\$0	\$0	\$500
Unallocated Balance			\$942
Total	\$2,389	\$2,389	\$4,000

2019/20 Subsidies

<u>Organization</u>	2018/19 Budget	2018/19 Actual	2019/20 Budget
Regional Library	\$5,900	\$5,769	\$5,900
Regional Housing Authority	\$14,000	\$14,000	\$14,000
REMO	\$2,663	\$3,324	\$5,100
Swimming Pool Society	\$10,000	\$13,820	\$10,000
Mahone Bay Museum	\$2,020	\$1,993	\$2,243
Chamber of Commerce (Festivals)	\$2,300	\$2,805	\$2,500
Senior Safety Program	\$545	\$545	\$545
LCLC	-	-	\$500
Total	\$37,428	\$42,256	\$40,788

Note: The proposed 2019/20 Budget uses prior year subsidy figures as estimates where no new requests are available.

2019/20 Tax Exemptions

<u>Organization</u>	19/20 Assessed Value @ 3.08/100	Percentage of taxes Exempted
Mahone Bay Centre (45 School Street) AAN04647513 (331,700)	\$10,216.36	100%
Town of Mahone Bay Water Utility (68 Zwicker Lane) AAN04647459 (2,638,000)	\$81,250.40	100%
TOTAL	\$91,466.76	

<u>Organization</u>	19/20 Assessed Value @ 3.08/100	Percentage of taxes Exempted
Mahone Bay Founders Society 578 Main Street AAN00186791 (\$188,200)	\$5,796.56	100%
TOTAL	\$5,796.56	

<u>Organization</u>	19/20 Assessed Value @ 3.08/100	Portion of Commercial at 75% of Commercial Rate	Amount of Exemption	% of Exemption
Perry, John & Denise (686 Main Street) AAN 03073653 (27,300 Commercial portion)	\$840.84	\$630.63	\$210.21	25%
Total	\$840.84	\$630.63	\$210.21	25%
Total Tax Exemptions	\$97,473.53			

2019-20 Budget Motion(s)

THAT Council approve the 2019-20 General Operating Budget in the amount of \$3,203,383 as presented, with tax rates at \$1.25/\$100 Residential and \$3.16/\$100 Commercial, infrastructure charges at \$275/unit, and the deed transfer tax at 1.5% (effective August 1, 2019); and,

THAT Council approve the 2019-20 Capital Budget with expenditures totalling \$6,715,768 supported by a projected \$5,299,700 in external funding; and,

THAT Council approve the 2019-20 Electric Utility Budget in the amount of \$2,092,200 as presented; and,

THAT Council approve the 2019-20 Electric Utility Capital Budget with expenditures totalling \$301,500 supported by a projected \$135,000 in external funding; and,

THAT Council approve the 2019-20 Water Utility Budget in the amount of \$674,350 as presented; and,

THAT Council approve the 2019-20 Water Utility Capital Budget with expenditures totalling \$3,598,740 supported by a projected \$2,063,584 in external funding; and,

THAT Council approve the 2019-20 cemetery budgets, in the amounts of \$24,450 for Park Cemetery and \$9,400 for Bayview Cemetery, as presented.



MEMORANDUM

TO: Council

FROM: Maureen Hughes, Deputy CAO and Town Clerk

DATE: May 14, 2019

RE: Notice of Motion

The following notice of motion, made by Councillor Carver and seconded by Councillor O'Neill, was given at a meeting of Council held on April 25, 2019:

THAT Mahone Bay Town Council supports the CPONS's (Campaign to Protect Offshore Nova Scotia) call for a full and independent public inquiry into the pros and cons of oil industry exploration in offshore Nova Scotia and to call for a moratorium on all further oil and gas exploration in the offshore pending the completion of that inquiry.

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Mr O'Neill, Acting Chair

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Mr M ar d d M **"THAT the agenda be approved as presented."** Motion carried.

Mr

Mr Mr ar d d M **"THAT the minutes of the March 20, 2019 meeting of the Economic Development Committee are approved as presented."** Motion carried.

Mr Dra la

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the request for financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500. The Economic Development Committee recommends that Council support the request for financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500. Motion carried.

Resolution of the Mahone Bay Tourism and Chamber of Commerce

The Mahone Bay Tourism and Chamber of Commerce has requested a financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500.

The Economic Development Committee recommends that Council support the request for financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500. Motion carried.

Resolution of the Mahone Bay Tourism and Chamber of Commerce

The Mahone Bay Tourism and Chamber of Commerce has requested a financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500.

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The Mahone Bay Tourism and Chamber of Commerce has requested a financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500. Wednesday, May 15, 2019 at 3:00pm

The Mahone Bay Tourism and Chamber of Commerce has requested a financial support of the Community Partnership Group as received from the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,500.

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Colleen O'Neill, Acting Chair

Mahone Bay Tourism and Chamber of Commerce



Present:

Councillor Penny Carver
Lisa Learning
Greg Matear
Crystal Berkeley
Anne Harrison
Dylan Heide, CAO
Kelly Redden, Deputy Clerk

Guests:

Francis Kangata
Joan Parks-Hubley

Absent:

Councillor Joseph Feeney

Approval of Agenda

A motion by Mr. Matear, seconded by Ms. Berkeley, **"THAT the agenda be approved as presented."** Motion carried.

Introductions

Committee members introduced themselves.

Minutes

A motion by Ms. Learning, seconded by Mr. Matear, **"THAT the minutes of the March 25, 2019 Age Friendly Community Committee be approved as presented."** Motion carried.

Committee Member Updates

Ms. Harrison has reached out to Bayview Community School Principal to discuss expectations of the school within the community. Mr. Kangata said that the Home and School Association would be the best way to communicate with the school.

Mr. Kangata discussed reviving a non competitive soccer club in Mahone Bay for children and adults and suggested that intergenerational may be the best way to do it.

Committee Applications

A motion by Ms. Berkeley, seconded by Mr. Matear, **"THAT the committee recommend to Council that Joan Parks-Hubley and Francis Kangata be appointed to the Age Friendly Community Committee."** Motion carried.

Discussion – 2019 Committee Action Plan

The committee discussed, modified and deleted items from the work plan that they started at their last meeting. Staff will update the draft plan for finalization at the Committee's next meeting.

The meeting adjourned upon motion at 6:30pm.

TOWN OF MAHONE BAY

Chair, Councillor Penny Carver

TOWN OF MAHONE BAY

Deputy Clerk, Kelly Redden

Lunenburg County Seniors' Safety Program - April 2019

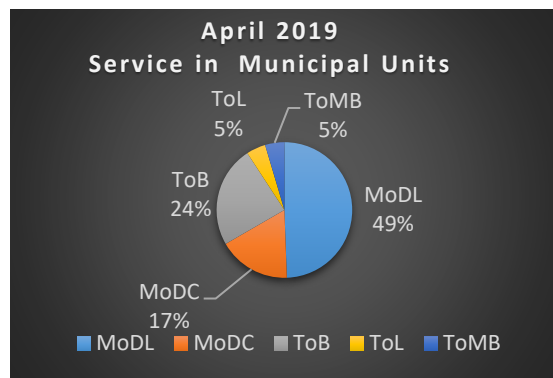
The Seniors' Safety Program is community-based and operated under the umbrella of Safe Communities Lunenburg County, a non-profit organization. The program works collaboratively with Bridgewater Police Service, RCMP, and many community partners to address the safety concerns of seniors residing in Lunenburg County. To ensure that all seniors can participate in our services, programs are typically offered at no cost. Staffing complement includes one full-time Seniors' Safety Coordinator and operates out of Bridgewater Police Service.

SSC(s) scheduled time off:

April 19th & 22nd – Easter Holidays

Monthly stats & information:

- We have received referrals from private business, continuing care, housing authority, seniors/their loved ones, 211, banking institutions and law enforcement this month.
- Reasons for referrals include, elder abuse, eviction, home takeovers, housing repair, financial hardship, need for supports, mental health, transportation needs, income issues, wellbeing concerns and hoarding.
- This was a very exciting month for several clients as we were able to help find suitable housing, re-establish GIS income (including back pay) and help connect people to home support and more.
- The lack of available housing continues to be a challenge.



Monthly Stats:

Data	April
# of active clients	87
# of active clients receiving service	45
# of new referrals	9
# of home visits	27
# of closed files	3

+ 6 clients requiring short assistance, perhaps a few hours or a day involvement

Meetings, Presentations and Projects:

- **April 3rd, 2019** – Visit to SSGH for special guest educator presentation from HomeExcept
- **April 5th, 9th, 11th, 12th, 17th, 2019** – SSP Provincial Conference Planning meetings
- **April 8th, 2019** – Scams and Frauds Presentation at Bridgewater Anglican Church Hall
- **April 9th, 2019** – Presentation to Town of Mahone Bay council
- **April 10th, 2019** - Senior Friendly™ meeting with members of the planning team for the proposed new MODL building
- **April 11th, 2019** – Presentation to MODC council
- **April 17th, 2019** – Scams and Frauds presentation at Union Square Community Hall
- **April 18th, 2019** – Aging Well Together meeting in Mahone Bay
- **April 18th, 2019** – Presentation to the committee of the council of the Town of Lunenburg
- **April 23rd, 2019** – Presentation to Town of Bridgewater council
- **Vials of Life** – This month we put together 55 Vials of Life

Please note, anyone interested in learning more about the details of meetings, events and/or presentations please contact the LCSSP.

Submitted by: Chris Acomb, SSC, April 23rd, 2019

2019 marks the 10th Anniversary of the Lunenburg County Seniors' Safety Program!

TOWN OF MAHONE BAY

BNK1 - Bank of Montreal

Cheques from 000001 to 017705 dated between 04-01-2019 and 04-30-2019

CHEQUE REGISTER

Printed: 4:02:32PM 05/06/2019

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Number	Issued		Amount	SC	Status	Status Date
017605	04/09/2019	ADVOCATE MEDIA	821.81	A/P	OUT-STD	04/09/2019
017606	04/09/2019	AGAT LABORATORIES	719.33	A/P	OUT-STD	04/09/2019
017607	04/09/2019	ALTERNATIVE RESOURCE ENERGY AUTHORITY	32,419.36	A/P	OUT-STD	04/09/2019
017608	04/09/2019	ATLANTIC PURIFICATION SYSTEMS	2,372.38	A/P	OUT-STD	04/09/2019
017609	04/09/2019	CANADA COLORS & CHEMICALS	4,723.72	A/P	OUT-STD	04/09/2019
017610	04/09/2019	CHESTER MUNICIPAL RECREATION DEPT.	116.15	A/P	OUT-STD	04/09/2019
017611	04/09/2019	CRANE SUPPLY	22.56	A/P	OUT-STD	04/09/2019
017612	04/09/2019	CUMINGS FIRE & SAFETY	69.00	A/P	OUT-STD	04/09/2019
017613	04/09/2019	DAVID ADAMS	18.76	A/P	OUT-STD	04/09/2019
017614	04/09/2019	DERRICK MACKENZIE	141.28	A/P	OUT-STD	04/09/2019
017615	04/09/2019	ELMSDALE LANDSCAPING LIMITED	961.02	A/P	OUT-STD	04/09/2019
017616	04/09/2019	EMCO CORPORATION	1,628.40	A/P	OUT-STD	04/09/2019
017617	04/09/2019	G.E.'S ALL TRUCKING	12,089.13	A/P	OUT-STD	04/09/2019
017618	04/09/2019	GRAYBAR CANADA	9,191.95	A/P	OUT-STD	04/09/2019
017619	04/09/2019	LIFTOW LIMITED	469.04	A/P	OUT-STD	04/09/2019
017620	04/09/2019	LONDON LIFE ASSURANCE COMPANY	6,894.36	A/P	OUT-STD	04/09/2019
017621	04/09/2019	LUNENBURG COUNTY CONDOMINIUM CORPORATION #2:	246.00	A/P	OUT-STD	04/09/2019
017622	04/09/2019	MAHONE BAY FIRE DEPARTMENT	150.00	A/P	OUT-STD	04/09/2019
017623	04/09/2019	MIDLAND TRANSPORT LTD	609.97	A/P	OUT-STD	04/09/2019
017624	04/09/2019	MINISTER OF FINANCE	106.63	A/P	OUT-STD	04/09/2019
017625	04/09/2019	MINISTER OF FINANCE	83,655.00	A/P	OUT-STD	04/09/2019
017626	04/09/2019	MINISTER OF FINANCE	7,718.80	A/P	OUT-STD	04/09/2019
017627	04/09/2019	MUNICIPAL JOINT SERVICES BOARD	5,076.00	A/P	OUT-STD	04/09/2019
017628	04/09/2019	NAPA LUNENBURG	35.01	A/P	OUT-STD	04/09/2019
017629	04/09/2019	NICK'S INDEPENDENT	28.78	A/P	OUT-STD	04/09/2019
017630	04/09/2019	N. S. BUILDING SUPPLIES	52.90	A/P	OUT-STD	04/09/2019
017631	04/09/2019	NS UTILITY & REVIEW BOARD	3,706.00	A/P	OUT-STD	04/09/2019
017632	04/09/2019	PENNY CARVER	120.08	A/P	OUT-STD	04/09/2019
017633	04/09/2019	PETTY CASH - K. BOULIER	32.00	A/P	OUT-STD	04/09/2019
017634	04/09/2019	PRINTERS CORNER	304.75	A/P	OUT-STD	04/09/2019
017635	04/09/2019	PROPERTY VALUATION SERVICES CORPORATION	6,050.68	A/P	OUT-STD	04/09/2019
017636	04/09/2019	PUBLIC ARCHIVES OF NOVA SCOTIA	13.80	A/P	OUT-STD	04/09/2019
017637	04/09/2019	RAM ROD'S WELDING	439.88	A/P	OUT-STD	04/09/2019
017638	04/09/2019	RECEIVER GENERAL FOR CANADA	230.00	A/P	OUT-STD	04/09/2019
017639	04/09/2019	RICHARD NOWE	83.89	A/P	OUT-STD	04/09/2019
017640	04/09/2019	RIVERPORT ELECTRIC LIGHT COMM	4,654.44	A/P	OUT-STD	04/09/2019
017641	04/09/2019	SAFETY FIRST-SFC LTD	115.00	A/P	OUT-STD	04/09/2019
017642	04/09/2019	SANSOM EQUIPMENT LIMITED	4,985.25	A/P	OUT-STD	04/09/2019
017643	04/09/2019	SCOTIA BUSINESS CENTRE LIMITED	574.53	A/P	OUT-STD	04/09/2019
017644	04/09/2019	SCOTIA RECYCLING LTD	46.00	A/P	OUT-STD	04/09/2019
017645	04/09/2019	SILVERS GARAGE (2008) LIMITED	1,680.38	A/P	OUT-STD	04/09/2019
017646	04/09/2019	SOJOURN ENTERPRISES LIMITED	74.30	A/P	OUT-STD	04/09/2019
017647	04/09/2019	SOUTH SHORE REGIONAL LIBRARY	1,442.25	A/P	OUT-STD	04/09/2019
017648	04/09/2019	SOUTH SHORE REGIONAL CENTRE FOR EDUCATION	33,348.00	A/P	OUT-STD	04/09/2019
017649	04/09/2019	SURE COURIER SERVICES	147.26	A/P	OUT-STD	04/09/2019
017650	04/09/2019	TONY SMITH	24.64	A/P	OUT-STD	04/09/2019

TOWN OF MAHONE BAY

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Cheques from 000001 to 017705 dated between 04-01-2019 and 04-30-2019

CHEQUE REGISTER

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Number	Issued		Amount	SC	Status	Status Date
017651	04/09/2019	TOWN OF MAHONE BAY	9,258.00	A/P	OUT-STD	04/09/2019
017652	04/09/2019	UNIVAR CANADA LTD.	503.75	A/P	OUT-STD	04/09/2019
017653	04/09/2019	WELLS, LAMEY, MAILMAN & BRYSON	0.00	A/P	*VOID*	04/09/2019
017654	04/09/2019	WELLS, LAMEY, MAILMAN & BRYSON	5,260.40	A/P	OUT-STD	04/09/2019
017655	04/11/2019	SMALL TOWN INK	506.00	A/P	OUT-STD	04/11/2019
017656	04/23/2019	FULCHER, CHRISTOPHER & FULCHER TERESE CAROL A	1,700.00	A/R	OUT-STD	04/23/2019
017657	04/23/2019	HILL, REBECCA	131.12	A/R	OUT-STD	04/23/2019
017658	04/23/2019	STRICKLAND, ELLA	64.11	A/R	OUT-STD	04/23/2019
017659	04/23/2019	LEVY, BERNARD	172.31	A/R	OUT-STD	04/23/2019
017660	04/23/2019	GORDON, HEATHER	80.25	A/R	OUT-STD	04/23/2019
017661	04/23/2019	PATTERSON, COURTNEY & TERESA	16.85	A/R	OUT-STD	04/23/2019
Cheque Totals Issued:			246,103.26			
Void:			0.00			
Total Cheques Generated:			246,103.26			
Total # of Cheques Listed:			57			