



---

The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, April 27, 2023 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor D. DeVenne (virtual)  
Deputy Mayor F. Kangata (chair)  
Councillor P. Carver  
Councillor J. Feeney  
Councillor R. Nowe  
Councillor K. Wilson  
Councillor S. Lohnes-Croft  
CAO, D. Heide  
Acting Clerk & Deputy CAO, K. Redden

Gallery: Online & 0 in-person gallery

#### Public Input Session

Council received comments from Ian Cocks, of Mahone Bay, expressing concerns about a laneway being added on his neighbour's property.

#### Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

#### 1. Agenda

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT the agenda be approved as amended to move item 3.1 to Correspondence – Information Items."

Motion carried.

#### 2. Minutes

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT the minutes of the April 11, 2023 regular meeting of Council be approved as presented."

Motion carried.

A motion by Councillor Carver, seconded by Councillor Wilson, "THAT the minutes of the April 14, 2023 special meeting of Council be approved as presented."

Motion carried.

A motion by Councillor Nowe, seconded by Councillor Feeney, “THAT the minutes of the April 21, 2023 special meeting of Council be approved as presented.” Motion carried.

### 3. Presentations

#### 3.1 Barry Dupuis – Land Use Bylaw and Municipal Planning Strategy

This item was deferred to Correspondence - Information.

#### 3.2 Dean Waterfield – Request for Letter of Support

Dean Waterfield of the Mahone Bay Community Land Co-operative (MBCLC) requested a letter of support from the Mayor for the co-operative’s grant requests.

### 4. Correspondence – Action

#### 4.1 Request for Development Agreement – Saltbox

A motion by Councillor Feeney, seconded by Mayor Devenne, “THAT Council refer the development agreement request from Saltbox to the Town’s planners for review.” Motion Carried.

#### 4.2 Michael Graves, Coordinator, The United Way – Community Funding Grants

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT item 4.2 be received and filed.” Motion Carried.

### 5. Correspondence – Information Items

#### 5.1 Barry Dupuis – Land Use Bylaw and Municipal Planning Strategy

A motion by Councillor Nowe, seconded by Councillor Wilson “THAT item 5.1 be received and filed.” Motion carried.

A motion by Councillor Wilson, seconded by Councillor Nowe, “THAT Council direct staff to draft a response to Mr. Dupuis’ questions concerning the Town’s LUB and MPS. This draft letter will be presented to Council at their May 9<sup>th</sup> regular meeting.”

Motion carried.

### 6. Staff Reports

#### 6.1 Council Report

Council received the April 27, 2023 Staff Report to Council.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council accept the April 27, 2023 Staff Report for information.” Motion carried.

## 6.2 Staff Report – Noise Bylaw

Council received a staff report on a draft Noise Bylaw.

A motion by Councillor Carver, seconded by Councillor Feeney, “THAT this item be referred to the May 29, 2023 meeting of the Policy and Strategy Committee.”

Motion Carried.

## 7. Council Items

### 7.1 Deputy Mayor Kangata – MBTCC Input to Plan Mahone Bay

Deputy Mayor Kangata requested a meeting be set up with the Mahone Bay Tourism and Chamber of Commerce (MBTCC) and the Plan Mahone Bay Steering Team to receive feedback from the MBTCC.

Deputy Mayor Kangata yielded his seat to Councillor Wilson at 7:45 p.m.

A motion by Deputy Mayor Kangata, seconded by Councillor Lohnes-Croft “THAT Council direct staff to arrange a stakeholder engagement session with the Mahone Bay Tourism and Chamber of Commerce and the Plan Mahone Bay Steering Team.”

Motion Carried.

Deputy Mayor Kangata assumed the chair at 7:47 p.m.

### 7.2 Councillor Wilson – Multi-unit Zoning

Councillor Wilson requested that Council consider creating a zone in Mahone Bay where multi-unit residential buildings could be erected as by right.

A motion by Councillor Wilson, seconded by Councillor Nowe, “THAT Council refer the question of the advisability of a higher density housing zone to the Plan Mahone Bay Steering Team.”

Motion Carried.

## 8. Committee Reports

### 8.1 Lunenburg County Senior Safety Program

Council received the March 2023 report of the Lunenburg County Senior Safety Program.

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, “THAT the March 2023 report of the Lunenburg County Senior Safety Program be accepted for information.”

Motion Carried.

### 8.2 Planning Advisory Committee

Council received the draft minutes of the April 4, 2023 meeting of the Planning Advisory Committee.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT the Planning Advisory Committee's Terms of Reference be amended to include in the mandate that the Committee may request that Council refer to it for study and recommendation any planning related matter that has come to the Committee's attention." Motion Carried.

### 8.3 Climate and Environment Committee

Council received the draft minutes of the April 5, 2023 meeting of the Planning Advisory Committee.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council consider the recommendation of the Climate and Environment Committee to replace the Town Hall oil boiler with an electric boiler during ongoing budget discussions."

Motion Carried.

### 8.4 Asset Management Committee

Council received the draft minutes of the April 20, 2023 meeting of the Asset Management Committee.

A motion by Councillor Wilson, seconded by Councillor Feeney, "THAT the draft minutes of the April 20, 2023 meeting of the Asset Management Committee be accepted as presented."

Motion carried.

### 8.5 Community Logo Steering Team

Council received the draft minutes of the April 17, 2023 meeting of the Logo Steering Team.

A motion by Councillor Wilson, seconded by Councillor Nowe, "THAT the draft minutes of the April 17, 2023 meeting of the Community Logo Steering Team be accepted as presented."

Motion carried.

## 9. New Business

Councillor Feeney provided a Notice of Motion concerning the presentation given by Dean Waterfield at the beginning of this meeting.

## 10. Closed Session

No closed session

Council adjourned upon motion at 8:05pm.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Acting Town Clerk, Kelly Redden