



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, October 26, 2023 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor D. DeVenne
Deputy Mayor F. Kangata
Councillor P. Carver
Councillor R. Nowe
Councillor K. Wilson
Councillor J. Feeney
Councillor S. Lohnes-Croft
CAO, D. Heide
Deputy CAO, E. Levy

Absent: Town Clerk, K. Munroe (with regrets)

Gallery: 7 Online & 0 in-person gallery

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 items 6.10 and 8.2 ahead of Correspondence on the agenda."
Motion carried.

2. Minutes

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, "THAT the minutes of the October 10, 2023 regular meeting of Council be approved as presented."
Motion carried.

3. Public Input Session

No public present.

4. Presentations

There were no presentations.

6.10 Extended Producer Responsibilities (EPR)

Council received a staff report and associated documents on EPR regulation changes.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, “THAT the Mahone Bay Town Council approves opting-in to Extended Producer Responsibilities (EPR) for Packaging, Paper Products and Packaging Like Products (PPP), and directs municipal staff to work with MJSB to ensure the opt-in submission requirements have been met prior to the January 1, 2024 deadline.” Motion carried.

8.2 Planning Advisory Committee

Council received the draft minutes of the October 3, 2023 meeting of the Planning Advisory Committee.

A motion by Deputy Mayor Kangata, seconded by Councillor Feeney, “THAT Council give 1st reading to the proposed Land Use Bylaw as amended to place a portion of PID 60602315 in the institutional zone as depicted in the Staff Report to Council dated October 26, 2023, and schedule a public hearing.” Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council give 1st reading to and schedule a public hearing regarding the proposed Municipal Planning Strategy, attached to the Council agenda of October 26, 2023.” Motion carried.

5. Correspondence

5.1 Appointment to Lunenburg County Accessibility Advisory Committee (LCAAC)

Council received a request from Ms. Johnson to appoint a member to the Lunenburg County Accessibility Advisory Committee.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council of the Town of Mahone Bay support the appointment of Scott Lutes to the Lunenburg County Accessibility Advisory Committee for a term of two years.” Motion carried.

5.2 Nova Scotia Farm Board Report

Council received the annual report and associated documents from the Nova Scotia Farm Board.

5.3 Letter to NSFM to Request Advocacy to Improve Rural Cell Phone Coverage

Council received a letter that was written to NSFM from Warden Penny Smith, Warden Eddie Nickerson, Mayor Rex Stoddard, Mayor Cory Nickerson and Mayor Harald Locke, requesting that NSFM prioritize rural cell phone coverage and intensify advocacy to the provincial and federal governments.

A motion by Councillor Wilson, seconded by Councillor Nowe, "THAT correspondence items 5.2 and 5.3 be received and filed." Motion carried.

6. Staff Reports

6.1 Staff Report to Council

Council received the October 26, 2023 Staff Report.

A motion by Councillor Carver, seconded by Councillor Wilson, "THAT this report be accepted for information." Motion carried.

6.2 Staff Report – South Shore Regional Library Board Appointment

This item was deferred from Council's October 10, 2023 meeting.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT Council direct staff to advertise for a member of the public to represent Mahone Bay on the South Shore Regional Library Board." Motion carried.

6.3 Staff Report – Development Services Quarterly Reporting

Council received a staff report with requested development services quarterly reports.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council accept this report for information." Motion carried.

6.4 Staff Report Short-term Rentals Information Sharing

Council received a staff report with a proposed Information Sharing Agreement with the Province of Nova Scotia and the names of those who will access this information.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT Council enter into the Information Sharing Agreement with the Province of Nova Scotia." Motion carried.

6.5 Staff Report – Marketing Levy

Council received a staff report on the potential of developing a Marketing Levy Bylaw

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT Council refer the Marketing Levy Bylaw to a future meeting of the Policy and Strategy Committee." Motion carried.

6.6 Staff Report – Solar Garden Project Progress Update

Council received a staff report providing an update on the progress of the solar garden project and associated recommendations.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council direct staff to work with AREA to hold a third open house for the solar farm project, including a question-and-answer session, in early December.” Motion carried.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council set the interim power purchase price for energy from the solar garden at equivalent to the avoided cost of purchasing from NSPI, until June 1, 2024.” Motion carried.

Recorded Vote:

Councillor Carver Yes

Mayor Devenne Yes

Councillor Feeney Yes

Deputy Mayor Kangata No

Councillor Lohnes-Croft Yes

Councillor Nowe Yes

Councillor Wilson Yes

6.7 Staff Report – Wildfires Letter Review

Council received a staff report providing an overview of information regarding wildfire prevention, found in the letter from Veryan Haysom and Valerie Header, received June 13, 2023.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council direct staff to work with the provincial Forest Protection – Wildfire Management Department to develop a Community Wildfire Prevention Plan.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Feeney, “THAT the recommendations contained in the letter from Mr. Haysom and Ms. Header be incorporated into the scope of the Urban Forest Management Plan where appropriate.” Motion carried.

6.8 Staff report - Kinburn to Main Multi-Use Trail

Council received a report with updated concepts and associated estimates for the proposed Kinburn to Main Multi-Use Trail.

A motion by Councillor Lohnes-Croft, seconded by Deputy Mayor Kangata, “THAT Council direct staff to share the multi-use path concepts and estimates from WSP Inc with Nova Scotia Liquor Commission for their consideration.” Motion carried.

6.9 Staff Report – Road Trails Act

Council received a staff report with information concerning new provincial legislation.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT Council accept this report for information.” Motion carried.

7 Council Items

7.1 Notice of Motion

Councillor Wilson withdrew his notice of motion made October 10, 2023.

8. Committee Reports

8.1 Lunenburg County Senior Safety Program

Council received the monthly report of the Senior Safety Program.

8.3 Climate and Advisory Committee

Council received the draft minutes of the October 4, 2023 meeting of the Climate and Advisory Committee.

8.4 Heritage Advisory Committee

Council received the draft minutes of the October 11, 2023 meeting of the Heritage Advisory Committee. The minutes included a notice that the committee is requesting amendments to the Heritage Grant Fund Policy.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council approve the grant request for \$500 from the Mahone Bay Founder’s Society, funded from the Heritage Property Grant Fund.” Motion carried.

8.5 South Shore Open Doors Association (SSODA)

Council received SSODA’s monthly report.

10. Closed Session

A motion by Councillor Feeney, at 9:17 p.m., seconded by Councillor Carver, “THAT Council go into Closed Session to discuss Acquisition, Sale, Lease and Security of Municipal Property and Contract Negotiations as permitted by the Municipal Government Act sections 22(2)(a), and 22(2)(e) respectively.” Motion carried.

Council came out of closed session at 9:30 p.m.

Business Arising from Closed Session

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council award the audit services contract to BDO and appoint them as the Town of Mahone Bay’s Municipal Auditor.” Motion carried.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council direct the Mayor to sign the purchase and sale agreement for the purchase of PID 60684271 in the amount of \$30,000.” Motion carried.

Council adjourned at 9:31 p.m. on conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Town Clerk, Kelly Munroe

