

Your Town Council in Action

Items of Interest from Wolfville's Town Council Meeting



Summary of issues brought forward at the **July 18, 2017 Meeting of [Town Council](#)**

- The Minutes from the meeting will be approved at the Town Council meeting on September 19, 2017
- [Agenda Package](#) | [Audio Recording](#)

MOTIONS/RECOMMENDATIONS FROM PUBLIC HEARING, JULY 18, 2017

14 ACADIA STREET DEVELOPMENT AGREEMENT

- The proposed development would see two main buildings on the property, consisting of a Three Unit Dwelling (existing main building) and a Single Unit Dwelling (existing detached garage), totaling four (4) dwelling units on the subject property
- Council approved the 14 Acadia Street Development Agreement

462/468 MAIN STREET DEVELOPMENT AGREEMENT

- The proposed development would create a multi-use building with four commercial units located on the ground floor, four residential units located on the second floor, and another four residential units located on the third floor, totalling to twelve (12) units (four commercial and eight residential) on the subject property
- Council approved the 462/468 Main Street Development Agreement

9 GASPEREAU AVENUE AMENDING DEVELOPMENT AGREEMENT

- The Applicant seeks to amend the existing development agreement to form a multi-use building containing one commercial-retail unit at ground floor level and one residential dwelling unit located above. Approximately 800 ft² of commercial space will be located on the ground floor, with the second floor converted into a single dwelling unit containing a total of two bedrooms
- Council approved the 9 Gaspereau Avenue amending Development Agreement

MOTIONS/RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE, JULY 4, 2017

MPS REVIEW – SEGMENT II

- A full-day PAC/Council workshop was held on June 29, 2017 to discuss Draft 2 – Segment II – of the Municipal Planning Strategy, as per the Council approved MPS project timeline
- Council approved that the MPS allow for up to 8 units in the R-3 zone subject to clear criteria regarding parking, site coverage and impermeable surfaces
- Council directed staff to prepare a report examining the implication of requiring residential parking regulations in the core area commercial that equal residential parking requirements in other zones
- Council directed staff to prepare a report to review the core area design guidelines restricting building height, in the core, to a maximum of 3 stories
- Council directed staff to provide options for small scale commercial on higher order streets, including specific criteria to limit adverse impacts
- Council approved extending the timelines for the MPS by two months as outlined in RFD 044-2017

FIRE AREA RATE

- Part of the Town budget is area rate revenue to recover the cost of the Water Utility's fire protection hydrant system. The amount of the hydrant service charge determined by the Water Utility is tied to an approved [Nova Scotia Utility and Review Board](#) (NSUARB) formula that takes into account most recent fiscal year financial results. For this reason, the rate is not approved earlier in the year with the full budget, but rather comes to Council after the draft year end results are prepared
- Council set the fire protection area rate at 5.8 cents per hundred dollars of assessment in order to recover estimated fire protection (hydrant) charges of \$372,467 and that the area rate be reflected on the final 2017/18 tax bills, subject to the same due dates and arrears interest as all other amounts on the tax bills



COMMUNITY STANDARDS (NUISANCE) BYLAW

- Council gave First Reading to a Nuisance Bylaw in 2014. Since then, the Town has made significant changes in the way it delivers by-law services, staffing levels and has clarified roles with the RCMP which led to a review of the draft Nuisance Bylaw and the preparation of this report.
- Staff recommend that the Community Standards By-law not proceed due to affordability, jurisdictional and authorization issues of by-law officers, occupational health and safety concerns and liability issues and that first reading of the Nuisance bylaw be withdrawn
- Council rescinded First Reading of the Nuisance Bylaw, Chapter 97

POLICY 140-015, MUNICIPAL FEES POLICY

- Municipal units may collect fees for licenses, inspections, permits, applications, approvals, animal impoundments and other services. At present, these fees may be found in a bylaw, policy, motion of Council or procedure. Consolidating the Town's fees into one document will not only make it easier for the public to navigate; it will make it easier for an annual review and amendment of municipal fees when applicable
- Council approved Policy 140-015, Municipal Fees Policy

MOTIONS/RECOMMENDATIONS FROM NEW BUSINESS, JULY 18, 2017

2016/17 FINANCIAL STATEMENTS

- Annually the Town's Finance Department prepares and presents the financial statements of the Town for its most recent March 31 year end. In accordance with the MGA and the provinces Financial Reporting and Accounting Manual (FRAM), municipalities are required to have audited Consolidated Financial Statements
- The Town of Wolfville also prepares Non-Consolidated Financial Statements for the benefit of Council and citizens
- Council approved the 2016/17 Consolidated and Non-Consolidated Financial Statements



KINGS 2050 – STATEMENTS OF REGIONAL INTEREST

- On December 7, 2011, the Municipality of the County of Kings and the Towns of Berwick, Kentville and Wolfville entered into a Memorandum of Understanding confirming a commitment by all four municipalities to cooperate in the long-term sustainable development of Kings County through the Kings 2050 initiative.
- To renew the commitment to the Kings 2050 process and regional collaboration, all four partner municipalities are being asked to adopt the four Statements of Regional Interest.
- Council adopted the Statements of Regional Interest proposed in the Kings 2050 Regional Approach Report as follows:
 - Settlement: To ensure an effective, efficient, equitable and focused pattern of development that will support planned residential growth in response to the needs of the public.
 - Economic Development: To encourage the development of the Kings regional economy for the benefit of all communities and residents.
 - Municipal Facilities: To ensure the efficient provision of culture, recreation and other facilities required to serve and enhance the lives of all residents in the Kings region.
 - Environmental Protection: To ensure the protection and enhancement of valued features of the natural environment in the Kings region

REVISED VALLEY WASTE REGIONAL MANAGEMENT 2017/18 BUDGET

- In April of this year, RFD 025-2017 was presented to Council resulting in the approval of the VWRM 2017/18 Budget (Council motion 11-04-17). As noted in RFD 025-2017, if the appropriate combination of funding partners don't approve the VWRM budget, then a process has to occur which ultimately would lead to sufficient funding partners approving a budget for VWRM.
- This is what transpired this year, as the appropriate combination of partners did not approve the VWRM draft budget forwarded for ratification. Over the last couple of months, VWRM General Manager and the VWRM Board have worked with regional funding partners to develop an amended budget document that might receive sufficient, if not unanimous, approval
- Council rescinded Motion 11-04-17
- Council approved the amended 2017/18 VWRM Operating Budget which limits municipal partner contributions to no more than the 2016/17 budgeted contributions and further that VWRM will invoice the partners accordingly until such time as any Supplemental budget are approved, if necessary

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- Council approved the 2017/18 VWRM Capital Budget in the amount of \$530,000 as previously submitted

WOLFVILLE TOWN COUNCIL

	Email Address	Cell Phone Number
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• Councillor Oonagh Proudfoot	oproudfoot@wolfville.ca	902-599-2844

[Collective Email Address – Town Council](#)



Front Row: Councillor Oonagh Proudfoot / Mayor Jeff Cantwell / Councillor Wendy Elliott
Back Row: Councillor Mercedes Brian / Councillor Wendy Donovan / Deputy Mayor Carl Oldham / Councillor Jodi MacKay