

ATTENDING

- Deputy Mayor Wendy Donovan
- Councillor Mercedes Brian
- Councillor Wendy Elliott
- Councillor Jodi MacKay
- Councillor Carl Oldham
- Councillor Oonagh Proudfoot
- Chief Administrative Officer Erin Beaudin, and
- Recording Secretary Dan Stovel

ALSO ATTENDING

- Director Corporate Services Jen Boyd
- Director Finance Mike MacLean
- Director Planning & Development Devin Lake
- Manager Economic Development Marianne Gates
- Community Planner Jeremy Banks, and
- Interested members of the public

ABSENT WITH REGRET

- Mayor Jeff Cantwell

CALL TO ORDER

Chair, Deputy Mayor Donovan, called the Town Council Meeting to order at 6:45 pm

Agenda Item

1. Approval of Agenda

Discussion and Decisions

22-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

Amendments:

- An In-Camera meeting for Contract Negotiations was added to the Agenda after Correspondence

THE AGENDA WAS APPROVED WITH THE ABOVE NOTED CHANGES

CARRIED

2. Approval of Minutes

a. February 20, 2018

23-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF FEBRUARY 20, 2018 BE APPROVED AS CIRCULATED

Amendments:

- Amend "Judith Tod" (last bullet of Mayor's Comments) to read "Judith Todd"

THE MINUTES WERE APPROVED WITH THE ABOVE NOTED CHANGES

CARRIED

b. March 13, 2018

24-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE SPECIAL TOWN COUNCIL MEETING OF MARCH 13, 2018 BE APPROVED AS CIRCULATED

CARRIED

Agenda Item

Discussion and Decisions

**3. Comments from the Deputy Mayor
Happy 125th Wolfville**

- March 21st is the [International Day for the elimination of racial discrimination](#)
- March 21st is [National Down Syndrome Day](#)
- Happy 125th Birthday to the [Town of Wolfville](#)
- 2018 marks the 125th anniversary of the incorporation of the Town of Wolfville. Events are planned this year to help residents celebrate this special anniversary
- The site on which the Town of Wolfville now sits was a traditional hunting ground for the First Nations people, who began to arrive in the area around 700 AD. The area was called **Mtaban** by the Mi'kmaq, which means "**mud-catfish catching-ground.**"
- The [Town of Wolfville website](#) will provide updates as event details are available. All residents are encouraged to celebrate with pride this 125th anniversary milestone
- March 26th is [Purple Day for Epilepsy Awareness](#)

4. Question Period

Glenn Howe

- Is Council going to vote on the the re-zoning matter for 329 Main Street this evening? Chair indicated yes, following question period
- Requested that Council delay the vote for all the reasons given at the Public Hearing

George Townsend

- Recently made aware that under new code regulations, buildings adjacent to, or close to, the Fire Department are not required to have sprinkler systems. Nor are they required to have standpipe systems that operate on their own counting on the fact that the Fire Department have pumps that can be attached to the standpipes. If Wolfville's fire engines are in another municipality putting out a fire, does the stand-in Fire Department have the pumps required? Will this new building at 329 Main Street require sprinklers? Do commercial buildings close to the fire department not require sprinkler systems because they are close to the fire department? Is this the new code for Wolfville? Staff will get back to Mr Townsend with a response

Agenda Item	Discussion and Decisions
5. Motions/ Recommendations from Public Hearing, March 20, 2018	
a. RFD 007-2018 MPS/LUB Amendments 329 Main St	25-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL POSTPONE GIVING SECOND READING TO THE MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW AMENDMENTS UNTIL THE COMMITTEE OF THE WHOLE MEETING IN APRIL 2018 DEFEATED 26-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE SECOND READING TO THE MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW AMENDMENTS, AS ATTACHED TO RFD 007-2018 - SUPPLEMENTAL, TO RE-DESIGNATE AND RE-ZONE PORTIONS OF THE 329 MAIN STREET AND 4 SEAVIEW AVENUE PROPERTIES, AS OUTLINED IN THE REVISED RESOLUTION CARRIED 27-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO BRING BACK OPTIONS FOR ADDITIONAL BUFFERING PROVISIONS BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES IN ADVANCE OF THE COMPREHENSIVE PLAN REVIEW DRAFT CARRIED
b. RFD 008-2018 185 Main St	28-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE DEVELOPMENT AGREEMENT AMENDMENT FOR 185 MAIN STREET CARRIED
c. RFD 009-2018 Lot 3 Gaspereau Ave	29-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE DEVELOPMENT AGREEMENT FOR LOT 3 GASPHEREAU AVENUE CARRIED
d. RFD 010-2018 472 Main St Development Agreement Amendment	30-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE DEVELOPMENT AGREEMENT AMENDMENT FOR 472 MAIN STREET CARRIED
6. Motions/ Recommendations from Committee of the Whole, March 6, 2018	
a. RFD 021-2018 2018/19 Budget & Operations Plan	31-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE 2018/19 TOWN OPERATIONS PLAN AND RELATED OPERATING BUDGET, TEN YEAR CAPITAL INVESTMENT PLAN, AND THE WATER UTILITY THREE YEAR OPERATING AND CAPITAL BUDGET, INCLUDING THE FOLLOWING DETAILS: <ul style="list-style-type: none">• TOWN OPERATING BUDGET WITH REVENUE & EXPENDITURES IN THE AMOUNT OF \$10,118,500:<ul style="list-style-type: none">○ RESIDENTIAL TAX RATE OF \$1.46 PER HUNDRED DOLLARS OF ASSESSMENT APPLIED TO TAXABLE RESIDENTIAL AND RESOURCE ASSESSMENTS;

Agenda Item

Discussion and Decisions

- **COMMERCIAL TAX RATE OF \$3.57 PER HUNDRED DOLLARS OF ASSESSMENT APPLIED TO TAXABLE COMMERCIAL ASSESSMENTS;**
- **TAXES TO BE BILLED BY WAY OF INTERIM TAX BILL (ISSUED IN APRIL, DUE JUNE 4, 2018) AND FINAL TAX BILL (ISSUED IN AUGUST, DUE THE OCTOBER 1, 2018);**
- **INTEREST ON OVERDUE AMOUNTS TO BE CHARGED AT A RATE OF 1.25% PER MONTH**
- **TOWN CAPITAL BUDGET WITH YEAR 1 TOTALING \$3,477,300, INCLUDING CAPITAL RESERVE FUNDING OF \$1,184,000, OPERATING RESERVE FUNDING OF \$260,000, GAS TAX RESERVE FUNDING OF \$316,900, LONG TERM DEBT FUNDING OF \$1,424,400, OTHER/EXTERNAL GRANT/CONTRIBUTION FUNDING OF \$27,000, AND \$315,000 FROM THE TOWN'S WATER UTILITY FOR ITS SHARE OF STREET INFRASTRUCTURE**
- **WATER UTILITY OPERATING BUDGET WITH REVENUES OF \$1,096,400, OPERATING EXPENDITURES OF \$890,200, AND NON-OPERATING EXPENDITURES OF \$221,100**
- **WATER UTILITY CAPITAL BUDGET TOTALING \$350,000, INCLUDING DEPRECIATION RESERVE FUNDING OF \$128,300, CAPITAL FROM REVENUE FUNDING OF \$70,000, AND LONG-TERM DEBT FUNDING OF \$151,700**
- **BUSINESS DEVELOPMENT AREA RATE (PURSUANT TO SECTION 56 OF THE MUNICIPAL GOVERNMENT ACT) OF \$0.31 PER HUNDRED DOLLARS OF COMMERCIAL ASSESSMENT**
- **SEWER FEES**
 - **SEWER USAGE RATE OF \$3.36 PER 1,000 GALLONS OF WATER USED BY CUSTOMER;**
 - **FLAT RATE FEE OF \$65.00 PER QUARTER;**
 - **MINIMUM QUARTERLY CHARGE FOR ANY METERED CUSTOMER \$16.00;**
 - **SEWER CONNECTION FEE OF \$3,500, IF ONLY SEWER HOOK UP**
 - **SEWER CONNECTION FEE OF \$1,000 IF HOOK UP COMBINED WITH WATER**
- **LOW INCOME PROPERTY TAX EXEMPTION**
 - **INCOME THRESHOLD TO QUALIFY A MAXIMUM OF \$26,739;**
 - **MAXIMUM EXEMPTION OF \$625.**
- **GRANTS TO ORGANIZATIONS UNDER GENERAL GOVERNMENT/COMMUNITY DEVELOPMENT (NOT PART OF COMMUNITY PARTNERSHIP POLICY)**



Agenda Item	Discussion and Decisions																		
	<ul style="list-style-type: none"> ○ ACADIA SCHOLAR BURSARIES \$10,500 ○ WOLFVILLE HISTORICAL SOCIETY \$5,000 ○ ACADIA UNIVERSITY: <ul style="list-style-type: none"> ▪ DEVELOPMENT OF PARTNERSHIP AGREEMENT \$35,000 ▪ EVENTS HOSTING CONTRIBUTION \$10,000 ○ ANNAPOLIS VALLEY CHAMBER OF COMMERCE (TOURISM INITIATIVE) \$4,000 																		
	CARRIED																		
b. RFD 020-2018 Property Tax Exemption Policy L'Arche Homefires	<p>32-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE FOLLOWING CHANGES TO POLICY 140-014:</p> <ul style="list-style-type: none"> • ADD 341 MAIN STREET, OWNER WOLFVILLE L'ARCHE HOMEFIRES, TO SCHEDULE A. <ul style="list-style-type: none"> ○ REFLECT THE APPLICATION OF THE EXEMPTION TO THE WHOLE PROPERTY; AND ○ REFLECT THE EXTENT OF THE APPLICATION TO PROVIDE L'ARCHE HOMEFIRES RELIEF BY APPLYING THE RESIDENTIAL TAX RATE RATHER THAN COMMERCIAL RATE, AND RELIEF FROM ALL AREA RATES, EXCEPT FIRE PROTECTION RATE. 																		
	CARRIED																		
c. RFD 017-2018 Culinary Tourism Centre (CTC)	<p>33-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO REQUEST THE RETURN OF THE \$10,000 PROVIDED TO THE CULINARY TOURISM CENTRE FOR THE COMPLETION OF A BUSINESS PLAN IN THE 2015-16 FISCAL YEAR</p>																		
	CARRIED																		
d. RFD 019-2018 Spring 2018 Debenture Issue Approval	<p>34-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE ATTACHED RESOLUTION FOR PRE-APPROVAL OF PARTICIPATION IN THE SPRING DEBENTURE ISSUE, WITH THE FOLLOWING MAXIMUM PARAMETERS:</p> <p>STREET INFRASTRUCTURE</p> <table border="0" style="width: 100%;"> <tr> <td colspan="3">INCL SIDEWALKS, UNDERGROUND</td> </tr> <tr> <td style="padding-left: 20px;">SANITARY, STORM SYSTEMS</td> <td style="text-align: right;">\$ 534,750</td> <td style="text-align: right;">15-20 years</td> </tr> <tr> <td>SIDEWALK – WICKWIRE</td> <td style="text-align: right;">75,000</td> <td style="text-align: right;">15 years</td> </tr> <tr> <td>CEMETERY WALL</td> <td style="text-align: right;">150,000</td> <td style="text-align: right;">15 years</td> </tr> <tr> <td>WATER UTILITY – DISTRIBUTION LINES</td> <td style="text-align: right;"><u>270,000</u></td> <td style="text-align: right;">20 years</td> </tr> <tr> <td>TOTAL BORROWING</td> <td style="text-align: right;"><u>\$1,029,750</u></td> <td></td> </tr> </table> <p>MAXIMUM AVERAGE INTEREST RATE SET AT 5.5%</p>	INCL SIDEWALKS, UNDERGROUND			SANITARY, STORM SYSTEMS	\$ 534,750	15-20 years	SIDEWALK – WICKWIRE	75,000	15 years	CEMETERY WALL	150,000	15 years	WATER UTILITY – DISTRIBUTION LINES	<u>270,000</u>	20 years	TOTAL BORROWING	<u>\$1,029,750</u>	
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	CARRIED																		
e. RFD 016-2018 Community Oven Support	<p>35-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO PROVIDE A LETTER OF SUPPORT IN PRINCIPLE FOR THE WOLFVILLE COMMUNITY OVEN</p>																		
	CARRIED																		

Agenda Item

Discussion and Decisions

36-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO WORK WITH THE COMMUNITY OVEN GROUP TO DEVELOP AN AGREEMENT THAT DETERMINES THE LOCATION, MAINTENANCE RESPONSIBILITY, INSURANCE, FIRE/BUILDING/PERMIT REQUIREMENTS AND OTHER REQUIRED DETAILS

CARRIED

7. Correspondence

The following correspondence was received by Council and referred to Staff:

- a. 2018-02-27 Letter: L'Arche Homefires Property Tax Exemption
- b. 2018-03-06 Letter: Annapolis Cider Company 292 Main St Support
- c. 2018-03-10 Email: Igor Semenenko Snow Removal Complaint
- d. 2018-03-14 Correspondence - Email Albert Maroun - Equalization Fairness

8. Question Period

Terry Drahos

- There were Several things overlooked in the voting to delay and the voting to re-zone 329 Main Street.
- The residents asked for a delay in voting because they received the FOIPOP information late and did not have time to review the submission from the Town. The residents did not have the time to cull through the information received in advance of the Public Hearing-Town Council meeting. The submission from the Town was 40 days late in being provided.
- At the January Town Council meeting, Steven Drahos asked for information from the Town and it was never provided. A formal FOIPOP was not provided. Is there a requirement to file a formal FOIPOP request to receive information from the Town?
 - CAO highlighted that this depends on what information is being requested. If a Plan is under development, it would be subject to FOIPOP. Once the Plan is part of an approved permit or Development Agreement, it can be accessed through the [Town's Routine Access Policy](#)
- Who knows how the small parcels of property became divided off? In 2014 the two small parcels of property were carved off. The previous owner obtained a building permit to build a large parking lot that was never finished. The previous owner never completed the Building Permit that was initially obtained
- Chair highlighted that the use of the building at 329 Main Street has not yet gone through a Development Agreement Process and the activity must be consistent with a commercial zone use

Agenda Item	Discussion and Decisions
	George Townsend <ul style="list-style-type: none">• Council has unwittingly established a dangerous precedent with commercial creep into residential areas• Does this establish a precedence for future acquisitions of residential properties into commercial simply because they are purchased and added to the commercial property? Deputy Mayor does not see this as creating a precedence.
9. Adjournment to In-Camera	37-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE TOWN COUNCIL MEETING BE ADJOURNED AT 7:51 PM TO IN-CAMERA UNDER SECTION 22(2)(E) OF THE MUNICIPAL GOVERNMENT ACT – CONTRACT NEGOTIATIONS CARRIED
10. Adjournment of In-Camera	38-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MEETING BE ADJOURNED AT 8:30 PM CARRIED
11. Regular meeting reconvened	39-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING OF THE MARCH 20, 2018 TOWN COUNCIL MEETING BE RECONVENED AT 8:32 PM CARRIED
12. Motions from In-Camera	
a. Strengthening of Regional Service Delivery	40-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT WHEREAS THE MUNICIPAL UNITS SITUATED WITHIN THE COUNTIES OF ANNAPOLIS, KINGS AND WEST HANTS ARE PARTIES TO VARIOUS INTER-MUNICIPAL SERVICES AGREEMENTS (IMSAs) WHICH HAVE CREATED CORPORATIONS UNDER SECTION 60 OF THE MUNICIPAL GOVERNMENT ACT; AND WHEREAS THE PARTIES TO THESE IMSAs RECOGNIZE THE NEED TO REVIEW AND UPDATE THE VARIOUS INCORPORATING DOCUMENTS WITH A VIEW OF ACHIEVING ORGANIZATIONAL EFFICIENCIES FROM BOTH OPERATIONAL AND GOVERNANCE PERSPECTIVES; THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF WOLFVILLE HEREBY AGREE TO AUTHORIZE THE: <ul style="list-style-type: none">• FINANCIAL COMMITMENT SPECIFIC TO THE TOWN OF WOLFVILLE IN THE AMOUNT OF \$12,221• ESTABLISHMENT OF AN OVERSIGHT COMMITTEE COMPRISING CAOS FROM REPRESENTATIVE MUNICIPALITIES; AND• THE APPLICATION TO THE DEPARTMENT OF MUNICIPAL AFFAIRS FOR COST SHARING CARRIED

Agenda Item
13. Adjournment

Discussion and Decisions
41-03-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE
TOWN COUNCIL MEETING BE ADJOURNED AT 8:34 PM

CARRIED

Approved by Council Motion ##-03-18, April 17, 2018

As recorded by Dan Stovel, Town Clerk/AA Corporate Services