



Town Council Meeting

January 22, 2019

6:30 p.m.

Council Chambers, Town Hall

359 Main Street

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Town Council Meeting, December 11, 2018

3. Comments from the Mayor

4. Public Input / Question Period

Procedure: A thirty-minute time period will be provided for members of the public to address Council regarding questions, concerns and/or ideas. Each person will have a maximum of two minutes to address Council with a second two-minute time period provided if there is time within the thirty-minute Public Input / Question timeframe.

**5. Motions/Recommendations from Committee of the Whole,
January 8, 2019:**

- a. RFD 084-2018: Climate Change and Energy Staffing
- b. RFD 077-2018: Hospitality Policy



6. Correspondence:

- a. Email from June Pardy – RE: Open for Business
- b. Email from Jeff Hennessy – RE: Church Brewery
- c. Email from Kristin Harris – RE: Church Brewery
- d. NSFM Board Initiatives
- e. Email from Glen Pavelich: Turbine Power
- f. Email from Drew Redden – RE: Church Brewery
- g. Email from Paige Hoveling – RE: DDT for first time buyers
- h. Email from David Daniels – RE: Church Brewery
- i. Email from Jeff Hennessy – RE: CoW Meeting
- j. Email from Michael Bawtree – RE: December 2018 Newsletter
- k. Email from Dick Groot – RE: Facts from a brewer
- l. Email from Erin Pilcher – RE: Slippery Sidewalks
- m. Email from Stephen Drahos – RE: Accessory Use
- n. Email from Sam Corbeil – RE: Brewing Project
- o. Email from Karissa Fraser – RE: Church Brewery

7. Public Input / Question Period:

Procedure: A thirty-minute time period will be provided for members of the public to address Council regarding questions, concerns and/or ideas. Each person will have a maximum of two minutes to address Council with a second two-minute time period provided if there is time remaining within the thirty-minute Public Input/Question Period timeframe.

8. Regular Meeting Adjourned



APPROVAL OF AGENDA

Moved

Seconded

That the agenda be approved as circulated and/or amended.

APPROVAL OF MINUTES

a. TOWN COUNCIL MEETING, DECEMBER 11, 2018

Moved

Seconded

That the minutes of the Town Council Meeting of December 11, 2018 be approved as circulated and/or amended.

MOTIONS FROM COMMITTEE OF THE WHOLE, JANUARY 8, 2019

a. RFD 084-2018: Climate Change and Energy Staffing

Moved

Seconded

That Council approve the addition of a two-year term Energy Coordinator staff position, at a maximum 2-year total of \$130,000 covering salary and benefits (\$65,000 annually), to be funded by way of FCM grant funding in the amount of \$92,800 and Town funding of \$37,200 over two years.

Moved

Seconded

That Council approve spending to support “Wolfville Inspire” in the amount of \$60,000, to be funded by way of external grant funding secured by the Planning Department.

b. RFD 077-2018: Hospitality Policy

Moved

Seconded

That Council approve the attached draft Hospitality Policy 120-016, with an effective date of January 1, 2019.

ADJOURNMENT

Moved

Seconded

That the regular meeting be adjourned

ATTENDING

- Mayor Jeff Cantwell
- Deputy Mayor Jodi MacKay
- Councillor Mercedes Brian
- Councillor Wendy Donovan
- Councillor Carl Oldham
- Councillor Oonagh Proudfoot
- Chief Administrative Officer Erin Beaudin, and
- Recording Secretary Jean-Luc Prevost

ALSO ATTENDING

- Director Finance Mike MacLean
- Director Planning & Development Devin Lake, and
- Interested members of the public

ABSENT WITH REGRET

- Councillor Wendy Elliott

CALL TO ORDER

Chair, Mayor Cantwell, called the [Town Council Meeting](#) to order at 6:30 pm

Agenda Item

1. Approval of Agenda

Discussion and Decisions

05-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

Amendment:

- The addition of an item 5b. RFD 080-2018; Amendments to Valley Waste Inter-Municipal Service Agreement

THE AGENDA WAS APPROVED WITH THE ABOVE NOTED CHANGES

CARRIED

2. Approval of Minutes

a. November 20, 2018

06-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF NOVEMBER 20, 2018 BE APPROVED AS CIRCULATED

CARRIED

3. Comments from the Mayor

- Thursday the 13th of December is an open house send-off for NSFM Executive Director, Betty MacDonald's retirement celebration.
- Friday the 14th and Saturday the 15th are the annual Fezziwig Frolic show dates for "Twas the Wolf Before Christmas"
- Sunday December 16th is the Scott Brison's Christmas open house at the Wolfville Farmers' Market.
- The Town Municipal offices will be closed to the public from 12:00 PM, December 24th and will reopen at 8:30 AM on January 2nd.

Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none">• The Annual New Year's Levee, co-hosted by Acadia and the Town of Wolfville, takes place at the K.C. Irving Center on January 1st from 1:00 pm until 3:00 pm in the Garden Room.• The Next Committee of the Whole meeting will be pushed back by a week due to the holidays and is scheduled for January 8th.• There is a Christmas Day Community Dinner at the Lions Hall on December 25th.
4. Public Input / Question Period	<ul style="list-style-type: none">• There were no questions.
5. New Business a. RFD 079-2018 EV Station with Project Charter	07-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE UP TO \$50,000 OF FUNDING TOWARD THE INSTALLATION OF A LEVEL-3 ELECTRIC VEHICLE CHARGING STATION, IN PARTNERSHIP WITH ACADIA UNIVERSITY CARRIED
b. RFD 080-2018 Amendments to Valley Waste IMSA	08-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL AUTHORIZE THE SOLICITOR REPRESENTING THE PARTIES TO DRAFT THE PROPOSED AMENDMENTS AS HIGHLIGHTED IN RFD 080-2018 AND FURTHER, THAT COUNCIL AUTHORIZE THE CAO AND MAYOR TO EXECUTE THE AMENDED IMSA ON BEHALF OF THE TOWN OF WOLFVILLE. CARRIED
6. Correspondence	The following correspondence was received by Council: <ul style="list-style-type: none">a. Email from David Daniels RE: 329 Main Streetb. Email from Teresa Drahos RE: 329 Main Streetc. Email from Rachel Sparling RE: Cigarette Buttsd. Email from Teresa Drahos RE: 329 Main Street
7. Public Input / Question Period	There were no questions
8. Adjournment to In-Camera Meeting	09-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE TOWN COUNCIL MEETING ADJOURN TO AN IN-CAMERA MEETING AT 6:54 PM CARRIED
9. Meeting Reconvened	10-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT THE TOWN COUNCIL MEETING RECONVENE AT 6:59 PM CARRIED

Agenda Item
10. Motion from In-Camera Meeting

Discussion and Decisions

11-12-18 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPOINT, EFFECTIVE DECEMBER 11, 2018, THE FOLLOWING COMMUNITY MEMBERS TO THE COMMITTEES OF COUNCIL FOR THE PERIOD OF TERMS INDICATED (TERMS OF SERVICE TO EXPIRE END-DECEMBER OF THE APPLICABLE YEAR)

AUDIT COMMITTEE:

- **FRANK LUSSING - TWO-YEAR APPOINTMENT**

RCMP ADVISORY BOARD:

- **MICHAEL JEFFREY - TWO YEAR APPOINTMENT**

ART IN PUBLIC SPACES:

- **SARA (LEE) LEWIS - TWO-YEAR APPOINTMENT**

ENVIRONMENTAL SUSTAINABILITY COMMITTEE:

- **JANET EATON - TWO-YEAR APPOINTMENT**
- **BILL ZIMMERMAN - TWO-YEAR APPOINTMENT**
- **HOWARD WILLIAMS - TWO-YEAR APPOINTMENT**
- **HANNAH MACHAT - TWO-YEAR APPOINTMENT**
- **JODIE NOILES - TWO-YEAR APPOINTMENT**

PLANNING ADVISORY COMMITTEE:

- **ISABEL MADEIRA-VOSS - TWO-YEAR APPOINTMENT**

WOLFVILLE BUSINESS DEVELOPMENT CORPORATION:

- **SARAH ANDERSON - TWO-YEAR APPOINTMENT**

CARRIED

11. Adjournment of Town Council Meeting

12-12-2018 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR TOWN COUNCIL MEETING ADJOURN AT 7:01 PM

CARRIED

Approved by Council Motion ##-01-19, January 22, 2019
As recorded by Jean-Luc Prevost, Administrative Assistant Corporate Services

DRAFT



SUMMARY

Climate & Energy Planning Staff

Planning and Development has been working over the current fiscal year at obtaining grant funding to enable the Town to consider augmenting its focus on environmental initiatives/projects. This work was carried out in accordance with the Town's Operations Plan, and its timing coincides with Council's recent reaffirmation of the need to be a more active participant in climate change action.

Through Staff's efforts funding sources have been secured towards a term staff position and a series of community-focused climate and energy projects collectively referred to as "Wolfville Inspire". The proposed initiatives will require the Town to commit to expenditures over the next two budget years, which will be built into the upcoming draft 2019/20 budget document. In order to meet the timelines of the FCM grant program and have the term staff person on board before April 1st, staff require Council's approval to proceed with the terms of the grant agreement.

This staff person and project contribute to the Town of Wolfville's further participation in the Partners for Climate Protection (PCP) program. Anticipated deliverables from this work include an updated inventory of GHG emissions (Milestone 1 of PCP program, see graphic right), greenhouse gas reduction targets (Milestone 2), a local action plan (Milestone 3) as well as the implementing and monitoring actions taken (Milestone 4 & 5).

Five-Milestone Framework



1. Establish a baseline GHG inventory and forecast



2. Set GHG reduction targets



3. Develop a local action plan



4. Implement the plan or set of activities



5. Monitor progress and report results

Draft Motions

- 1) *That Council approve the addition of a two year term Energy Coordinator staff position, at a maximum 2 year total of \$130,000 covering salary and benefits (\$65,000 annually), to be funded by way of FCM grant funding in the amount of \$92,800 and Town funding of \$37,200 over two years.*
- 2) *That Council approve spending to support "Wolfville Inspire" in the amount of \$60,000, to be funded by way of external grant funding secured by the Planning Department.*



1) CAO COMMENTS

The CAO supports the recommendations of staff. The proposed staff person and “Wolfville Inspire” initiative both serve to help deliver on Council’s Strategic Priorities.

2) LEGISLATIVE AUTHORITY

The Municipal Government Act Section 47 enables Council to make decisions in the exercise of its powers on behalf of the Municipality, which includes directing staff.

3) STAFF RECOMMENDATION

Refer to the draft motion.

4) REFERENCES AND ATTACHMENTS

1. Community Energy Investment Plan: The Way Forward, Town of Bridgewater ([link](#))
2. Economic Development Through Transformative Community Energy Planning: A Toolkit for Municipalities everywhere, Town of Bridgewater ([link](#))
3. Partners For Climate Protection, Federation of Canadian Municipalities ([link](#))

5) DISCUSSION

Planning and Development has been working over the current fiscal year at obtaining grant funding to enable the Town to consider augmenting it’s focus on environmental initiatives/projects. This work was carried out in accordance with the Town’s Operations Plan, and its timing coincides with Council’s recent reaffirmation of the need to be a more active participant in acting on climate change.

Through Staff’s efforts funding sources have been secured towards a term staff position (focused on climate mitigation) and a series of community-focused climate and energy projects collectively referred to as “Wolfville Inspire”. The proposed initiatives will require the Town to commit to expenditures over the next two budget years, which will be built into the upcoming draft 2019/20 budget document.

Climate Change – Change in the state of the climate that can be identified by changes in the mean or variability of its properties and that persists for an extended period – typically decades or longer.

Adaptation – The process of adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploits beneficial opportunities

Mitigation – Efforts to stop, reduce or prevent the emission of greenhouse gases. Mitigation can mean using new technologies and renewable energies, making older equipment more energy efficient, or changing management practices or consumer behavior.

REQUEST FOR DECISION #084-2017

Climate & Energy Planning Staffing

Date: 2019-01-08

Department: Planning & Development



A more detailed workplan will be developed in the lead up to hiring the Climate Change and Energy Coordinator position, if approved.

Background

The 2018-2022 Operational Plan included initiating community energy planning. It states:

“Community Energy Planning

We will work toward the creation of a Community Energy Plan for the Town of Wolfville. The intention of the Community Energy Plan is to help define community priorities around energy with a goal of improving efficiency, cutting emissions, enhancing community resilience, managing future risks and driving economic development. This plan will complement the work being done on the Municipal Planning Strategy. This will be a multi-year initiative.”

As part of that process, Director Lake and Planner Banks seek opportunities for learning, peer-support, and financial opportunities to support a Community Energy Planning Process in collaboration with the Environmental Sustainability Committee.

That work has led to collaborating with Samantha Peverill from Quality Urban Energy Systems of Tomorrow (QUEST) towards resuming the Town of Wolfville’s work with the Federation of Canadian Municipalities (FCM) Partners for Climate Protection (PCP) program.

As part of the approach to the PCP program, the Town of Wolfville has applied for and obtained funding for an energy staff person, for 24 months, to move forward with the PCP program with activities that include:

- Updated Inventory of Greenhouse Gas emissions within the Town of Wolfville (Milestone 1 of PCP)
- Greenhouse Gas Reduction Target Setting (Milestone 2 of PCP)
 - Engaging the public on energy education and goal setting
- Develop a Local Action Plan (Milestone 3 of PCP)
 - Work with staff, community members and stakeholders to foster a feasible and collaborative approach
 - Research best practices and propose institutional changes
 - Develop and refine an economic plan for energy solutions and poverty reduction in the short and long-term, for the Town of Wolfville and residents (See Section 4 References, item 2: *Economic Development Through Transformative Community Energy Planning*)

To support work for climate and energy planning, we have aligned partners such as:

- Town of Wolfville – Environmental Sustainability Committee
 - Already assisting with grant applications
 - Steering committee & working groups as needed
- Acadia University
 - Partnering on electric vehicle charging station (Acadia Office of Sustainability)

REQUEST FOR DECISION #084-2017

Climate & Energy Planning Staffing

Date: 2019-01-08

Department: Planning & Development



- Developing a jurisdictional survey of energy planning approaches (Community Development Dept)
- Solar Nova Scotia and NS Community Building's Pilot Project
 - To develop community interest, and promote, opportunities to develop solar energy for individuals and collaboratively
 - Installing a solar array on the Community Development building to increase capacity and show leadership
- Town of Windsor (and/or other municipalities)
 - Incorporate a regional approach and collaboration (subject to service agreement)
- Town of Bridgewater
 - Presenter at Environmental Sustainability Committee
 - Learning partner and leader in climate & energy planning as:
 - economic generator
 - poverty reduction
- Clean Foundation – Transition 2050
 - Capacity building, leadership and collaboration on climate issues, which includes:
 - Developing a GHG inventory, identifying how to help residents retrofit their homes, developing approaches to reduce GHG emissions of municipal buildings, reducing emissions of vehicle fleets, and identifying other best practices
 - Municipal partners: Cumberland County, Chester, Inverness County, Windsor, West Hants

The additional funding obtained for the community focused “*Wolfville Inspire*” over the 2019-2020 and 2020-2021 fiscal years, includes:

- Partial Implementation of Local Action Plan (Milestone 4 of PCP)
 - Development of a marketing and promotions strategy to increase individual engagement and action towards a more sustainable future
- Hiring summer staff to conduct door to door research and relationship building with residents of Wolfville and Windsor to contribute to PCP Milestones 1-4, and determine:
 - Household energy use (aka. Inventorying GHG emissions, Milestone 1 of PCP)
 - Interest in transitioning to sustainable energy (aka. Setting GHG reduction targets, Milestone 2 of PCP)
 - Research and feedback towards a Community Energy Plan (aka. Research towards Milestone 2 & 3 of PCP)
 - Awareness of existing opportunities (aka. Early plan implementation, Milestone 4 of PCP)
- Partial Implementation of Monitoring (Milestone 5 of PCP)
 - Processing of data collected towards Community Energy Planning
 - Conducting follow-up survey with residents to inform future plans, at end of year 2 of this project



6) FINANCIAL IMPLICATIONS

The impact on the Town's finances will span two fiscal years. In total the amounts involved are:

FCM Grant Process

Total 2 year salary maximum (\$58,000 per year)	\$116,000
FCM contribution @ 80%	<u>(92,800)</u>
Town Contribution FCM application	23,200
ADD:	
Employee benefit costs for two years @ 12%	<u>14,000</u>
TOTAL Town Contribution	<u>\$37,200</u>

In addition to the funding of the two year term staff position, funding of up to \$60,000 has been secured by staff. This funding will be fully supported based on actual project costs, i.e. net cost to Town if \$60,000 incurred will be nil. Anticipated long term outcomes for this work are reduced carbon emissions due to reduced fossil-fuel use, positive economic benefits through minimizing energy costs, and economic generation to hopefully make the position sustainable long-term.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

This project aligns with the Town of Wolfville's Municipal Planning Strategy (MPS) - also approved as the Town's Integrated Community Sustainability Plan (ICSP) – which identifies sustainability and environmental concerns as key concerns for the community in section 1.3, 2.1 and 2.2

These sections embed elements of sustainability, as informed by The Natural Step (TNS) Framework into decision making and land use policies that reduce energy needs and pollutions while seeking to increase renewable resource use and protect the environment.

The Town of Wolfville is currently reviewing its MPS and sustainability continues to be captured in the updated document, including stronger links between GHG emissions, energy and land use. Support for GHG emissions reduction is also contained in the Town's 2018-2022 Budget/Operations, Council's Strategic Plan, and is to be applied to the Town's Asset Management Plan.

REQUEST FOR DECISION #084-2017

Climate & Energy Planning Staffing

Date: 2019-01-08






Department: Planning & Development



In addition, the Town of Wolfville’s Environmental Sustainability Committee identified the Partners for Climate Protection program as an ideal path to achieving many of the environmental and sustainability goals outlined above and recommended further participation in the PCP program to Council.

This staff person and project contribute to the Town of Wolfville’s further participation in the Partners for Climate Protection (PCP) program. Anticipated deliverables from this work include an updated inventory of GHG emissions (Milestone 1 of PCP program, see graphic right), greenhouse gas reduction targets (Milestone 2), a local action plan (Milestone 3), and early steps of implementation and monitoring (Milestone 4 & 5)

Five-Milestone Framework

-  1. Establish a baseline GHG inventory and forecast
-  2. Set GHG reduction targets
-  3. Develop a local action plan
-  4. Implement the plan or set of activities
-  5. Monitor progress and report results

8) COMMUNICATION REQUIREMENTS

A press conference/funding announcement will be forthcoming. No external communication is required, yet this project will include various awareness, education, and publicity campaigns to support community energy planning and reduction of environmental impacts over the 2019-2020 and 2020-2021 fiscal years.

9) ALTERNATIVES

- 1. Not approve the additional spending and dismiss the confirmed grants
- 2. Approve the additional spending with alterations to the workplan described.

REQUEST FOR DECISION 077-2018

Title: Hospitality Policy
Date: 2018-12-04 - **UPDATED For January 8, 2019**
Department: Finance



SUMMARY

Hospitality Policy

Due to issues in the past in other areas of the province with regard to questionable spending by elected officials and senior management, the provincial government initiated steps to amend the Municipal Government Act (MGA) to enhance accountability and transparency around expense reimbursements. In the fall of 2017 Bill No. 10 was introduced with MGA Section 65A including new requirements around Expense Reimbursement policies, and adding a requirement to have a Hospitality policy.

The Town of Wolfville's existing Travel, Meal, and Miscellaneous Allowance Policy (120-008) already met the key requirements of the changes to the MGA, most notably stipulating that alcohol was not eligible for reimbursement.

The requirement for a Hospitality Policy was new to municipal units in the province, meaning councils would now be reviewing and adopting a policy framework they likely did not have in the past. This RFD brings forward information for Council to consider in adopting this new policy area.

January 8, 2019 will be Council's second review of the draft policy.

DRAFT MOTION:

~~None provided for the December Committee of the Whole (COW) Meeting. The intent is to review the draft Policy with Council, obtain feedback and bring a revised, final draft version to January COW for final review. This would allow the Policy to be approved at the regular January Council meeting.~~

That Council approve the attached draft Hospitality Policy 120-016, with an effective date of January 1, 2019.

REQUEST FOR DECISION 077-2018

Title: Hospitality Policy
Date: 2018-12-04 - **UPDATED For January 8, 2019**
Department: Finance



1) CAO COMMENTS

~~No comments required at this time.~~ **The CAO supports the recommendations of staff. The draft policy is consistent with provincial best practices and will allow the Town to be compliant with provincial regulations.**

2) LEGISLATIVE AUTHORITY

- Municipal Government Act (MGA) s. 65A
- Provincial Financial Reporting and Accounting Manual (FRAM) for municipalities

3) STAFF RECOMMENDATION

Staff recommend adoption of the Policy as presented in the draft attached to this RFD. The draft, as presented, is based on the Association of Municipal Administrators model policy with changes incorporated to

~~No specific recommendation for the December meeting. Will be noted for January COW after getting feedback and direction from Council at December 4 COW.~~

4) REFERENCES AND ATTACHMENTS

- Travel, Meal, and Miscellaneous Allowance Policy #120-008
- Draft Hospitality Policy 120-016 – attached – **with revisions noted from December 4th version**

5) DISCUSSION

Council reviewed the first draft version of the Policy on December 4th, with general acceptance of the layout and terms included.

One area of discussion involved clause 5.3, expenditures on gifts. Wording has been added to reflect the December 4th discussion, effectively noting the dollar amount to be spent on gifts (if applicable) must be “reasonable and appropriate” for the specific circumstances.

As noted in the Summary on page 1, the province has amended the MGA to add specific requirements for municipalities to follow with regard Expense Reimbursements and a new Hospitality Policy to adopt.

The Town’s Policy 120-008 already meets key requirements of the new legislation for routine expense reimbursements. Although it does not yet have references to new Review and Reporting requirements, these can be brought back at a later date.

REQUEST FOR DECISION 077-2018

Title: Hospitality Policy
Date: 2018-12-04 - **UPDATED For January 8, 2019**
Department: Finance



This RFD is focused on opening the discussion around a new Hospitality Policy. The draft presented is meant to be an initial draft to allow Council to consider the nature of this new legislated requirement. The expectation is through discussion on December 4th, direction will be given to staff to refine/amend the document and a final draft will be brought back to January COW. The attached document is meant to generate discussion with Council, and staff will review possible points of interest and/or decision during the presentation at the December 4th meeting. Items to point out now include:

- The Association of Municipal Administrators (AMANS) Model Policy was utilized as a starting point for the Town's document. Most of the requirements are drawn from the AMANS source, adapted to the Town's policy template layout.
- Key difference from an Expense Reimbursement Policy is the provision for purchase of alcohol.
- Recognizing the need for a higher level of oversight, partially related to the potential for alcohol expenses, the model policy includes sign off by two individuals before reimbursement is considered.
- A clause covering criteria for purchasing gifts is included.
- Formal recognition of provincial Reporting and Review requirements are included. This may be redundant as the legislation and FRAM would echo the same information. Inclusion helps with transparency to the public, so their inclusion is recommended.
 - Timelines for reporting and review requirements are shorter in the draft Town document compared to the AMANS model Policy. Staff feel the number of days allowed in the model policy are not needed, and that timely reporting the information is enhanced by shortening the window of time allowed.
 - Where applicable, timelines have been selected to mirror the timeline u=typical of the annual external financial audit.
- Selection of Effective Date – current suggestion is to make it April 1, 2019 which is the start of the next fiscal year.

6) FINANCIAL IMPLICATIONS

None at this time. Once Policy is adopted, there may be additional budget requirements to provide funding for previously disallowed spending.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

Adoption of the Policy is a legislated requirement, however it's purpose is consistent with the Town's Strategic Principles of Affordability and Transparency.

8) COMMUNICATION REQUIREMENTS

REQUEST FOR DECISION 077-2018

Title: Hospitality Policy

Date: 2018-12-04 - **UPDATED For January 8, 2019**

Department: Finance



None at this time. More information to be provided with revised report to come back to January COW.

9) ALTERNATIVES

No alternatives exist with regard adoption of policy. Specific clauses within the Policy are open to some alteration, as long as the provincial mandate is met.



POLICY

Hospitality Policy	
Policy Number: ###-###	Supersedes Policy Number: Not Applicable or Policy No.
Effective Date: 2019-04-01	Approved by Council Motion Number: ##-##-##

1.0 Purpose

It is the policy of the Town of Wolfville to recognize that hospitality-related activities are, at times, necessary and legitimate expenses supporting the effective conduct of government business and for reasons of diplomacy, protocol, business development or promotional advocacy.

The offering of hospitality will be done in such a manner so as to reflect the prudent stewardship of public funds. This policy safeguards the appropriate use of public funds through the establishment of uniform standards and procedures with the goal to:

- 1.1 Provide direction and guidance with respect to the appropriate expensing of necessary hospitality expenses that support the **Town's** objectives.
- 1.2 Ensure hospitality is offered in an accountable, economical and consistent manner in the facilitation of government business and/or for reasons of diplomacy, protocol, business development or promotional advocacy.
- 1.3 Ensure taxpayers' dollars are used prudently and responsibly with a focus on accountability and transparency

2.0 Scope

This Policy is applicable to Town Council elected officials, CAO, and employees seeking reimbursement for hospitality expenses.

3.0 References

- 3.1 Nova Scotia Municipal Government Act (MGA) Section 65A



POLICY

4.0 Definitions

- 4.1 **Policy** means a course or principle of action adopted or proposed by a government, party, business or individual.
- 4.2 **Hospitality and Hospitality Event** is a reception, ceremony, conference, or other event that involves hosting individuals from outside the **Town of Wolfville**. Hospitality may be offered under the following circumstances in accordance with this policy:
- (a) Hosting out of foreign dignitaries;
 - (b) Engaging in official public matters with representatives from other governments, business, industry or labour leaders, or other community leaders;
 - (c) Sponsoring or hosting conferences;
 - (d) Hosting ceremonies / recognition events; and
 - (e) Other official functions, as approved by the CAO.
- 4.3 **Routine Town of Wolfville Business** is any legitimate conduct of business covered under Town Policy 120-008 and NOT eligible under this Policy 120-016 as Hospitality or Hospitality Event, i.e. if an expense is not eligible under clause 4.2 above, then it will be administered by reference to Policy 120-008.
- 4.4 **Signing Authority**, for the purposes of this Policy, are the individuals responsible for the administration of this Policy and approving reimbursement claims prior to submission to the Accounts Payable process.
- 4.5 **Town** includes any expenses by the Wolfville Volunteer Fire Department which are to be paid by the Town of Wolfville. Not included are activities/expenses of the Wolfville Volunteer Fire Department which are paid through the Volunteer organizations bank account.

5.0 Policy

- 5.1 Subject to this policy, all hospitality events require prior authorization.
- a. Requests for prior authorization should be in writing and include:
 - i. Rationale/purpose of the event;
 - ii. Estimated number of attendees and their business affiliations;
 - iii. If alcohol is to be provided at the event, the reasons that the provision of alcohol is appropriate and warranted in the circumstances;
 - iv. Estimated cost anticipated.



POLICY

- b. Requests shall be reviewed by the CAO (or designate), who shall consider the value and benefit of the proposed event in relation to the estimated costs in deciding whether to approve the expenditure(s) under this Policy.
- c. In instances where ~~prior~~ approval has not been obtained prior to hospitality expenditures, then information required under 5.1.a must be submitted to the CAO along with documented reasons why prior approval was not possible.

5.2 **Reimbursement for alcoholic beverages may be considered under this Policy.** While the standard for hospitality is the provision of non-alcoholic beverages, the provision of alcohol in the context of hospitality for reasons of diplomacy, protocol, business development or promotional advocacy is deemed an acceptable expense in limited circumstances. Any request for approval to serve alcohol at a hospitality event must have prior approval by ~~either~~ the CAO (or designate).

- a. Town employees and members of Council are expected to act responsibly in the use of public funds and in the care and well-being of themselves, other employees and their respective guests with respect to the serving of alcohol.
- b. Town employees and members of Council will demonstrate good judgment in the reasonableness of the quantity and expense of alcoholic beverages offered to guests.
- c. If alcohol is provided at a hospitality event, food must be served

5.3 For reasons of diplomacy, protocol, business development or promotional advocacy, the giving of token gifts to individuals outside of government (~~value not to exceed [\$40.00]~~) is sometimes appropriate. Any giving of gifts requires prior approval by ~~either~~ the CAO (or designate). No specific dollar limit is set by this Policy. The maximum to be spent on a gift shall be reasonable and appropriate under the circumstances of the specific hosting event.

5.4 Claims for reimbursement of hospitality expenses must be submitted on the form provided by the Town and shall be signed by the Claimant

- a. Receipts are required for reimbursement of all hospitality expenses.
- b. A copy of the signed prior authorization for the hospitality event for which the expense was incurred shall be submitted with claim; and
- c. The names and positions of the guests at the hospitality event shall be submitted



POLICY

- 5.5 No hospitality expense claim shall be paid unless the claim is first approved for payment by two Signing Authorities. Hospitality expense reports must be submitted and approved as follows:
- a. Staff hospitality expense reports must be approved by their respective Department Head and CAO
 - b. Chief Administrative Officer (CAO) hospitality expense report must be approved by the Mayor and Chair of Audit Committee
 - c. Expense reports for the Mayor will be approved by the CAO and Chair of Audit Committee.
 - d. Council expense reports will be approved by the CAO and Mayor.
- 5.6 **Reporting Requirements** will be in accordance with MGA s. 65A and include the following:
- a. Within 45 days of the end of each fiscal quarter, prepare and post a hospitality expense report on the Town's website that describes all of the hospitality expenses incurred, including purchases of alcohol, during the quarter;
 - b. By July 31 of each year, prepare and post a hospitality expense report on the Town's website that describes all of the hospitality expenses incurred, including purchases of alcohol, during the previous fiscal year.
 - c. Annually submit all required documentation to the Minister of Municipal Affairs in accordance with requirements set out in the Financial Reporting and Accounting Manual.



POLICY

- 5.7 **Review Requirements** will include the following:
- a. By July 31st of each year, the Audit Committee shall review the annual hospitality summary report.
 - b. By the January 31st immediately following a regular election held under the *Municipal Elections Act*, Council shall review this policy and, following a motion by Council, either re-adopt the policy or amend the policy and adopt the policy as amended.

CAO or Town Clerk

Date

DRAFT

From: June Pardy
Sent: December 12, 2018 9:14 PM
To: Jeff Cantwell; Jodi MacKay; Mercedes Brian; Carl Oldham; Wendy Elliott; Wendy Donovan; Oonagh Proudfoot; Town Council
Subject: OPEN FOR BUSINESS

Mayor and Council,

As an owner of a Wolfville business, I am very concerned about the possible precedent being re-set in the area of Business Development in Wolfville. I am writing in support of The Town of Wolfville's decision to approve the development of the Church site into The Church Brewing Co. and to take the steps now that support that agreement and allow these owners to focus on opening their doors. From my understanding, the owners and developers of this property have worked closely with the Town and its resources and followed the rule of law and development in every step, investing significant time and money in good faith with the Town and its representatives. There has been objection to their plans during the process but in the end, the Town approved their development plan and the owners have adhered to every guideline required by the Town.

Instead of focusing on training their 65 employees to serve their customers and their sold out event on New Year's Eve, these owners are being asked to attend more meeting and "defend" their business. We have arrived at a place where Council needs to send a very clear message. The group of citizens who oppose the Church development may want to tie up the time of Council in discussing it further, but they should not be allowed to obstruct an approved business development agreement. No matter the arguments, their willingness to engage legal representation or the enthusiasm for a fight, their input was heard long ago and the Council approved the plan in motion for this business on this property.

The rule of law and the Town's development agreements with businesses have to be meaningful. For current and future businesses of the Town of Wolfville, the process must be respected and defended by all Councillors once an approval is given. If we are to continue to be **"the place, people and perspectives that MAKE business flourish"**, this is the time to celebrate their vision and commitment.

Yours respectfully,

June Pardy
Beleaf Salon and Spa
Wolfville NS

From: Jeff Hennessy
Sent: December 13, 2018 1:51 PM
To: Jeff Cantwell; Jodi MacKay; Mercedes Brian; Carl Oldham; Wendy Elliott; Wendy Donovan; Oonagh Proudfoot; Town Council
Subject: MPS Amendment debate

Dear Mayor and Council:

As you may have noticed, I have been in the gallery for the past two public meetings relating to amendments to the current Municipal Planning Strategy. Specifically, I have been there to support the efforts of the Church Brewing Company to build a microbrewery at 329 Main Street. I will admit to having a bias in this debate. I like this project. I like that they have decided to pour millions of dollars into our local economy. I like that they are employing over 60 local people. I like that they are using local laborers in their renovation. I like that they are conscious of the visual impact and historical legacy of that Church in their design and construction. I like that they are planning to use local products whenever possible. I like that they are committed to establishing a thriving music venue that will include local musicians. And I like these people. I like that they live in our town, their kids attend Wolfville School, and they volunteer in our community. I like that they are committed to this town and its future. So I believe my bias is well-founded. I also appreciate that the detractors of this project have their own bias – specifically the residents who decided to buy property adjacent to this commercial zone. They are entitled to their position and I respect their concerns.

As a Council though, I believe your job is not to determine which of these two biases you sympathize with more. The reality is that the Church Brewing Company entered into an agreement with the Town of Wolfville to build a microbrewery and restaurant at 329 Main Street. They have a license and have proceeded with that substantial investment in good faith. I understand there is some unintended confusion in the MPS regarding the permission of “off-site sales,” which affects not only the Church but the Annapolis Cider Company. Indeed, I heard from one of your counsellors at the public session that the PAC and Council would surely agree to amend the MPS to allow this for obvious reasons. I am appalled then that this question has become complicated by a debate over whether or not the MPS should allow for a microbrewery in the C1 zone at all. From everything I have read, this *is* allowable and *was* allowable when the Church Brewing Co. received their license to proceed. To consider changing the rules now after all that has been accomplished is, in my opinion, irresponsible. I implore you not to hinder the development of socially and economically conscious entrepreneurship in this town any further. Your appeal for further information regarding traffic, noise etc. is inappropriate since, as I read the LUB, the C1 zone permits bus stops, taxi stands, public parking lots, grocery stores, and car rental facilities among its many possible uses that would not be subject to the same scrutiny. I believe this debate has unfairly targeted one business in response to resident concerns, and I implore you to move past this and get on with the business of legislating for the good of the Town as a whole, and with respect to your own by-laws and strategic plan. If the question of “off-site sales” is easy to resolve, then please deal with this and not allow this debate to be further complicated by individual biases and interests.

Yours respectfully,

Jeffrey J. Hennessy, Ph.D.

From:
Sent: December 17, 2018 12:56 PM
To: Jeff Cantwell; Town Council
Subject: The Church Brewery Project - Please support this

Dear Jeff Cantwell,

I am writing to express my support for The Church Brewery development, currently underway on Main Street in Wolfville, NS and the necessary bylaw changes to facilitate this project.

I felt compelled to write this letter after reading the recent CBC coverage on this project. This news coverage has made me concerned that our town council is not receiving enough feedback from the community to accurately understand the large amount of local support that exists for this project.

My husband and I chose to move to Nova Scotia eight years ago to raise our family. We have been delighted to see the entrepreneurial spirit that is driving the development of the wine, cider and microbrew industry and the slow food movement in the Annapolis Valley. The Church Brewery is one such project that fits with this movement and has the potential to have a long-lasting, positive economic impact for our town. It will create new employment opportunities, generate tax revenue, and help to increase tourism appeal for Wolfville.

We chose to live in Wolfville on Main Street so that we were within a reasonable walking distance to local amenities downtown. We understand that The Church Brewery plans to scale up production, at some point in the future, and that this may increase truck traffic on Main Street. We recognize that choosing to own a house on Main Street exposes us to traffic noise. We feel this is a reasonable trade-off we are willing to make and understand that traffic noise equates to a thriving, vibrant community, which we feel lucky to be a part of.

Rural towns all over Nova Scotia are being challenged to reinvent themselves or face population decline. Many of the historic, brick and mortar buildings in our province require significant financial investment to once again become productive assets. Construction noise is never pleasant, but it is a necessary, short-term nuisance for a longer-term benefit to the whole community. The Church Brewery project is a good fit for Wolfville. It preserves and makes productive use of a beautiful historic stone structure that was decommissioned over four years ago.

I was heartened to hear your support for this project. However, support from the town council and the community at large is required for its success. Otherwise we run the real risk of sending the message that Wolfville is not open for business.

I encourage the town to support this project and modernize the current bylaws. Please share my email with the full Wolfville Town Council.

Sincerely,

Kristin Harris

I am pleased to send you the highlights of NSFAM Board Report from our December 7, 2018, meeting. We ask that you include this report on your Council Agenda. We would be pleased to answer any questions that may arise or hear any comments and/or suggestions.

Also attached is the update on our initiatives report.

1. **LPPANS Presentation:** Mr. Nathan Rodgers, President of Licensed Professional Planners Association of Nova Scotia presented to the Board, with a request to assist in obtaining provincial consideration of Active Transportation when planning. The Board suggested NSFAM work with LPPANS to determine how best to support their efforts.
2. **PVSC Presentation:** The Board agreed by motion to support PVSC's request of gaining Subsidiary Status. NSFAM's President will co-sign, with the Chair of PVSC, a letter acknowledging Government's response and advising that the response is being taken under advisement by both Boards.
3. **Name Change:** The Board approved a motion to request that the Governor in Council make an Order in Council to change the name of Union of Nova Scotia

Municipalities to reflect the new desired name of the organization, Nova Scotia Federation of Municipalities.

4. **Political Activity Policy:** The Board reviewed and amended the NSFM Political Activity Policy. The policy specifies a Board Member must take a leave of absence when nominated for a provincial election. When nominated for a federal election, a Board member must take a leave of absence when the election writ is dropped.

5. **NSFM 2019 Budget:** The Board approved the 2019 Budget.

6. **Legal Opinion—12-Month Notice:** The Board obtained legal opinion around the information that needs to be included in the 12 month notice and will be discussing this with the provincial government.

7. **Legal Opinion—Surplus Schools:** The Board obtained legal opinion on the requirement of the province to provide municipalities with a choice to refuse ownership of a surplus school and will be discussing this with the provincial government.

8. **Women in Local Government:** The Board agreed to re-establish a committee focussed on supporting women, but renaming it to recognize this is not just an issue for women.

9. **Climate Change and NSFM Role:** The Board directed staff to explore ways of helping municipalities address climate change and take advantage of green funding.

10. **Revenue from Sale of Cannabis:** In response to a letter from the Cape Breton Regional Municipality on this issue, the Board agreed to ask to address the CBRM Council and to embark on a campaign to engage Members of Parliament seeking support for a share of the new revenues generated through the sale of cannabis.

11. **Rural Internet:** The Board agreed to write a letter to Develop Nova Scotia outlining NSFMs concerns and to invite Develop NS to present at the next Board Meeting.



Board Initiatives Report – December 2018

NSFM Vision: Effective local government and strong, sustainable communities

NSFM Mission: To enable effective local government for Nova Scotia's communities by facilitating strategic advocacy, education and collaboration

Initiatives

1. Partnership Framework

A report on the progress under the Partnership Framework was approved at the Ministers Roundtable meeting with the NSFM Executive on October 30, 2018. The report was distributed to members on November 5th and is on the NSFM website under the Advocacy tab.

Discussions between the NSFM, AMANS and Department of Municipal Affairs continue.

The Fire Services Committee met November 22.

2. Report on 2018 Resolutions

The 2018 resolutions and Statements of Municipal Concern were sent to the Province for consideration on November 22. It is anticipated the resolutions will be discussed at the next Ministers Round Table meeting, tentatively being scheduled for January.

CAP: The NSFM President, Regional Chair and Towns Chair met with representatives of the real estate sector, mortgage brokers, property lawyers and appraisers, along with AMANS and Turner Drake. There was agreement to work collaboratively on communications around the CAP issue. Further meetings will be held.

Extended Producer Responsibility: The Solid Waste Priorities group met to discuss the outreach to the business community to gather their feedback on the NSFM proposal.

Municipal Funding: The NSFM Executive met with Minister Casey as part of Advocacy Days on November 8, and the Executive shared the resolution with her.

Roads: The Joint Committee on Roads held their first meeting November 1, and

their next meeting is December 6. NSFAM Committee member is Councillor Lennie White, Westville. AMANS representatives are Greg Herrett, Amherst and Chris McNeill, Queens

3. Cannabis Legalization

NSFM continues to raise the need for new revenues for municipalities to address the implications of the legalization of cannabis.

The NSFAM/AMA Municipal Cannabis Working Group has been meeting to discuss the implications to NS municipalities. Training in preparation for legalization and implications for the workplace is being launched. Discussions continue on the implications for planning, bylaws etc.

The committee is beginning to prepare for the legalization of edibles.

4. Asset Management

NSFM continues to support municipalities with asset management planning, as a requirement of the 2014-24 Gas Tax Fund Agreement.

Workshops Integrating Climate Consideration into Asset Management Planning

In mid-June, NSFAM received word that FCM approved our funding proposal to the Municipal Asset Management Program (MAMP) to deliver two 1-day workshops to help municipalities incorporate climate risks into their asset management planning practices. NSFAM is working with a local group – ClimAction Services – to deliver the workshops aimed at enhancing local asset management practices by providing municipalities with the information and tools to include climate considerations into their long-term infrastructure planning. This will help position them to take necessary steps to proactively adapt their assets to climate risks.

The first workshop was held on Nov. 26 in Dartmouth and was very well received. The second workshop, scheduled to take place in Middleton on November 28, has been postponed until early January to try and increase attendance.

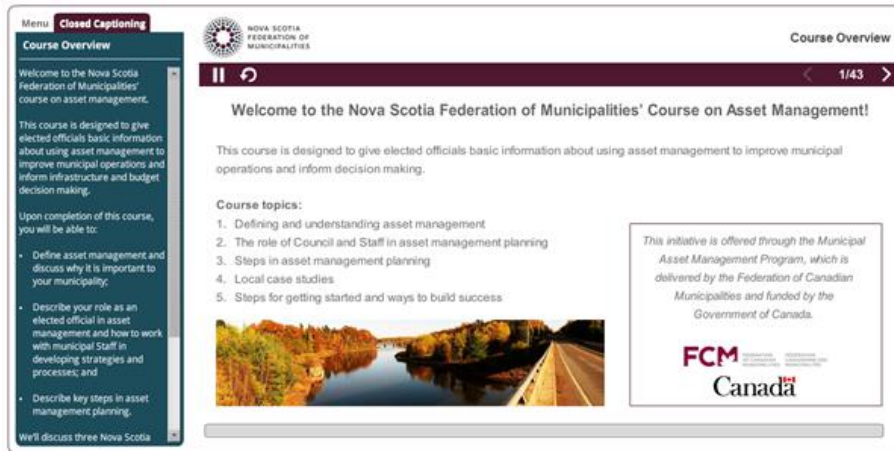
Online Asset Management Courses

NSFM has developed two online resources to support municipalities in understanding and implementing sound asset management practices, which will help them make informed, proactive infrastructure and budget decisions based on the priorities and needs of their communities. On October 31, NSFAM launched the following courses to support municipalities with their asset management planning efforts:

The Basics of Asset Management for Elected Officials to provide elected officials with a simple and clear understanding of asset management and how to use it to inform infrastructure decision making and improve service delivery (cost: \$175.00)

The Data Collection Standard Operating Procedure Guide for Linear Assets to provide an overview to the first set of tools developed through the *Nova Scotia Asset Management Program* by the Province of Nova Scotia for linear data collection (cost: Free)

The courses can be accessed at: www.nsfm.ca/nsfm-asset-management.html



5. Upcoming Events

Jean-Luc Prevost

From: Glen Pavelich <>
Sent: December 21, 2018 7:30 PM
To: Town Council
Subject: An idea for council to look at perhaps

<https://money.good.is/articles/portland-pipeline-water-turbine-power>

:)

Glen Pavelich
Pleasant Street

Sent from my iPad

Portland Now Generates Electricity From Turbines Installed In City Water Pipes

by Rafi Schwartz

Show 26338



September 6, 2017



image via lucidenergy.com

You'd be forgiven if the phrase "Portland goes green with innovative water pipes" doesn't immediately call to mind thoughts of civil engineering and hydro-electric power. And yet, that's exactly what Oregon's largest city has done by partnering with a company called Lucid Energy to generate clean electricity from the water already flowing under its streets and through its pipes.

Portland has replaced a section of its existing water supply network with Lucid Energy pipes containing four forty-two inch turbines. As water flows through the pipes, the turbines spin and power attached generators, which then feed energy back into the city's electrical grid. Known as the "Conduit 3 Hydroelectric Project," Portland's new clean energy source is scheduled to be up and running at full capacity in March. According to a Lucid Energy FAQ detailing the partnership, this will be the "first project in the U.S. to secure a 20-year Power Purchase Agreement (PPA) for renewable energy produced by in-pipe hydropower in a municipal water pipeline."

A short promotional video describes the technology and benefits involved in harnessing energy from municipal water pipelines:

Lucid Energy - LucidPipe Power System Overview



Lucid Energy Overview with President and CEO Gregg Semler

As the video explains, Lucid Energy's system isn't affected by the sort of external conditions (namely: the weather) upon which other renewable energy sources—like solar and wind power— are reliant. Nor does the technology, completely ensconced within a pipe, have adverse effects on a surrounding environmental ecosystem, as an exposed hydroelectric dam might.

Fast Company points out that, in order to be cost and energy effective, Portland's new power generators must be installed in pipes where water flows downhill, without having to be pumped, as the energy necessary to pump the water would negate the subsequent energy gleaned. However, *Fast Company* also notes that the system does more than simply provide electricity: It can monitor both the

Featured Stories





image via youtube screen capture

According to Lucid Energy's FAQ, the partnership between the company and the city of Portland is currently finishing its "commissioning" phase, in which the system—particularly the aforementioned monitors and sensors—is put through rigorous final-stage testing. Once fully operational, the installation is expected to generate \$2,000,000 worth of renewable energy capacity over twenty years, based on "an average of 1,100 megawatt hours of energy per year, enough electricity to power up to 150 homes." The money generated will be split among the project's investors, as well as will be used to recoup the cost of construction, and ongoing upkeep of the system. After 20 years the Portland Water Bureau will have the right to own the entire project and all subsequent energy and profit generated by it.

Using green tech to generate power and revenue from an existing municipal resource? Now all Portland needs to do is put a bird on it.

Update: This article originally appeared on February 24, 2015.

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GOOD is _____
GOOD is _____

RECENTLY ON GOOD MONEY

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Sarah Cooper

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Tod Perry

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Penn Collins

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Penn Collins

Conservatives Are Mad At Starbucks Again For Its Holiday-Themed Cup

Tod Perry

Featured Stories



From: Drew Redden
Sent: January 2, 2019 2:40 PM
To: Jeff Cantwell; Town Council; Devin Lake
Subject: The Church Brewing Company

Mayor Cantwell,

In 2008 I graduated from Horton High School and left Wolfville to continue my studies at Wilfrid Laurier University in Waterloo, Ontario. The plan in 2008 was to complete my degree and return to Nova Scotia to start my career. Fast forward ten and a half years, I am still in Ontario enjoying a successful career, but returning to Nova Scotia remains the goal and Wolfville continues to be “home”.

I regularly make it back to Wolfville and as the years go on, the desire to return home permanently becomes greater and greater. Over the past few years, something has changed in Wolfville. There is a buzz in the town that is unlike any other community across the Province. This buzz is something I have been proud to show off to my Ontario friends, family and colleagues. Whether it is through sharing a bottle of Annapolis Cider from my cider club subscription at a pot luck in Toronto or showing off photos of the new trails to cycling enthusiasts in Ontario, Wolfville has become a town people are more and more interested in.

This past Christmas I had the opportunity to go inside the St. Andrews United Church. Of all the new developments and projects in town, this one has me the most excited and one that I believe will take Wolfville to the next level. I grew up in this church, and to walk through those same doors last week that I walked through every Sunday of my childhood and see the care, craftsmanship and preservation the new owners have undertaken, once again has me so excited for Wolfville.

These are the types of projects and businesses that are so important for a community like Wolfville. My story is not a unique one. In Ontario when I run into East Coasters in both my business and personal life, a topic of conversation almost always lands at their plan to get “back home”. A business like The Church Brewing Company will only bolster Wolfville’s credentials as a relocation destination for those of us whose careers have taken us to Ontario, Alberta and beyond.

I strongly urge you and all of council to support The Church Brewing Company as their grow their business and you grow our community.

Yours truly,

Drew

Drew Redden

January 2, 2019

Dear Councilor,

The Nova Scotia Association of REALTORS® (NSAR) represents more than 1,500 members throughout the province who are dedicated to improving the quality of life for everyone who lives and works here. We are pleased to partner with strong leaders who recognize the important social, environmental, and economic impacts of the real estate industry on our communities.

REALTORS® in Nova Scotia have been lobbying municipal and provincial government officials to amend Deed Transfer Tax (DTT) policies. REALTORS® propose that municipalities either waive the DTT for first-time buyers on the purchase of their home, or extend the DTT payment period over five years. Each of these options can be tailored to suit the respective needs of municipalities.

For municipalities, a change in collection of the DTT would reduce budget fluctuations, if chosen to spread the payment over five years, and would permit appropriate fiscal planning. For first-time homebuyers, waiving the tax would ease financial burdens at the time of purchase and encourage home buying in your municipality, and our province. Extending the payment period of DTT will allow housing acquisition costs to be spread out over a number of years, as DTT payments can equal up-to one-third of a five per cent down payment for first time buyers.

In 2018, new homeowners have boosted their local economies through spin-off spending, which averages \$44,150 per transaction in Nova Scotia, plus an increased property tax base. Nova Scotian homeowners will also contribute an estimated \$29.9 million in municipal taxes throughout the province in 2018.

In the New Year, REALTORS® from your community will reach out to schedule one-on-one conversations and offer council presentations on our proposal. I encourage you to consider our proposal and how it can benefit your community, and our provincial economy. If you have any questions, please reach out to Paige Hoveling, NSAR's Government Relations Coordinator at (902)-468-5764 or phoveling@nsar.ns.ca. We look forward to speaking with you about stimulating your local market and attracting new residents to your community.

Kind regards,



Aaron Millen
President



Roger Boutilier
Chief Executive Officer



Roy Milley
Chair, Provincial/Municipal
Action Committee

Learn. Share. Advance.

68 Highfield Park Drive, Suite 112
Dartmouth NS B3B 1W4

T 902.468.2515 1.800.344.2001

F 902.468.2533 1.877.220.2533

nsrealtors.ca

From: David Daniels
Sent: January 6, 2019 3:34 PM
To: Town Council
Cc: Erin Beaudin
Subject: 329 Main Street: The Church Brewery

January 6, 2019

Dear Council Members:

I was surprised to read in the January 8th COW agenda package that planning staff is suggesting to Council that it to move forward on portions of the proposed amendments to the MPS/LUB concerning craft beer production. In particular, staff is suggesting that the amendment which would redefine "Accessory Use" to allow off-site sales should proceed.

I was surprised, first, because the staff's request is based upon, among other observations, that '*[t]here appeared to be consensus on certain issues at PAC that can move forward (e.g. off-site sales, contract brewing)*'. I did not attend the meeting but listened to the recording of the meeting at my desk, and did not hear any consensus had been reached regarding off-site sales. (Is it now the policy of Council to act on "appearances"?)

Second, I question whether the Council has the authority to take action on planning documents, which include the MPS and LUB, without first obtaining a recommendation from the PAC. There is no question that you may take action that is contrary to the recommendation. But you are now being requested by staff to act without first obtaining the PAC recommendation.

The MGA allows municipalities to create PACs.

Planning advisory committee

200 (1) A municipality may, by policy, establish a planning advisory committee and may establish different planning advisory committees for different parts of the municipality.

(2) Two or more municipalities may, by policy, establish a joint planning advisory committee.

(3) A planning advisory committee or joint planning advisory committee shall include members of the public and may include a representative appointed by a village commission.

(4) The purpose of a planning advisory committee or a joint planning advisory committee is to advise respecting the preparation or amendment of planning documents and respecting planning matters generally.

(5) The duties assigned, pursuant to this Part, to a planning advisory committee or a joint planning advisory committee shall only be carried out by the committee.

(6) The council shall appoint members of a planning advisory committee or a joint planning advisory committee by resolution. 1998, c. 18, s. 200; 2014, c. 21, s. 3.

The Town has taken advantage of the powers granted it, and created a PAC and established a policy which includes the following:

5.2 Mandate and Responsibilities:

5.2.1 The Committee has the following responsibilities:

- a. Upon request of Council, provide recommendations on planning and heritage issues.*
- b. To consider the four pillars of sustainability as espoused in the Municipal Planning Strategy in all recommendations and advice provided by the Committee.*
- c. To act as, and carry out the purposes of a Planning Advisory Committee as prescribed under the Municipal Government Act.*
- d. To act as, and carry out the duties of, the Heritage Advisory Committee as prescribed in Heritage Property Act.*
- e. To follow the Town's Public Participation Program.*

The Town has requested that PAC make a recommendation regarding proposed amendments to the Town's MPS and LUB. The only recommendation the PAC has offered Council at this time is the following:

MOTION: THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND THAT COUNCIL REQUEST MORE INFORMATION FROM STAFF RELATED TO TRAFFIC, ODOUR AND NOISE MANAGEMENT, SUBCONTRACTING OF EQUIPMENT ON PREMISES AND IMPLICATIONS TO WATER AND SEWER USAGE AT THE LEVEL OF PRODUCTION WITHIN THE NSLC'S DEFINITION OF A MICRO-BREWERY AND NANO-BREWERY.

The recommendation does not say that the portion of the proposed MPS and LUB amendments dealing with "off-site sales" should move forward.

In sum, it appears that the staff is requesting Council bypass the requirements set out in the MGA and its own policy.

Respectfully,

David A. Daniels

From: Jeff Hennessy <>
Sent: January 9, 2019 12:46 PM
To: Jeff Cantwell; Jodi MacKay; Mercedes Brian; Carl Oldham; Wendy Elliott; Wendy Donovan; Oonagh Proudfoot; Town Council; Devin Lake
Cc: June
Subject: COW Meeting

Dear Mayor Cantwell and Town Council Members:

Firstly, I want to thank you for your work. I have now attended several public meetings relating to the MPS amendment and the Church Brewing Company issue, and it is very clear to me that your jobs are not easy. I commend you for trying to see past the emotions and personal positions (and occasional attacks on character) in your work towards effective legislation for the town.

I am concerned however that your recent recommendation to Council from the Committee of the Whole is adding further confusion to this process. Councilor Donovan stated a number of things in her comments that I absolutely agree with and should provide clarity in your work going forward. Primarily she stated that there is no debate around the suitability of a microbrewery at 329 Main Street in the C1 zone and, as Director Lake stated, the Development Permit issued to the CBC cannot now be amended after the fact. The volume limits for a microbrewery are set by provincial legislation and these are not open for debate at the municipal level. The issue of industrial vs. commercial applications is also determined by statute. A microbrewery is considered a craft brewery operation (allowed in the C1 zone) and anything above the 15000 HL amount is considered commercial/industrial. The fact that Garrison Brewery is located in an Industrial Zone of Halifax and the CBC in a Commercial zone of Wolfville is immaterial to the debate. As you know, my wife Erin and I own a Dental Clinic located in one of Wolfville's Industrial areas. This does not make our clinic Industrial, but Alliance Dental commercial just because of where they are located: they are the same business type. I think there needs to be clarity around this.

I am glad that you all agree that the MPS should be amended to allow for "offsite sales," as this not only affects the CBC but potentially many other businesses, craftspeople, and artists in this town. I am confused though as to why the question of "contract brewing" has been allowed to pollute this debate. It did not take me very long to determine that contract brewing is actually not allowed in Nova Scotia under Provincial regulations. Considering this issue at the municipal level only confuses the debate, and I think is an example of what Councilor Donovan has referred to as "cherry picking" of issues. And indeed, were Provincial legislation to change to allow Breweries to engage in this business practice, it is likely that any conflicting municipal statute would face a court challenge for being out of line with provincial regulations.

My main concern with this is the message you are sending to potential investors and existing businesses like ours in this town. Many of us, including the Church Brewing Company, pride ourselves on our positive contributions to this town and we play by the rules. I invite you to read the identity statements posted both inside the Church and inside my wife's dental clinic for examples of the highest corporate ethics and values. We are now receiving the message that, despite all this, we are not immune to Political interference in response to isolated concerns of small groups of citizens. From what I have been able to observe and research, the MPS amendment under consideration *was* quite simple: offsite sales. Your option 2 motion from the COW directly addressed this. I would encourage you as a council to end the confusing and extraneous

debates around contract brewing, industrial use, and QOL considerations, all of which are covered by existing municipal and provincial legislation, and resolve the offsite sales issue as quickly as possible.

I look forward to the first reading and public hearing sessions where I hope there will be some clarity coming from council and staff around the central issue.

Good luck with it.

Jeff

--

Jeffrey J. Hennessy, Ph.D.

Dean of Arts

Professor of Music

Acadia University

Wolfville, NS, Canada, B4P 2R6

Acadia University is proudly located in Mi'kma'ki, the ancestral territory of the Mi'kmaq.

acadiau.ca

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From: Michael Bawtree
Sent: January 11, 2019 12:13 PM
To: Town Council
Attachments: Legion newsletter December 2018 new.pdf

Dear Mayor and Councillors,

I attach a copy of a recent newsletter from the CB Lumsden Branch of the Royal Canadian Legion in Wolfville, You might like to read about what has been going on at the Legion over the past year.

With thanks.

Michael Bawtree
1st Vice-President
WolfvilleLegion



Legion

Dr. C.B. Lumsden
Wolfville Branch #74
Royal Canadian Legion
founded 1944

wolfvillelegion@gmail.com

Sgt at Arms Donn Miles pays tribute after leaving a wreath at the grave of Dr C.B. Lumsden M.M.

NEWSLETTER

Volume 1 Issue 1

DECEMBER 2018

THE RE-BIRTH OF THE WOLFVILLE LEGION 2017-18

This first Newsletter has been put together to celebrate nothing less than the re-birth of the C.B. Lumsden Wolfville Legion Branch!

Only 18 months ago our Branch looked as though it was on the edge of collapse. Membership had declined drastically. Investment funds were almost exhausted. The Legion building was in great need of repair and repainting. Meetings had a hard time reaching a quorum. Bar sales were in free fall.

Our Branch in fact was experiencing what many Legion branches all over the country have been going through. Veterans from WW2, who had provided the lifeblood of the Association, were gradually dying away. And younger veterans were not seeing their local Legion as a place where they could find comradeship. Legions had opened up membership to anyone who wished to join, and these civilian members did a great deal to keep their branches going. But they too were

getting older, and looking for a new generation to take their place.

In July 2017, after two membership meetings had been unable to go ahead for lack of a quorum, a group, led by Michael Bawtree, proposed that a Committee be set up to look into the current state of our Legion branch, and report to the membership in early September. This was approved, and a Special Planning Committee was formed, made up of comrades Doug Spencer, Donn Miles, Bruce Wellwood and Michael Bawtree. They were to examine five areas: 1) The status of the land owned by the Branch south of H'way 101; 2) Membership; 3) Leadership; 4) Finances; 5) The state of our building.



The Planning Committee at work

The Committee reported back to a Special General Meeting on September 21st, 2017. They had studied the land, and although it had been a fine vision in the 1990s to consider building a new Legion home there, the majority of the Committee felt that we were now simply not able to pursue the vision, and that we should abide by a vote passed the previous year, in which it was agreed to sell the land.

The Committee had also engaged the accountant Greg Miller, *pro bono*, to develop a spreadsheet reflecting our financial status since 2017, which showed steadily declining income. They had also brought in an architect, Michael Harvey, to examine the building - also *pro bono*. And they had discussed the problem of membership and leadership -- membership stood at 125 in 2012, but had now shrunk to 66. With declining numbers there were fewer and fewer members to serve on committees or on the Executive.

The Special Meeting was attended by as many as 25 members, and the Committee wound up by asking the simple question:

Given the results reported by the Committee, do you want the Branch to

continue, or shall we wind it up?

The result was unanimous: everyone voted that the Branch should continue.

Through the Fall the Legion managed to run a successful Poppy Fund Campaign, once again under the leadership of Comrade Hubert Sullivan and his family and with the assistance of Vera Thomson and Paul Allen. A successful banquet was held on Remembrance Day, catered as in previous years under the leadership of Vera Thomson.



Before renovation

In December a new Executive took over, determined to move a reviving agenda forward, which included the sale of the land, and using the funds to refurbish the present Legion building, which was seen as a necessary first step in attracting new members. Doug Spencer became president, Lawrence MacIsaac 1st Vice, Michael Bawtree 2nd Vice and Donn Miles Sergeant at Arms.

In February and March, through a combination of circumstances, we lost the services of two presidents in quick succession. As Acting President Michael Bawtree nominated Ellen Hunt for the position. She accepted the nomination, and was elected in April.

It was also agreed that without a dynamic Membership Chair, we would have a hard time re-building our membership. Here we were in luck.

In February Paul Murphy, recently retired from the RCAF after 35 years in the service, joined the Legion. He was immediately seen as a potential new Membership Chair, and was appointed to the role. He at once began organising our membership records, and getting in touch with individual members. At his suggestion a coffee get-together was organised to run from 10 to 12 on Tuesdays and Thursdays. This has been a good success, and still continues.



Paul Murphy

There was also a movement to consider closing down the Legion's three Video Lottery Terminals (VLTs), which were netting less and less money for the Legion. The Atlantic Lottery Corporation (ALC) had previously run a program of taking back their machines and paying \$10,000 per machine, and as soon as they announced a renewal of this program, a motion was put forward by Michael Bawtree that the videos be returned. It was a lively discussion, but the vote carried, and ALC picked up the machines in June, with \$30,000 deposited into the Branch's accounts.

Meanwhile, the sale of the land was put into the hands of Comrade Lawrence MacIsaac, who worked as a realtor out of the offices of John MacKay. Both MacKay Realty and Comrade MacIsaac gave their services *pro bono*. After one or two informal offers were rejected, a formal bid came in in late July. Three new Trustees were elected (Hubert Sullivan, Lawrence MacIsaac and Terry Aulenbach) to validate the sale and in late September the land was sold for \$155,000, adding a very useful sum of money to our funds. The Trustees then invested the sum of \$100,000 in a five-year program, leaving the balance in General Funds.

At the same time, a Renovations Committee was formed to develop a plan for the renovation of the facade of the building, and of the Legion Hall. Paul Murphy, Donn Miles, Ellen Hunt, Michael Bawtree and Garnet Kennedy made up the Committee. Therese Harvey of Harvey Architects was invited to become our Design Consultant, and agreed to help us *pro bono*. Once a specification was developed, it was put out for bids. The proposal included a new wheelchair-accessible front door, a new flagpole, the repair and repainting of the front facade, and new signs. Brooks Levy was contracted to undertake the repairs, and University Painters to complete the exterior painting. The Legion Hall was also to be re-painted, with a new baseboard and chair-rail installed, and with wall-paper connecting the two. Work began. The wallpaper was installed by Comrade Peter Thomson. The new trim was expertly installed by carpenter Chad Lutz, his time donated by Roscoe Construction. The walls were painted by Comrade Larry Spencer, and the trim and doors by Comrade Keith Morton. Fresh tables and chairs were procured for us by Comrade Paul Murphy at very reasonable cost. The exterior signs were created by Autotrim of Centreville. The goal was to complete these changes by Remembrance Day, and the crew from Brooks Levy managed to do this, with the striking Legion sign put in place just before 5 pm on Friday November 9th.

Through Paul Murphy's initiative the Legion had applied to Accessibility Nova

Scotia for a grant towards the costs of installing the wheelchair-accessible front door, and in early December the grant was approved, for \$7,500. The Legion also benefited from a generous gift of \$2,500, given by Geri McKay, in memory of her late husband, longtime Legion member Victor McKay, towards the costs of purchasing and installing the new flagpole, which was erected November 9th.

Erecting the new flagpole



Members of the Executive Committee were also concerned that the legacy of C.B. Lumsden, after whom the Branch was named, had almost passed out of the memory of the Legion. Work was done to research his career, and our Design Consultant Therese Harvey offered to paint a portrait of Dr. Lumsden, which she presented to the Branch on November 9th, in time for it to be hung in the Legion Hall for the Remembrance Day Banquet. His grave in Willowbank Cemetery was located, and a wreath placed on it for Remembrance Day.



Dr. C.B. 'Bill' Lumsden



The newly renovated Legion Hall, ready for the Remembrance Day banquet



The exterior of the Legion building, after renovation

OTHER NEWS



BOB REGAN

Our loyal Comrade Bob Regan passed away suddenly in Halifax on November 29, 2018, at the age of 72. 'Bob' Reg was born in Wolfville on 5 August 1946, the son of the late Frank and Annie Regan. Bob was a graduate of Wolfville High School, where he was a member of the Cadet Corps, serving as an instructor. On leaving school Bob joined the Reserve Force as a member of the West Nova Scotia Regiment. He later moved to western Canada. While there he enlisted in the militia as a member of the 20th Field Artillery Regiment of the Royal Canadian Artillery, based in Edmonton. He received the Canadian Forces Decoration for twelve years of military service, and was released from the Forces in 1992.

Bob worked for many years with Dominion Stores in Wolfville, among other jobs. But from the moment he returned to the Valley he joined the Wolfville Legion, which became a central part of his life. He served twice as president of the Branch, in 2002-3 and 2010-11, and for many years as Sergeant at Arms. In recent years he also worked as volunteer Bar Manager, enabling the Branch to stay open five days a week, six hours a day, and soon becoming the Branch's most familiar figure. On Remembrance Day 2018 he received his 30-year pin as a Legion member.

Bob leaves behind a brother, Don, and a sister, Anita.

A funeral service was held for Bob at the Wolfville Legion on Saturday, December 8th. It was very well attended: our President Rev. Ellen Hunt officiated. Donations in Bob's memory may be made to the Dr. C.B.Lumsden Legion, Branch #74, Wolfville.

THE WOLFVILLE LEGION'S ARCHIVES

One other initiative during this time needs to be recorded. Michael Bawtree approached Acadia University's archivist Wendy Robicheau, to see if she could recommend someone to help the Legion sort and categorise its records, which for many years had been accumulating in disorderly piles and on every available wall of the Branch. Ms. Robicheau came back with a better idea. She was planning an archive course for the Fall of 2018, and proposed to use the Legion's records as the material for the course. The plan was approved, and twenty third- and fourth-year Acadia students worked once a week at the Legion, sorting and compiling photographs, artefacts and documents. They completed their work with an exhibit at Acadia library, a presentation to members, and a list of recommendations.



*Dr. C.B. Lumsden Wolfville Branch #74, Royal Canadian Legion
310 Main Street Wolfville, NS B4P 1C4
Telephone: (902) 542-5689
Email: wolfvillelegion@gmail.com*

*President: Ellen Hunt
1st Vice-President: Michael Bawtree
Past President: Paul Allen
Treasurer: Vera Thomson
Secretary: Susanne Winters
Sergeant at Arms: Donn Miles
Chaplain and Service Officer: Ellen Hunt
Committee Chairs -
Poppy Fund: Donn Miles
Bar: Terry Butler
Entertainment: Harold Hunt
Finance: Michael Bawtree
Building and Property: Garnet Kennedy
Membership/Honours and Awards: Paul Murphy
Sports: Garnet Kennedy*

Since January 2018 the Branch's membership has increased from 62 to 100

Newsletter #1 Editor: Michael Bawtree

From: Dick Groot
Sent: January 9, 2019 4:40 PM
To: Town Council
Cc: Terry Drahos
Subject: Fwd: Facts from a brewer about the Church Brewery's proposed project

After the public meeting yesterday concerning the Church Brewery I became convinced that the town has been seriously delinquent in doing its due diligence to protect the public interest with respect to this project. Basic research in the impacts on the community of this ill conceived project were not done. It is clear that the staff including the CAO are totally out of their depth dealing with this. I am deeply disturbed by the manner in which questions were left unanswered indicating that the depth of knowledge at senior levels about what is going on in this large complex project is totally inadequate. The research that Terry Drahos has done with one visit to Wayfarer should have been done a year ago by staff. The 20 mins presentation by Church Brewery was a propaganda snowjob and too many people fell for it. I urge you to put this project on hold until all the facts about impacts are on the table.

Sincerely, Dick Groot

Sent from my iPhone

Begin forwarded message:

From: Elisabeth Kusters
Date: January 9, 2019 at 14:20:08 AST
To: Wendy Elliott , "mbrian@wolfville.ca" <mbrian@wolfville.ca>, _____
"jcantwell@wolfville.ca" <jcantwell@wolfville.ca>, "COldham@wolfville.ca" <COldham@wolfville.ca>,
"wdonovan@wolfville.ca" <wdonovan@wolfville.ca>

Subject: Fwd: Facts from a brewer about the Church Brewery's proposed project

See below - inconvenient facts!

We lived close to a large brewery (Grolsch) in the Netherlands. Once upon a time there was a big fire in town, close to the brewery. The tanks with toxic NH3 gas (ammonia), a necessary ingredient for brewing, got so hot that there was concern they would overheat explode. The whole city was ready to be evacuated.

That brewery was not located in a residential area and the fire wasn't their fault.

The Church Brewery needs a full blown environmental assessment for this and other risks - wastewater just being one of them.

Cease the operations immediately

Sent from my iPhone

Begin forwarded message:

From: Teresa Drahos
Date: January 9, 2019 at 14:03:02 AST

Subject: Facts from a brewer about the Church Brewery's proposed project

Hello Neighbours and Friends,

While we are all in support of the church being renovated as a restaurant, music venue, and a lovely place to hang out the proposed brewery behind is a different kettle of fish. We need to separate emotion and what we perceive as fun from the reality of what a brewery truly means. After yesterday's town meeting I went for a tour of Wayfarer in Port Williams and talked with Chris Kallacky and their brew master Det. It was an eye opening experience.

I have also requested a tour of Garrison brewery in Halifax which brews roughly the same capacity Church Brewery proposes.

Please feel free to share this information widely.

Thanks you for your time,

Terry

From: Erin Pilcher
Sent: January 11, 2019 1:44 AM
To: Town Council
Subject: Slippery sidewalks unacceptable!!!!

To whom it may concern,

Tonight at around 8pm I was walking down highland avenue, sober and with proper footwear on, and slipped on a patch of unsalted ice. This resulted in an RCMP officer having to pull over and call an ambulance for me; as my ankle popped while slipping and I was unable to stand up. While waiting for the ambulance another individual walking by also slipped on the same patch of ice, also in front of the RCMP officer- luckily they did not require medical attention. When the ambulance arrived, the sidewalk was so slippery they had to put the stretcher in the snowbank as it was sliding down the sidewalk. They then had to come and put salt from the EHS vehicle down around me in order to properly pick me up without them themselves falling. Afterwards the EHS workers had to move the stretcher onto the ROAD because the sidewalk was too slippery for me to be wheeled to the vehicle. This is absolutely unacceptable and a very lucky situation that the person falling wasn't elderly. I'm also lucky I didn't hit my head on the sidewalk when I fell. If the town of Wolfville is going to take on the responsibility of salting and plowing the sidewalks, they should be properly maintained and incidents like this should not be occurring!!! Whoever is responsible for salting (or lack of) and plowing needs to start doing their job properly. Because of this incident I am incurring an ambulance bill, will be missing class, and will have to avoid walking and any physical activity while my ankle heals, not to mention the physical problems I will have in the future due to this incident, and the hurt my schooling will take due to missed class time. This is pure negligence by the town.

Erin Pilcher- Acadia student

STEPHEN J. DRAHOS

ATTORNEY AT LAW (US)

January 11, 2019

Jeff Cantwell
Town of Wolfville
359 Main St
Wolfville, NS B4P 1A1

Re: Proposed changes to “accessory use” definition

Dear Sir,

Attached is a copy of the court’s decision regarding 329 Main St. I encourage you and all the Town Counsellors to read it and become familiar with the legal reasoning of Judge Warner, especially the highlighted areas on Page 15 and Page 19.

In summary, Judge Warner upheld the issuance of the development permit but interpreted the definition of “accessory use” to preclude off-site sales to avoid (in his words) the establishment of an “industrial park” in the Town’s C-1 zone.

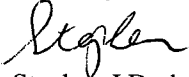
The Town, Karen and Glenn and the Church Brewery have all spent a lot of time and money to have a neutral third party adjudicate this matter and the reasoning behind it. While we all understand the Town’s “economic” arguments, I find it disturbing that in the spirit of full disclosure and fairness the Town does not publicize Judge Warner’s findings and legal rationale behind it. For example, why not have a link on your web page? Why not have your folks make a presentation to explain his ruling and how we got into this mess? Power Point presentation? The general public simply does not understand it at all.

It’s not “fear-mongering” but rather the law. You have an obligation, as an elected official, to tone down the rhetoric and present the facts, the law, and the legal reasoning behind the existing (and valid) definition of accessory use before we can all move forward to address it rationally.

And by the way, how much did the Town spend on legal fees on this lawsuit? I would request this figure on or before the next Town Council meeting on January 22nd.

In advance, thank you.

Sincerely,



Stephen J Drahos

77-16.Zoning.ChurchBrewery.Let.Cantwell.AccessoryUse.pages

CANADA OFFICE	UNITED STATES OFFICE
311 MAIN STREET	255 HOWARD STREET NE, SUITE A
WOLFVILLE, NOVA SCOTIA B4P 1C7	ATLANTA, GEORGIA 30317
{ 902.670.5966	404.729.6020 {
{ 902.704.0057	902.704.0057 {
DRAHOS@MINDSPRING.COM	

CANADA

PROVINCE OF NOVA SCOTIA

2018

Ken No. 477268

SUPREME COURT OF NOVA SCOTIA

BETWEEN:

KAREN MACWILLIAM and GLENN HOWE

APPLICANTS

- and -

TOWN OF WOLFVILLE and THE CHURCH BREWING COMPANY LTD.

RESPONDENTS

DECISION BY THE COURT

HEARD BEFORE: The Honourable Justice Gregory M. Warner

PLACE HEARD: Kentville, Nova Scotia

DATE HEARD: Wednesday, September 5, 2018

COUNSEL: Mr. Dennis J. James, Q.C.
Ms. Kristen Stallard, Article Clerk
For the Applicants

Mr. Donald A. Urquhart
For the Respondent, Town of Wolfville

Mr. Kevin MacDonald
For the Respondent,
The Church Brewing Company Ltd.

Recorded by:
The Supreme Court of Nova Scotia
240 King Street
Windsor, NS B0N 2T0

1 (COURT OPENS AT 10:45 A.M.)

2 --- THE COURT - DECISION:

3 This proceeding is a judicial review of the
4 decision of the development officer of the Town of Wolfville to
5 issue a development permit to the Church Brewing Company Ltd.
6 for a development in the C1 zone of the Town of Wolfville that
7 permits restaurants and retail stores as defined in the bylaw.

8 The permit itself, at page 19 of Exhibit 1A, and
9 the checklist review is very brief but the Court has the benefit
10 of the entire record of the Town of Wolfville in respect of this
11 project, which included immediately before the application for
12 the development permit and the granting of it changes,
13 amendments to the land-use bylaw and, I think, the MPS of the
14 Town of Wolfville, which involved public participation
15 processes, decisions of the council of the Town of Wolfville and
16 confirmation by the Government of Nova Scotia in accordance with
17 the **Municipal Government Act**.

18 The role of the Court on a judicial review of a
19 decision of an administrative body is infused by the nature of
20 the administrative decision made. Tribunal decisions after full
21 hearings are treated somewhat differently than administrative

1 decisions made pursuant to statutory authority, such as the
2 decision of a development officer pursuant to Section 246 of the
3 **Municipal Government Act.**

4 The obligation of this Court -- the standard of
5 review of the administrator's decision, it is not contested, is
6 reasonableness. As Justice Bastarache/LeBel said at paragraph
7 47 in **Dunsmuir**:

8 "A Court conducting a review for
9 reasonableness inquires into the qualities
10 that made the decision reasonable, referring
11 both to the process of articulating the
12 reasons and to the outcomes. In judicial
13 review reasonableness is concerned mostly
14 with the existence of justification,
15 transparency and intelligibility within the
16 decision-making process, but it is also
17 concerned with whether the decision falls
18 within a range of possible acceptable
19 outcomes which are defensible in respect of
20 the facts and the law. Deference requires
21 respect for the legislative choices to leave

1 some matters in the hands of the
2 administrative decision-makers for the
3 processes and determinations that draw on
4 particular expertise and experiences and for
5 different roles of the Courts and
6 administrative bodies within the Canadian
7 constitutional system."

8 According to the Supreme Court of Canada in **The**
9 **City of Edmonton v. Edmonton East Capilano Shopping Centres**,
10 2016, SCC 47, at paragraph 22, the starting point is a
11 presumption that the decision is reasonable, the presumption is
12 rebuttable. The appropriate standard of review for a decision
13 to issues a municipal development permit has been the subject
14 matter of a prior decision of one of my colleagues in **Weilgart**
15 **v. Halifax**, 2008, NSSC 130. I take some guidance from paragraph
16 72 of that decision.

17 Reasonableness was adopted as the standard of
18 review by Justice Moir, another of my colleagues, again in 2008
19 in **Peterson v. The Town of Kentville**. In order to determine
20 whether the decision was a reasonable one, not necessarily one
21 that I would have made, which is not the test, the Court has to

1 take into consideration the facts which are before the Court,
2 which are contained in the record, that is the context and the
3 law. In this particular case, the law is the land-use bylaw of
4 the Town of Wolfville.

5 A modification of the **Dunsmuir** test was expressed
6 by the Supreme Court of Canada in **Patricia McLean v. The British**
7 **Columbia Securities Commission** in a decision of the Supreme
8 Court of Canada in 2013, and at paragraph 38 in that decision
9 the Court was faced with a situation of a choice between two
10 interpretations. Oftentimes there are more than one reasonable
11 decision. Sometimes, however, the circumstances to which the
12 law applies the factual context, the matrix to which the law is
13 applied, leaves you with a choice between two interpretations,
14 one of which is reasonable, one of which is not reasonable. In
15 the **McLean** decision, at paragraph 38, the Supreme Court of
16 Canada said:

17 "It will not always be the case that a
18 particular provision permits multiple
19 reasonable interpretations. Where the
20 ordinary tools of statutory interpretation
21 lead to a single reasonable interpretation

1 and the administrative decision-maker adopts
2 a different interpretation, its
3 interpretation will necessarily be
4 unreasonable. No degree of deference will
5 justify its acceptance. In those cases the
6 'range of reasonable outcomes'..."

7 Quoting from another Supreme Court of Canada
8 decision called **Cossa** (Sp?).

9 "...will necessarily be limited to a single
10 reasonable interpretation and the
11 administrative decision-maker must adopt
12 it."

13 The factual matrix in this case is that the
14 Applicant applied for a development permit to develop the church
15 property in Wolfville, to make renovations to it, went through a
16 bylaw amendment process, a rezoning process, which was approved,
17 and then applied for a development permit. As in most cases,
18 the issuance of a development permit is fairly straightforward.

19 The law does not provide for a public hearing,
20 does not provide for public consultation, it takes the
21 development officer as being expert in their field, that is

1 expert in the interpretation of the planning documents with
2 which they work, in this particular case the land-use bylaw.

3 The simple procedure required of the development
4 officer is to interpret the bylaw and apply the factual matrix
5 before her to the interpretation of the bylaw and either issue
6 the permit or not issue the permit. She is required to issue
7 the permit if it complies with the bylaw.

8 So, there are two processes that this Court has
9 to go through in order to determine whether the development
10 officer's decision was reasonable. The first step I'm going to
11 take -- and I'm not sure if it matters which step I take first
12 -- is to apply the principles of statutory interpretation to the
13 bylaw itself. Ruth Sullivan, in the seminal text, "Sullivan on
14 the Construction of Statutes", 6th edition, LexisNexis,
15 September 2014, has been a guide to me and to our Court of
16 Appeal often in the analysis of the meaning of statutory
17 provisions. She writes, beginning at page 8:

18 "The first dimension emphasizes the textual
19 meaning. The second dimension endorsed by
20 the modern principle of legislative intent,
21 all texts, indeed all utterances, are made

1 for a reason. Authors have to communicate
2 their thoughts, and they may further want
3 their readers to adopt different views or
4 adjust their conduct as a result. The third
5 dimension of interpretation refers to the
6 modern principle which is compliance with
7 established legal norms. The modern
8 principle states that the words of a
9 legislative text must be read in their
10 ordinary sense harmoniously with the scheme
11 and objects of the act and the intention of
12 the Legislature. In an easy case the
13 textual meaning, the legislative intent and
14 the relevant statutory norms all support a
15 single interpretation. In hard cases these
16 dimensions are vague and sometimes point in
17 different directions. The modern principle
18 requires the Court to ask three questions;
19 what is the meaning of the legal text, what
20 did the Legislature..."

21 Or, in this case, the Town of Wolfville.

1 "...intend, what purposes did it hope to
2 attain?"

3 And third question which deals with the legal
4 norms is:

5 "What are the consequences of the proposed
6 interpretation?"

7 Ms. Sullivan goes on to talk about the evolution
8 of the four approaches to statutory interpretation before, at
9 paragraph 20.20, coming to a starting point that:

10 "If the ordinary meaning of a text seems
11 clear, if its meaning appears to be plain,
12 then the Court is justified in attaching
13 significant weight to this apparent
14 meaning."

15 As I say, that's the first dimension, the textual
16 dimension. The modern principle recognizes that sometimes words
17 in their absolute sense have no meaning, because meaning only
18 has sense when it is put in context. So, I'm going to start
19 first with the textual meaning of the land-use bylaw.

20 The land-use bylaw of the Town of Wolfville
21 divides the lands into zones and it organizes the permitted

1 activities within zones in a manner that will foster harmony of
2 land uses within the Town. The subject land for which this
3 judicial review is before the Court is located within a zone
4 called the central commercial C1 zone, Part 12 of the bylaw.
5 12.1 lists the permitted developments within that zone.

6 It does -- it permits, among other uses, retail
7 stores, which are defined later in the bylaw, I note, as having
8 a square footage of less than 230 square metres, restaurants.
9 It does not permit microbreweries or breweries specifically of
10 any size. The proposal -- the context in which the Court has to
11 interpret Part 12 of the bylaw is that while retail stores and
12 restaurants as proposed by the Applicant were permitted uses,
13 breweries or brew pubs were not, yet the developer/Applicant
14 wished to have a small brewery on the site. I say "small"
15 because I'm trying to avoid the definition of "nano", "micro" or
16 "commercial" at this point for the purposes of my analysis.

17 The Applicant applied for and, as a result of
18 exchanges with the development officer, asked for a brewery as
19 an ancillary use -- accessory use. An "accessory use" is
20 defined in the bylaw. An "accessory use" is defined, in Part
21 25, as:

1 "A use subordinate and naturally,
2 customarily and normally incidental to and
3 exclusively devoted to the main use of the
4 land or building and located on the same
5 lot."

6 On its face, that definition is clear. To the
7 extent that the development permit authorized an accessory
8 microbrewery producing product not to exceed 1,500 (sic)
9 hectolitres per year and to have a square footage of 5,059
10 square feet where the main use of restaurant and retail had
11 8,237 square feet, on its face, using a grammatical or
12 commonsense definition, means that the microbrewery could
13 produce beer exclusively for the restaurant and retail store on
14 the land.

15 So, part one of the statutory interpretation
16 process is, what is the meaning of the legal text? And in my
17 view, for whatever potential application that the Church Brewing
18 Company might have sought, it received a permit authorizing a
19 restaurant and retail store, both listed permitted uses within
20 the C1 zone. And, by the way, the C1 zone says the uses defined
21 in it are exclusive. The wording of 12.1 reads:

1 "No development permit shall be issued for
2 any use in the central commercial zone
3 except one or more of the following uses..."

4 In other words, it's an exclusive listing which
5 did not include a microbrewery. It appears the development
6 officer defaulted to the Nova Scotia Liquor Corporation's
7 definitions of the sizes of breweries, and they apparently have
8 three sizes of breweries depending on the volume of beer
9 produced, the smallest then, the nano-brewery, for which I guess
10 it's 2,000 hectolitres per year.

11 For their permit and application purposes, the
12 second mid category is the microbrewery, which permits 15,000
13 hectolitres per year, a volume relevant to the Nova Scotia
14 Liquor Commission permit process, and anything above that is
15 considered to be a commercial brewery and subject to other
16 licensing requirements of the Nova Scotia Liquor Commission.

17 And while for planning purposes it's not
18 necessary, it clearly is convenient and efficient to consider
19 the categories of breweries for which permits are issued by the
20 Nova Scotia Liquor Commission in the context of describing, if
21 you're a development officer, what a microbrewery is. And a

1 microbrewery is a brewery which, according to the definitions of
2 the Nova Scotia Liquor Corporation regulations, among other
3 things, can produce up to 15,000 hectolitres per year and is
4 permitted to have a store on site where it produces it.

5 The Nova Scotia Liquor Corporation definition of
6 a "nano", "micro" or "commercial brewery" does not assist in the
7 interpretation of whether a use in the Town of Wolfville land-
8 use bylaw in the C1 zone as an accessory use should -- or is
9 permitted. I'm not sure I've said that articulately. The
10 building permit -- the development permit did not authorize a
11 brewery, did not authorize a nano-brewery and did not authorize
12 -- but did authorize a microbrewery, but it did so with limits,
13 and one of the limits was the volume of beer that could be
14 produced, and the other limit was that it had to be exclusively
15 devoted to the main use.

16 They were not -- the Court cannot read out from
17 the definition of an "accessory use" the words "and exclusively
18 devoted to the main use of land or building and located on the
19 same lot". The second legislative interpretation question is,
20 what did the Town of Wolfville intend, what purposes did it hope
21 to achieve? There is no evidence in the records before the

1 Court of any establishment in the C1 zone that manufacturers
2 products that, regardless of size, are permitted to carry on in
3 the C1 zone.

4 As a matter of fact, even retail operations that
5 exceed 230 square metres are required to be in what's called the
6 industrial commercial zone, in other words they're required to
7 be in a zone in which warehouses, building supply and equipment
8 depots, industrial uses exist, service industries and taxi
9 stands. That reflects the intent of the Town of Wolfville and
10 suggests where they were permitting large retail operations to
11 be and commercial and industrial activity of a larger size. As
12 the MPS indicates, the Town of Wolfville was seeking to promote
13 a compact central business district of boutiques and effectively
14 a tourist centre.

15 By definition that does not mean large commercial
16 operations which are assigned to a different zone. In my mind
17 it's clear that the intent of the land-use bylaw was not to
18 permit an operation in which the restaurant and retail area was
19 8,237 square feet to have a manufacturing operation that could
20 produce far more product than what was likely to be saleable
21 through the restaurant and retail space on the site.

1 In my view whether one takes the modern principle
2 of looking at the text and interpreting it harmoniously with the
3 scheme of the land-use bylaw or one looks simply at the plain
4 meaning of the term "accessory use", one comes to the same
5 result. Whether the volume of beer that can be produced and
6 sold in a restaurant and retail store is greater than the amount
7 of a nano-brewery as defined by the Nova Scotia Liquor
8 Commission, it certainly is unlikely, based on the record before
9 the Court, to exceed the amount of a microbrewery.

10 That doesn't change the fact that the brewery
11 use, however defined, is and must be interpreted under the bylaw
12 as being accessory to, subordinate to and exclusively devoted to
13 the use, the main uses -- in this case there are two -- on the
14 same land. In my view that's the only reasonable interpretation
15 of the bylaw. In my view it's not ambiguous, it's clear.

16 In that context, granting a development permit to
17 allow for the production of brew -- of beer, presumably craft
18 beer, for use in the main uses on the same lot is clearly a
19 defensible and reasonable interpretation of the bylaw. The
20 alternative interpretation of the bylaw proposed by the
21 Respondent developer is that there is no -- that the limit on

1 the production of beer of 15,000 hectolitres is not restricted
2 to being subordinate to and exclusively for the two main uses on
3 the building -- or on the land.

4 In my view that is an unreasonable interpretation
5 and would be an unreasonable interpretation, and that's without
6 considering the argument put to the Court by the Appellant, by
7 Mr. James, that the 15,000 hectolitres is the equivalent of
8 12,000 volume, 341 millilitre bottles of beer per day, which in
9 the context of the record I've heard would clearly make, as a
10 matter of commonsense, the microbrewery the main activity.

11 In my view that use would be entirely
12 inconsistent with the ordinary or purposive interpretation of
13 the land-use bylaw of the Town of Wolfville as it presently
14 exists. So, the end result is my interpretation -- and, I
15 guess, I'm applying the claim as being the only reasonable
16 interpretation of the bylaw -- is that an accessory microbrewery
17 must be subordinate, naturally, customarily and normally
18 incidental to and exclusively devoted to the main use of the
19 land or building and located on the same lot.

20 Based on that definition the fact that a
21 microbrewery can sell up to 25,000 hectolitres of beer a year is

1 secondary. If it can do it through the restaurant and retail
2 store on the land, that's the limit to which it can sell. If it
3 can't do it through the restaurant and land, then there's
4 nothing in the development permit that authorizes it to sell
5 that production elsewhere.

6 It is not a brewery first, it's an accessory
7 brewery, and, quite candidly, it doesn't matter whether it's a
8 nano-brewery, a microbrewery or commercial brewery, except in
9 this case there was a limit on the -- the development officer
10 borrowed from the Liquor Commission an already pre-made limit
11 for the mid level of brewery. So, based on that interpretation
12 of the bylaw, which in my view is the only reasonable one, the
13 development permit is reasonable.

14 Based on the alternative interpretation that Mr.
15 MacDonald was advancing, the building development officer's --
16 the development officer's decision would, in my view, have been
17 entirely unreasonable by a long shot, by any definition of
18 reasonableness, because effectively it would have been, as Mr.
19 James was politely suggesting, a brewery with a sideline in
20 terms of volumes.

21 Obviously, the Court hopes that whoever does a

1 business enterprise is successful -- and I hope they are -- but
2 within the parameters of what the land-use bylaw of the Town of
3 Wolfville wanted in its downtown C1 zone, which were small
4 enterprises that would make it a tourist and other destination,
5 not the equivalent of an industrial park.

6 I hope someone else isn't invited to try to say
7 that the bylaw definition is different than mine, but if they
8 are that's fine, and that's the risks, I guess, that people take
9 when they do these enterprises. The decision of the Court is
10 based upon the record before the Court, Exhibits 1 and 2, and
11 upon -- which includes the bylaw, includes the communications
12 made in respect of the project, not just for the development
13 permit but those which predate it when there was exchanges with
14 regards to the other planning considerations that needed to be
15 dealt with. That's the Court's decision.

16

17 --- Partial transcript ends at 3:13 p.m.

18

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CERTIFICATE OF COURT TRANSCRIBER

I, Gwenyth Smith-Dockrill, Court Transcriber, hereby certify that I have transcribed the foregoing and that it is a true and accurate transcript of the evidence given in this matter, **KAREN MACWILLIAM and GLENN HOWE** (Applicants) v. **TOWN OF WOLFVILLE and THE CHURCH BREWING COMPANY LTD.** (Respondents), taken by way of electronic recording, on Wednesday, September 5, 2018.

G. Smith-Dockrill

Gwenyth Smith-Dockrill

Court Transcriber (Reg. No. 2006-45)

Halifax, Nova Scotia

Monday, September 17, 2018

From: Sam Corbeil
Sent: January 11, 2019 4:08 PM
To: Town Council
Cc: andrew.bartle@churchbrewing.ca
Subject: Brewing Project
Attachments: To Whom it May Concern.docx

Hi,

My name is Sam Corbeil, Andrew Bartle of the proposed Church Brewery project recently reached out to me and asked me to send you a letter regarding some issues he's recently come across. Please find an attached letter outlining some perspective on these issues.

I thank you for your time and if you wish to ask any follow up questions please feel free to contact me at this address. Always willing to help.

Cheers,

Sam Corbeil
Brewmaster, Co-Founder
Sawdust City Brewing Co.

This email, including any attachments, is for the sole use of the intended recipient and may contain confidential information. If you are not the intended recipient, please immediately notify us by reply email or by telephone, delete this email and destroy any copies. Thank you.

To Whom it May Concern,

Please allow me to introduce myself, my name is Sam Corbeil, Co-Founder and Brewmaster at the Sawdust City Brewing Co in Gravenhurst, ON. I wanted to send you a letter and reach out to you in support of Andrew Bartle and the project he is currently involved with, The Church Brewery.

Having known Andrew for the better part of a decade and having worked with him in many different capacities over the years, I've come to respect him as not only a brewer but also a person. He's not only helped build out and open a brewpub in a neighbouring community but he's also worked for a number of other large and small breweries across the province. He's a very knowledgeable and extremely professional brewer. He's shown me the letters he's received and asked me to comment on some of the points that have risen regarding the Church Brewery and how it will affect your township.

I feel the best way for me to comment on the issues he's shown me is to explain to you our operation and how it is very similar to what the Church Brewery is proposing. First let me give you some background on myself and our brewery. We are also in a small town in rural Ontario. Located in Gravenhurst a small town of 10,000 people, we are approximately 2hrs north of Toronto. Our brewery is situated directly on the main street of the downtown area. We are entering our fifth year at this location and have steadily become a gathering place and hub of our small community. Our building is a re-purposed Canadian Tire building. Although the building is about 13,000sq ft, our brewery, cellar and packaging hall take up approximately 4000sq ft. We have a 25hl four vessel brewhouse and currently brew about 7,500hl per year. We employ a staff of 8 people on the brew team with our overall staff (office, retail, bar and sales force) topping out at around 50 people in the height of the summer season. As such, I feel our establishment is very similar in size and scope to the proposed Church Brewery.

Based on the numbers Andrew has shared with me about the projected size of the Church Brewery, I feel I can comment, with real life experience on what kind of production he will be seeing over the coming years.

For Sawdust City, we brew approximately 2-3 times per week during the slow season (November to April) and 4-5 times per week during the peak seasons (May – October). Our hours of operation (in the production area) never exceed 7a to 6pm and typically are closer to 8a to 5pm. And we never produce on weekends. We do have a "saloon" and "retail" component to our business and they are open later than the production brewery. The retail operates from 9-11pm and the saloon operates from 11a-11pm. With a large, well lit parking lot, we do our best to mitigate any light pollution by staying strictly to the 11pm curfew on our outdoor lights. As a downtown business we work closely with all the local businesses to maintain a healthy working relationship.

Much like the Church Brewery we elected for a larger (in relative terms, 25-35hl brewhouses are large for craft breweries) brewhouse as we did not want to be tethered to our brewing equipment. Having worked at many breweries over the years I found that working on a smaller system only means that you have to brew more and that leaves less time for work life balance. I got into brewing because I love beer, not because I want to spend my life in a brewhouse. With our current brewhouse and the schedule we have, we can meet our demands and everyone gets to go home at a reasonable hour and enjoy their free time. Yes, it is a larger capital expense at the beginning but I feel it was definitely worth it for my piece of mind.

We also chose this size of brewhouse so that if we do one day need to expand our capacity, we can easily do so by just adding more people and a second shift. But we are building slowly towards that and it still maybe years away. Growth takes years, not weeks or months. As I mentioned we are currently brewing 7,500hl per year and it's taken us 5 years to get to that level.

Much like Church Brewery, we also require outside storage for our cans. We typically truck them over once a week in a 14' truck. This has not proven to be an inconvenience to anyone, let alone any other businesses in town. We do not have forklifts or other motorized lifts on the streets at any time.

As for other deliveries, we also have a silo (like Church Brewery) and our grain delivery only comes once every 5 to 6 months. We try to have this delivered during early morning business hours so as not to disturb any of the local businesses or residents. The remaining ingredients we either pick up ourselves or have delivered. If we do have them delivered it's typically just once a month. It certainly isn't continuous traffic and in 5 years, we have yet to receive a single complaint from any of our neighbours.

Fortunately for us, we do have enough space to house our refrigeration unit inside our building, but we do have condensers on the roof. Again, we haven't received any complaints. Also, right next to our facility is a curling rink, which also has a large refrigeration unit (a great deal larger than our unit) and it IS located outside of their building. It does create some noise, but not to the extent that anyone complains. I imagine your town has a rink of some kind, does it cause any noise disruptions in town? Based on Andrew's numbers, I imagine their unit would be the same size as ours and from what he's told me, they've already taken steps to mitigate any noise, if any, that would be caused by the unit.

One component mentioned in the letter that is strictly monitored in our region is our wastewater. Over the past two years we've worked very closely with our local District to maintain very low levels of BOD's and COD's. We take great pride in the work we've done to mitigate excess solids in our waste water. As breweries move forward, many have chosen to work closely with their local townships to reach acceptable levels of treatment. With three breweries in our close local area, all of us have come together to create a good working relationship with the district. I'm sure the same can be established in your town. For more information on this, please see the attached video –

<https://vimeo.com/243145115>

As for contamination and failure, there is zero need for any remediation when a brewery leaves a sight. Comparing a brewery to a gas station makes no sense at all. Gas stations bury their tanks and deal with a product that can harm the earth. That is not true for breweries. All tanks and equipment are removeable and there is nothing that could ever seep into the soil or contaminate any of the ground below the brewery. If a business fails, all tanks and equipment would be removed and sold for whatever can be recovered. There is nothing that could be left behind that would damage the soil.

I'm not going to say that it has always been easy for us being directly on the main street of a small town, but we've worked very closely with the town and have become an integral part of our community. When we first opened, we heard some possible concerns from the community members regarding noise, smells and excess traffic. We took them all very seriously and did everything in our power to alleviate their concerns. And due to the, in the 5 years since we've opened, we have only received one smell complaint (which we dealt with internally), no noise complaints and nothing about excess traffic. In fact, we've worked with the town to increase traffic and bring festivals to the downtown area, which

also bring in tourist dollars. Our Funkfest, which we worked closely with the town, was awarded the top culinary tourism event award last year. Please see the attached article –

<https://ontarioculinary.com/congratulations-winners-of-the-2018-ontario-tourism-awards-of-excellence/>

As can be evidenced by our success, breweries working hand in hand with their local communities can help bring in tourist dollars and bring success to their towns.

I hope what I've showed you in this letter that breweries aren't something that communities should be scared of, there are something communities should embrace. Personally, based on everything I know about Andrew (both professionally and personally) and his plans for the Church Brewery, I believe that together with his team, they will bring an exciting and viable business to your community. Many of the issues brought forth in the letter are simply overstated. I'm not writing this to say anyone is lying or incorrect, I'm just hoping to continue to help craft breweries grow in small communities across the country.

Yours Truly,

Sam Corbeil

Co-Founder & Brewmaster

Sawdust City Brewing Co.,

Gravenhurst, ON

From: Karissa Fraser
Sent: January 7, 2019 10:22 PM
To: Town Council
Cc:
Subject: Church Brewery

Hello,

My name is Karissa Fraser and I am the owner of YogaLife, located on Main Street in Wolfville. I am, unfortunately, unable to attend tomorrow's council meeting, but wanted to voice my support of the development of The Church Brewery.

My husband and I moved to Wolfville almost 7 years ago now, and, while we loved the town then, we recognize the enormous changes that have occurred in those few years, and love it even more now. The reputation Wolfville is building for being a destination to visit, extends far beyond our province, and it is places like The Church Brewery that have helped put us on the map. When looking for a space to start my business, I knew the downtown was where I wanted to be, but I was even more excited when I saw space on the East end of Main Street. That section of town has really changed in a short period of time, the foot traffic is increasing, and people are looking for something more than just Pub Fare food without hoping in a car and driving to Lightfoot.

I know there is a lot of discussion about traffic, but frankly, traffic is already a nightmare once the tourist season starts. I highly doubt that the people going to one restaurant will even register when looking at the cars that come through for the wine bus, the markets, apple picking, etc. I think that having a destination like the Church will even help the businesses on this end of town, as we know, the more people walking by, the more business we get. One would assume that I, with my business being a yoga studio, would be extremely cautious regarding sound and extra noise, however, I think that a busy patio in the summer, people coming and going on the sidewalk, simply adds to the vibrancy of the town, which is something business owners and patrons want to be a part of.

I, for one, am extremely excited about The Church Brewery, and hope that they are allowed to carryout their business in its full capacity, and to what they envisioned when beginning this development, including full production, and offsite sales.

Sincerely,

Karissa Fraser