



Town Council Meeting

September 15, 2020

6:30 p.m.

Virtual Meeting – via Zoom

Agenda

Call to Order

1. Approval of Agenda

2. Approval of Minutes

- a. Special Town Council Meeting, September 1, 2020

3. Comments from the Mayor

4. Public Input / Question Period

PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- Questions or comments are to be directed to the Chair
Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.

5. Motions from Committee of the Whole September 1, 2020:

- a. RFD 036-2020: Kings REMO Wildfire Preparedness and Response Plan (WPRP)
- b. RFD 037-2020: Council Remuneration Policy Review



- c. RFD 041-2020: Annual Operating Line of Credit
- d. RFD 042-2020: Financial update #2 Decision Points

6. New Business:

- a. RFD 043-2020: Sundry Accounts Receivable Write Off
- b. RFD 044-2020: Sale of Land Home Hardware Report

7. Correspondence:

- a. Alex Walker – Removal of Lane Closure
- b. Alice Cohen – Main Street
- c. Andrew Biro – Main Street
- d. Celes Davar – Support for Wolfville’s One Way Street
- e. Christa Bedwin – I Support the One-Way Main Street
- f. Darlene Brodeur – Letter of Concern to Mayor Cantwell & Members of the Town Council
- g. Darlene Brodeur – Today’s Meeting
- h. David Daniels – Re: Wolfville’s One-Way Street
- i. David Steele – One-Way Main St. Project
- j. Douglas Muldoon – Healthy Main Street
- k. Duncan Ebata – Adding to my previous appreciation for the Downtown
- l. Emily LeGrand – Loving the One-Way Street
- m. Eric Thomas – Comment Re: Main Street
- n. Franklin Wilmot – Wolfville’s One Way Street
- o. Glyn Bissix – Main Street One-Way Transformation
- p. Hillary Nette – We love the Main Street Change
- q. Idella Miner – Main Street Pilot Project
- r. Jane Mangle – Loving ‘One Way Main St.’
- s. Jeremy Novak – The Danji Crosswalk and need for Stop Signs
- t. Jerry Miner – Wolfville Pilot Project
- u. Joan Norris – One Way Street
- v. Karissa Fraser – Stay Healthy Initiative



- w. Kevin Gildart – 292 Main Street – Latitude 45 Suites – Leasing Update and Decision Metrics
- x. Leonie Muldoon – One Way Street
- y. Leonie Muldoon – The New Downtown
- z. Lesley & Jerome Holmes – Main Street
- aa. Page Murphy – Noxious Weeds – Japanese Knotweed Concerns
- bb. Pat Patterson – Main Street Back to Normal
- cc. Patrick Silva – Meeting Request
- dd. Rahul – Google Ranking
- ee. Rick Mehta – Request for Information
- ff. Stephen Anderson – Thanks!
- gg. Svenja Blanke – Main Street
- hh. Wally & Shirley Bower – Wolfville’s new summer look
- ii. William Zimmerman – Biobot
- jj. William Zimmerman – Communication
- kk. William Zimmerman – COVID-19
- ll. William Zimmerman – PS Biobot
- mm. Wolfville Animal Hospital – Pilot Project
- nn. Holly Comstock – One Way Street
- oo. Sheri Fisher – One-Way Traffic Experiment
- pp. Bob Lutes, Noel McQueen, Michael Jeffrey & George Lohnes– Safety & Security at Acadia
- qq. Robbie Holmes – Landlords
- rr. Bob Lutes, George Lohnes, Michael Jeffrey, Jacqueline Milner & Mary Lou Baltzer – Under the Influence – Time for a Change
- ss. Sally Tucker – Employment Program with Canadian Mental Health Association
- tt. Ashley Thompson – Election ask for Saltwire.com/The Chronicle Herald
- uu. Garth Staples – Holes in Bicycle Lane



- vv. George Lohnes, Michael Jeffrey – University of Prince Edward Island – Response to Arrival of Post-Secondary Students from Outside the Atlantic Bubble – The role of Testing & Monitoring
- ww. Keith Irving – Letter of Support – Active Transportation Network
- xx. Bob Lutes, Sara Lee Lewis, Michael Jeffrey, Jacqueline Milner, Noel McQueen – Living In Harmony #2
- yy. Giselle Portenier – Tues. Aug. 25th: Canadian Government Screening of In the Name of Your Daughter
- zz. David Daniels – Question
- aaa. Rosemary Feener – A Citizen’s Concerns About Returning Acadia Students!
- bbb. David Daniels – Covid Concerns
- ccc. George Lohnes – Binge Drinking – An Invitation dating back to October 2017, compounded by Covid 19 in 2020
- ddd. Duncan Ebata – Oven Update
- eee. William Zimmerman – Arizona University prevents potential Covid Outbreak by testing feces

8. Regular Meeting Adjourned

REQUEST FOR DECISION 036-2020

Title: Kings REMO Wildfire Preparedness and Response Plan (WPRP)

Date: September 3, 2020

Department: CAO

SUMMARY

Wildfire Preparedness and Response Plan (WPRP)

The Draft Kings REMO Wildfire Preparedness and Response Plan, dated March 2020, was developed to support wildfire response within Kings County. The Draft Plan has been reviewed by the Nova Scotia Department of Lands and Forestry in February 2020, the Regional Emergency Management Planning Committee (REMPC), March 19, 2020, and approved for submission to Municipal Councils by the Regional Emergency Management Advisory Committee (REMAC), April 20, 2020.

In keeping with the Kings County municipalities Inter-Municipal Services Agreement (IMSA), dated January 16, 2018, for the adoption of a Regional Emergency Management Organization, the Wildfire Preparedness and Response Plan for Kings County will provide for a consistent standard for emergency response to both significant wildfire incidents across all of Kings County as an Emergency Management Support Plan to the Kings REMO Regional Emergency Management Plan (REMP), dated September 2018.

DRAFT MOTIONS:

That Council approve the Kings REMO Wildfire Preparedness and Response Plan, dated March 2020

REQUEST FOR DECISION 036-2020

Title: Kings REMO Wildfire Preparedness and Response Plan (WPRP)

Date: September 3, 2020

Department: CAO

1) COMMENT / RECOMMENDATION – CAO

The CAO supports staff's recommendation as the Kings REMO Wildfire Preparedness and Response Plan is in keeping with a regional approach to Emergency Management as adopted by the Kings County municipalities as of April 1, 2018.

2) RECOMMENDATION

Staff recommends that Council approve the Kings REMO Wildfire Preparedness and Response Plan, dated March 2020, for the Town of Wolfville.

3) DRAFT MOTIONS

That Council approve the Kings REMO Wildfire Preparedness and Response Plan, dated March 2020.

4) PURPOSE OF REPORT

To support the Town of Wolfville adopting the Regional Emergency Management Support Plan – Wildfire Preparedness and Response Plan, as part of the Kings Regional Emergency Management Organization (REMO), as adopted by the January 2018 Inter-Municipal Services Agreement.

5) DISCUSSION

Every two years NS EMO is required to report the state of Emergency Preparedness in the Province of Nova Scotia. In meeting this requirement, NS EMO Western Zone Coordinator, Andrew Mitton, conducted an Emergency Management Program Evaluation for Kings County's Municipalities in the Fall of 2016. In keeping with observations raised during this evaluation and the the adoption of a Regional approach to Emergency Management, the Kings REMO Wildfire Preparedness and Response Plan, dated March 2020, was drafted as an Emergency Management Support Plan to the Regional Emergency Management Plan, dated September 2018, and is submitted to Council for approval.

This Kings REMO Wildfire Preparedness and Response Plan will support emergency response efforts to severe wildfire incidents that may impact residents of Kings County.

The [Nova Scotia Emergency Act](#) requires that all municipalities have:

- Emergency Management Organization;
 - Emergency Bylaw (dated 1 November 1990 or later);
 - **Emergency Management Plan;**
 - Emergency Management Coordinator (EMC); and
-

REQUEST FOR DECISION 036-2020

Title: Kings REMO Wildfire Preparedness and Response Plan (WPRP)

Date: September 3, 2020

Department: CAO

- Standing Committee of Council (Regional Emergency Management Advisory Committee – two elected officials from each municipality)

6) POLICY CONSIDERATIONS

- [Nova Scotia Emergency Measures Act](#)
- Kings REMO Inter-Municipal Services Agreement, January 16, 2018
- [Kings REMO Regional Emergency Management Plan \(REMP\), September 2018](#)
- Kings REMO Regional Emergency Evacuation Plan (REEP), January 2019
- Kings REMO Flood Preparedness and Response Plan (FPRP), March 2019

7) BUDGET CONSIDERATIONS

N/A

8) COMMUNICATIONS REQUIREMENTS

Subject to approval of the Kings REMO Emergency Management Support Plan, Wildfire Preparedness and Response Plan, by Kings County Municipal Councils, staff will publish the approved Kings REMO EM Support Plan, dated March 2020, on the Kings REMO Website (www.KingsREMO.ca) and post announcements via Social Media. The Draft Kings REMO Emergency Management Support Plan will be put forward to Municipal Councils in accordance with the following schedule:

2020-09-01	Wolfville Committee of the Whole
2020-09-14	Kentville Council Advisory Committee
2020-09-15	Municipality of the County of Kings Committee of the Whole
2020-09-15	Wolfville Council (for approval)
2020-09-22	Berwick Committee of the Whole
2020-09-28	Kentville Council (for approval)
2020-10-06	Municipality of the County of Kings Council (for approval)
2020-10-13	Berwick Council (for approval)

REQUEST FOR DECISION 036-2020

Title: Kings REMO Wildfire Preparedness and Response Plan (WPRP)

Date: September 3, 2020

Department: CAO

9) REFERENCES TO COUNCIL STRATEGIC PLAN

Council Strategic Principles:

1. **Affordability:** N/A
2. **Transparency:** This decision supports municipal involvement with the approved Kings REMO EM Plan being posted to the [Kings REMO Website](#)
3. **Community Capacity Building:** The Kings REMO Emergency Management Support Plans are focused on further preparing the Town and its residents and are in keeping with a regional approach to Emergency Management.
4. **Discipline to Stay the Course:** N/A
5. **United Front:** This supports a Regional Approach to Emergency Management as agreed upon in the Kings REMO Inter-Municipal Services Agreement (IMSA)
6. **Environmental Sustainability:** N/A

10) ATTACHMENTS

- Kings REMO Wildfire Preparedness and Response Plan, dated March 2020

11) SUMMARY

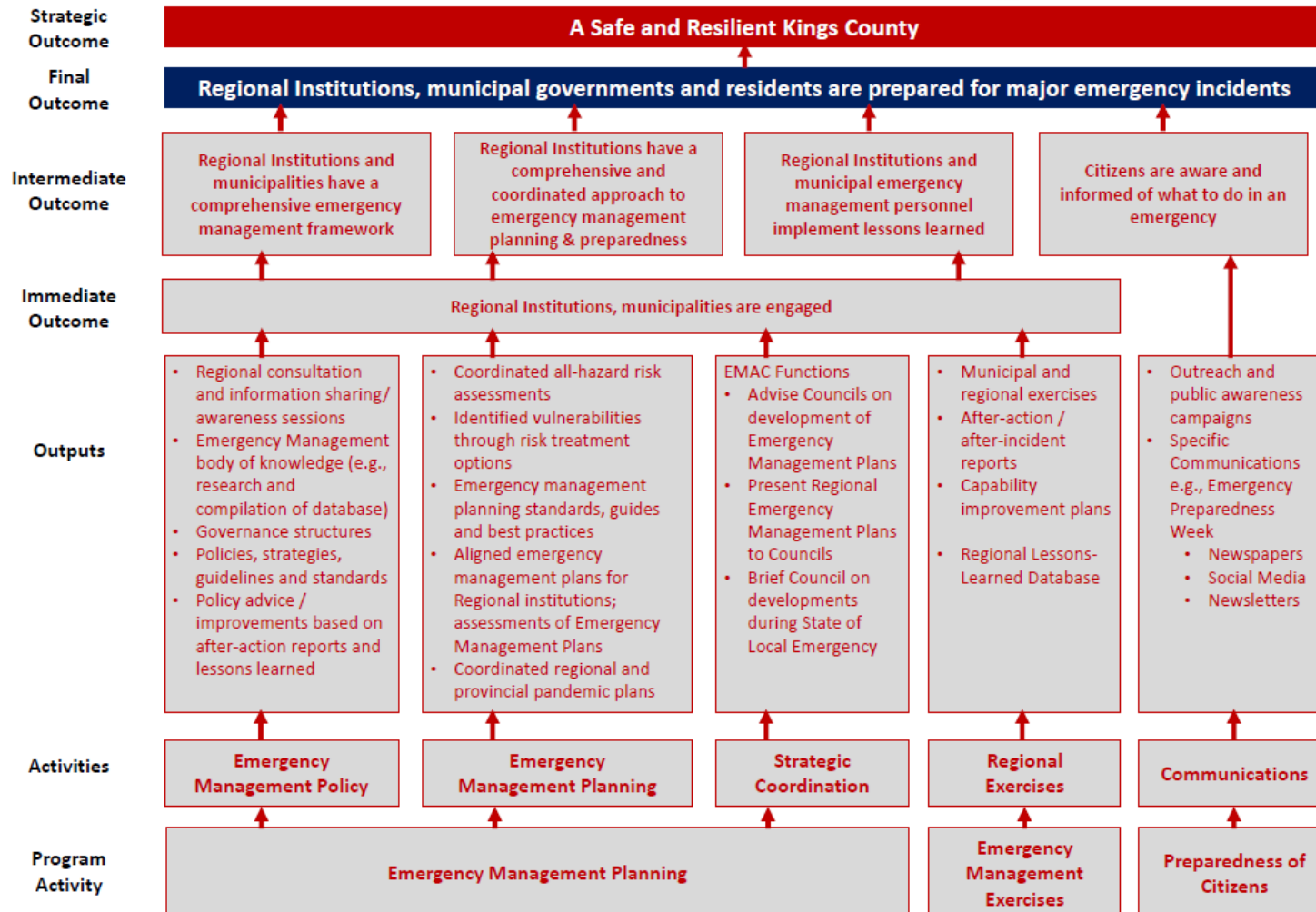
The Kings County Regional Emergency Management Coordinator (REMC) will continue to work towards ensuring that all of Kings County is fully prepared for any future Emergency that may impact any of the municipalities.

REQUEST FOR DECISION 036-2020

Title: Kings REMO Wildfire Preparedness and Response Plan (WPRP)
 Date: September 3, 2020
 Department: CAO



Kings County – Regional Emergency Management





Kings County, NS Wildfire Preparedness & Response Plan (WPRP)

March 2020



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DRAFT



FOREWORD

The development of a Kings County Regional Wildfire Preparedness and Response Plan (WPRP) is paramount to public safety in the case of man-made disasters and natural disaster threats. The Kings County Regional Wildfire Preparedness and Response Plan was prepared in consultation with County and Municipal stakeholders responsible for everyday management throughout Kings County. It serves as Kings County's Emergency Wildfire Plan to coordinate an integrated approach to Wildfire response.

As a Supporting Plan to the Kings REMO Regional Emergency Management Plan, the Kings County Regional Wildfire Preparedness and Response Plan is augmented by the Emergency Coordination Centre (ECC) Operational Guidelines and Evacuation Guidelines in order to provide the level of detail required for a comprehensive emergency response to a Wildfire event.

Kings REMO strives for strong leadership within the emergency management community and is dedicated to continuous improvements and enhancements to this plan, training and exercising throughout the Kings County region. Therefore, this plan is a living document that will be amended as necessary through a planning process that is managed by the Regional Emergency Management Coordinator (REMC) in consultation with emergency management partners throughout the County.

Peter Muttart
Mayor
Municipality of the County of Kings

Don Clarke
Mayor
Town of Berwick

Mayor
Town of Kentville

Jeff Cantwell
Mayor
Town of Wolfville

1.0 INTRODUCTION

1.1 Background

Fire has been a factor in the forests of Nova Scotia since there have been trees here. It plays a role in the "look" of the landscape although its role is somewhat changed now with the effects of fire suppression and human settlement.

Fire locations are closely tied to where people live. Densely populated areas frequently have many fires, while remote areas have few. Relatively few (about 3%) fires are started by lightning. The frequency of fires changes throughout the fire season (April to October). May is usually the busiest month due to the fact that vegetation hasn't fully come out of dormancy and begun to grow. The moisture content of these fuels is low, making them more flammable. This is known as a "before green up" condition.

Nova Scotia has a relatively wet climate, thus the number of fires that typically occur in an average season is low compared to drier provinces

This Regional Wildfire Preparedness and Response Plan is only one part of preparedness efforts that include training, exercises and the debriefing of actual events. As Kings County evolves, so should the Wildfire Plan, which will be regularly reviewed and adapted. Due to the nature of major emergencies, there may be a need to adapt the plan during a wildfire. Therefore, the following plan should not be seen as a final, rigid solution, but rather the foundation for continuous planning efforts



1.2 Authorities

The authority for an evacuation is afforded by the [Nova Scotia Municipal Government Act](#) and the [Emergency Management Act](#).

The legal authority for local authorities to order an evacuation rests within the Nova Scotia Emergency Management Act (1990) Section 14(f) – Protection of property and health or safety

Protection of property and health or safety – Section 14

Upon a state of local emergency being declared in respect to a municipality or an area thereof, the mayor may, during the state of local emergency, in respect of such municipality or an area thereof, do everything necessary for the protection of property and the health and safety of persons therein may:

- a. Cause an emergency management plan or any part thereof to be implemented;
- b. Acquire or utilize or cause the acquisition or utilization of personal property by confiscation or any means considered necessary;
- c. Authorize or require a qualified person to render aid of such type as that person may be qualified to provide;
- d. Control or prohibit travel to or from an area or on a road, street or highway;
- e. Provide for the maintenance and restoration of essential facilities, the distribution of essential supplies and the maintenance and coordination of emergency medical, social and other essential services;
- f. Cause or order the evacuation of persons and the removal of livestock and personal property threatened by an emergency and make arrangements for the adequate care and protection thereof;
- g. Authorize the entry by a person into any building or upon land without warrant;
- h. Cause or order the demolition or removal of any thing where the demolition or removal is necessary or advisable for the purpose of reaching the scene of an emergency, or attempting to forestall its occurrence or of combating its progress;
- i. Order the assistance of persons needed to carry out the provisions mentioned in this Section;
- j. regulate the distribution and availability of essential goods, services and resources;
- k. authorize and make emergency payments;
- l. assess damage to any works, property or undertaking and the costs to repair, replace or restore the same;
- m. assess damage to the environment and the costs and methods to eliminate or alleviate the damage

1.3 References

- [Public Health Agency of Canada – Emergency Lodging Service, 2007](#)
- [Nova Scotia Emergency Management Act](#)
- [Kings REMO Regional Emergency Management Plan, 2018-09](#)
- Kings REMO Regional Emergency Evacuation Plan, 2018-12
- Kings REMO Evacuation Operational Guidelines, 2018-05-01
- Kings REMO Emergency Coordination Centre Operational Guidelines, 2018-05-01

1.4 Purpose

The purpose of this plan is to outline the procedures that will be used in a wildfire event that necessitates the need for an evacuation within Kings County. The physical evacuation component of this Emergency Management Support Plan will be implemented either following the declaration of a state of local emergency or under the authority of the local Fire Service as part of a wildfire event. The monitoring and preparation phases will be coordinated by Kings REMO in preparation to assist and liaison with emergency and essential services.



The Plan should be activated as soon as it becomes apparent that, due to an emergency of such magnitude as to warrant its implementation, evacuation and relocation of people is necessary.

1.5 Aim and Scope

The primary goal of this Plan is to provide an integrated planning framework that recognizes the role of individual residents, business owners, emergency responders and the Municipalities of Kings County. Together these individuals, groups and agencies represent the first line of defence in responding to a wildfire event within Kings County.

This goal is supported by overarching objective of enhancing public and emergency responder education, emergency preparedness and emergency response policies and procedures. Together these are intended to prevent or reduce loss of life or severe injury and/or damage to property and infrastructure during a wildfire event within Kings County.

If the need to evacuate and relocate residents of the affected area(s) is apparent, the provisions of the Regional Emergency Evacuation Plan (REEP) shall be implemented. In such events, the Municipality shall discuss the need to declare a State of Local Emergency (SOLE), [Annex A](#), if a mandatory evacuation is needed. If there is a fire or the possibility of fire, the Fire Chief has the authority to declare the mandatory evacuation at the current time there is no advantage to declaring a SOLE.

2.0 CONCEPT OF OPERATIONS (CONOPS)

2.1 Planning Assumptions

The plan assumes the following:

- NS Department Lands and Forestry will be the lead agency (Incident Commander) for any wildfire event within a forested area in accordance with the [Nova Scotia Forests Act](#).
- Kings REMO and the Emergency Coordination Centre Management Team (ECCMT) will have the primary responsibility for mitigation, prevention, preparedness, response and recovery in wildfire emergency/disaster situations.
- It is highly probable that with events such as climate change and weather anomalies, Kings County could experience a major wildfire event to some degree in the future.
- Kings County and partner agencies will follow the response activities set out in the Kings REMO Regional Emergency Management Plan (REMP), the Regional Emergency Evacuation Plan (REEP) and Municipal Operating Procedures.
- Residents of Kings County will take active measures to protect personal property.

2.2 Plan Limitations

- The Municipalities of Kings County do not currently have a formal policy for the protection of private property during wildfire. While efforts will be made to assist residents in the protection of their property during a wildfire emergency, the protection of critical municipal infrastructure must be the first priority to ensure continuity of municipal services to the community.
- There may be factors that will adversely affect Kings County's ability to respond to wildfire emergencies. Response may be delayed if roads become impassable, normal channels of communications may be disrupted and utilities may be unavailable for extended periods of time.

2.3 Plan Activation

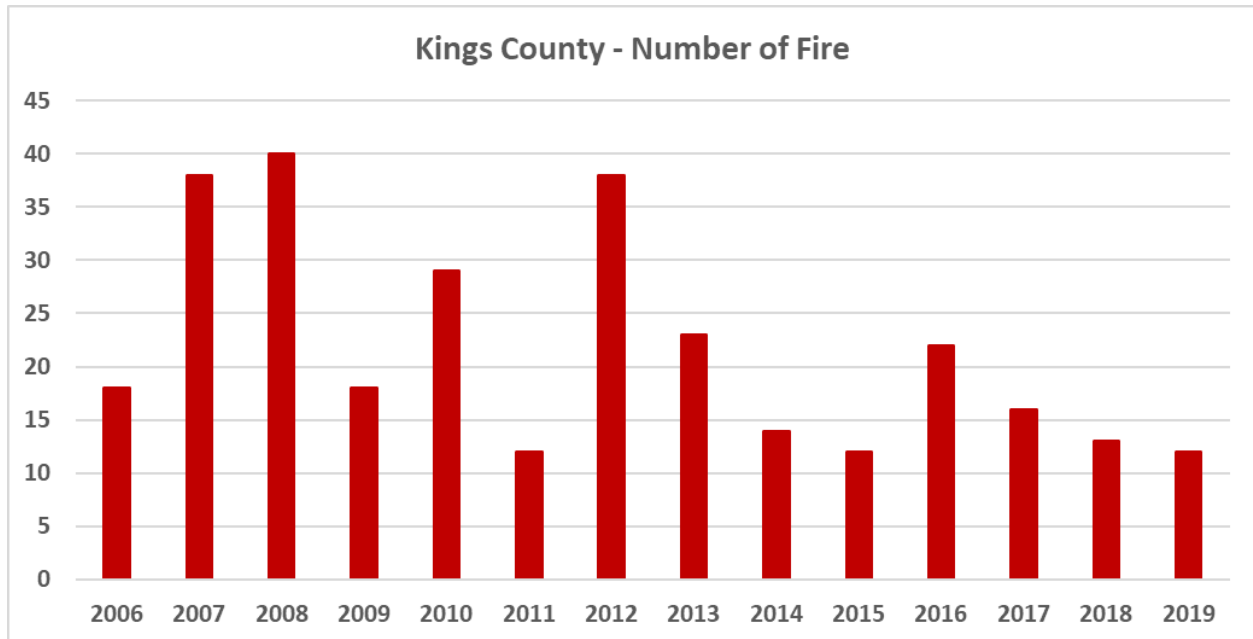
This plan may be activated in whole or in part, as required, by the Kings REMO Emergency Coordination Centre Management Team (ECCMT), with or without the formal declaration of a state of local emergency.

Upon activation, all participating agencies should respond in accordance with the procedures described within this plan and in accordance with their agency operating procedures.

2.3 Wildfire General Information

2.3.1 Wildfire Frequency – Kings County

The average number of annual wildfires in Kings County over a 14 year period is 22 wildfires per year.



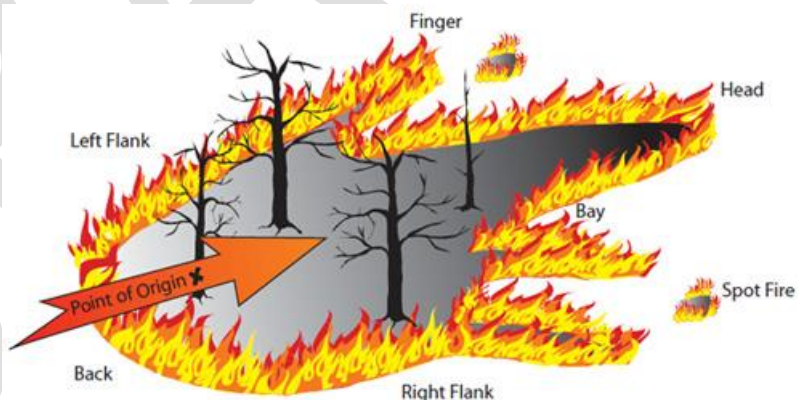
Source: [Department of Lands and Forestry – Fire Statistics](#)

2.3.2 Anatomy of a Forest Fire

The anatomical parts of a forest fire are:

Bay(s) — A marked indentation in the fire perimeter, usually located between two fingers. (Synonym: Pocket(s).)

Finger(s) — An elongated burned area(s) projecting from the main body of the fire resulting in an irregular fire perimeter.



Flanks — Those portions of the fire perimeter that are between the head and the back of the fire which are roughly parallel to the main direction of spread. (Synonym: Sides.)

Head — That portion of the fire perimeter having the greatest rate of spread and frontal fire intensity which is generally on the downwind and/or upslope part of the fire.

Back — That portion of the fire perimeter opposite the head; the slowest spreading part of the fire. (Synonyms: Base, Heel, and Rear.)

Island(s) — Area(s) of unburned fuels located within the fire perimeter.

Point(s) of Origin — The location(s) within the fire perimeter where ignition first occurred. (Synonym: Origin(s) of a Fire.)

2.3.3 Wildfire Detection

The Department of Lands and Forestry utilizes several methods to locate wildfires as accurately and quickly as possible.

Members of the public report wildfires on a regular basis usually via 911 as the primary contact number, and the Department of Lands and Forestry maintained 1-800-565-2224 as a backup number. The information that is received is usually very accurate and in most cases, reported during the early stages of the wildfire.

During periods of high to extreme fire hazard, fixed winged aircraft are used for aerial detection. These planes fly predetermined routes in the areas of the province that are experiencing elevated wildfire risk due to weather conditions. These flights are arranged for each day they are needed by the provincial fire duty officer. The aircraft are equipped with GPS locators. When smoke is spotted the plane flies to that location and the duty officer can see exactly where the wildfire is by looking at the tracking monitor which shows a map of the province and the location of the aircraft. The pilot is able to communicate to the duty officer the fire size, the type of fuels burning, any values that might be threatened and if there is any suspicious activity around the fire. The duty officer can use all of this information to plan the response to the wildfire.



The average response time to a wildfire in Kings County, Nova Scotia is 2 to 25 minutes, giving a response time that is the envy of many other agencies across the country.

2.3.4 Wildfire Suppression

When a wildfire is detected, the situation must be thoroughly examined to determine where the fire is and where it could spread. It is dangerous to start suppression without further investigation. Once the fire has been evaluated, decisions can be made as to what ground suppression activities are required.

Wildland fire suppression seeks to establish a control line around the fire as soon as possible, cool down open flames that are closest to the edge, and separate burning fuels (trees, shrubs, moss etc) from unburnt fuels. The most commonly used method to achieve this is to apply water through a hose line that

has been pumped from a fire truck or portable pump. In Nova Scotia, we are fortunate to have an abundant supply of water.

Some fires can require a coordinated effort between several agencies. A small fire may only require the services of two people and a back tank, while a larger fire (15+ kms in length) can require hundreds of people and lots of equipment. Often, the local fire departments will be on the scene before the Department of Natural Resources. If the situation escalates, the police, ambulance services, Lands and Forestry, Kings Regional Emergency Measures Organization and other agencies may become involved.



Ground suppression activities can be rather intense when the fire's at its worse, but even after the fire's out, there can still be lots of work to do. It's possible for a fire to burn in fine combustible materials below ground without showing any signs on the surface. To prevent a flare up, hours can be spent looking for a small wisp of smoke. This could indicate a heat source below ground. If this is not done, the spark could surface and could once again become a running surface fire.

There are times when a wildland fire moves too fast or is too intense for there to be safe ground suppression. In this case, aircraft are used to slow, or cool down the fire, to allow the ground crews to resume their efforts.

The Nova Scotia Department of Lands and Forestry has a fleet of five helicopters stationed in Shubenacadie. Any location in Nova Scotia can be reached within 1 hour and 45minutes from Shubenacadie. They can perform many functions such as transporting people and equipment, dropping water, and also assist with reconnaissance efforts.



When all other fire fighting measures fail, the services of large fixed-wing airtankers are requested from another province. The Department of Lands and Forestry's membership in the Canadian Interagency Forest Fire Centre (CIFFC) facilitates the sharing of resources between agencies.

2.4 Potential Adverse Effects Caused by Wildfires

2.4.1 Heavy loss to the economy

A wildfire devastates everything that it engulfs. Thus, large areas of productive agricultural or forest land might be lost in the fire. Farmers lose their crops and livestock within a matter of a few hours to a few days and suffer a great economic setback. Those dependent on forestry for their income also experiences heavy losses. If the destroyed areas were part of a popular tourist destination, then the tourist industry active in the affected area also faces a downfall. Although these economic sectors are directly affected by the fire, other businesses and communities also experience the adverse effect of wildfires. Private properties are also lost in such fires. Direct costs associated with firefighting is also high and is usually borne by the government. Post-fire restoration activities also consume a large sum of money.

2.4.2 Local Heritage could be lost

If the fire engulfs an area that protects historic environment features, it can translate to the loss of such local heritage. The damage can occur not only during the fire but also as an after-effect of the fire. The lack of vegetation might expose such features to the erosive action of wind and water, accelerating the destruction of the features.

2.4.3 Carbon sequestration and storage is affected

Forests act as the carbon sink by absorbing the atmospheric carbon-dioxide and thus reducing the concentrations of this toxic gas in the atmosphere. The occurrence of wildfires thus destroys the beneficial plant cover which in turn adversely affects the carbon sequestration and storage.

2.4.4 Loss of Biodiversity

Wildfires lead to the failure of the entire ecosystem. Large areas are cleared off vegetation. Many animals, birds, reptiles, and insects burn to death. Others die due to starvation or stress. Thus, a heavy loss of biodiversity is one of the worst consequences of a wildfire.

2.4.5 High levels of soil erosion

The soil is left exposed as vegetation disappears due to wildfires. Such soil is highly susceptible to erosion by the action of wind or water. Often, areas experiencing wildfires take a long time to recover or they are rendered permanently barren.

2.4.6 High levels of air and water pollution

Smoke and ash released during fires can pollute the atmosphere with toxic gasses and particles. As an after-effect of a wildfire, the loss of plants can also lead to the erosion of the soil and the contamination of water bodies by the eroded soil and dead plant and animal matter.

2.4.7 Adverse effects on health

The smoke and ash generated from wildfires pollute the atmosphere and cause health issues in people breathing in the polluted gas. Breathing problems, respiratory infections, headaches, dizziness, eye irritation, etc., are some of the common health issues experienced by people living in areas near the fire.

2.4.8 Increased vulnerability to other natural disasters

Since vegetation cover is vital to protect the soil against erosion by strong winds and floods, the loss of such cover renders the area prone to natural disasters. In the absence of plants, the fire-affected region becomes easily prone to catastrophic floods or storms.

2.5 Wildfire Behaviour and Effects

Knowing how a wildfire may behave is key to control and management. Many factors affect how a wildfire burns, how fast it moves and how difficult it is to control. The three sides of the fire behavior triangle are weather, topography and fuels.

Weather includes wind, temperature, cloudiness, moisture and air pressure. High temperatures and low humidity cause vegetation to dry and wildfires to burn rapidly. Wind not only moves wildfires across landscapes, but also supplies oxygen that can cause fires to grow swiftly. Wind also blows embers for miles, igniting new spot fires. Rain and high humidity can slow or extinguish fires, while storms can cause fire activity to increase or become completely unpredictable.

Topography is the physical features of an area, including slope and aspect (the direction it faces). Wildfires burn more rapidly when moving up a slope by preheating unburned fuels and making them more combustible. Wind also moves more rapidly up slopes, increasing the speed at which a fire can spread. Draws can act like chimneys and funnel flames upwards. South- and west-facing slopes have drier fuels than north- and east-facing slopes.

Fuels are vegetation and structures. Their characteristics have a great effect on wildfire behavior. Large, dense trees burn for hours and generate a lot of heat. Dried grasses, on the other hand, produce a flashy fire that burns quickly and does not generate much heat.

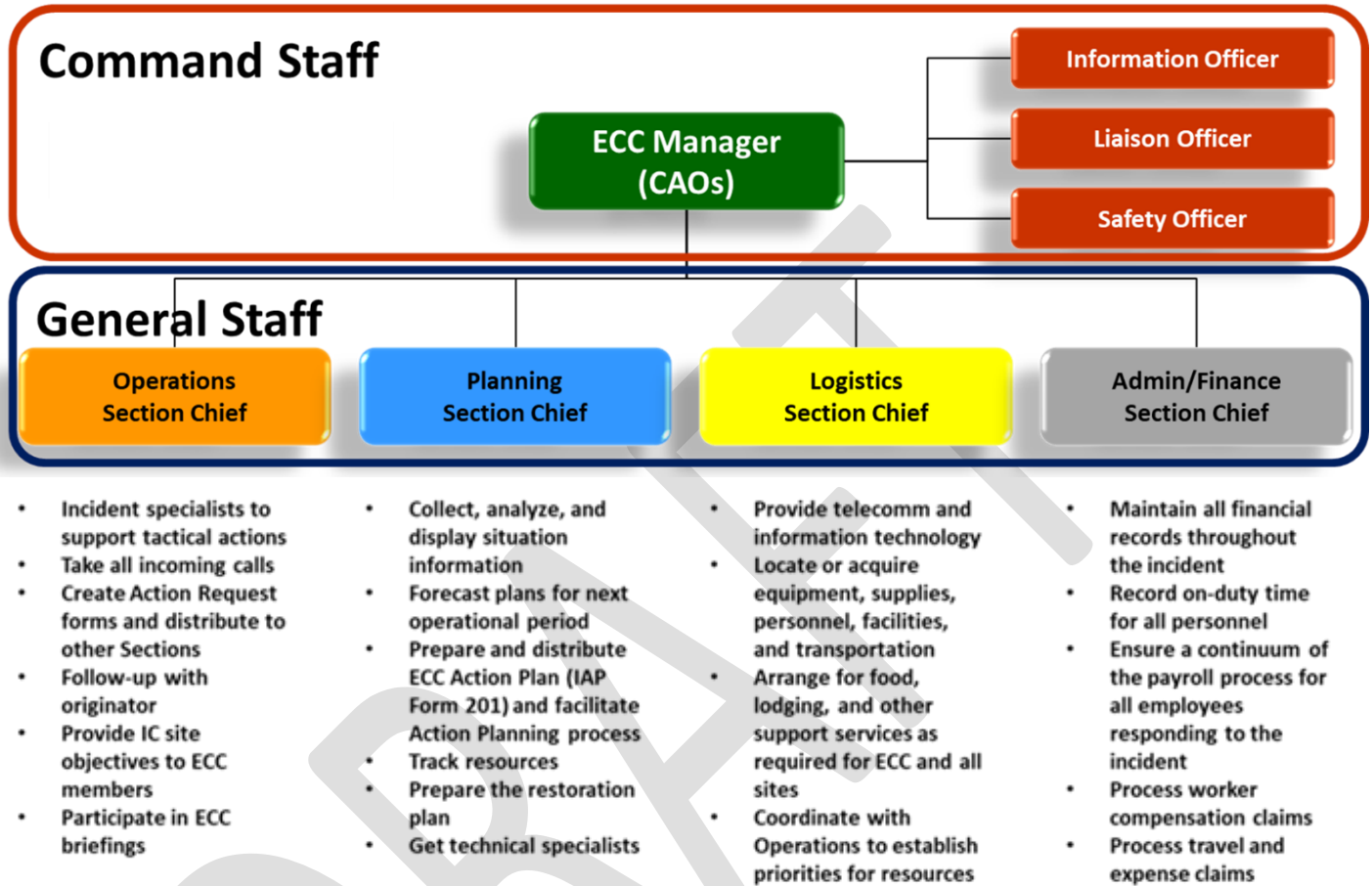
2.6 Wildfire Emergency Management Priorities

In a wildfire situation, Kings REMO and its partner agencies will focus their efforts on achieving the following objectives:

- Preservation of life and safety of emergency responders, residents and visitors.
- Support for stranded and evacuated persons.
- Protection of the water supply system, sewage treatment and other critical infrastructure of the Municipalities of Kings County.
- Protection of the environment, watercourses and potable water supplies.
- Reducing the economic and social suffering and losses to the residents of Kings County where possible.
- Returning communities to normal through a coordinated recovery process that includes re-entry of displaced persons.
- Reducing the impact to private property where possible and appropriate.

2.7 Wildfire Organizational Structure

To support a regional wildfire incident within Kings County the Kings REMO Emergency Coordination Centre is structured under the Incident Command System:



2.8 Municipal Public Warning Strategy

As there are limited audible warning systems within the Municipalities of Kings County, the public should be alerted to wildfire conditions through local media (radio, television, newspaper) and social media (Facebook, Twitter). Warnings should also be posted on all Municipal websites and distributed through the Kings REMO Emergency Email Notification System. In extreme circumstances, public warning may also be done through vehicle public address systems and/or door-to-door contact by municipal services and/or volunteers.

2.9 Recovery

The ability to recover from the physical damage, injury, economic impairment and human suffering resulting from a disaster is a critical element of any emergency program. It is essential to recognize that successful recovery planning and activities depend on the rapid start-up of a recovery plan and must begin during the emergency response phase.

Through the implementation of a municipal disaster recovery strategy, Kings County Municipalities will work with their Departments, partner agencies, and volunteer resources to restore critical infrastructure (both public and private), systematically clean up affected areas, and return the community to a state of normalcy.

The prioritization of restoration and clean up efforts will be determined by the Kings REMO ECC Management Team based on a number of influencing factors, with the primary focus being on the protection of public safety.

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3.0 RESPONSIBILITIES

3.1 Federal

The Government of Canada's Government Operations Centre (GOC) monitors the wildfire situation across the country. The GOC coordinates the federal government's response to events of national interest such as wildfires that may affect the safety and security of Canadians or critical infrastructure. Should a provincial or territorial government request federal assistance to deal with a wildfire then the GOC would coordinate that response.

The Government of Canada has disaster assistance programs available to respond to the financial needs of provinces and territories in the wake of major natural disasters including the [Disaster Financial Assistance Arrangements](#)

3.2 Provincial

A number of Nova Scotia government departments and agencies are engaged in wildfire prevention related activities, including:

3.2.1 Nova Scotia Department of Lands and Forestry

The Department of Lands and Forestry takes a lead role in wildfire suppression on any forested lands excluding those owned municipally and federally. This can be complicated and dangerous work that usually requires a combined effort of resources. When an incident occurs, there must be a safe, effective and unified effort that minimizes damage to property while maintaining the safety of the public and fire fighters. For this reason, wildfire training is an essential part of the management responsibility carried out by the Department of Lands and Forestry.



Department of Lands and Forestry fire crew members receive training in basic fire suppression, wildfire behaviour, wildfire equipment, safety, and fire line organization. As the level of responsibility increases, so does the level of training. As well, staff may receive training through national and international agencies

Upon request the Department of Lands and Forestry provide wildfire training to municipal fire departments, forest industry and community college students.

3.2.2 Department of Municipal Affairs (DMA)

- Under the Federal Gas Tax Program all municipalities have submitted a Municipal Climate Change Action Plan. Each plan outlines priorities for climate change (adaptation and mitigation) and describes the range of actions the municipality will undertake to address climate impacts. In many communities wildfires have been identified as a significant concern and is a top priority for taking action on climate change adaptation.

- The eligible project categories under the Federal Gas Tax Program have been expanded to include Disaster Mitigation. Projects that reduce or eliminate long-term impacts and risks associated with natural disasters are now eligible for funding.

3.2.3 Nova Scotia Emergency Management Office (NS EMO)(DMA)

- [NS EMO](#) takes an “all-hazards” approach to emergency management that recognizes that mitigation, preparedness, response and recovery can be used to address the impact of disasters.
- [NS EMO](#) regional staff (Emergency Management Planning Officers - EMPO’s) work with municipal emergency management coordinators to ensure there are emergency management plans in place for each municipality in Nova Scotia.
- Municipal planning and local knowledge is represented in the development of emergency management plans.
- The [MCCAP](#) process requires municipal emergency management coordinators to work with EMPOs in the development of their respective climate change action plans.



3.2.4 Nova Scotia Department of Transportation and Infrastructure Renewal (NS TIR)

- [NS TIR](#) is responsible for delivering quality public infrastructure for Nova Scotia and deal with approximately 23,000 km of roads, 4,100 bridges, 7 ferries, and 2,400 buildings.
- [NS TIR](#) designs, constructs and operates this infrastructure in accordance with nationally and internationally recognized standards.
- [NS TIR](#) consults with communities on infrastructure developments. Often this infrastructure is developed or renewed in partnership with the Federal or municipal governments.

3.2.6 Nova Scotia Environment (NSE)

As of July 1, 2015 the inspection, compliance and enforcement functions from several provincial government departments came together under Nova Scotia Environment.

3.3 Regional – Kings REMO

3.3.1 Prevention and Mitigation

Kings REMO is responsible for developing and implementing mitigation strategies to prevent or lessen the occurrences and/or severity of wildfire.

These strategies include:

- Controlling development in and around wildfire prone areas using Zoning by-laws, Official Plans and Site Plan Development.
- Working to map the wildfire areas and the impact on critical infrastructure.
- Developing and circulating public education material concerning wildfire prevention and clean-up.

3.3.2 Response / Recovery Responsibilities

When wildfires occur, the initial responsibility for the welfare of residents is at the Municipal level. As with any emergency, the first priority is responder and public safety. The second priority is the protection and maintenance of public critical infrastructure in order to maintain basic services (hydro, water / wastewater, gas, telecommunication systems, etc.).

When wildfire events occur within Kings County, Kings REMO should:

- Activate the Kings REMO Wildfire Preparedness and Response Plan
- Activate the Kings REMO Regional Emergency Management Plan.
- Convene the Emergency Coordination Centre Management Team
- Appoint an Incident Commander.
- If necessary, recommend the declaration of a Municipal emergency.
- Direct and coordinate all wildfire response operations in Kings County.
- Coordinate the acquisition of emergency response equipment, personnel and other resources required at the incident site.
- Coordinate assistance to residents displaced by wildfire.
- Address concerns related to homes in Kings County that are on private wells or have private surface water intakes.
- Disseminate vital emergency information to staff, the media and citizens using appropriate channels.
- Provide information to the public concerning water supply safety, alternative sources of water, and protective actions to be taken.
- Request assistance from agencies not under Municipal control, as required (i.e. Municipal Mutual Assistance Agreements, Red Cross, local industry, etc.).
- Request Provincial assistance to perform specific wildfire combat / control tasks as may be required.
- Coordinate community disaster financial assistance (Nova Scotia Disaster Relief Assistance Program) as deemed necessary.
- Facilitate arrangements for the inspection of evacuated premises and provide for their orderly re-occupation as appropriate.
- Assist the Provincial authorities with damage estimation and assessment after the wildfire.
- Provide residents and businesses with information on safe handling of items damaged by water / sewage.
- Explore mitigation and prevention strategies to reduce the impact of future wildfire events

3.3.3 Regional Emergency Management Coordinator (REMC)

Coordinate wildfire specific education materials for distribution to residents and business owners within identified wildfire areas to include:

- The Wildfire Preparedness and Response Plan;
- Established evacuation routes (minimum of two), including locations of a primary and secondary Evacuation Centre / Emergency Shelter;
- Emergency preparedness and response education information for residents and businesses including pre-event, during an event, and post event; and
- Contact information for the REMC.

3.3.4 Site Operations (Incident Commander)

The Incident Commander (IC) assumes responsibility for the overall coordination of all operations at the emergency site and is the point of contact between the ECC Management Team and site operations.

The Incident Commander is responsible for:

- Identifying the wildfire risk areas.
- Prioritizing response activities.
- Evaluating and identifying equipment and resources needed

3.3.5 Fire Services

- Conduct wildfire rescue, as required.
- Rescue / evacuate any persons in danger with minimum delay and provide first aid as necessary.
- Assist Police Services with evacuations in the affected areas as required.
- Control Fires, released chemicals and other hazards.

3.3.6 Kings RCMP/Kentville Police

- Evacuate the affected areas as required.
- Perform traffic and crowd control operations.
- Disperse people not directly connected with the operations who, by their presence, are considered to be in danger, or whose presence hinders in any way the efficient functioning of the wildfire control operation.
- Secure the affected areas (based on need and availability of staff).
- Provide community security to prevent against looting and other unruly activities.
- Identify and establish detour routes due to high water and maintain proper traffic flow patterns as deemed appropriate.

3.3.7 Infrastructure Services – Water / Wastewater

- Implement actions to protect water and sewer systems and identify threats to drinking water.
- Work with ECC Information Officer to advise the public of protective actions that may be required in the event of damage or concerns related to the sewer systems and/or drinking water sources.
- Request the disconnection or discontinuance of any service that may constitute a public hazard.
- In the event a wildfire emergency results in the release of untreated or partially treated sewage into lakes and rivers, implement internal procedures and notify the Ministry of the Environment, and the Department of Fisheries and Oceans Canada.

3.3.8 Infrastructure Services – Transit

- Provide transportation for residents and emergency responders as required.

3.3.9 Community Development – Social Services

- Provide assistance to residents displaced by wildfire as required.
- Coordinate Emergency Shelter operations.

3.3.10 Utilities (NS Power, Berwick Electric, Gas etc.)

- Perform disconnect operations where this is considered necessary and in the interest of public safety.
- Secure services and equipment to ensure continuity of supply.
- Coordinate the priority restoration of affected services as dictated by emergency needs of municipal services and other essential users.
- Assist with clean up and restoration of services.
- Assess ability to resume normal operations.

4.0 PUBLIC EDUCATION & AWARENESS OF WILDFIRE PREPAREDNESS

Since public awareness of wildfire preparedness and response will contribute to an effective evacuation process, ongoing public awareness and education shall be an integral component of this plan. To this end, this Plan, as part of the Regional Emergency Management Plan, shall be posted on the [Municipality of the County of Kings](#), the Towns of [Berwick](#), [Kentville](#) & [Wolfville](#)'s websites in order that the public may have access to it and printed information shall be provided to residents in historically vulnerable areas. During an emergency evacuation, residents are to be able to access to the local media sources for information and instructions.

As part of Community Outreach, the Kings REMO Regional Emergency Management Coordinator should provide an overview of Emergency Evacuation procedures to members of the community on an ongoing basis.

4.1 Evacuation Warnings

To be effective, Evacuation Warnings/Announcements should have the following characteristics:

- Authority**—Warnings are more credible and more likely to stimulate appropriate public actions if they are issued by a recognised authority.
- Consistency**—To avoid confusion and uncertainty, it is important that consistency be maintained when multiple warnings are issued to the public.
- Accuracy**—Accuracy and currency of information contained in the warning also affect understanding and belief. Errors can cause people to doubt subsequent warnings.
- Clarity**—An unclear warning can cause people to misunderstand or ignore it. Warnings should be in simple language, without the use of jargon.
- Level of Certainty**—Certainty determines the level of belief in a warning and affects decision making by those to whom the warning is given.
- Level of Detail**—Insufficient information creates confusion, uncertainty and anxiety, and public imagination will tend to fill the information void. This can promote rumours, uninformed misconceptions or fears.
- Clear Guidance**— Messages containing clear guidance about protective actions people should take and the time available for doing so are more effective than those which provide no specific instructions.
- Repetition of Warnings**—Where time permits, warnings should be repeated preferably using more than one delivery method. This provides confirmation of the warning message, helps increase

persuasiveness and overcomes the problem of people not responding after hearing a warning only once.

- Impact Areas**—Warning information that clearly states the areas actually or likely to be affected by the event is most effective.
- Methods of Information Dissemination**—Warnings are more effective if a range of methods is used rather than a single method, thereby reaching as many people as possible in the shortest time. Methods need to be chosen to fit the time-frame available and should recognise that some modes are appropriate in reaching many people but with only relatively simple or generalised information (e.g. radio, television) whereas others can provide more specific information to targeted individuals (e.g. telephone, facsimile machine, computer, two-way radio, door-knocking or use of community leaders or wardens). Use of the Standard Emergency Warning Signal (SEWS) “[Alert Ready](#)” can enhance the effectiveness of electronic media warnings by alerting listeners for an urgent safety message to follow.
- Information Dissemination for Special Needs Groups**—Consideration must be given to the specific problems of special needs groups. Dissemination to, and receipt of information by, many of these groups will pose different challenges, for example, language. Neighbours can also help by checking on special-needs people in close proximity.

5.0 PLAN TESTING, REVIEW & MAINTENANCE

5.1 Plan Testing Schedule & Responsibility

The Kings County Regional Emergency Management Coordinator (REMC) is responsible for coordinating the annual testing (in whole or in part) of the Regional Wildfire Preparedness and Response Plan in order to verify its overall effectiveness and provide training to the emergency personnel. The exercise can take the form of a simple tabletop or a more elaborate functional exercise.

5.2 Plan Review & Maintenance

The Kings County FPRP will be maintained by the Regional Emergency Management Planning Committee (REMPC) and the Regional Emergency Management Coordinator (REMC).

The FPRP will be reviewed annually and, where necessary, revised by a meeting(s) of the [Regional Emergency Management Planning Committee](#) (REMPC) and the [Regional Emergency Management Advisory Committee](#) (REMAC). The REMP shall be revised subject to the approval of Municipal Councils.

REVIEWS

MONTH	DAY	YEAR	BY

PLAN REVISIONS

MONTH	DAY	YEAR	CHANGE	APPROVED

6.0 DISTRIBUTION LIST

Distributed electronically:

Municipal Units:

- [Municipality of the County of Kings](#)
- [Town of Berwick](#)
- [Town of Kentville](#)
- [Town of Wolfville](#)

- [Village of Aylesford](#)
- [Village of Canning](#)
- Village of Cornwallis Square
- [Village of Greenwood](#)
- [Village of Kingston](#)
- [Village of New Minas](#)
- [Village of Port Williams](#)

Fire Departments

- Kings County Fire Departments

Regional Emergency Management Planning Committee (REMPC)

- [NS EMO](#) – Western Zone Planning Officer
- [Acadia University](#)
- [Annapolis Valley Amateur Radio Club](#) (AVARC)
- [Annapolis Valley First Nation](#)
- [Annapolis Valley Regional Centre for Education](#) (AVRCE)
- [Brigadoon Village](#)
- Community Services – Kings County
- [NS Department of Lands and Forestry](#)
- [NS Department of Transportation and Infrastructure Renewal](#) (DTIR)
- [NS Emergency Health Services](#)
- Fire Services
- [Glooscap First Nations EMO](#)
- [Kentville Police](#) / [Kings County RCMP](#)
- [Kings Transit Authority](#) (KTA)
- [NS Department of Agriculture](#)
- [NS Health Authority](#)
- [Canadian Red Cross](#)
- [Valley Communications](#)
- [Valley Search and Rescue](#) (SAR)

Annexes

- A [Declaring a State of Local Emergency \(SOLE\)](#)
 - [Form 4 \(Council\)](#)
 - [Form 5 \(Mayor\)](#)
- B [Wildfire Event Checklist](#)
- C [Wildfires – What to Do](#)
- D [How to tell if smoke could be affecting you](#)
- E [Lessons Learned – Wildfire Disasters](#)
- F [Wildfires – Frequently Asked Questions \(FAQ\)](#)
- G [Wildfires – References](#)
 - [Federal](#)
 - [Provincial](#)
 - [Regional](#)
- H [FireSmart Your Home](#)
- I [Abbreviations & Acronyms](#)
- J [Glossary](#)

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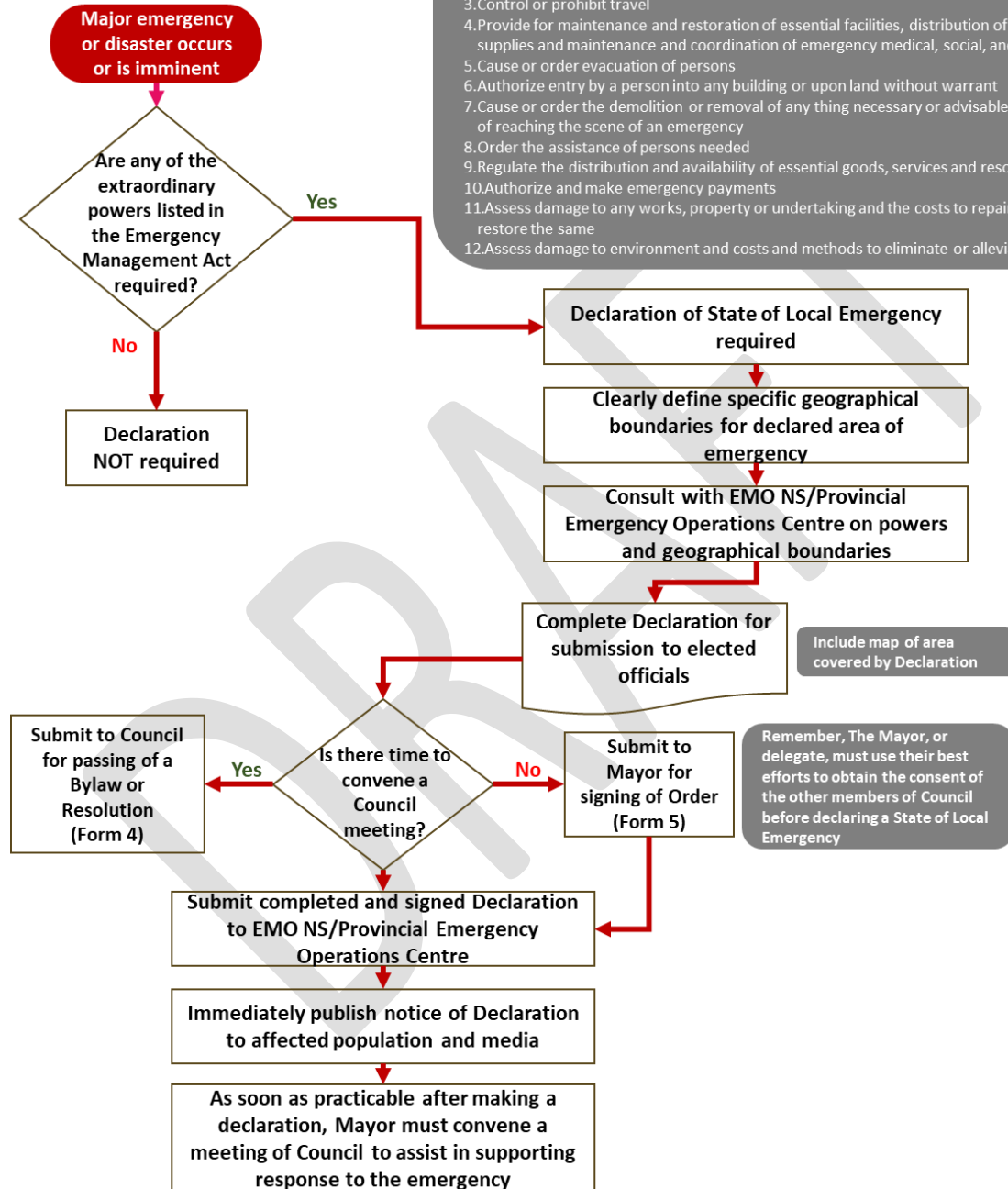
Annex A – Declaring a State of Local Emergency (SOLE)

Declaring a State of Local Emergency

Reference: [Nova Scotia Emergency Management Act](#)
(Section 12 / Section 14 / Section 18)

Emergency Powers in Brief:

1. Acquire or utilize personal property by confiscation or any means considered necessary
2. Authorize or require a qualified person to render aid
3. Control or prohibit travel
4. Provide for maintenance and restoration of essential facilities, distribution of essential supplies and maintenance and coordination of emergency medical, social, and other services
5. Cause or order evacuation of persons
6. Authorize entry by a person into any building or upon land without warrant
7. Cause or order the demolition or removal of any thing necessary or advisable for the purpose of reaching the scene of an emergency
8. Order the assistance of persons needed
9. Regulate the distribution and availability of essential goods, services and resources
10. Authorize and make emergency payments
11. Assess damage to any works, property or undertaking and the costs to repair, replace or restore the same
12. Assess damage to environment and costs and methods to eliminate or alleviate the damage



FORM 4

DECLARATION OF A STATE OF LOCAL EMERGENCY

MUNICIPALITY: _____

Section 12(2) of the *Emergency Management Act*, S.N.S. 1990, c.8

WHEREAS the area herein described is or may soon be encountering an emergency that requires prompt action to protect property or the health, safety or welfare of persons therein;

Emergency Area:

The area general described as:

[Empty rectangular box for describing the emergency area]

Province of Nova Scotia (hereafter

referred to as the "Designated Area(s)")

Yes

No

Nature of the Emergency:

[Empty rectangular box for describing the nature of the emergency]

AND WHEREAS the undersigned is satisfied that an emergency as defined in Section 2(b) of Chapter 8 of the Statutes of Nova Scotia, 1990, the *Emergency Management Act*, exists or may exist in the Designated Area(s) noted above;

THE UNDERSIGNED HEREBY DECLARES pursuant to Section 12(2) of the *Emergency Management Act*, a State of Local Emergency in the Municipality noted above as of and from _____ o'clock in the forenoon () or afternoon () of the _____ day of _____, 20____.

THIS DECLARATION OF STATE OF LOCAL EMERGENCY shall exist until _ o'clock in the forenoon () or afternoon () of the _____ day of _____, 20____, or for a maximum of 7 days from the date and time specified above unless the Declaration is renewed or terminated as provided in Section 20 of the *Emergency Management Act*.

DATED at _____, in the Municipality of _____, Province of Nova Scotia, this _____ day of _____, 20____.

Council, Municipality _____

Name _____

Positions _____

[Authorized by Resolution No. _____ dated the _____ Day of _____, 20____.

FORM 5

DECLARATION OF A STATE OF LOCAL EMERGENCY

MUNICIPALITY: _____

Section 12(2) of the *Emergency Management Act*, S.N.S. 1990, c.8

WHEREAS the area herein described is or may soon be encountering an emergency that requires prompt action to protect property or the health, safety or welfare of persons therein;

Emergency Area:

The area general described as:

[Empty rectangular box for describing the emergency area]

Province of Nova Scotia (hereafter referred to as the "Designated Area(s)")

Yes

No

Nature of the Emergency:

[Empty rectangular box for describing the nature of the emergency]

AND WHEREAS the undersigned is satisfied that an emergency as defined in Section 2(b) of Chapter 8 of the Statutes of Nova Scotia, 1990, the *Emergency Management Act*, exists or may exist in the Designated Area(s) noted above;

AND WHEREAS the Council of the Municipality is unable to act;

AND WHEREAS the undersigned has (check appropriate box)

- (a) Consulted with a majority of the members of the Municipal Emergency Management Committee Yes No
- (b) Found it impractical to consult with the majority of the Municipal Emergency Management Committee Yes No

THE UNDERSIGNED HEREBY DECLARES pursuant to Section 12(3) of the *Emergency Management Act*, a State of Local Emergency in the Municipality noted above as of and from ____ o'clock in the forenoon () or afternoon () of the _____ day of _____, 20____.

THIS DECLARATION OF STATE OF LOCAL EMERGENCY shall exist until _ o'clock in the forenoon () or afternoon () of the _____ day of _____, 20____, or for a maximum of 7 days from the date and time specified above unless the Declaration is renewed or terminated as provided in Section 20 of the *Emergency Management Act*.

DATED at _____, in the Municipality of _____, Province of Nova Scotia, this _____ day of _____, 20____.

Mayor's Signature _____

Municipality of _____

Annex B – Wildfire Event Checklist

Pre-Incident Phase

- Arrange for personnel to participate in necessary training and develop exercises relevant to wildfire events in Kings County
- Coordinate the County's preparedness activities, seeking understanding of interactions with participating agencies in wildfire scenarios
- Ensure that emergency contact lists are updated
- Contact supporting emergency response agencies to review and determine whether major developments have arisen that could adversely affect response operations (e.g., personnel shortages, loss of equipment, etc.)
- Annually review and update the Kings REMO Regional Emergency Management Plan and Supporting Plans
- Review wildfire-prone areas
- Familiarize staff with requirements for requesting a State of Local Emergency (SOLE)
- Ensure that supplies, such as communications devices and sandbags, are prepared and ready for use. This includes primary and alternate communications and warning systems
- Identify and review local contractor lists to see who may provide support specific to wildfire response
- Review, revise, and, where necessary, establish mutual aid agreements with local agencies and other County agencies and private contractors relevant to multiple agency response to wildfires

Response Phase

- The Kings REMO ECC Manager will provide overall guidance for the deployment of resources across Kings County
- Activate mutual aid agreements
- Activate the Kings REMO Emergency Coordination Centre (ECC) and implement appropriate staffing plans. Contact appropriate supporting agencies to assign liaisons to the ECC for coordination of specific response activities
- Estimate emergency staffing levels and request personnel support, including specialized staff such as engineers, building inspectors, heavy equipment operators, and/or environmental remediation contractors
- Develop and initiate shift rotation plans, including briefing of replacements during shift changes (set the operational period briefing cycle)
- Submit request for State of Local Emergency (SOLE), as applicable
- Coordinate the evacuation of affected area, if necessary. Assign appropriate agency liaisons to the ECC, as the situation requires
- Support Search and Rescue operations by coordinating resource requests outside of the jurisdiction
- Request the Canadian Red Cross to activate Emergency Shelters and open shelters, if needed
- Formulate Emergency public information messages and media response using “one voice, one message” concept
- Record all ECC activities, completion of personnel tasks, incoming and outgoing messages, and the names of those sending and receiving them. These should be documented in ECC logbooks
- Begin damage assessments in coordination with Public Works Departments

- Assist with coordinating Public Works activities, such as debris removal from:
 - Storm drains
 - Main arterial routes
 - Public right-of-way
 - Dams
 - Other structures, as needed
- Contact local contractors for support, if necessary. Establish contact with private sector partners
- Coordinate with law enforcement agency (Kentville Police and/or Kings RCMP) to provide law enforcement to affected areas (road closures, security, etc.)
- Collect and chronologically file records and bills generated during the incident in order to ensure timely submittal of documents for reimbursement (Finance/Administration Section)

Recovery Phase

- Monitor secondary hazards associated with wildfires (contamination, damage to bridges/roads, impacts to utility lines/facilities) and maintain on-call personnel to support potential response to these types of hazards
- Deactivate/demobilize the ECC. Deactivate mutual aid resources as soon as possible
- Activate and implement applicable mitigation plans, community recovery procedures, and continuity of operations/governments plans until normal daily operations can be completely restored
- Implement revisions to the Kings REMO Regional Emergency Management Plan (REMP) and Supporting Plans based on lessons learned and best practices adopted during response
- Offer recommendations to Municipal Government and Public Works departments for changes in planning, zoning, and building code ordinances
- Participate in After Action Reports and critiques
- Submit valuable success stories and/or lessons learned to NS EMO and other County partners

Annex C – Wildfires – What to Do

Reference: [Public Safety Canada – Hazards and Emergencies](#)

Before a Wildfire

How to prepare for a wildfire

If your community is surrounded by brush, grassland or forest, follow these instructions to prepare your home and family for potential wildfires.

- Prepare an [emergency kit](#).
- Check for, and remove, fire hazards in and around your home, such as dried out branches, leaves and debris.
- Keep a good sprinkler in an accessible location.
- Learn fire safety techniques and teach them to members of your family.
- Have fire drills with your family on a regular basis.
- Maintain first-aid supplies to treat the injured until help arrives.
- Have an escape plan so that all members of the family know how to get out of the house quickly and safely.
- Have an emergency plan so family members can contact each other in case they are separated during an evacuation.
- Make sure all family members are familiar with the technique of "STOP, DROP, AND ROLL" in case of clothes catching on fire.
- Make sure every floor and all sleeping areas have smoke detectors.
- Consult with your local fire department about making your home fire-resistant.
- If you are on a farm/ranch, sheltering livestock may be the wrong thing to do because a wildfire could trap animals inside, causing them to burn alive. Leaving animals unsheltered is preferable, or if time and personal safety permits, evacuation away from the danger zone should be considered.

If you see a wildfire approaching your home

If you see a fire approaching your home or community, report it immediately by dialing 9-1-1 or your local emergency number. If it is safe, and there is time before the fire arrives, you should take the following action:

- Close all windows and doors in the house.
- Cover vents, windows, and other openings of the house with duct tape and/or precut pieces of plywood.
- Park your car, positioned forward out of the driveway. Keep car windows closed and have your valuables already packed in your car.
- Turn off propane or natural gas. Move any propane barbeques into the open, away from structures.
- Turn on the lights in the house, porch, garage and yard.
- Inside the house, move combustible materials such as light curtains and furniture away from the windows.
- Place a ladder to the roof in the front of the house.

- Put lawn sprinklers on the roof of the house and turn on the water.
- Move all combustibles away from the house, including firewood and lawn furniture.
- Evacuate your family and pets to a safe location.
- Stay tuned to your local radio station for up-to-date information on the fire and possible road closures.

During a Wildfire

- Monitor local radio stations.
- Be prepared to evacuate at any time. If told to evacuate, do so.
- Keep all doors and windows closed in your home.
- Remove flammable drapes, curtains, awnings or other window coverings.
- Keep lights on to aid visibility in case smoke fills the house.
- If sufficient water is available, turn sprinklers on to wet the roof and any water-proof valuables.

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Annex D – How to tell if smoke could be affecting you

Reference: [Nova Scotia Department of Health and Wellness](#)

Smoke from wildfires is a mixture of gases and fine particles from burning trees and other plant materials. Smoke can irritate your eyes and respiratory system and worsen chronic heart and lung diseases.

Smoke can cause:

- coughing
- scratchy throat
- irritated, runny nose and sinuses
- shortness of breath
- chest pain
- headaches
- runny nose
- worsening of asthma symptoms

If you have heart or lung disease, smoke might make your symptoms worse. People who have heart disease might experience —

- chest pain
- rapid heartbeat
- shortness of breath

Smoke may worsen symptoms for people who have pre-existing respiratory conditions, such as asthma, and chronic obstructive pulmonary disease (COPD), in the following ways:

- inability to breathe normally
- cough with or without mucus
- chest discomfort
- wheezing and shortness of breath

When smoke levels are high enough, even healthy people may experience some of these symptoms.

Know whether you are at risk

If you have heart or lung disease, such as congestive heart failure, angina, COPD, emphysema, or asthma, you may be at higher risk of having health problems than healthy people.

Older adults and children are more likely to be affected by smoke.

Older adults may be more at risk because they are more likely to have heart or lung diseases than younger people.

Children are more likely to be affected because their airways are still developing and because they breathe more air per pound of body weight than adults. Children also are more likely to be active outdoors.

Protect yourself

Limit your exposure to smoke. The following are ways to protect your health:

- **Pay attention to local air quality reports.** Listen and watch for news or health warnings about smoke. Check the Air Quality Health Index (AQHI) for the area nearest you at www.airhealth.ca. Also pay attention to public health messages about taking additional safety measures.
- **If you are advised to stay indoors, keep indoor air as clean as possible.** Keep windows and doors closed unless it is extremely hot outside. Run an air conditioner if you have one, but keep the fresh-air intake closed and the filter clean to prevent outdoor smoke from getting inside. If you do not have an air conditioner and it is too warm to stay inside with the windows closed, seek shelter elsewhere. Do not add to indoor pollution. When smoke levels are high, do not use anything that burns, such as candles, fireplaces, or gas stoves. Do not vacuum, because vacuuming stirs up particles already inside your home. Do not smoke, because smoking puts even more pollution into the air.
- **Follow your doctor's advice** about medicines and about your respiratory management plan if you have asthma or another lung disease. Call your doctor if your symptoms worsen.
- **Do not rely on dust masks for protection.** Paper "comfort" or "dust" masks commonly found at hardware stores are designed to trap large particles, such as sawdust. These masks will not protect your lungs from smoke.

Annex E – Lessons Learned – Wildfire Disasters

- Interagency Emergency Response and Coordination**
 - Effective collaboration is essential across all agencies during a rapidly developing wildfire situation
- Preparedness**
 - An advanced level of planning and preparation is required so that emergency response and recovery systems are scalable to address wildfire events.
 - The response to a wildfire event must be able to adapt, augment and build upon the core emergency management structures in place
 - More thorough planning, timely training and a clear Incident Command System structure are critical for local and provincial organizations to collaborate effectively
 - Oversight and quality assurance are important elements of comprehensive emergency preparedness
- Coordination**
 - A clear and well-understood command structure is necessary to coordinate the many people and resources involved in responding to a wildfire event
- People**
 - It is crucial to involve people who have the right experience and expertise to respond to an emergency, and then to empower them to make decisions
- Jurisdiction**
 - People must be empowered to do what is right during an emergency, irrespective of everyday boundaries related to jurisdiction, mandate or geography
- Evacuation**
 - When it is time to evacuate, everyone must be ready to act together on a shared evacuation plan with defined roles and responsibilities
- Communications**
 - Clear communications, which are absolutely critical during a disaster, require planning, preparation and organization in advance
 - Clear communications from a consistent source can help defuse rumour, speculation and misunderstandings
 - Everyone involved in the response to a wildfire must understand from the start whose job it is to develop, to approve and to release communications
 - It is important to know what media, infrastructure and warning systems will be used
- Local Capacity**
 - Kings County’s regional emergency management organization should always be ready to provide communities with support and expertise to assist with assessing risks, coordination during an emergency, supporting affected residents, transition to recovery, and administration
- Health and Wellbeing**
 - A deliberate approach is required to mitigate the profound impact of a wildfire event on the long-term health, wellbeing and recovery of individuals, families and communities

Recovery

- Recovery is an essential element of a comprehensive emergency management system. Although some aspects of recovery will be specific to each event, other aspects can and should be planned in advance

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Annex F – Wildfires – Frequently Asked Questions (FAQ)

What is wildfire smoke?

Wildfire smoke is a complex mixture of particles and gases containing hundreds of chemicals. The smoke contains large amounts of fine particulate matter, as well as gases such as carbon monoxide, carbon dioxide, and nitrogen oxides. Depending on the type of materials burned, the smoke may also contain sulfur oxides, volatile organic compounds, and other compounds such as hydrocarbons and formaldehyde that are known to be carcinogenic. These components can vary greatly over time, from fire to fire, and from area to area within a fire zone.

What are the potential health effects of wildfire smoke?

Wildfire smoke is a respiratory irritant. Exposed individuals who are otherwise healthy may have the following symptoms when exposed to wildfire smoke:

- Eye, nose, and throat irritation
- Increased mucus production in the nose or throat
- Cough
- Wheezing
- Shortness of breath or difficulty breathing, especially during exercise
- Headache

These symptoms are likely to be short lived and will resolve when smoke clears. Wildfire smoke exposure may aggravate pre-existing heart and lung conditions

Are some people more affected than others?

Air quality affects everyone in the population and these impacts can be more serious for those with pre-existing medical conditions, especially underlying heart and/or lung problems.

Health effects may be exacerbated if you:

- Have heart or lung disease (e.g., congestive heart failure, angina, chronic obstructive pulmonary disease, emphysema, asthma)
- Are an older adult (especially if you have heart or lung disease)
- Are pregnant.
- Are a smoker.
- Are a child. Smoke can be more harmful to children because their respiratory systems are still developing, they breathe in more air than adults, and they are more likely to be active outside.
- Are involved in strenuous outdoor work or outdoor sports.

How do you protect yourself and your family against the effects?

It is important that we all take the necessary precautions to protect ourselves from the hazardous effects of smoke. When a Special Air Quality Statement or air quality advisory is in effect:

- Follow the recommendations in the statement or advisory.
- Monitor your symptoms.
- Minimize outdoor physical activity.
- Remain indoors with windows, doors and air circulation fans/vents closed. If the air quality gets better for a short time, air out your house by opening doors and windows to circulate fresh air.
- If you have an air-conditioner, keep the fresh-air intake closed and the filter clean to prevent outdoor smoke from getting inside.
- Avoid running fans, such as “whole-house fans” or “fresh air ventilation systems”, that bring more smoky outdoor air inside. If you have central air conditioning, set it to recirculate. Keep it running to help filter the air and keep your family cool.
- Stay inside particularly if you have breathing difficulties.
- Vehicles should not be used as a shelter, but as a means to get to one or to leave the area.
- While driving, keep windows and vents closed. Put your car fan on re-circulate mode to avoid drawing in outdoor air.
- Drink plenty of water, which helps keep your nose and mouth moist.

What is the Home Ignition Zone and why is it so important?

Your ignition zone – including the condition of the house and its immediate surroundings within 30 to 100 metres and other structures such as garages, decks, porches, or fences that come in contact with the house – is what determines your home’s susceptibility to ignition during a wildfire. Here are some simple steps for making your ignition zone a deterrent to wildfire progress:

- Clear the build-up of needles and leaves from the base of the house and any connecting structures which could otherwise ignite the home’s siding.
- Create a three-metre, fire-free (i.e. non-combustible) area on all sides of your home.
- Clear trees and shrubs of dead material and keep them pruned. Space trees and shrubs far enough apart to slow the spread of an approaching wildfire.
- Choose deciduous trees and shrubs, rather than evergreens for planting close to your home. Evergreens burn fiercely. Plants that shed leaves annually burn more slowly.
- Regularly care for your property to keep it free of dead leaves, needles and debris. Plant native wildflowers and fire-resistant plants; keep lawns trimmed and irrigated as they serve as good fire breaks, as do rock gardens and xeriscapes.
- Remember a wide driveway, non-flammable walkways and other pathways can slow or stop the spread of a wildfire.
- Use metal flashing at all connection points of structures, such as wooden fences attached to the house.
- “Limb up” trees around the house by removing lower limbs that are within 2.5 metres of the ground.

- Trim any limbs on trees hanging over the house.
- Store firewood well away from your house, particularly during fire-season.
- Use non-flammable (Class A rated) roofing materials.
- Clear gutters of leaves and debris.
- Ensure that chimneys for all wood burning appliances are screened to prevent the escape of live embers.
- Remove excess vegetation along roads.

What other natural disasters happen with wildfires?

The aftermath of a wildfire can be as disastrous, if not more so, than the fire. A particularly destructive fire burns away plants and trees that prevent erosion. If heavy rains occur after such a fire, landslides, ash flocs, and flash floods can occur. This can result in property damage outside the immediate fire area, and can affect the water quality of streams, rivers and lakes.

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Annex G – Wildfires - References

Federal

- [Environment and Climate Change Canada \(ECCC\) – Air Quality Health Index \(Nova Scotia\)](#)
- Public Safety Canada – Get Prepared
 - [Before a Wildfire](#)
 - [During a Wildfire](#)
- [Canadian Wildland Fire Information System](#)
- [FireSmart Canada](#)
- [Canadian Red Cross: Wildfires – Before, During & After](#)

Provincial

- [Nova Scotia Forests Act](#)
- [Department of Lands and Forestry](#)
- [Fire Weather Forecast Maps and Indices](#)
- [Wildfire Prevention](#)

Regional

- [Kings County Regional Emergency Management Organization \(Kings REMO\)](#)
- Fire and Emergency Services
 - [Aylesford & District Fire Department](#)
 - [Berwick & District Volunteer Fire Department](#)
 - [Canning Volunteer Fire Department](#)
 - [Greenwich Fire Department](#)
 - [Halls Harbour Volunteer Fire Department](#)
 - [Hantsport Fire Department](#)
 - [Kentville Volunteer Fire Department](#)
 - [Kingston & District Fire Department](#)
 - [New Minas Volunteer Fire Department](#)
 - [Port Williams Fire Department](#)
 - [Springfield Fire Department](#)
 - [Waterville & District Fire Department](#)
 - [Wolfville Fire Department](#)

Annex H – FireSmart Your Home



1. A Class A fire-rated roof assembly offers the best protection. Inspect your roof often and replace or repair any shingles that are in poor condition.
2. The gutters on your home provide a place for combustible debris to accumulate. Regularly remove debris from your gutters as sparks and embers can easily ignite these dry materials.
3. Eaves – open eaves create an entry point for sparks and embers. Closed eaves will prevent combustible debris from accumulating.
4. Vents – Unscreened vents can allow heat and embers to enter a building and ignite. Install non-combustible vents with 3mm metal screening and keep vents clean and free of combustible debris.
5. Siding – ensure your siding is free of gaps, holes, or other areas where embers could accumulate, lodge or penetrate. Prioritize repairing any vulnerabilities identified on the exterior walls. Stucco, brick, fibre cement boards/panels and poured concrete all offer superior fire resistance.
6. Windows – use multi-pane, tempered glass windows, and close them when a wildfire threatens. Install window screening to improve performance against radiant heat exposures and to minimize the size and number of embers that could enter the home.
7. Doors – gaps at the top, bottom and edges of doors can let flowing embers enter, and garages are full of flammable materials. Inspect garage door seals regularly.

8. Balcony, Deck, and Porch – sheath the underside of the deck and balcony with fire-resistant sheathing as this will act as a shield against embers. Non-combustible surface should be under the deck as well, and extend for 1.5 metres out from perimeter of deck.
9. Fence – wooden fences and boardwalks create a direct line to your home and can contribute to the spread of wildfire. Avoid attached fences and walls constructed of combustible materials directly to your home or building.
10. Non-combustible Zone (0 – 1.5 metres from foundation) – a FireSmart yard includes making smart choices for your plants, shrubs, grass and mulch. Selecting fire resistant plants and materials can increase the likelihood of your home surviving a wildfire. Ensure there is a 1.5 metre horizontal non-combustible surface around the outer walls of your home.

DRAFT

Annex I – Abbreviations & Acronyms

AREP	Agency Representative
DFAA	Disaster Financial Assistance Arrangements
ECC	Emergency Coordination Centre
ECCC	Environment and Climate Change Canada
ECCMT	Emergency Coordination Centre Management Team
EMO	Emergency Management Office
IAP	Incident Action Plan
IC	Incident Commander
ICP	Incident Command Post
ICS	Incident Command System
IMT	Incident Management Team
IO	Information Officer
LO	Liaison Officer
LSC	Logistics Section Chief
MAC	Multiagency Coordination (MAC) Group
OSC	Operations Section Chief
PSC	Planning Section Chief
REMAC	Regional Emergency Management Advisory Committee
REMC	Regional Emergency Management Coordinator
REMP	Regional Emergency Management Plan
REMPC	Regional Emergency Management Planning Committee
SO	Safety Officer
UC	Unified Command
WPRP	Wildfire Preparedness and Response Plan

Annex J – Glossary

Air Tanker	A fixed-wing aircraft fitted with tanks and equipment for dropping suppressants or retardants on wildfires.
Campaign Fire	A wildfire of such size, complexity and/or priority that its extinction requires a large organization, high resource commitment, significant expenditure, and prolonged suppression activity. (Synonym: Project Fire.)
Control a Fire	To complete a control line around a fire, any spot fires therefrom, and any interior island(s) to be saved; cooling down all hot spots that are immediate threats to the control line until the lines can be expected to hold under foreseeable conditions. (Stages of Control: see fire status.)
Control Line	A comprehensive term for all constructed or natural fire barriers and treated fire perimeter used to control a fire. (See Fireguard and Fireline.)
Fine Fuels	Fuels that ignite readily and are consumed rapidly by fire (e.g., cured grass, fallen leaves, needles, small twigs). Dead fine fuels also dry very quickly. (Synonym: Flash Fuels. Note Medium Fuels and Heavy Fuels.)
Fire Ban	A Ministerial Order issued by the provincial government to restrict the use of fire in areas of high hazard. The order describes what types of fires are allowed or may in fact entirely prohibit the use of any fire.
Fire Behaviour	<p>The manner in which fuel ignites, flame develops, and fire spreads and exhibits other related phenomena as determined by the interaction of fuels, weather, and topography.</p> <p>Some common terms used to describe fire behaviour include the following:</p> <ul style="list-style-type: none">• Smouldering: A fire burning without flame and barely spreading.• Creeping: A fire spreading slowly over the ground, generally with a low flame.• Running: A fire rapidly spreading and with a well-defined head.• Torch or Torching: A single tree or a small clump of trees is said to "torch" when its foliage ignites and f ares up, usually from bottom to top. (Synonym - Candle or Candling.)• Spotting: A fire producing firebrands carried by the surface wind, a fire whirl, and/or convection column that fall beyond the main fire area.• Crowning: A fire ascending into the crowns of trees and spreading from crown to crown. (Note the three classes of Crown Fire under Wildfire.)
Fire Danger	A general term used to express an assessment of both fixed and variable factors of the fire environment that determine the ease of ignition, rate of spread, difficulty of control, and fire impact. (Note Fire Hazard, Fire Risk, and Burning Conditions.)

Fireguard A strategically planned barrier, either manually or mechanically constructed, intended to stop or retard the rate of spread of a fire, and from which suppression action is carried out to control a fire. The constructed portion of a control line.

Fire Status **Out-of-Control:** A wildfire not responding or only responding on a limited basis to suppression action such that perimeter spread is not being contained. (Synonym: Not under Control)

Being Held (BH): Indicates that with currently committed resources, sufficient suppression action has been taken that the wildfire is not likely to spread beyond existent or predetermined boundaries under prevailing and forecasting conditions. (Synonym: Partial Control, Contained)

Under Control (UC): A wildfire having received sufficient suppression action to ensure no further spread of the fire.

Being Patrolled: In a state of mop-up: the wildfire area is being walked over and checked for hot spots.

Extinguished: Having been extinguished. (Synonym: Out)

Fireguard A strategically planned barrier, either manually or mechanically constructed, intended to stop or retard the rate of spread of a fire, and from which suppression action is carried out to control a fire. The constructed portion of a control line.

Fire Suppression Tactics Determine exactly where to establish control lines, what to do along these lines, and how best to use each firefighting resource group to cope with site-specific conditions and fire behaviour at the moment. This is a line function.

Forest Fire Any wildfire that is burning in forested areas, grass or barren. The main types of forest fire are:

- Ground fire: A fire that burns in the ground fuel layer (synonym: subsurface fire)
- Surface fire: A fire that burns in the surface fuel layer, excluding the crowns of trees, as either a head fire, flank fire, or backfire
- Crown fire: A fire that advances through the crown fuel layer, usually in conjunction with a surface fire. Crown fires can be classified according to the degree of dependence on the surface fire phase, as follows:
 1. Intermittent. A fire in which trees discontinuously torch, but rate of spread is controlled by the surface fire phase
 2. Active Crown Fire: A fire that advance with a well-defined wall of flame extending from the ground surface to above the crown fuel layer. Probably most crown fires are of this class. Development of an active crown fire requires a substantial surface fire, and thereafter the surface and crown phases spread as a linked unit (Synonym: Dependent Crown Fire).

3. Independent Crown Fire: A fire that advances in the crown fuel layer only (Synonym: Running Crown).

Initial Attack	The action taken to halt the spread or potential spread of a wildfire by the first firefighting force to arrive at the wildfire.
Initial Attack Crew	Personnel trained, equipped and deployed to conduct suppression action to halt the spread or potential spread of a wildfire with in the first burning period. (Before 10:00 a.m. the next day).
Sustained Action Crew	Personnel trained, equipped and deployed to conduct suppression action on a wildfire for an extended period of time.
Rate of Spread (ROS)	The speed at which a wildfire extends its horizontal dimensions, expressed in terms of distance per unit of time. Generally thought of in terms of a wildfire's forward movement or head fire rate of spread, but also applicable to backfire and flank fire rate of spread.
Slash	Debris left as a result of forest and other vegetation being altered by forestry practices and other land use activities (e.g., timber harvesting thinning and pruning, road construction). Includes material such as logs, splinters or chips, tree branches and tops, uprooted stumps and broken or uprooted trees and shrubs.
Values at Risk	The specific or collective set of natural resources and human-made improvements/developments that have measurable or intrinsic worth and that could or may be destroyed or otherwise altered by wildfire in any given area (e.g., structures, logging, etc.)
Woods Closure	An area in which specified activities or entry are temporarily restricted by agency legislation to reduce risk of human-caused fire. An official order by a designated authority to close a specified forest area.



REQUEST FOR DECISION 037-2020

Title: Council Remuneration Policy Review

Date: 2020-09-01

Department: Office of the CAO



SUMMARY

Council Remuneration Policy Review

In accordance with Council Policy 110-05, Item 7, a market analysis of council remunerations is to be carried out prior to the 2020 municipal election. This same approach was carried out in 2016 before the municipal elections in that year. The intent of the Policy is to ensure that Council has an opportunity every 4 years to compare Wolfville remuneration levels with other municipal units in the province, and that any changes are approved by the outgoing Council, i.e. the new Council does not set its own level of remuneration.

Typically, the only changes between the 4 year market review is to allow for cost of living adjustment (COLA) based on annual changes to the provincial Consumer Price Index (CPI). Wolfville's Policy was amended one additional time in the last 4 years, and that was in 2018 in response to changes to federal tax laws involving the previously allowed 1/3 non-taxable expense allowance (refer to RFD 068-2018).

In addition this RFD includes a recommendation around the 2020/21 COLA adjustment to council remuneration. Wolfville Council passed a motion to not proceed with the annual adjustment April 1st, 2020 noted in Policy Item 5.2 pending more clarity on the financial impact of COVID-19 on the Town's finances.

DRAFT MOTION #1:

That Council approve the following amendments to Policy 110-005

- 5.1 - Mayors remuneration increased to \$39,100, Deputy Mayor to \$24,700, and Councillor to \$22,200 effective 2021/22 fiscal year.
- 7.1 - The date of the next market analysis be changed to 2024 in order to set remuneration for the fiscal year 2025/26.

DRAFT MOTION #2:

That Council direct staff to implement the budgeted COLA change to Council remuneration effective October 1st, 2020.

REQUEST FOR DECISION 037-2020

Title: Council Remuneration Policy Review

Date: 2020-09-01

Department: Office of the CAO



1) CAO COMMENTS

This is always a difficult process for councils to deal with as it involves effectively their own remuneration. Municipalities across the province have tried numerous approaches over the years and each has its own pros and cons. Key to Wolfville's process is the market comparison being carried out just before the next election. Effectively this means Council is approving remuneration for a new Council, the make up of which will be determined by the voters.

The current Town Policy process worked well in 2016 and the market comparison shows that this Council's remuneration is not out of sync with the average of the selected comparators. The CAO supports the recommendation in this RFD.

2) LEGISLATIVE AUTHORITY

Municipal Government Act, Section 23 (1) (d)

3) STAFF RECOMMENDATION

Staff has two recommendations in this report, with the main focus on the market review required every 4 years with a noted adjustment to keep Wolfville Council remuneration in sync with other towns in the province. The second recommendation deals with the Cost of Living Adjustment (COLA) put on hold April 1st of this year, which is now recommended to be implemented effective October 1st.

4) REFERENCES AND ATTACHMENTS

- Council Remuneration Policy 110-005

5) DISCUSSION

Staff have collected information showing remuneration levels for a number of comparable municipalities, as well as the County of Kings. The Town of Kentville, having completed a similar market review earlier in the year, shared the majority of information. Similar to the 2016 review, the Town's current remuneration levels are reasonably close to other comparable municipal units. Wolfville's current remuneration levels, assuming COLA is implemented, are:

- Mayor \$35,182
 - Car allowance, policy 5.3 \$250/month
- Deputy Mayor \$23,543
- Councillor \$21,052

Figure 1: Remuneration levels for municipalities

REQUEST FOR DECISION 037-2020

Title: Council Remuneration Policy Review

Date: 2020-09-01

Department: Office of the CAO



Given that Wolfville has a population of 4,195 with an influx of approximately 3,500 residents between September and May, staff considered municipalities with a population between **3,500 – 10,000** when comparing remuneration levels.

The following table shows Mayor/Deputy Mayor/Councillor remunerations effective for fiscal 2020/21. The population for each Town is noted as an additional point of reference.

Municipality	Population	Mayors	Dep. Mayor	Councillors
Berwick	2,509	\$16,316	\$9,690	\$8,824
Port Hawkesbury	3,214	\$36,412	\$20,895	\$18,633
Antigonish	4,364	\$40,776	\$26,062	\$23,461
Kentville	6,094	\$46,455	\$27,591	\$25,206
Bridgewater	8,241	\$62,300	\$36,700	\$25,000
Amherst	9,413	\$41,178	\$27,723	\$25,050
New Glasgow	9,562	\$30,351	\$20,867	\$19,222
Truro	12,059	\$49,317	\$30,909	\$27,456
Windsor/West Hants	19,016	\$53,000	\$27,950	\$26,500
County of Kings	60,589	\$58,766	\$43,394	\$36,316

Note that for purposes of the following calculations, the County of Kings and Windsor/West Hants are not included. They are provided as a reference to neighboring rural/regional municipalities.

Based on the above information the **average remuneration levels** for the Mayor, Deputy Mayor and each Councillor in the towns noted is as follows:

Mayor	Deputy Mayor	Councillor
\$40,388	\$25,055	\$21,482

Does not include Wolfville in the calculation

The average remuneration levels for the Mayor, Deputy Mayor and each Councillor **without the highest and lowest remuneration** for a town is as follows:

Mayor	Deputy Mayor	Councillor
\$40,748	\$25,675	\$23,005

Does not include Wolfville in the calculation

REQUEST FOR DECISION 037-2020

Title: Council Remuneration Policy Review
Date: 2020-09-01
Department: Office of the CAO



The average remuneration levels for the Mayor, Deputy Mayor and each Councillor **without the highest and lowest remuneration for a town, and excluding Truro (population is > 10,000)** is as follows:

Mayor	Deputy Mayor	Councillor
\$39,034	\$24,628	\$22,114

Does not include Wolfville in the calculation

Staff believe the last of the 3 average calculations above is the preferred comparator. It excludes the Town of Truro which is larger than the comparator population in 2016 and 2020. Truro's does help inform the anomaly in this years data, Town of Bridgewater.

Based on those averages, Wolfville Council annual remuneration effective April 1, 2021 would be amended as follows (Policy clause 5.1):

- Mayor \$39,100
- Deputy Mayor \$24,700
- Councillor \$22,200

No change is proposed to the monthly car allowance.

COLA – Current 2020/21 Fiscal Year

At the start of the fiscal year senior staff and Council implemented a number of steps that varied from the approved budget for the fiscal 2020/21 season. These steps were taken at the outset to ensure the Town had time to assess the financial impact of the COVID pandemic. One of these steps involved Council, which passed a motion to put on hold the implementation of the annual COLA adjustment to their remuneration (Policy Item 5.2).

Staff have brought forward a number of financial updates to Council regarding the Town's finances since the start of the fiscal year. There is another update in the September 1st Committee of the Whole Agenda package. Due to the early steps taken by Council, the organization has been slowly able to get back closer to normal/budgeted operations. As such it is staff's position that the COLA for Council remuneration levels be made and that the adjustment be effective October 1, 2020.

6) FINANCIAL IMPLICATIONS

There is no negative impact on the 2020/21 budget, as the recommended COLA change had already been budgeted.

REQUEST FOR DECISION 037-2020

Title: Council Remuneration Policy Review

Date: 2020-09-01

Department: Office of the CAO



The recommended change to the annual remuneration levels, as part of the 4-year review, will have no impact on the 2020/21 financial results. As per Policy Item 7.1 the change is effective the start of the next fiscal year, i.e. 2021/22. The impact on next years budget will be an additional \$10,815.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

None provided. The recommendations for this RFD are in accordance with Policy.

8) COMMUNICATION REQUIREMENTS

Nothing required.

9) ALTERNATIVES

Council could decide to leave the base remuneration at the approved budget level for 2020/21 with no adjustment beyond COLA for the upcoming 2021/22 year as well as the 3 years thereafter.

REQUEST FOR DECISION 041-2020

Title: Annual Operating Line of Credit
Date: 2020-09-01
Department: Finance



SUMMARY

Annual Operating Line of Credit

Each year Council approves **maximum limits** for any potential use of operating lines of credit. This is separate from the Temporary Borrowing Resolutions (TBR's) approved earlier in the fiscal year for capital project funding. With regard the operating line of credit, it is established to ensure adequate cash flow is available to meet expenditure requirements during the year. Timing of cash flow receipts does not always match the timing of required payments. The approval of annual operating lines of credit provides flexibility for staff to carry out the approved budget plans of Council in an effective and efficient manner.

In the past decade the limits set by Council have remained unchanged reflecting the continued financial health of the Town. This year's report looks at potential changes to the limits given the impact the COVID-19 pandemic has had on financial results and cash flows.

DRAFT MOTION:

That Council approves the following lines of credit with the Bank of Montreal, effective October 1, 2020 to September 30, 2021:

- | | |
|---|---|
| 1. Town Operating Fund, bank account | \$700,000 maximum credit |
| 2. Water Utility Operating Fund, bank account | \$150,000 maximum credit |
| 3. Corporate Credit Cards | \$ 50,000 maximum credit (all cards combined) |

REQUEST FOR DECISION 041-2020

Title: Annual Operating Line of Credit

Date: 2020-09-01

Department: Finance



1) CAO COMMENTS

The Finance Director is the Acting CAO during the preparation of the September 1st COW agenda package. As such the CAO supports the recommendation in this report.

2) LEGISLATIVE AUTHORITY

Municipal Government Act (MGA), Section 84

3) STAFF RECOMMENDATION

Staff recommend that the Council increase the maximum line of credit for the Town's Operating Fund bank account to \$700,000. This represents an increase of \$300,000 which approximates the general drop in cash flow on property tax arrears that has been evident over the last four months.

4) REFERENCES AND ATTACHMENTS

- Bank Credit Card Policy #140-002
- Approved 2020/21 Operations Plan/Budget
- Non-Consolidated March 31, 2020 Financial Statements
- Financial Information Updates over last 5 months re: COVID impact on Town financials

5) DISCUSSION

This RFD is intended to provide Council with information to assist in the **annual decision** to establish lines of credit for the Town's **operating** fund bank accounts and corporate credit cards. Capital credit funding requirements have previously been approved by Council by way of Temporary Borrowing Resolutions.

The Town's operating lines of credit are renewed with the Bank of Montreal once a year, with the current agreement expiring at the end of September. As noted last year, the timing of the annual renewal may change in the future as both the bank and Town staff would like to streamline out process. Staff are likely to open this discussion with the bank after we complete some changes being incorporated related to the capital TBR process.

Over the past eight years, given the Town's positive financial results over the past number of years, this report has been a housekeeping matter required to keep our agreement with the Bank of Montreal up to date. This year the financial impact of the COVID pandemic has become part of the review.

MGA Section 84 allows municipalities to utilize temporary borrowings to cover current expenditures.

REQUEST FOR DECISION 041-2020

Title: Annual Operating Line of Credit
Date: 2020-09-01
Department: Finance



Borrowing limits

84 A municipality may borrow to cover the annual current expenditure of the municipality that has been authorized by the council, but the borrowing shall not exceed fifty per cent of the combined total of the taxes levied by the municipality for the previous fiscal year and the amounts received, or to be received, by the municipality from Her Majesty in right of Canada or in right of the Province or from an agency of Her Majesty. 1998, c. 18, s. 84.

Note the limit per MGA 84 is 50% of previous years tax levy. For Wolfville that equates to over \$4 million. This upper level permitted by the MGA is a level that the Town does not need to look at, it is noted as reference only, i.e. what is permitted.

As reflected in amounts authorized by Council over the years, the Town has not required a line of credit anywhere near the maximum permitted by legislation. As noted in reports to Council during this fiscal year, the COVID pandemic has had an impact on the financial resources of all municipalities. The Town of Wolfville took steps early in the fiscal year to ensure that the Town could manage the negative impacts of COVID on both net income and cash flows. The line of credit can be one of the tools which provides additional flexibility to react to ongoing negative impacts.

Staff have monitored property tax cash receipts beginning in May. The balance in arrears compared to the previous year has been in the range of \$300,000 to \$400,000 higher this year, i.e. tax bills are being at a slower pace. This value has been incorporated into the recommended change in the maximum line of credit.

COVID's impact on Water/Sewer receivables has been less significant with the overall balance approximately \$5,000 behind previous year. This is not unexpected as water/sewer bills are a more manageable dollar amount for households.

Other factors which should be considered, and have been part of this report in the past include:

- It has been a number of years since the Town experienced any timing issues with cash flow, and when they had occurred it tended to be in April and May, prior to the due date of interim tax bills. The annual agreement with the bank (Oct to following Sept) covers this period of time.
- As noted in past reports the last overdraft position for the two operating accounts (Town General and Water Operating) was:
 - Town general account required \$270,700 in temporary borrowings in April & May 2011.
 - In November 2010 the Water Utility required temporary borrowings of \$123,900.
- In addition, years with surplus results have helped eliminate the Town's reliance on short term borrowings.
- The recommended credit limits (operating lines of credit) have been unchanged for at least a decade. This reflects the overall financial health of the Town. *Effectively the approved borrowing limit is a lower percentage of the annual budget spending.*

REQUEST FOR DECISION 041-2020

Title: Annual Operating Line of Credit
Date: 2020-09-01
Department: Finance



- The bank requires an approved resolution in order to facilitate any temporary borrowings.

With regard to the limit required for the Town credit cards, the maximum overall credit has been set at \$50,000. This has not changed in a number of years. This coincided with changes to the Credit Card Policy (140-002) which reduced the number of cards from maximum of 20 down to 3. The suggested limit has been set at a level that would provide flexibility ***if*** required during the fiscal year.

- There have been no issues during the past twelve months with the limit of \$50,000. Note the Town Policy has a per-card limit of \$5,000, unless otherwise required and temporarily increased by the Director of Financial Services.

There continue to be occasions where the Director of Financial Services has had to temporarily increase an individual card limit, or the Finance Department has taken steps to make early payments on the card accounts (due to limited credit limit available). Historically this usually occurs around the time that conference registrations occur.

There continues to be discussion around the management table about whether additional credit cards might be helpful to departments, without becoming a financial issue for the Town. Cards invariably require monitoring to ensure limits are not exceeded and only authorized purchases are being made. This RFD is only dealing with setting the upper limits for the year. The area of how many cards should the Town allow is a different topic. At this stage no changes are being recommended.

Part of the rationale for maintaining the credit card \$50,000 upper limit is in the case of unexpected need that can arise from an emergency situation. Although not part of day to day spending, if there is a circumstance that occurs, the need can be immediate.

6) FINANCIAL IMPLICATIONS

Nothing specific noted. This RFD deals with source of payments not an increase in spending.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

The lines of credit are a matter of routine operation; therefore, the only communication required is with the Bank of Montreal to ensure renewed credit facilities are in place before October 1, 2020

8) COMMUNICATION REQUIREMENTS

Use the Communications Checklist and provide a summary of the communication requirements. If the decision warrants attach the Communications Checklist.

REQUEST FOR DECISION 041-2020

Title: Annual Operating Line of Credit

Date: 2020-09-01

Department: Finance



9) ALTERNATIVES

Council has the option to amend the upper limits for line of credits to anything from nil to the upper legislated limit of over \$4 million. Staff have recommended a level that considers the impact of COVID while keeping the limit low enough to ensure senior management take due diligence to manage the Town's financial resources.

REQUEST FOR DECISION 042-2020

Title: Financial Update #2 – Decision Points

Date: 2020-09-01

Department: Finance



SUMMARY

Financial Update #2 – Decision Points

This RFD is the second financial update focused on the financial impact to the Town's operations from the COVID-19 pandemic. It is not intended to replace the regular quarterly financial updates that vetted through the Audit Committee and reviewed by Council, but rather these reports are in response to ever changing conditions in our community resulting from of the pandemic.

RFD 031-2020 was reviewed at the June 30th Special Town Council meeting, where a motion was passed to defer all items noted in that report and for staff to bring back further financial updates. This RFD 042-2020 is that next update.

With almost five months of the fiscal year complete, staff have a better understanding of the financial impacts the pandemic has had on the Town's current financial picture and how trends are likely to continue to impact this current fiscal year. Due to early decisions/direction by Council and the Senior Management Team the Town's operations have been able to return to almost normal levels. As such, a number of budgeted initiatives that had been put on hold (and deferred by way of motion at the June 30th Special Council Meeting) are now being recommended to be carried out.

DRAFT MOTION:

That Council direct staff to implement the following initiatives previously deferred;

Patching/paving

- Subject to availability of contractor, and scheduling add \$30,000 back to the scope of work

Crosswalk upgrades

- Subject to availability of contractor, selection of location and scheduling add \$30,000 back to the scope of work

SPP grants

- Subject to reasonable meeting the requirements of the SPP agreements, with some latitude on attendance expectations, provide SPP grants for any event that is now scheduled to occur
- Add back \$30,000

REQUEST FOR DECISION 042-2020

Title: Financial Update #2 – Decision Points

Date: 2020-09-01

Department: Finance



1) CAO COMMENTS

The CAO supports the recommendation.

2) LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Section 65 – Adoption of Budget

3) STAFF RECOMMENDATION

This is staff's recommendation to Council (may be same/similar to the draft motion).

4) REFERENCES AND ATTACHMENTS

- Approved 2020/21 Operations Plan
- Information Report – Interim Financial Update – COVID Update (June 16th Council Meeting)
- RFD 017-2020 Payment Relief Measures
- RFD 018-2020 Council Stipends
- RFD 024-2020 Property Tax Installment Plan
- RFD 031-2020 Financial Update – Decision Points

5) DISCUSSION

Much of this report incorporates the analysis provided in RFD 031-2020. At that time staff had identified potential revenue losses in the range of \$250,000 to \$325,000 for the year. All the potential losses with the exception of Deed Transfer Tax still look to come in well underbudget by year end. Deed Transfer Tax (DTT), the largest variable, is more difficult to pin down. As previously reported, DTT revenue was an all time high in the month of April, but the reverse in May (one of the lowest). June was moderately above budget and then July was \$18,000 less than budget. Key to this is July, which is traditionally one of the higher revenue months. Suffice to say it is still difficult to forecast this revenue for year end, but results are better than original estimates of the decline.

In terms of expenditures/budgeted initiatives, the following is the list from RFD 031-2020 that Council deferred back in June:

Initiatives From Operating Reserves

- | | |
|--|----------|
| • Do not hire 1 Year Term in CAO Office | \$55,000 |
| • Do not conduct Citizen Satisfaction Survey | \$10,000 |
| • Contingency Allowance – CAO Office | \$10,000 |
| • Grants to Organizations (one time capital) | |
| ○ Acadia – turf | \$60,000 |
| ○ Chrysalis House | \$20,000 |
-

REQUEST FOR DECISION 042-2020

Title: Financial Update #2 – Decision Points

Date: 2020-09-01

Department: Finance



- Reduce Street Maintenance (patching/mill/pave/etc) \$60,000

Operating Expenditures from tax revenues (no Council decision required)

- Reduce Professional Development \$70,000
- Community Liaison Position in Compliance \$20,000
 - Was to be a cost shared position with Acadia
 - Universities facing deficits, Acadia may not add position anyway
- Other Festival Events \$23,000

Operating Expenditures from tax revenues (Council decision/direction required)

- Upgrade Town's Website/Redesign \$25,000
- Defer Crosswalk upgrades \$35,000
- Reduce SPP Grants \$30,000

Although no specific target has yet been identified for additional savings, the following should be kept in mind:

Unbudgeted spending to occur in coming months

- Stay healthy Main Street \$50,000
 - Possible grant funding, but assume nil until confirmed
- Personal Protective Equipment (PPE) \$5,000
 - Includes mask/sanitizer/Plexiglas
 - Potential for added resources for cleaning protocols

Possible new spending not yet discussed at Council

- Annapolis Valley Chamber of Commerce
 - Request for grant towards staff position – Navigator \$4,000

Key points on the list above are:

- \$113,000 of savings will occur which need no decision of Council. For example professional development costs are not being incurred as majority of conference/training are not happening this year.
- Some grant funding was secured towards the Stay Healthy Main St pilot project and the total cost of that project was less than the \$50,000 approved limit.

REQUEST FOR DECISION 042-2020

Title: Financial Update #2 – Decision Points

Date: 2020-09-01

Department: Finance



Although not business as usual, due to the early steps taken as well as moderate stability in the DTT revenue, there is financial room to move forward with some of the initiatives previously deferred. Staff believe Council should consider the following:

Patching/paving

- Subject to availability of contractor, and scheduling add \$30,000 back to the scope of work

Crosswalk upgrades

- Subject to availability of contractor, selection of location and scheduling add \$30,000 back to the scope of work

SPP grants

- Subject to reasonable meeting the requirements of the SPP agreements, with some latitude on attendance expectations, provide SPP grants for any event that is now scheduled to occur
- Add back \$30,000

The above 3 items would bring \$90,000 of budgeted spending back into the operations. This would still leave the Town with projected savings to offset revenue losses for the year. As further financial updates occur as the year proceeds, Council will still have the ability to make additional decisions to either add back planned initiatives or cut spending.

6) FINANCIAL IMPLICATIONS

Based on the limited recommended items to proceed with, the Town should still have a reasonable outlook for year end and a break even operation.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

Nothing specific provided for this report

8) COMMUNICATION REQUIREMENTS

Nothing specific provided for this report

9) ALTERNATIVES

Clearly the alternatives range from continuing to defer all items noted to reinstating all initiatives.

REQUEST FOR DECISION 043-2020

Title: Sundry Accounts Receivable Write Offs
Date: 2020-09-04 Audit Committee ~ **UPDATED FOR COUNCIL**
Department: Finance



SUMMARY

Sundry Account Receivable Write-Offs

Beyond the property tax and water/sewer bills issued, the Town also bills sundry amounts which vary in source and nature of revenue. It can cover HazMat costs, advertising, cost sharing services with other municipalities and other services. At times, these balances can be more difficult to collect if the person/organization refuses to pay.

The list being recommended for write-off in this report totals \$3,175.07. The last time a sundry list was brought before Audit Committee and/or Council was in 2011. That list of write-offs was \$36,542.

The Audit Committee passed the following motion at the September 4th meeting:

That the Audit Committee forwards to Council the approval to write-off sundry accounts receivable (non-property tax) totaling \$3,175.07 as per attached listing

DRAFT COUNCIL MOTION:

That Council approve for write-off sundry accounts receivable (non-property tax) totaling \$3,175.07 as per attached listing.

REQUEST FOR DECISION 043-2020

Title: Sundry Accounts Receivable Write Offs

Date: 2020-09-04 Audit Committee ~ **UPDATED FOR COUNCIL**

Department: Finance



1) CAO COMMENTS

The CAO supports the recommendations of staff.

2) LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) – Section 38 Duty of Treasurer to Advise

3) STAFF RECOMMENDATION

Staff recommends the Audit Committee forwards to Council the approval to write-off sundry accounts receivable (non-property tax) totaling \$3,175.07.

4) REFERENCES AND ATTACHMENTS

Attached is a list of sundry accounts to write-off

5) DISCUSSION

The Audit Committee reviewed and discussed each of the listed sundry accounts receivable accounts prior to the motion to forward list to Council to finalize process required to write-off accounts.

Each year the Town issues sundry invoices related to a variety of services provided, cost sharing projects, or cost reimbursements. These accounts tend to be relatively smaller dollar amount and are non-recurring revenues/cost recovery.

December 2011 was the last time we had written off sundry receivables and over the past 9 years several accounts have remained unpaid. These invoices date anywhere from 2011 to 2016. These accounts are no longer collectible due to:

- the age of the receivable,
- validity of receivable cannot be confirmed based on available records, or
- customers have indicated was paid years ago.

The list does not include any regular tax or utility accounts. All efforts have been made to try to collect these amounts. Writing off these accounts will assist in cleaning up the financial records and allow attention to be focused on current financial issues. Since 2017, processes have been put in place to ensure account collection efforts are made monthly. Going forward, if needed, a list of uncollectible accounts will be brought before Council annually.

FINANCIAL IMPLICATIONS

REQUEST FOR DECISION 043-2020

Title: Sundry Accounts Receivable Write Offs

Date: 2020-09-04 Audit Committee ~ **UPDATED FOR COUNCIL**

Department: Finance



Since the total to be written off is less than the \$4,500 that is recorded in our valuation allowance for doubtful accounts (as per audited March 31, 2020 year end financial statements) there will be no impact on the annual results for year ended March 31, 2021.

6) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

Nothing provided at this time.

7) COMMUNICATION REQUIREMENTS

None

8) ALTERNATIVES

Do not write off accounts and direct staff to continue with their collection efforts. Note the balances have already been recognized as doubtful and further efforts are unlikely to be productive.

Request for Decision 043-2020
 Sundry Accounts Receivable Write-Off
 2020-09-04

Invoice Date	Customer ID	Customer	Invoice #	Description	G/L Account	Net O/S Amt G/L Account	HST Amt G/L Account	Total Amount	Reason to write off
1 2011-09-01	QUAL001	B R Quality Landscape & Const.	324	18,000 Gallons water used		3-950-4120 Miscellaneous revenue	\$59.04	\$59.04	Unable to collect given the age and mail being returned moved/unkown
2 2015-09-30	MOLS001	Molson Coors	1526	2015 Mud Creek sponsorship		1-720-4475-7201 Festival Events - Mud Creek	\$1,000.00	\$1,000.00	Unable to collect based on available records. Could not find signed agreement. Employee who made the verbal agreement is no longer with us.
3 2015-10-09	ALDE003	Robert Alders	1538	Hazmat Material		1-220-4595 Fire Protection-Misc	1856.03	\$1,856.03	Unable to collect based on age and available records.
4 2016-04-27	VICT001	Victoria's Historic Inn	1737	2016 Rental Display Case at VIC		1-750-4490 Tourist Bureau	\$200.00	\$30.00 \$230.00	Unable to collect because customer stated it was paid but could not provide proof.
5 2016-09-08	ACAD003	Acadia University	1774	Street Banner		1-390-4440 Job Cost Billing	\$30.00	\$30.00	Unable to collect because customer indicated it was paid. History on account was hard to follow since in the past payments were not being applied correctly.
Total							\$3,145.07	\$30.00 \$3,175.07	

REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

Department: Planning and Development



SUMMARY

Sale of Land –Home Hardware

In June of 2017 Council directed staff to prepare a report regarding the possible sale of a portion of Town owned PID 55279293 to Home Hardware. This is land to the north (rear) of their store that has been and is currently being used for storage. This portion of land was rezoned as part of our plan review process. This report details the steps to accomplish this sale.

DRAFT MOTION:

That Council direct staff to sell a portion of PID 55279293 to Home Hardware for the appraised value of \$5,000, as per section 50 of the *Municipal Government Act*.

REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

Department: Planning and Development



1) CAO COMMENTS

The CAO supports the recommendation of Staff.

2) LEGISLATIVE AUTHORITY

The *Municipal Government Act* (MGA) permits the sale of property through Section 50 “Powers of a municipality regarding property.” Part 5 of Section 50 states:

(5) A municipality may

(a) acquire property, including property outside the municipality, that the municipality requires for its purposes or for the use of the public;

(b) sell property at market value when the property is no longer required for the purposes of the municipality;

(c) lease property owned by the municipality at market value;

3) STAFF RECOMMENDATION

Staff recommends that Council direct staff to move forward with the sale of a portion of PID 55279293 to Home Hardware.

4) REFERENCES AND ATTACHMENTS

1. Land Appraisal

REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

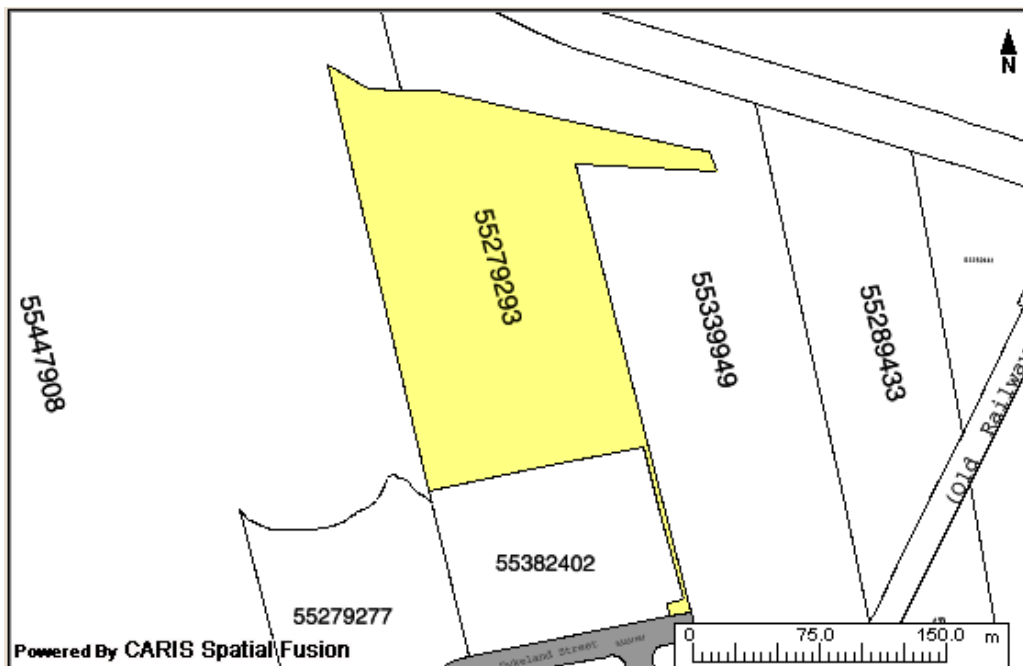
Department: Planning and Development



5) DISCUSSION

Before the existing Planning staff worked for the Town, Home Hardware (HH) was given permission from to use a small section on PID 55279293 that is adjacent to HH property for storage (see aerial photograph below). This area is naturally bordered by a drainage ditch and Home Hardware wants to acquire this land for continued storage and warehousing.

The town's property PID 55279293, is shown below (yellow) – directly adjacent the entirety of the north property line of Home Hardware (PID 55382402). An aerial photograph with existing conditions and context is also provided.



REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

Department: Planning and Development



Town owned parcel (green dashed outline)

Existing storage area (red outline) proposed to be subdivided and sold, aligned with drainage ditch.

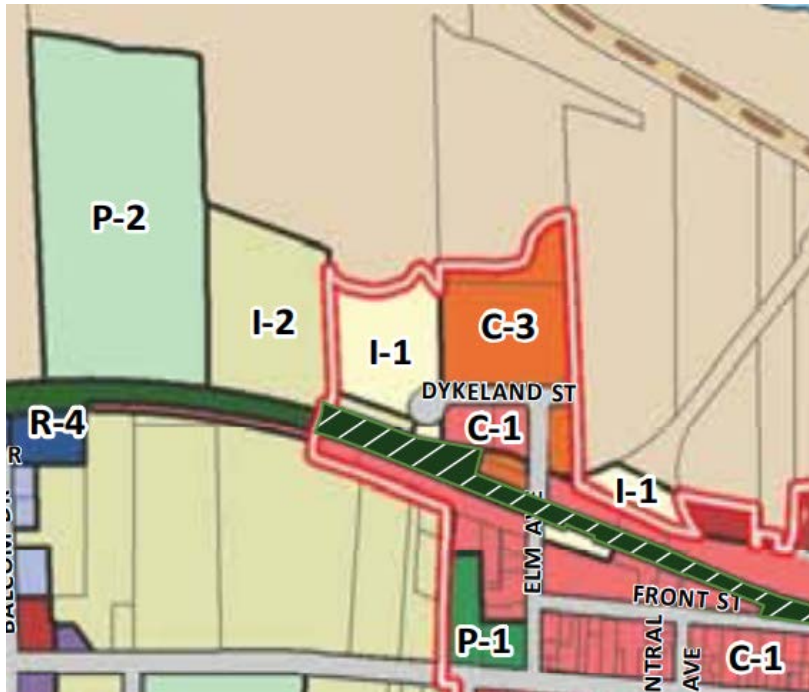
The formal process on this potential land sale goes back to Council direction given in 2017. Since that time, this portion of land was brought into the Municipal Planning Strategy Review process, including reviews of the zoning map over a number of years with Committees and Council, to rezone this portion of land C-3, consistent with the existing home hardware property. The adopted zoning map can be found [here](#) and an excerpt is included below:

REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

Department: Planning and Development



Without the appropriate zoning, and recognition of the longstanding storage use on the Town's land, the remainder of the process (e.g. subdivision, the Marsh Body, etc) would not be clear. This was an essential step to move forward.

There are many steps to the process and the following have been completed:

1. Home Hardware have received a letter providing approval from the Marshbody for use of the land for non-agricultural purposes under the *Agricultural Marshlands Conversation Act*.
2. The land was appraised (attached)
3. The land was rezoned to C-3 as part of the MPS process (September 3, 2020 finalized)
4. Staff consulted with legal counsel

To be completed, if Council agrees to sell to Home Hardware:

5. Town to migrate the land into the Land Registration System.
6. Home Hardware to apply to the department of Agriculture for a variance under the *Agricultural Marshlands Conversation Act*. The town would supply a letter as required from the Municipal Development Officer in support of the application.

To be completed once the application is approved by the Department of Agriculture:

7. Plan of subdivision completed by a Land Surveyor.
8. Subdivision approval and registration.

REQUEST FOR DECISION 044-2020

Title: Sale of Land- Home Hardware

Date: 2020-09-15

Department: Planning and Development



In regards to the remaining portion of the Agricultural land owned by the Town, Staff are looking to complete a feasibility study for this substantial area. Engaging an agrologist and bringing information and options to the new Council is foreseen. Staff have discussed this land with the Farmers currently active on our Dykeland and would engage them further in this process.

6) FINANCIAL IMPLICATIONS

The Town would be responsible for the costs of the migration and subdivision which includes surveying costs, legal fees to migrate the property and prepare a consolidation deed and registration fees to register the subdivision and consolidation. These costs would be offset by the purchase price of \$5,000 and therefore no additional costs would be incurred by the Town.

7) REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

This supports Council's strategic plan goal, "Leveraging our economic opportunities" by helping to create business ready environment for a significant local business.

Council Strategic Principles:

1. **Affordability** – NA
2. **Transparency** – The process will adhere to MGA requirements.
3. **Community Capacity Building** - NA
4. **Discipline to Stay the Course** – this has been ongoing for a number of years and was part of the plan review process.
5. **United Front** -NA
6. **Environmental Sustainability**- This parcel of land is in an environmentally sensitive area of marshland but has been used for storage for many years. It is likely to flood should the dyke wall be breached. This parcel of land has not been owned by a farming operation since it was purchased in 1990 by the WBDC. It was conveyed to the town in 1999.

8) COMMUNICATION REQUIREMENTS

Home Hardware will be notified of Council's decision.

9) ALTERNATIVES

- a. Council directs staff to inform Home Hardware that the Town of Wolfville is not interested in selling this land.

A SHORT NARRATIVE APPRAISAL REPORT
of the
MARKET VALUE
of

**VACANT LAND DYKELAND STREET
(TO BE SEVERED FROM PID 55279293)
WOLFVILLE, NS, B4P 1A2**

as of

June 13, 2018

prepared for

Rafuse Building Supplies 1977 Ltd.
180 Dykeland Street
Wolfville, NS, B4P 1A2

prepared by

Catherine G. Doucette, B. Comm.
AIC Candidate Member
NSREAA - Registration #906857

and

Paul R. Young, B.Comm., AACI, P. App.
Accredited Appraiser Canadian Institute
Professional Appraiser
NSREAA – Registration #302147

WETMORE APPRAISALS AND CONSULTING INC.

May 15, 2018

Attn: Ray Bishop
Rafuse Building Supplies 1977 Ltd.
180 Dykeland Street
Wolfville, NS, B4P 1A2

Re: Vacant Land Dykeland Street (to be severed from PID 55279293), Wolfville, NS
File #: 18-10698
Estimated Value: \$5,000 (subject to subdivision from PID 55279293 as per plot plan provided)

Dear Mr. Bishop,

In Accordance with your request and authorization, an investigation, analysis and appraisal report on the above described property has been completed for the purpose of estimating the prospective market value of the above noted property.

This is a Short Narrative Appraisal Report which is intended to comply with the reporting requirements set forth under Rules of the Canadian Standards for short narrative appraisal report. As such it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Some supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

This estimate is subject to the limiting conditions attached to this Appraisal and to which the reader's attention is specifically directed.

The following report presents the basis of all opinions expressed herein.

I certify that I have no interest, present or contemplated in the property appraised.

Yours truly,



Catherine G. Doucette, B. Comm.
NSREAA - Registration #906857

CANDIDATE MEMBER



Purpose and Intended Use of the Summary Appraisal

The purpose of this report is to provide an opinion of the market value of a vacant parcel of land, to be severed from PID 55279293, Dykeland Street, Wolfville, Nova Scotia, as of June 13, 2018. This report is to be used solely by the client for the purchase of the subject from the Town of Wolfville.

Interest Valued

Fee Simple

Date of Inspection

June 13, 2018

Effective Date of the Value Estimate

June 13, 2018

Date of This Report

June 15, 2018

Extraordinary Assumptions & Limiting Conditions

As part of this report, a market value of a portion of PID 55279293, Dykeland Street, Wolfville, has been estimated. This value is conditional upon the subject being severed from the larger parcel as indicated by the client and described in this report.

Hypothetical Conditions

This report has been prepared based on the assumption that the subject has been severed from PID 95279293 as outlined in this report.

Scope of Report

Inspection: Catherine G. Doucette inspected the subject property on June 13, 2018, accompanied by Charlie Smolenaars of Rafuse Home Hardware Building Centre. Notes and photographs were taken at the time of inspection. Our identification of the property also involved a review of the maps obtained from Nova Scotia Property Online and Nova Scotia Coordinate Referencing System Viewer, as well as a plot plan provided by the client which outlines the boundaries of the subject property.

Type of Analysis: The Direct Comparison, Income and Cost Approaches were investigated as to their relevance to this assignment, including a review of the market data necessary to properly apply these approaches. The Cost Approach has been applied to determine a final estimate of value.

Data Research: This report was completed at the request of Ray Bishop, Rafuse Building Supplies 1997 Ltd. A plot plan outlining the proposed parcel was provided by Mr. Bishop. Town of Wolfville Zoning Map, as amended January 16, 2018, and Land Use By-law, as amended May 1, 2018, both of which published by the Town and viewed on its website on June 14, 2018, provided information on applicable land use controls. The appraiser also spoke to Marcia Elliott, Development Office with the Town of Wolfville regarding the subject's current use. Sources of market evidence included the local real estate board and the Land Registry (via Property Online) transactions – including those reported by Data Systems and local assessors via Property Valuation Services Corporation.

Audits and Technical Investigations: We did not complete technical investigations such as:

- An environmental review of the property;
- A site survey; or
- Investigations into the bearing qualities of the soils.

Verification of Third Party Information: The analysis set out in this report relied on written and verbal information obtained from a variety of sources we considered reliable. Unless otherwise stated, we did not verify client-supplied information, which we believe to be correct.

All research and analysis of data was performed by Catherine G. Doucette. Paul B. Young, B. Comm., AACI, P.App., has not inspected the subject but has taken part in the preparation of the report and concurs with the results.

Definition of Market Value

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition.2010)

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Sales History

The subject property will be severed from PID 55279293; as such, there is no sales history. The Town of Wolfville has held the larger parcel since 1999. Ray Bishop of Rafuse Building Supplies 1977 Ltd. has stated that the subject parcel is in the process of being purchased by the client for \$1.00.

Reasonable Exposure Time

Exposure time is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the effective date of the appraisal, based upon analysis of past events assuming a competitive and open market.

In estimating the approximate market value of the subject property, the exposure time has been determined to be up to 365 days.

Area, Regional, and Neighbourhood Data

The subject property is in the town of Wolfville. Wolfville is in the eastern portion of the Annapolis Valley, within the service, educational, regional shopping and governmental communities of Kentville, New Minas and Wolfville. This portion of the Annapolis Valley has a diversified economy with a basis in government, agricultural, education and manufacturing.

Wolfville is primarily a residential/university town with a large influx of students at Acadia University every fall. Most residents, if not employed at Acadia and businesses within the town, commute to the neighbouring towns or to the Halifax Metro area, located approximately 90 kilometres away, along the 101-series highway which connects most communities in the Valley to the metro area.

The subject's immediate area is developed with a building supply and hardware store, a health care facility, public works for the Town, and Wolfville & District Lions Club.

The subject is at the edge of the commercial district of the town. Commercial development in the downtown core consists predominantly of older converted dwellings and older purpose-built commercial properties with second floor residential and office rentals.

To the immediate north and east of the subject is dykeland, with some agricultural fields to the east and vacant land to the north.

Site Description

Following is a summary description of the subject site:

Address	Dykeland Street, Wolfville
PID#	To be severed from PID 55279293; refer to Plot Plan Addendum
Site Size	38,100 Square Feet, or 0.87± Acres
Road Front	None
Topography	Basically level, with a drainage ditch along the rear north and east boundaries. The land has been filled and is primarily gravel.
Encumbrance	None known

Site Description Continued

Services Available to the Site

The area is serviced by municipal water and sewer. Other services such as electricity, telephone and the usual municipal services including police and fire protection, garbage collection, street maintenance and snow clearing in the winter are also readily available to the subject site.

Assessment and Taxes

Assessment Account Number: N/A (Portion of AAN 01688502)

2018 Assessment: Not assessed

2017/2018 Taxes: NA

Land Use Controls

The subject is zoned Agricultural (A). No development permit will be issued except for agricultural uses, passive recreational uses, and pre-existing.

Highest and Best Use

Highest and best use is defined as the reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)

Unimproved Site

The subject parcel abuts the rear boundary of Rafuse Home Hardware, a property owned by the client. The client currently uses the subject property to store building supplies for the hardware store and has propane tanks on the subject, with permission of the Town of Wolfville, the current owner of the parcel from which the subject is to be severed.

The subject falls within the Agriculture (A) zone, which permits agricultural uses, passive recreational uses, and pre-existing uses.

Highest and Best Use Continued

The appraiser spoke to Marcia Elliott, Development Office with the Town of Wolfville. She indicated that as the current use was existing prior to the effective date of the Land Use By-law, it would be regarded as a conforming use.

The subject has been filled and is primarily gravel. Given this and the small size of the subject, it is unlikely the subject would be used for agricultural uses, as permitted by the land use controls.

There is a drainage ditch along the northern and eastern boundaries. The southern boundary abuts a property owned by the client. The subject has no road front.

Given these factors, the highest and best use of the subject property would be continued use as storage of building supplies by the client.

Direct Comparison Approach

This method of valuation involves the gathering and analyzing of actual sales of comparable properties which have occurred in the market place. Such sales information is considered in relation to relevant factors for the subject property from which an indication of value can be derived.

A wide search of the market was made to find comparable sales. Due to a lack of recent truly comparable data in the immediate subject area, the location, size, date and type of sale considered had to be expanded.

Following is a table of property market data used to estimate the prospective market value of the subject property.

Direct Comparison Approach Continued

Direct Comparison Approach Table of Comparable Sale Data					
	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Address	<i>Dykeland Street Wolfville</i>	Lots 2 & 3 Belcher Street Kentville	Lovett Road Brooklyn Corner	552 Transmitter Road Greenwood	Highway 303 Conway
PID#	<i>to be Severed from PID 55279293</i>	55292114 & 55292122	55061519	55113419 & 55309140	30243521
Sale Price	<i>\$1</i>	\$11,000	\$4,500	\$15,000	\$3,500
Sale Date	<i>Pending</i>	10-Apr-12	31-Oct-13	07-Sep-12	18-Apr-17
Site Size (Acres)	<i>0.87</i>	0.48	7.00	2.64	0.20
Source	<i>Client</i>	MLS	MLS	MLS	MLS
Price/Lot		<i>\$11,000</i>	<i>\$4,500</i>	<i>\$15,000</i>	<i>\$3,500</i>
Comment	<i>Basically level lot bound by drainage ditch on north and east side. Primarily gravel, and used by Rafuse Building Supplies to store building supplies.</i>	Vacant lots located behind residential dwelling at 196 Belcher St; purchased by owner of 196 Belcher St.	Large parcel of land prone to flooding with restrictive zoning (Environmental Open Space) permitting agricultural, fishing and forestry uses.	Two residential parcels with no road front. One has right of way over adjacent vacant industrial parcel. Purchased by company related to owner of adjacent industrial parcel.	Small vacant lot located behind commercial building with no road front. Purchased by owner of the commercial building.
Adjustments:					
Property Rights					
Financing					
Motivation					
Market Conditions					
Location					40%
Physical Characteristics					
Utility		-50%		-50%	
Lot Size			-30%	-15%	10%
<i>Net Physical Adjustments</i>		-50%	-30%	-65%	10%
Adjusted Price		\$5,500	\$3,150	\$5,250	\$5,390

The adjusted price per parcel ranges from \$3,150 to \$5,500. Adjustments were made to reflect differences in location and physical characteristics, based on the appraiser’s judgement and relative values observed in the market. As the subject is a unique property due to the configuration and limited utility, considerable judgement has been exercised in this valuation.

Based upon the comparable land sales examined a price of \$5,000 is considered appropriate for the proposed subject parcel.

Reconciliation and Final Estimate of Value

The purpose of this appraisal is to estimate the market value of the subject property, to be used by the client for the purpose of purchasing the subject property. To accomplish this, the appraiser has utilized the Direct Comparison Approach to derive an estimate of value. The results were as follows:

Reconciliation of Values	
Direct Comparison Approach to Value	\$5,000*

** Subject to subdivision from the larger parcel as per plot plan provided.*

When valuing the subject property, the direct comparison approach was used, and sales were examined on the basis of price per parcel to determine the estimated market value of each parcel. Adjustments were made to reflect differences in location and physical characteristics. Available data was limited, and the appraiser used the best sales available. Use of the appraiser's judgement was required.

The appraiser did not use the income approach to value. This type of land in the subject's market is not typically held as an income producing property.

The cost approach to value was also not used, as it is not applicable when valuing vacant land.

As the subject is a unique property due to the configuration and limited utility, considerable judgement has been exercised in this valuation.

Conclusions

After carefully considering all factors affecting value, including size, shape and location of the site; topography; zoning; Highest and Best use; developments in the area; accessibility; services available; it is the appraiser's opinion the value of the subject property, as of June 13, 2018, subject to the statement of Assumptions and Limited Conditions, is as follows:

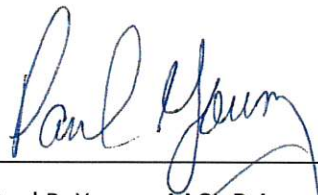
Final Estimate of Value	
Market Value	\$5,000*

** Subject to subdivision from larger parcel as per plot plan provided.*

Respectfully submitted,



Catherine G. Doucette, B. Comm.
AIC Candidate Member
NSREAA Registration #906857



Paul R. Young, AACI, P.App.,
Accredited Appraiser Canadian Institute
Professional Appraiser
NSREAA Registration #302147

Assumptions, Limiting Conditions, Disclaimers and Limitations of Liability

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice (“CUSPAP”) and the following conditions:

1. This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property’s owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.

Assumptions and Limiting Conditions Continued

5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
8. The author is not qualified to comment on detrimental conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, water, groundwater or air. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report, and in compliance with all regulatory environmental requirements, government or otherwise, and free of any detrimental condition, past, present or future, that might affect the market value of the property appraised. If a party relying on this report requires information about detrimental conditions, that party is cautioned to retain an expert qualified in such issues. The author expressly denies any legal liability relating to the effect of detrimental conditions on the market value of the subject property.

Assumptions and Limiting Conditions Continued

9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
10. The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
11. The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
12. The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
13. This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.

Certification

I certify that, to the best of my knowledge and belief that:

1. The statements of fact contained in this report are true and correct;
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
3. I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
5. My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
6. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
7. I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
8. Except as herein disclosed, no one has provided significant professional assistance to the person(s) signing this report;
9. As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program;
10. The undersigned is (are all) members in good standing of the Appraisal Institute of Canada.

CO-SIGNING AIC APPRAISER'S CERTIFICATION If an AIC appraiser has co-signed this appraisal report, he or she certifies and agrees that "I directly supervised the appraiser who prepared this appraisal report and, having reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification and am taking full responsibility for the appraisal and the appraisal report."

PROPERTY IDENTIFICATION

ADDRESS: **Land on Dykeland Street (to be severed from PID 55279293), Wolfville, Nova Scotia, B4P 1A2**

LEGAL DESCRIPTION: **PORTION OF Nova Scotia Land Registry Parcel Identification Number 55279293**

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,


AS AT **JUNE 13, 2018** IS ESTIMATED AT **\$5,000***

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITION, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

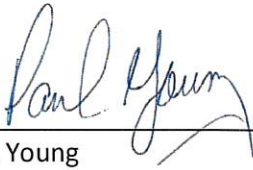
** Subject to subdivision from larger parcel as per plot plan provided*

Certification Continued

APPRAISER

SIGNATURE: 
NAME: Catherine G. Doucette, B. Comm.
DESIGNATION/STATUS: AIC Candidate Member
Membership #:906857
DATE SIGNED: June 15, 2018
PERSONALLY INSPECTED THE SUBJECT: Yes
DATE OF INSPECTION: June 13, 2018
LICENSE INFO: NSREAA #906857

CO-SIGNING AIC APPRAISER

SIGNATURE: 
NAME: Paul R. Young
DESIGNATION: AACI, P.App.
Membership #:302147
DATE SIGNED: June 15, 2018
PERSONALLY INSPECTED THE SUBJECT: No
LICENSE INFO: NSREAA #302147

ATTACHMENTS AND ADDENDA:

- PLOT PLAN
- PHOTOGRAPHS

QUALIFICATIONS AND EXPERIENCE
CATHERINE G. DOUCETTE, B. COMM.
NSREAA #906857

Professional Membership:

Member of the Appraisal Institute of Canada
Nova Scotia Real Estate Appraisers Association - License # 906857

Current Employment Status:

Fee Appraiser, Wetmore Appraisal and Consulting Inc.
21 Webster Street, Suite 9, Kentville, Nova Scotia

Scope of Experience:

Real Estate Appraisals
Engaged in Real Estate Field since 1995

Education:

Completed the Post-Graduate Certificate in Real Property Valuation program through UBC as part of the education requirements for the AIC AACI designation.
Graduate of Memorial University of Newfoundland - Bachelor of Commerce (Co-Operative)

Clients Include:

Major Chartered Banks, Mortgage, Trust, and Finance Companies
Major Nova Scotia Law Firms
Private Individuals and Companies

Awards:

Butler Award 2009 and 2010 - Highest Provincial Grade for All Appraisal Courses

PAUL R. YOUNG, B.COMM., AACI, P.App.
QUALIFICATIONS & EXPERIENCE
NSREAA #302147

Professional Designations

AACI - Accredited Appraiser Canadian Institute
P.App. - Professional Appraiser

Professional Membership

Member of Appraisal Institute of Canada
Member of Nova Scotia Real Estate Appraisers Association

Business Affiliations

Fee Appraiser - Kempton Appraisals Limited

Scope of Experience

Real Estate Appraisals
Analyst & Consulting for Residential, Commercial and Industrial Properties
Engaged in Real Estate Field since 1987

Other Background Education

1987 - Bachelor of Commerce (Cum Laude), Saint Mary's University

Expert Testimony

- Supreme Court of Nova Scotia
- Supreme Court of Nova Scotia (Family Division)

Work Performed for

Various Levels of Government
All major Chartered Banks, Mortgage, Trust and Finance Companies
Major Insurance Companies
Real Estate Development Companies
Major Nova Scotia Law Firms
Major Accounting Firms
Many Private Companies and Individuals
Major Oil Companies

PLOT PLAN

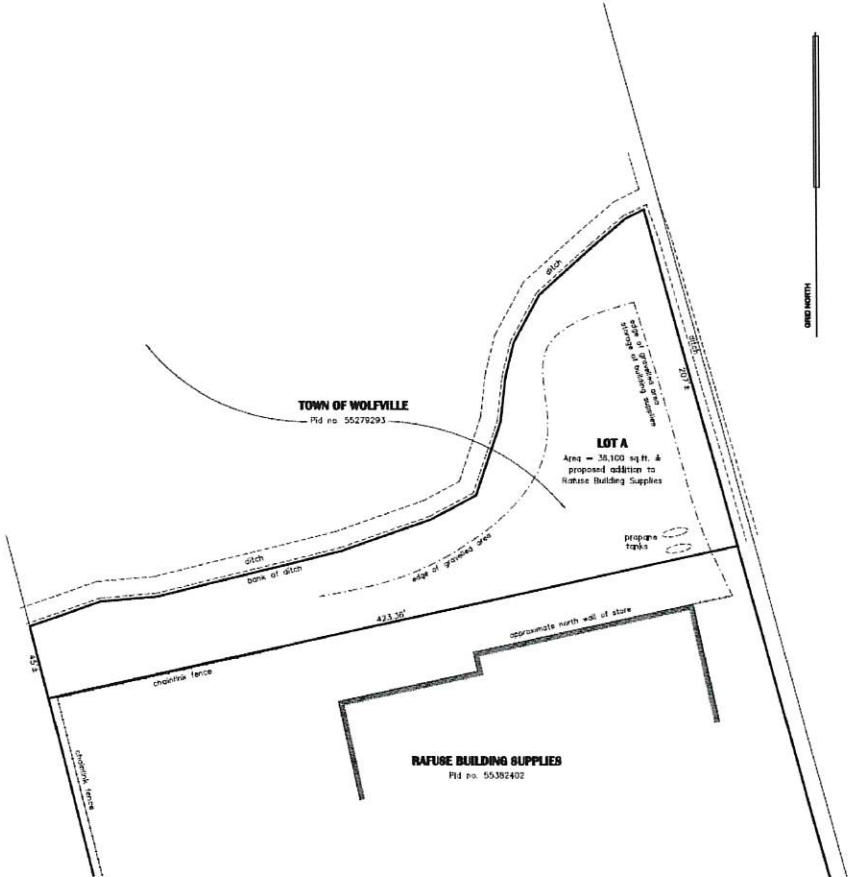


PHOTO ADDENDUM, SUBJECT PROPERTY



View of Area Used by Client for Storage



View of Small Strip on Western Portion of Subject (looking west)



View of Southern Boundary of Subject (looking west)



View of Eastern Boundary of Subject (looking north)



Street View (looking west)



Street View (looking east)



Satellite View Showing General Outline of Subject
Obtained from NS Coordinate Referencing System Viewer

Amanda Brown

Subject: FW: Removal of Lane Closure

From: CJandA Kaill-Walker

Sent: July 30, 2020 4:19 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Removal of Lane Closure

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to register my disappointment with the removal of the lane closure making safe distancing more difficult and the Town less attractive, in my opinion.

With the expected attendance of 'out of bubble' students and increased risk of Covid transmission, this seems a step backwards.

I imagine businesses will be negatively affected. I, for one, will spend less time in the central core.

Thanks for trying the idea. I thought it was great!

Alex Walker

property owner

Amanda Brown

Subject: FW: Main Street

From: Alice Cohen
Sent: July 26, 2020 10:59 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Main Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am a resident of Wolfville and a member of the town's PAC. I am writing to express my strong support for the pilot project on Main Street. It is a decision supported by research on active transportation and on social distancing. As someone from a larger city (Ottawa), I have very little sympathy for the "but where to park???" argument: in my world, a PAID spot within 500m of my destination is a total jackpot and I cannot understand what is wrong with walking from the ATF to a Main St destination, and there is still parking on much of Main street anyway. Of course for those with mobility challenges it is a different story, and I am pleased to see that the Handicapped spots are still there for exactly that reason.

More generally, I am troubled to see so much opposition to any new ideas, and applaud council for thinking outside the box and trying something new. Thank you for your initiative.

All the best,
Alice

Alice Cohen, Ph.D.
Associate Professor, Earth & Environmental Science
<http://ees.acadiau.ca/cohen.html>

Amanda Brown

Subject: FW: Main Street

From: Andrew Biro
Sent: July 25, 2020 3:50 PM
To: Town Council <towncouncil@wolffville.ca>
Subject: Main Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Cantwell and members of the town council,
I understand that you will be discussing the changes that have been made to Main Street at an upcoming meeting, as some residents are asking for the changes to be reversed. **I am writing as a resident of Wolfville to express my enthusiastic and unequivocal support for keeping the changes in place.**

With the expansion of sidewalk (and patio) space, Main street feels both safer and more vibrant. Most importantly, the expanded pedestrian space makes it much easier to maintain the physical distancing protocols recommended by public health authorities during the pandemic. This additional space will be even more important if/when the province opens up to tourists beyond the Atlantic bubble and/or when Acadia students return in significant numbers in just over a month's time.

As well, the additional space, including benches and picnic tables, gives Main Street additional pedestrian life. Rather than simply a thoroughfare for getting from point a to point b, it is becoming more of a place for people to be. There is a decades-long body of research showing that public spaces like this, where people come together, are essential for healthy civic life and a resilient democratic culture. Making the town more pedestrian-friendly also enables us to experience and envision life that is less car-dependent, which is an important part of dealing with the climate emergency and building a more climate-friendly future.

On that note, I will add that, I think the changes to Main Street strike a good balance between encouraging active transportation while accommodating those who need to travel by car. I have done so a few times myself, either because I needed to drive to a downtown Wolfville destination, or driving along Main Street to get to somewhere outside of Wolfville. Even with the reduction in parking spots along Main Street, I have never been unable to find a spot, either in the Shoppers/RBC plaza parking lot, or the municipal lot on Front Street. Driving along the downtown stretch of Main Street has always been (appropriately) slow, given the number of crosswalks and intersections in a relatively short space. Driving eastbound has been no slower than before, and in fact is perhaps even somewhat faster as there are fewer distractions, with no oncoming car traffic, and no cars turning left on or off Main. The detour to Front Street to go westbound adds perhaps two or at most three minutes of travel time. When balanced against the many benefits, a couple of extra minutes driving time and maybe a little more trouble finding a parking spot seems like a small price. It is certainly one that I am willing to pay.

Thank you for your consideration. All the best,

Andrew

Andrew Biro
Professor, Dept of Politics
Acadia University
Wolfville, NS B4P 2R6

Acadia University is built on the traditional and unceded territory of the Mi'kmaq Nation. We are all Treaty People.

Amanda Brown

Subject: FW: Support for Wolfville's One Way Street

From: Celes Davar
Sent: July 24, 2020 11:10 AM
To: Town Council <towncouncil@wolfville.ca>
Cc: Wendy Elliott <WElliott@wolfville.ca>
Subject: Support for Wolfville's One Way Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Mayor and Council, Wolfville

Good morning,

I have watched with interest, walked the main street several times, and gone into several stores on the newly designed One-Way Street, as a Town of Wolfville Local Action. I have watched people dining, resting, relaxing, walking and going into stores. I have watched visitors and locals both using bicycles and walking. Although I am from West Brooklyn (10 min outside of Wolfville), Wolfville is where I go twice a week to buy groceries (Independent and other stores), get my pharmacy requirements, use debit machines, pick up cider, shop at retail stores, or get a pizza. Sometimes, I just enjoy walking the street, or joining local events at the Town Clock. To reiterate, nothing has changed my weekly activity pattern to buy our weekly requirements from Wolfville. In fact, I have actually visited and bought retail items recently as a result of my desire to just walk the streets and enjoy the atmosphere.

Leadership is a joint responsibility. I commend the town for taking this leadership, despite the resistance you may be experiencing. Thank you! I like it, and I support it.

Having a vision for a future state that is different from the present involves communication, education, trying things out, adjusting, and moving towards that vision. Having a vision for a One-Way Street complete with multiple transportation modes that are safe for everyone (cars, trucks, bicycles, walking) is an important step forward for me to extend Wolfville's charm as a "walkable town". We need more outdoors than ever before, because of Covid, and because we have become separated from outdoors. Covid-19 is a challenge for businesses - I accept that. And, it is an opportunity to initiate changes, because everything has changed. And, that means we need to be open to trying different solutions.

As we move towards a future that has greenhouse gas emissions, less carbon based vehicles, and human health and well-being, we have a responsibility or even an obligation to try out new ways of planning for complexity in how we manage cities and towns. Livable towns include a rich mixture of retail businesses, accessible culture, one-way streets, more walking opportunities, flowers, community gardens, parks, and friendly hosts. I'd like to speak to this as someone who owns a tourism business (www.earthrhythms.ca). We are in transition from an economic framework that was generally about linear growth (more people equals more revenues) to a new economic framework in which we need to learn to "thrive". Thriving means everyone being able to generate income, but within the realities of local and global ecological limits, and with a clear and steadfast handle on our social foundations (equal access for all, walkable environments, care for marginalized populations, and more). A downtown core focused on thriving, that includes progressive and smart businesses and retailers, deserves our support.

As an aside, I used to work for a national park in western Canada that has a townsite with a street fronted by retail businesses much like Main Street in Wolfville. When we (I was on the management team) tried to make the street one-way, and with no parking, businesses pushed back with standard responses like...Those with wheelchairs will be denied easy access; we will lose business; stop imposing solutions on us. The business owners were not willing to assess new options because they only had a singular objective in mind. Make money. While that is central to the business, it is not the only thing that is important about a community where businesses exist and thrive beside other community elements like walking, a healthy environment, fire and policing, and opportunities to do outdoor activities. The initiative that is underway deserves support, reflects complexity in town planning, and should be part of how we make changes. Is it easy? No. Should this kind of initiative take place? Absolutely. Let's find the win:win:win.

I support this initiative, and would like to see it stay. Thank you!

What are some additional considerations to help propel this initiative well into the future as an example of vision, leadership, and community support to businesses and visitors? Some of these may already be under consideration.

- Keep the goals and outcomes front and centre about why this is being done. If there is not understanding about why multiple transportation modes, walking, and reduced greenhouse gases is a community goal, then help everyone to understand.
- Develop a marketing campaign that tells locals, and visitors about this amazing initiative and that Wolfville is part of the leadership into a future where small towns are hubs for locals meeting people from away, where reduction of greenhouse gases is a goal, where walking is encouraged right on main street. Be vocal in this marketing approach.
- Collect data about visitor movements not just on Main Street, but around Wolfville, and make sure that the ability to park vehicles close by makes it easy for people to park and walk.
- Keep open communication with businesses, and ask them to not just push back with concerns about reduced sales, but invite them to work together with council and community to find new solutions to combine: Visitor walk-ins to businesses + A welcoming attitude and support to this new initiative + Buy into this initiative + Think like leaders + Be less reactive. This is not just a retail and business issue. It is a community opportunity. We all deserve a voice.
- Expand opportunities for dining, shopping and multiple uses of one lane of the street and reduce any regulatory/licencing/fee barriers for businesses being able to expand into this lane.
- Encourage more cultural activities to take place in this new lane - busking, chalk painting with local artists, and more. Invite the community and incentivize artists and others to use this space.
- Have night lights on outdoor cafe extensions to beautify the night dining and walking experience.
- Create an opportunity for evening musicians and songwriters to sing and cater to diners as they do in Europe.
- What about having a monthly Street Gathering, physically distanced, where all stores are open, dining is possible, and music and storytelling take place? There are other towns, villages and places that are doing this. It works. It brings people downtown. The small town of Leamington, Ontario does this.
- Share what you are doing with others in Nova Scotia and in Canada. It's worth sharing.

Thank you for initiating this. Thank you for taking time to read my comments.

In appreciation,

Celes Davar

I acknowledge that I live and work on the traditional and unceded territories of the Mi'Kmaq people and that I will strive to honour the relationship defined in the Peace and Friendship Treaties. We are all treaty people. (Thank you to Amanda Peters, Gooscap First Nation, Nova Scotia for providing this wording.)

Amanda Brown

Subject: FW: I support the one-way main street

From: Christa Bedwin

Sent: July 26, 2020 11:57 AM

To: Town Council <towncouncil@wolfville.ca>

Subject: I support the one-way main street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hear that you are about to debate the WONDERFUL forward-thinking initiative of trying the one-way Main Street.

Please do not give in to the loud complainers and revert back. **Many of us are proud and delighted with your initiative,** and this virus situation is also not over yet (though those less thoughtful people among us seem to think it is).

You have done the right thing making it one-way. Please stand firm!

Thank you for your work!

Christa Bedwin

Dear Mayor Cantwell and members of the Town Council,

I have been attending, virtually, Town Council meetings since they have been made available and after listening to the most recent meeting on Tuesday, July 23 I feel compelled to express my concerns. This meeting was one of the most disappointing meetings that I have attended for reasons related to both process and content. Quite frankly, it was an example of how democratically elected councils should not operate. I have summarized my primary concerns below.

Process concerns

I do not know what rules of order Council follows for its meetings, but most rules require that motions be moved and seconded before discussion and debate occur, followed by a vote. In this meeting, when Councilor Oldham indicated he wished to make a motion, rather than being directed to proceed he was prevented from doing so by Mayor Cantwell, Devon Lake and others discussing thoughts and information that they assumed were central to the unspoken motion. It was not until a point of order was called for in the meeting that the motion was actually brought to the floor. I assume this violates the Council's meeting rules of order, but I could be wrong. Regardless, it was disappointing that Councilor Oldham was not offered the respect he deserved as an elected representative bringing concerns to Council from his constituents – he was essentially interrupted and undermined while in the process of fulfilling his obligations. I was further disappointed when Councilor Oldham's motion was not seconded. It is of course the case that no one is required to second a motion; however, it is generally considered good practice to second a motion whether you agree with it or not to allow for fair and *open* debate and a vote. It is the most democratic way to proceed. By seemingly arguing against a motion prior to the motion being seconded (or made for that matter), not seconding the motion, and then continuing the debate without opportunity to vote, the process was undermined. I am left with the impression that the motion was killed because councilors did not want or have the courage to have their votes recorded on this controversial topic. I acknowledge that Councilor Proudfoot acknowledged that the motion should have been seconded, though it is unclear why she herself did not do so. It was of course clear from the conversation how the vote would have turned out, which leads me to my second concern.

Discussion content concerns

I have multiple concerns about what I heard in this meeting, but I will restrict myself to a couple of the most disconcerting comments following Councilor Oldham's presentation about the emergency meeting of the Wolfville Business Development Corporation (WDBC).

1. I was very disappointed to hear Wendy Donovan attempting to discredit the input from the WDBC presented by Councilor Oldham by suggesting that the members of the WDBC were the "complainers". This is unbelievably inappropriate and disrespectful. Who better to represent the interests and the concerns of Wolfville's downtown businesses than the business operators? Because they do not support Council's choices does not make them complainers. Further, it is faulty logic to conclude that those who

do not attend a meeting are supportive a decision. The comments of Ms. Donovan were particularly offensive, and seemingly tone deaf given they followed John Gordon's comments during the meeting asking Councilors to listen to community members and to avoid responding with disregarding comments such as "you just do not like change". Relatedly, I note that Councilor Oldham's presentation foreshadowed his expectation that councilors were going to lob the "complainer" defense – he preemptively spoke to this, attempting to convince councilors that the negative reviews of the changes to downtown were not limited to the "complainers". Perhaps this is a too oft employed response from councilors to community feedback?

2. Mercedes Brian suggested that people in favour of the project could not speak up because all of their neighbours were speaking out against it. I interpreted this as an attempt to undermine the significance of the many negative views expressed in many places (e.g., facebook, letters to Council, emergency meeting of the WBDC). I am sorry, but if all, or even just many of your neighbours are speaking out against something then that perspective should be heard. Most definitively it is a perspective that must be heard by elected representatives. All people should have a right and opportunity to have their views heard by councilors (whether supportive or not). The idea that the views of a sizeable number of people should not be considered because those with an opposing viewpoint (in this case meaning supportive of Council's project) are not comfortable to speak out is absurd. Democracy as we know it is based on majority rule, which requires active participation. There is certainly no evidence to suggest that those willing and comfortable to speak to councilors are overrepresented in the group of individuals who are opposed to the changes to downtown. Why would they be? It is therefore inappropriate to discount those opposed to Council's decisions based on an assumed but silenced "largely positive" response. It is this sort of faulty logic that allows conspiracy theories to thrive. The issue of misinterpretation of information is also related to my following point.
3. Evidence – numbers and anecdotes...Where do I start? Councilor Oldham made it clear when recounting the concerns expressed at the WBDC meeting that the reported drop in business was based on a comparison to the previous week(s) and not last year. Of course, comparisons to last year would not be meaningful because the pandemic has made this summer unique (unrepresentative of a typical July). It appears; however, that some councilors assumed that the WBDC members reporting reduced business were using last year as a comparator and correctly pointed out the flaw with doing so. Mayor Cantwell for example illustrated the issue by comparing Wolfville's reduced traffic this summer to the similar reduction he observed in Lunenburg. Again, my concern is about listening, or the lack thereof. The businesses reported being down from previous weeks not previous years. This is a reasonable indicator of the impact of changing downtown in early July. It is arguably condescending for councilors to imply directly or indirectly that business operators do not understand when and how their business is being impacted by changes to downtown and COVID. That being said, I was pleased to hear that at least some councilors understand that comparing numbers from this summer to last summer is inappropriate because this summer's numbers are not representative. I am therefore more hopeful than I was previously that Council understands that using this summer's

numbers for the purpose of piloting a project for future, non-pandemic summers is inappropriate. Surely, we can agree that dismissing such comparisons as invalid to discount arguments forwarded by those against Council's initiative, and then using such comparisons to support the promotion of the initiative in future years is hypocritical – biased in fact.

At the previous meeting of Town Council, Mayor Cantwell explicitly stated that Council was open to feedback, and that if concerns arose after the one-way street and associated changes were in place, he would be willing to reconsider the project. The behavior of Council at the meeting of 23 July was contrary to this statement of openness - not because Council did not vote to reverse its support for the project, but because they demonstrated a complete lack of willingness to actually hear the concerns of their constituents and discuss them thoughtfully and respectfully. The job of councilors is not to forward their own agendas or stick by their decisions no matter how unpopular and damaging, but to represent those who elect them while serving the best interests of the Town as a whole. To do so councilors must be able to listen to critiques of their choices – actually listen to them with a sincere belief that the criticisms may be valid. This is difficult for anyone to do, but it is an important part of the job for any elected official and it appears that council is unable to do so with regard to the current decision to change downtown Wolfville. Rather, those expressing critiques are continually being met with “stick to the message” responses (i.e., naysayers are resistant to change, the problems are COVID related, people are complainers). This meeting was a poor example of democracy in action; one that follows the seemingly poor consultation process followed prior to approving the changes to downtown Wolfville.

I understand that my concerns are likely to meet with the same response as those raised by others before me. As I mentioned; however, democracy requires active participation. I am attempting to do my part and implore Council to reflect on their role in this important process and open their ears and minds to the views of their constituents.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Darlene', with a stylized flourish at the end.

Darlene Brodeur

Amanda Brown

Subject: FW: today's meeting

From: Darlene Brodeur
Sent: July 27, 2020 7:37 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: today's meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Cantwell and Town Councillors,

I am listening to the meeting as I type this and wanted to get my message sent before the vote.

Thank you to you all for an excellent meeting with open dialogue and fair process. I appreciate it very much.

As an aside, I appreciate Mayor Cantwell's decision to step away as chair, but in my view, I am sure he would have handled the meeting well.

Best regards and good luck,
Darlene
Darlene A. Brodeur, Ph.D.
Professor
Department of Psychology

Amanda Brown

Subject: FW: Wolfville's One-Way Street

-----Original Message-----

From: David Daniels

Sent: July 24, 2020 10:14 AM

To: Franklin

Cc: Town Council <towncouncil@wolfville.ca>

Subject: Re: Wolfville's One-Way Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Franklin and Judy:

Thank you for writing the letter.

As you may be aware, the one way street was proposed by my neighbour and friend Mercedes Brian. I know that she has received many negative responses, and has even been told off in person in the Town.

So letters like yours are a big help.

David

On 2020-07-24, at 9:24 AM, Franklin wrote:

> Good morning.

>

> We write this to express appreciation and support to the Town of

> Wolfville for initiating its One-Way Street layout.

>

> We recognize the layout was primarily designed to promote social

> distancing to accommodate Covid concerns but this also enables all

> folks to walk and browse and bike safely. As a small town, Wolfville

> is quite unique for it's many browseable businesses, and it's

> selection of places to eat and visit along the street.

>

> It's for this reason that Judy and I, after many years of living

> overseas and never having lived in Wolfville before, chose to live in

> Wolfville.

>

> In many other 'away' places there are initiatives to create "complete

> streets," so that everyone can have access for use and enjoyment, and

> not just be a domain for cars. We therefore commend ToW for taking up

> this vision, for providing a mix of transportation options, for

> prioritizing people over cars.
>
> In the interests and concerns and management of our Climate
> Crisis/Calamity, we also see this as a step to reduce greenhouse gas
> emissions.
>
> We recognize that for some folks and businesses, these changes are an
> inconvenience and possible additional expense. But it is typical for
> 'change' to be resisted and uncomfortable...especially now that Covid
> has required us all to already change so much. We hope they will come
> to see the vision of this enhancing their busine\$\$e\$\$ and of providing
> folks with a more enjoyable experience.
>
> Well done Wolfville for this bold and brave move! Please maintain
> this approach of making Wolfville 'people-friendly'
>
> Yours truly
>
> Franklin and Judy Wilmot
>
> 4-20 Willow Avenue, Wolfville.
>

Amanda Brown

Subject: FW: One-Way Main St Project

-----Original Message-----

From: David B. Steele

Sent: July 24, 2020 2:11 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: One-Way Main St Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council Members

I congratulate you on taking this bold step forward. Of course many folks who seem permanently bonded to their cars and grumble at the thought of walking a block are put off and grumbling. They'll get over it. I enjoy the added space for lounging, walking and biking safely on Main St.

Thanks for taking this progressive step.

Sincerely

David B. Steele

Amanda Brown

Subject: FW: Healthy Main Street

From: Douglas Muldoon

Sent: July 27, 2020 2:02 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Healthy Main Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I just wanted to thank you for the changes you have made to Main Street. It took a little bit to get used to it but now is so nice to stroll downtown to the shops, cafes and restaurants and it is so much better for cycling. We now spend time in town everyday. Thanks for doing this! Doug Muldoon

Amanda Brown

Subject: FW: Adding to my previous appreciation for the downtown

-----Original Message-----

From: Duncan Ebata

Sent: July 24, 2020 2:16 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Adding to my previous appreciation for the downtown

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi folks,

Since my last note, we've since spent many evenings and days strolling downtown and browsing shops we normally don't go into.

We've had ice-cream twice and walked downtown in the last week (we usually wouldn't walk Main Street when we do this.

I would usually avoid biking or driving on Main St because of how many hazards there were to look out for. I.e. Cars swerving to avoid someone opening their door, or j-walking folks, doors opening. Now it's a joy bike or driver through.

I echo the thoughts Celes Davar sent through. Maybe in order to promote it, photos could be taken of people enjoying their time downtown? Maybe there could be a hashtag and a public installation where people could take their photo...

Warmly,

Duncan

Amanda Brown

Subject: FW: Loving the one-way street!!!

From: Emily LeGrand

Sent: July 26, 2020 9:26 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Loving the one-way street!!!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council members,

Thank you so much for your part in the one-way street! So human-focused, so progressive, so fun, so practical, so climate change is real, let's act like it by 2020 crying out loud. Thank you for doing a bold, real thing, despite it not fitting the blueprint. Keep the bold human and climate focused moves coming!

Emily LeGrand

--

Emily LeGrand (she/her)

Book & Document Indexer

[Emilylegrand.com](http://emilylegrand.com)

Nature Educator

<https://valleyflyingsquirrel.wordpress.com/>

I live and work on unceded Mi'kmaq territory.

Amanda Brown

Subject: FW: Comment re: Main Street

From: Eric Thomas
Sent: July 26, 2020 10:37 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: Comment re: Main Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

This is to voice my support for the changes that have been made to Main Street. I believe this allows for a better sense of community and for a safe physical distancing environment.

I would like to see this even in non-pandemic circumstances. It creates a good flow of foot traffic on Main street, and for any traveler passing by it suggest a lively atmosphere downtown.

Thank you,

Eric Thomas
Wolfville

Amanda Brown

Subject: FW: Wolfville's One-Way Street

-----Original Message-----

From: Franklin

Sent: July 24, 2020 9:24 AM

To: Town Council <towncouncil@wolfville.ca>

Subject: Wolfville's One-Way Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

We write this to express appreciation and support to the Town of Wolfville for initiating its One-Way Street layout.

We recognize the layout was primarily designed to promote social distancing to accommodate Covid concerns but this also enables all folks to walk and browse and bike safely. As a small town, Wolfville is quite unique for it's many browseable businesses, and it's selection of places to eat and visit along the street.

It's for this reason that Judy and I, after many years of living overseas and never having lived in Wolfville before, chose to live in Wolfville.

In many other 'away' places there are initiatives to create "complete streets," so that everyone can have access for use and enjoyment, and not just be a domain for cars. We therefore commend ToW for taking up this vision, for providing a mix of transportation options, for prioritizing people over cars.

In the interests and concerns and management of our Climate Crisis/Calamity, we also see this as a step to reduce greenhouse gas emissions.

We recognize that for some folks and businesses, these changes are an inconvenience and possible additional expense. But it is typical for 'change' to be resisted and uncomfortable...especially now that Covid has required us all to already change so much. We hope they will come to see the vision of this enhancing their business and of providing folks with a more enjoyable experience.

Well done Wolfville for this bold and brave move! Please maintain this approach of making Wolfville 'people-friendly'

Yours truly

Franklin and Judy Wilmot

Wolfville.

Amanda Brown

Subject: FW: Main Street One-way Transformation

From: Glyn Bissix
Sent: July 22, 2020 4:51 PM
To: Town Council <towncouncil@wolfville.ca>
Cc: info@wbdc.me
Subject: Main Street One-way Transformation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I want to congratulate the Town of Wolfville on beginning to transform its Main Street into a pedestrian and bike friendly downtown business core. This was a courageous and overdue development to put people first. I do understand that there has been some opposition from residents and businesses, but I would urge you to stay strong.

Although very different in scale to Wolfville, in June 2019 New York City's Broadway in Times Square celebrated its 10-year transformation from a congested, noisy, polluted and dangerous roadway into a bustling, walkable plaza. New York was for me one of the last places I would expect to take such a bold people friendly step. It is important for you to realize that the change in New York City over a decade ago was met initially with considerable opposition. Businesses were up in arms and taxi drivers staged protests. The change, however, was an initial hit with New Yorkers and tourists and in short time, so were businesses; and taxi drivers soon learned that they could navigate around the diversions much faster than before, spent much less time idling in traffic jams, and consequently collected more fares.

Other cities, towns and villages are presently taking similar steps to transform their urban, downtown environs into walkable and bikeable places to adapt immediately to Covid-19 realities and make meaningful changes to reduce our collective impact on the Climate Emergency. We hopefully won't go back to business as usual but be better.

My own observations of the traffic diversion onto Front Street is that it needs a few tweaks that can be accomplished at relatively low cost. I've noted much more idling on Front Street, particularly for those waiting for access to Elm Avenue. This I believe can be improved by adding two stops on Elm at the Front Street intersection. One would force traffic to stop when travelling from the Home Hardware business area. As traffic is light from this area, this is likely to have little or no traffic flow impact. The second stop sign would stop vehicles at the Front Street intersection coming from Main Street and heading either to Home Hardware or onto Main Street. Stopping this traffic might build traffic back to Main Street on rare occasions. This would turn this intersection into a three way stop that would move traffic more quickly than at the present time. To increase traffic flow I would prefer that the Front Street stop sign be removed so that these vehicles have right-of-way, this might need to be phased in.

A second place needing attention is at the Gaspereau Avenue Extension intersection with Front Street. A stop sign should be erected at the exit from Rail Town. For those new to town and travelling from east Main Street onto Front Street are likely to be surprised that vehicles from what appears to be a residential parking lot would have right-of-road. I rarely use my car but twice in the last week I have had two near misses from vehicles cutting the corner (one a car, another a motorcycle and my wife has had a similar experience this week) as vehicles turn onto Front Street from Main

Street and the Gaspereau Extension. Traffic flow is also seriously disrupted, and danger is increased when the eighteen-wheeler parks and delivers to Tim Hortons. I don't have a particular recommendation for this, only that some restriction to its haphazard parking should be enforced.

Again I want to thank the mayor and council for taking this step in making Wolfville more people friendly.

Sincerely

Glyn Bissix

Amanda Brown

Subject: FW: We love the Main Street change!

-----Original Message-----

From: Hillary Nette

Sent: July 24, 2020 11:28 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: We love the Main Street change!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Writing to let you know that we love the change. We are in favour. Go wolfville!!

Hillary Nette, Brian Riley and kids

Sent from my iPhone

Amanda Brown

Subject: FW: Main Street Pilot Project

From: Idella Miner
Sent: July 26, 2020 6:28 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Main Street Pilot Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Wolfville Citizens Concerned About Town Traffic Pilot Project

July 25, 2020

We submit this letter as our collective opinion on the recently created one-way traffic flow through the business and shopping district on Main Street between Elm Ave. and Gaspereau Ave.

We understand that the decision to create the one-way traffic flow on Main Street was made solely by Town Council. Whether it was for increased public safety due to COVID-19, to promote business activity on Main Street, or a combination of both, we feel that the WBDC that represents Wolfville businesses, should have played an integral part in this decision making. Considering the major effect that this change has had in the whole character of Wolfville and the functionality of getting from place to place, we believe that the citizens of Wolfville should also have been a part of the decision.

It has been more than two weeks since the one-way traffic pattern has been implemented and there certainly have been definite effects, mostly negative in our opinion.

- There is reduced street parking and more blockage to business-specific parking causing anyone with mobility issues or small children to no longer be able to conveniently access their desired location.
- Some bars and restaurants on the north side of Main have benefited by sidewalk extensions, while others such as those on the street corners, i.e. Tan and Library Pub, as well as all businesses on the south side of Main Street do not benefit from this change.
- The charm of Main Street Wolfville has been negatively affected by the concrete dividers which are also a tripping hazard to young and old.
- The extended sidewalk enables a party mentality which is of concern especially when the university students return in September.
- Having a barricaded area and one-way street makes responses to fire, accidents and pedestrian health issues more cumbersome and less efficient.
- Delivery trucks are finding the one-way traffic difficult and there is increased unwanted traffic on side streets by cars trying to avoid Main Street.

An emergency meeting of Town Council was held on July 21st to discuss concerns from the business community about loss of business due to the traffic and dividers. Councillor Carl Oldham made a motion to stop the one-way traffic

project and remove the barriers. No other councillor was willing to second the motion. Over 1,300 people have also signed an online petition to have traffic reverted back to two-way traffic.

We believe that the taxpayers and residents of Wolfville are the ones who have the right to have traffic flow the way they want it on Main Street. The Wolfville merchants should also have the right to weigh in on the issue. Town Council should always consult with the major stakeholders, i.e. the townspeople and businesses, when major decisions are being discussed before implementation.

We strongly recommend that Town Council change Main Street back to two-way traffic and all barriers be removed immediately.

We would like to make it clear that those that have signed this letter are not against an improvement to the flow of traffic in the Wolfville downtown as we acknowledge that there is a problem in the Wolfville area and due to its complexity it is impossible to please everyone. We simply do not believe that the current one-way traffic with barriers is the solution. With the current Wolfville Main Street configuration it is easier to shop and dine elsewhere.

N.E. Burbidge
David Duncan
Karen Duncan
Donald Coates
Jan L. Minho Coates
John Gordon
Judy MacMillan
Idella Miner
Jerry Miner
Betty Simpson

Amanda Brown

Subject: FW: Loving 'One way Main St.'

From: Jane Mangle
Sent: July 23, 2020 9:30 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Loving 'One way Main St.'

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Councillors and Mayor Cantwell,

We've been to downtown Wolfville many times since the change to 'One way Main Street'. We notice a wonderful vibrancy with lots of people walking and folks enjoying the restaurant patios. We've always believed Wolfville to be a town with great ideas and the courage to implement them. We applaud those who made this decision.

Jane and David Mangle

Amanda Brown

Subject: FW: The Danji crosswalk and need for stop signs

From: WolfVegas Famous

Sent: July 24, 2020 12:15 PM

To: Devin Lake <DLake@wolfville.ca>

Cc: Jeff Cantwell <JCantwell@wolfville.ca>; Town Council <towncouncil@wolfville.ca>

Subject: The Danji crosswalk and need for stop signs

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey man, I'm trying to embrace the changes on Main St.....but the execution has been subpar to say the least.

How the ---- did the Front St. / Elm Ave. intersection get overlooked when designing these dramatic traffic flow changes? Elm Ave. traffic from Home Hardware needs a stop sign, and the crosswalk needs to be moved immediately from in front of Danji to in front of Realm. It's been two weeks now of data and observations and comments, but the only tweaks I've seen thus far has been to install ugly orange cones. Now downtown looks like a permanent construction project. It's not a good look.

Oh, and while I'm at it, a stop sign is also needed for Harbourside traffic coming out of railtown. That crosswalk situation could be improved as well.

What traffic experts were consulted for this project? Whoever they are, don't use them again as these oversights are glaring failures. If the reasoning to not do anything at these intersections was to slow down traffic on Front, it's been a tremendous success.

I don't want to add to the negativity online about this, but it's really hard not to. Jeff's comments about self-fulfilling prophecies makes sense. The collective negative voice is keeping people away from Wolfville.

[I love Wolfville](#). I even support the one-way in idea in theory, but our town was never designed in the first place to flow this way.

If we're living with this until September 30, then another bandaid idea is to install a sign or something at the Subway Parking lot facing Elm Ave encouraging traffic to turn left. If you need money for the sign, just purge from the WBDC, you guys don't seem to have an issue with that.

I fear for Muddy's and other small businesses that won't last until the experiment is over.

Jeremy

--

[Where It's At, Tour Nova Scotia Ltd.](#)

Jeremy Novak

Amanda Brown

Subject: FW: Wolfville Pilot Project
Attachments: wolfvilleah.vcf

From: Jerry Miner
Sent: July 27, 2020 1:39 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Fwd: Wolfville Pilot Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please

Sent from my iPhone

Begin forwarded message:

From: Wolfville Animal Hospital < >
Date: July 27, 2020 at 1:36:58 PM ADT
To
Subject: Wolfville Pilot Project

Hello Mr Miner,

We would concur with the letter that was sent to businesses about the Pilot Project on Main Street. If you require any additional information please reach out.

Thank you
Wolfville Animal Hospital
--

Wolfville Animal Hospital
Valley WAAG Animal Shelter
12-112 Front Street
Wolfville NS
B4P 1A4
902 542 3422 phone
902 542 3352 fax
wolfvilleah@eastlink.ca
www.

.com

--

Emails are checked periodically.

If you have an urgent medical question or an actual pet emergency please call us @ 902 542 3422.

This message contains confidential information and is intended only for the intended recipient(s).

If you are not the named recipient you should not read, distribute or copy this e-mail.

Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

Amanda Brown

Subject: FW: One way street

From: Joan Norris

Sent: July 24, 2020 2:04 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: One way street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I don't agree with this experiment. I live 12kms from town and I have no choice out here but to drive to town. I know I'm not alone, so I fail to see how this experiment will lessen the amount of cars in town. What it WILL do is create more congestion and more cars driving around town for longer periods of time as they look for lost parking spaces and go up and down both one way streets in order to get where they need to be. (Not everyone can walk carrying bags of groceries, and many of us are seniors and have mobility issues.)

For the record, I am an avid environmentalist and have been for 50 years. I see no benefits to the environment in this proposal for our town.

Joan Norris

Amanda Brown

Subject: FW: Stay Healthy Initiative

-----Original Message-----

From: Karissa Fraser

Sent: July 28, 2020 1:30 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Stay Healthy Initiative

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy Tuesday to town staff, Councillors, Deputy Mayor and Mayor Cantwell;

I have recently returned from a week away with my family, and came home to realize that I missed quite a busy week with regards to our little town. I didn't have a chance to offer any opinions to the WBDC or to the council, as I was out of service, with no WiFi connection for 5 days (a business owners dream!) but I would still like to offer up my thoughts, as I do hope talks continue about this downtown core and it's future.

I watched the meeting last night, and wanted to say Thank you, and that I hope you read this email in it's entirety, I know it's long, as I only mean to offer positivity, support and have a few suggestions towards the end.

I can honestly say, that by sheer luck, my business was unaffected by the one-way initiative. YogaLife is not in the downtown core, I have parking out back, my classes are offered at times that have people traveling outside of peak traffic congestion. I, however, feel whole-heartedly for the business owners of the Main Street core block. Covid is real, being shut down was scary. In a time of high stress, uncertainty, when you are unsure if your previously successful business will last to next month, the last thing you want is another change to deal with. I do think the public negativity around the project was unfortunate, and if business owners had tried to stay positive, it might not have been so detrimental to businesses... but a lot of what I heard was "traffic was already nuts, now there's no way I'm going to Wolfville", people not even giving the project a chance.

The timing was wrong. If the pilot proved successful, it was a false positive. There was no way to use this time as a projection of how traffic congestion, walkability, accessibility would be affected under full capacity, we simply don't have the usual numbers. So even if it showed successful, next year, it might have failed with double the visitors. If the pilot proved a failure, the only people to lose were the business owners, and we can't handle anymore loss. I do think that it should be tried again though, at a better time.

I would like to say thank you to Councilor Oldham for bringing forward the motion to dissolve the project and listening to the business owners. I would also like to say thank you to Councilor Proudfoot for your remarks last night, what you said resonated so clearly, residents will be fine, businesses may not be - thank you for being a voice. Councilors Elliott and Donovan, I have so much respect for you. I got the impression that you were very for the project, yet you did exactly what a councilor should do, put your personal feelings aside, and vote in a way that supported the feelings of the town as a whole, it was honestly inspiring and refreshing to see, thank you so much.

I can really see the vision the town had for the business district, and I really do support change and the change you are trying to bring about, but I think we need to acknowledge the uniqueness of Wolfville. Comparisons were made to

Kentville and Spring Garden saying that towns are doing it, that we are not unique... Kentville's downtown is a grid style, their one-way streets are two lanes, with parking on both sides of the street and very central group parking lots... Spring Garden road is one of many routes around downtown Halifax, and at multiple locations along it, you only have to walk half a block down to find a mass parkade, streets with parking on both sides, and a bus system that has a bus passing every 5 minutes. Wolfville is, for arguments sake, a one way in, One way out town... with congested parking. By removing parking from one side of the street, and replacing it with lots on the outskirts of town (and only one end of town, nothing down at the east end for businesses in my neck of the woods), it did absolutely limit who could get in, who could get around, and who would take the time to maneuver the blockades.

I LOVED councilor Donovan's mention of a fluid street, and while I am no town planner, I do consider myself to be a problem solver and innovator, and have built 2 successful businesses from scratch in our town, with really just a lot of rolling, adapting, blood, sweat and tears, and so I thought I could offer up a couple ideas in terms of that plan. Argyle street in Halifax, has fluid accessibility. Sometimes there is car traffic, sometimes it is pedestrian only. If you are trying to implement something like that, it has to be seamless, and effortless (or at least minimal effort). I think that transitioning the Main Street from a two Way to a one way daily, would be cumbersome... however, if you made it pedestrian only (or pedestrian/scooter/bicycle) only) it would be pretty simple. In the Late spring/summer/early fall months, at 6pm the barricades are placed across Main Street at Elm and Gaspereau, patios can expand out, and all cars are routed through Front Street. Ideally there would be a bigger parking space on the east side of town as well for mass parking, but now people can enjoy the evening at restaurants, it might encourage other businesses to stay open later to get the foot traffic, etc. Saturdays are congested with market traffic, but as Councilor Donovan suggested, Sunday could be a pedestrian only day! Seniors and those with accessibility issues, aren't typically the ones out at night, so they have the whole day and Saturday to drive up, find parking right in front of the business the need to visit, and go on their way. And then the evenings become this magical little space that we can all enjoy!

I know there has been so much vocal outcry against this initiative, and in the way it was rolled out, I have to say that I agree with the outcry. I understand that Council was under pressure to act quickly, as many of us were, but when so many people's livelihoods are at stake, it was understandably met with a lot of resistance. I do think if things were a little more thought out, if residents and businesses were consulted a little more, and we had a little more time to wrap our heads around it, I think it could be really successful!

Town Council is a thankless job. I appreciate everything you are all doing, for all the extra hours you have been putting in these last few weeks, and for ultimately listening to your town.

Have a wonderful week!

Namaste,

Karissa Fraser
BScK, RMT, RYT 200

Amanda Brown

Subject: FW: 292 Main Street- Latitude 45 Suites- leasing update and decision metrics

From: kevin.gildart

Sent: July 24, 2020 12:46 PM

To: Devin Lake <DLake@wolfville.ca>

Cc: Town Council <towncouncil@wolfville.ca>

Subject: 292 Main Street- Latitude 45 Suites- leasing update and decision metrics

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Devin and Council;

We are experiencing an incredibly strong "pre-leasing" series of inquiries.

The interest is for both commercial and residential units.

Just last week, we signed 3 lease commitments for residential units, with fully completed contracts, first month's rents as deposits, etc.

I expect this level of interest will accelerate dramatically next week as we wrap-up piling efforts and install site signage.

As relates to Town Planning, you may benefit from the following:

- at present, most prospective tenants do not seek to own a vehicle but plan on walking to services, use public transit, and join our internal car share program.....These people are all well educated, financially secure, and are making the choice not to own a vehicle.
- The roof top deck amenity space is considered to be a more desirable amenity than individual decks/ patios.....
- Wolfville "generally" is considered to be the primary attraction, although we are receiving very strong compliments on design/ style of the building.

Of course, our sample size is too small at this point to have any statistical validity, but it offers an insight into the movement away from vehicle ownership into a vehicle access/ shared usage model.

Kevin Gildart

Amanda Brown

Subject: FW: One way street

From: Leonie Muldoon
Sent: July 30, 2020 3:26 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: One way street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the members of the Wolfville Council...

Thank you very much for the thoughtful discussion on Monday night regarding the one-way street. While I am disappointed with the result, I do understand the rationale of the five of you who supported the motion to discontinue the one-way street. I truly hope it will be given another attempt next year, and that next time, the pilot study will be completed rather than prematurely aborted.

There are a couple of things I would like to point out to the councillors who raised these issues (I am sorry, I do not remember who said what).

One of you had assessed the letters submitted to Council and concluded that most of the people who were in favour of the one-way were residents, while most of the people who voted against were business owners. I wanted to let you know that, in our Transition Wolfville Area meeting that took place right after, four out of six of us who had written letters, do in fact also own a business yet they didn't mention this in the letter because it did not seem relevant. I wonder if the outcome would have been different if they had included it. Conversely, I also wonder if the 22% of business owners who lobbied to have the one-way removed all own businesses on Main Street...? I agree that the experience of those owners should have extra weight as they seem disproportionately affected, but as far as I could tell, this was simply assumed rather than verified.

Another councillor argued that keeping the one-way was more detrimental to the business owners than that its removal was to residents. This is fair enough if we regard this issue in sheer economical terms; however, from a social equity point of view, you could also argue that there will be a number of residents (particularly those who are older and/or have underlying health conditions) who will no longer feel safe to go downtown as it is virtually impossible to keep our physical distance on our narrow sidewalks. While they may not suffer financially, they may suffer in other ways that cannot be measured in economic terms. How does one put a value on mental wellbeing and social inclusiveness...?

At any rate, I want to end this message on a positive note. I feel that the decision-making was made with integrity and deep thoughtfulness, and applaud you all for that. While I particularly empathise with Mayor Jeff Cantwell and Councillor Mercedes Brian, I am grateful to all of you for your willingness to embark on this experiment and I respect your decision.

Sincerely,

Leonie Muldoon
Wolfville

Amanda Brown

Subject: FW: the new downtown

From: Leonie Muldoon
Sent: July 23, 2020 10:18 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: the new downtown

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey everyone,

Just wanted to say I really enjoy the revamped downtown! Against better judgement, I signed the petition to support a neighbour, not realising that Main Street would only have one lane of traffic, allowing much needed extra room for foot/bicycle traffic and extra tables for the cafes. The planter boxes are a wonderful touch. It is lovely to have less motorised traffic! It was a brilliant idea, and I'd love to see this becoming a permanent change.

Thanks again,

Leonie Muldoon
Wolfville

Amanda Brown

Subject: FW: Main Street

From: Lesley & Jerome

Sent: July 27, 2020 8:18 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Main Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thirty two members out of one hundred and forty is not a majority. You have made a poor decision.

Lesley Winter

Jerome Holmes

Amanda Brown

Subject: FW: Noxious Weeds - Japanese Knotweed - Concerns

From: Page Murphy <page_@wolfville.ca>
Sent: July 16, 2020 1:06 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Noxious Weeds - Japanese Knotweed - Concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town of Wolfville,

We have recently moved to Wolfville from Alberta. Prior to purchasing a home here, we rented in Chester for six months. We were stunned to see entire town-lots in that community consumed by Japanese Knotweed. In many places in Canada and around the world, Japanese Knotweed infestations reduce property values to near zero, greatly affect property owners ability to get a mortgage or insurance, and/or are the subjects of lawsuits.

What a surprise to find out that there is currently no management plan for infestations in this community. In fact, we were told that any noxious weeds were to be dumped at the Maple Avenue Compost Site - for other community members to pick up and use in their yards and gardens as compost.

Surely the Town is aware of what a travesty this is? Japanese Knotweed:

- grows up to 10cm per day, and because of this rapacious growth it has been known to cause damage to building structures and substructures by targeting weak points, such as cracks in masonry and roads and attempting to grow through them.
- spreads relentlessly, overwhelming other plants and damaging ecosystems.
- produces thick and extensive roots called rhizomes and spreads by fragments of rhizome. A piece the size of your thumbnail is sufficient. Fragments of rhizome get picked up in soil and on equipment and spread to new form new colonies.
- is extremely difficult to eradicate

Why is there not a noxious weed management plan? Could an incinerator be established at a nearby landfill for noxious weeds? Why are community members being encouraged to pick up fragments of Japanese Knotweed in the compost available at Maple Avenue to spread further through the community? What is the Town doing to protect it's public spaces and infrastructure from damage?

I look forward to hearing back on this alarming issue.

Warm Regards,

Page Murphy

Amanda Brown

Subject: FW: Main Street back to normal

-----Original Message-----

From: Pat Patterson

Sent: July 29, 2020 3:57 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Main Street back to normal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank goodness Main Street will be back to two lanes.
I went through Wolfville twice during your experiment.
Front street is not designed for the ridiculous amount of traffic.
I made the decision to not go to or through Wolfville.
Not even to buy local.
Now that it will be easier to navigate through I will resume patronize the businesses in the town.

Sincerely

Patrick Patterson
Hortonville N.S.

Sent from my iPhone

Amanda Brown

Subject: FW: Meeting Request

From: Patrick Silva
Sent: July 17, 2020 10:38 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: Meeting Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I think you missed my previous email so I am following up.

Could we get on a call some time next week so we can discuss mobile app and software development requirements you may have? Please suggest a day and time.

Thank you
partick Silva

On Friday 17 April 2020 11:45 AM, partick Silva wrote:

Hello - Greetings,

Would you like me to schedule a call so we can talk about mobile app and software development requirements your company may have? Please suggest a day and time.

We are a software development company that provides user-centric product design and engineering services. We help companies build better customer relationships through best-in-class experiences.

Thanks and regards

partick Silva

Amanda Brown

Subject: FW: Google Ranking...!!

From: rahul

Sent: July 27, 2020 3:44 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Google Ranking...!!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi towncouncil@wolfville.ca,

I was looking at your website and realized that despite having a great design; it was not ranking high on any of the search engines (**Google, AOL and Bing**) for most of the keywords related to your business.

I am affiliated with a SEO company in India that has helped over 200+ businesses achieve first page listing on Google search result page for highly competitive keywords.

Let me know if you are interested, I will send you our SEO Packages and price list.

rahul,

Business Development Consultant

Amanda Brown

Subject: FW: Request for Information

From: Rick Mehta
Sent: July 19, 2020 11:34 AM
To: Town Council <towncouncil@wolffville.ca>
Subject: Request for Information

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Wolffville Town Council,

On March 3, PM Trudeau made a surprise appearance at a citizenship ceremony that was held at Acadia University. I have a question for Town Council: Did PM Trudeau meet with anyone from Town Council during his visit at that time?

If the answer is yes, I request that Town Council send me a copy of records that disclose who was present at any (and all) meetings that occurred with the PM during his visit and a copy of any (and all) records that disclose the particulars of what was discussed in any (and all) meetings that may have occurred. While email would be my preferred option for receiving these materials, you are welcome to send these materials to me by Canada Post. My mailing address is:

(Removed)

Please let me know if you need any other information from me. I thank you in advance for your cooperation.

Sincerely,
Rick Mehta

Sent from [Outlook](#)

Amanda Brown

Subject: FW: Thanks!

From: Stephen Anderson

Sent: July 24, 2020 8:55 AM

To: Town Council <towncouncil@wolfville.ca>

Subject: Thanks!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just wanted to note how pleased we are with the one way street option in Wolfville as it helps promote more pedestrian traffic (and hopefully reduce emissions) while promoting social distancing - a double win in our books.

Best wishes,

Stephen Anderson

Amanda Brown

Subject: FW: Main street

From: Svenja Blanke
Sent: July 24, 2020 6:55 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Main street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I just want to give positive feedback for Main street being a one way street. It's a great initiative and seeing the change makes me smile every time I drive or walk there now.

I see more people on their bikes, I see families with strollers, young people on their skateboards, seniors in wheelchair scooters. In short, it's accessible for everyone now.

I feel like it has brought life back to Main street after all this time of isolation and I feel safe to walk there again because I know there is enough space for everyone.

I want to thank everyone working for the town of Wolfville that they are doing such a wonderful job at making this town so beautiful and welcoming. Especially, I appreciate all the hard work of the gardeners. All the parks are amazing. And the painted flowers on Main street are a fantastic addition.

Thank you again.

Warmly,

Svenja Blanke-Brush

Sent from my Xperia™ tablet

Amanda Brown

Subject: FW: Wolfville's new summer look

From: Wally & Shirley Bower

Sent: July 25, 2020 12:05 PM

To: Town Council <towncouncil@wolfville.ca>; Jeff Cantwell <JCantwell@wolfville.ca>

Subject: Wolfville's new summer look

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor Cantwell and councillors

I love Wolfville's new summer look. It promotes walking and biking and dining and shopping. So much space and it just invites visitors to slow down and browse. Hope the local residents of the valley enjoy it as much as I do.

Thanks for stepping outside the box and trying something new. We have to keep up with the times!

Bravo

Shirley Bower

Wolfville

--

Sent from my mobile device.

Amanda Brown

Subject: FW: Biobot

-----Original Message-----

From: William Zimmerman

Sent: July 31, 2020 12:48 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Biobot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Here is a company that has developed waste water screening for COVID-19.

<https://www.biobot.io/>

Aloha,
Bill Zimmerman

Amanda Brown

Subject: FW: Communication

From: William Zimmerman
Sent: July 29, 2020 4:34 PM
To: Erin Beaudin <EBeaudin@wolfville.ca>
Cc: Town Council <towncouncil@wolfville.ca>
Subject: Communication

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Beaudin,

As I did not receive any acknowledgment for either of my recent emails to : towncouncil@wolfville.ca I am writing in hopes that you can confirm that they were received. While I realize that my first email was included in Correspondence in the agenda of the recent council meeting I would like to know that my email of earlier today was received.

Sincerely yours,
William (Bill) Zimmerman

Amanda Brown

Subject: FW: COVID-19

From: William Zimmerman
Sent: July 29, 2020 12:11 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: COVID-19

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following is on the provinces web site. We would hope that the town would consider printing these for display in all town businesses. We need to set an example for visitors and returning students.

<https://novascotia.ca/coronavirus/docs/Face-Masks-Required-Poster.pdf>

I hope that waste water testing will be considered. It would give an early warning of potential problems. If it in fact falls to the town to take the initiative, it would be worth examining the town waste water system to identify key sampling points that might allow zeroing in on areas that show COVID-19 in the waste water stream. A recent sampling of waste water from Yosemite National Park in the US showed potentially hundreds of infected persons in an area that had no confirmed cases identified by traditional testing. See Guardian (<https://www.theguardian.com/environment/2020/jul/22/yosemite-coronavirus-covid-19-sewage-tests>).

Aloha,
Bill Zimmerman,

Amanda Brown

Subject: FW: PS Biobot

-----Original Message-----

From: William Zimmerman

Sent: July 31, 2020 12:52 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: PS Biobot

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It might be worth approaching the province to see if they would support a pilot project taking a “before the return of students” sample as a baseline (which we would hope be negative) with followup testing after everyone is settled in to their 14 day isolation.

Amanda Brown

Subject: FW: Pilot project
Attachments: Card for "Wolfville Animal Hospital" <wolfvilleah@eastlink.ca>.vcf

From: Wolfville Animal Hospital
Sent: July 27, 2020 2:03 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Fwd: Pilot project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern- Wolfville Town Council

Wolfville Citizens Concerned About Town Traffic Pilot Project

July 25, 2020

We submit this letter as our collective opinion on the recently created one-way traffic flow through the business and shopping district on Main Street between Elm Ave. and Gaspereau Ave.

We understand that the decision to create the one-way traffic flow on Main Street was made solely by Town Council. Whether it was for increased public safety due to COVID-19, to promote business activity on Main Street, or a combination of both, we feel that the WBDC that represents Wolfville businesses, should have played an integral part in this decision making. Considering the major effect that this change has had in the whole character of Wolfville and the functionality of getting from place to place, we believe that the citizens of Wolfville should also have been a part of the decision.

It has been more than two weeks since the one-way traffic pattern has been implemented and there certainly have been definite effects, mostly negative in our opinion.

- There is reduced street parking and more blockage to business-specific parking causing anyone with mobility issues or small children to no longer be able to conveniently access their desired location.
- Some bars and restaurants on the north side of Main have benefited by sidewalk extensions, while others such as those on the street corners, i.e. Tan and Library Pub, as well as all businesses on the south side of Main Street do not benefit from this change.
- The charm of Main Street Wolfville has been negatively affected by the concrete dividers which are also a tripping hazard to young and old.

- The extended sidewalk enables a party mentality which is of concern especially when the university students return in September.
- Having a barricaded area and one-way street makes responses to fire, accidents and pedestrian health issues more cumbersome and less efficient.
- Delivery trucks are finding the one-way traffic difficult and there is increased unwanted traffic on side streets by cars trying to avoid Main Street.

An emergency meeting of Town Council was held on July 21st to discuss concerns from the business community about loss of business due to the traffic and dividers. Councillor Carl Oldham made a motion to stop the one-way traffic project and remove the barriers. No other councillor was willing to second the motion. Over 1,300 people have also signed an online petition to have traffic reverted back to two-way traffic.

We believe that the taxpayers and residents of Wolfville are the ones who have the right to have traffic flow the way they want it on Main Street. The Wolfville merchants should also have the right to weigh in on the issue. Town Council should always consult with the major stakeholders, i.e. the townspeople and businesses, when major decisions are being discussed before implementation.

We strongly recommend that Town Council change Main Street back to two-way traffic and all barriers be removed immediately.

We would like to make it clear that those that have signed this letter are not against an improvement to the flow of traffic in the Wolfville downtown as we acknowledge that there is a problem in the Wolfville area and due to its complexity it is impossible to please everyone. We simply do not believe that the current one-way traffic with barriers is the solution. With the current Wolfville Main Street configuration it is easier to shop and dine elsewhere.

Darlene Brodeur
 N.E. Burbidge
 David Duncan
 Karen Duncan
 Donald Coates
 Jan L. Minho Coates
 John Gordon
 Judy MacMillan
 Idella Miner
 Jerry Miner
 Betty Simpson
 Wolfville Animal Hospital

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Wolfville Animal Hospital
 Valley WAAG Animal Shelter
 12-112 Front Street
 Wolfville NS

B4P 1A4
902 542 3422 phone
902 542 3352 fax
wolfvilleah@eastlink.ca
www.wolfvilleanimalhospital.com

--

Emails are checked periodically.

If you have an urgent medical question or an actual pet emergency please call us @ 902 542 3422.

This message contains confidential information and is intended only for the intended recipient(s).

If you are not the named recipient you should not read, distribute or copy this e-mail.

Please notify the sender immediately via e-mail if you have received this e-mail by mistake; then, delete this e-mail from your system.

Amanda Brown

Subject: RE: One Way Street

From: Holly

Sent: August 2, 2020 7:23 AM

To: Town Council <towncouncil@wolfville.ca>

Subject: One Way Street

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, just wanted to say that I am disappointed that the test of the one way on Main Street was ended. I liked the idea and still do. It's unfortunate that more time wasn't given to test out this initiative.

My reasons for supporting Main Street as one way:

Loved the atmosphere it provided. People strolling through town with lots of room to social distance. Larger outside eating and socializing areas. So much potential there.

Safety, I think it is risky to step out of a parked car into 2 way traffic with such a narrow street and more so when the traffic is heavy. It also makes it hard for drivers to see people who walk out between parked cars and who avoid using the crosswalks.

Great exposure for the businesses on Front and Elm Streets. May entice others to invest in a business in these areas. Lots of places that need to be occupied.

I understand that parking was an issue but I could only count 20 spots that were lost to this initiative. I think that these could possibly be replaced in a couple of areas, the post office may be able to accommodate 10 of these directly in front of the building. Think the view from the street could still be blocked by lawn and shrubs. Reformat the parking area behind Herbin's, double parking down the middle for smaller vehicles?, and as well reformatting the parking behind Carl's.

Hope we get to give this another try. Our town has a character all of its own and building on that is a plus plus for all, residents and visitors.

Thanks for your time, Holly Comstock

Be Someone's Sunshine Today 🌻 Happy Thoughts, Holly

Amanda Brown

Subject: RE: One-way traffic experiment

From: Sheri Fisher
Sent: August 5, 2020 6:49 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: One-way traffic experiment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi - Writing in to say how surprised and disappointed I was that the one-way traffic experiment on Main St. ended early after only three weeks.

As a Wolfville resident, I did not find the west-bound vehicle diversion difficult. And now since the reversion, being a pedestrian/shopper on the north sidewalk is suddenly difficult - I find myself frequently stepping among the parked cars to avoid the unmasked summer crowds.

I realize this email will not help reimplement the experiment, but wanted to add my 2 cents of feedback as a frequent pedestrian downtown - I preferred having the extra sidewalk space during the pandemic.

Sheri Fisher

Amanda Brown

Subject: RE: Safety & Security at Acadia

From: Bob Lutes

Sent: August 6, 2020 3:44 PM

To: Town Council <towncouncil@wolfville.ca

Subject: Safety & Security at Acadia

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Afternoon everyone,

At the July 28th Zoom call there was an indication that Safety and Security could intervene at off campus parties. This was not my understanding so I followed up with Patrick Difford, Director of Safety & Security. The short of it is that they are unable to respond on site to incidents off campus ie: parties.

In more detail this is what I was advised:

Safety and Security are unable to respond to incidents off campus as they do not have the resources or jurisdiction to do so. They do however strongly encourage members of the community to report any incident involving students to Safety and Security at any time so that they can document and respond appropriately with the required resources. Safety and Security can act as a conduit to all other resources on campus, as well as off campus, to be able to effectively respond to incidents of this nature without incurring any unnecessary risk to their staff. They can also notify the RCMP of any such incident as it's occurring and ensure proper follow up is engaged.

It looks like they can not attend but could call the RCMP and document the events. Perhaps there would be follow up but that is up to Acadia and the policies they develop.

My thought is when there is a party that calls for intervention the call sequence could be as follows (or however you might see fit):

1. Call a student in the affected house, if you have contact information,
2. Call the landlord, if you have the contact information,
3. Call Safety and Security 585-1103, and if necessary
4. Call the RCMP 542-3817

Regards, Bob

Amanda Brown

Subject: RE: Safety & Security at Acadia

From: George Lohnes
Sent: August 7, 2020 10:44 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: RE: Safety & Security at Acadia

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning All,

I have gone back to listen to Dr. Rickert's comments given in response to a question from Bill Zimmerman during the Acadia /Wolfville Roundtable on July 28th.

I agree with Michael's comments. They echo Dr. Rickett's response during the Roundtable

What follows is a summary, not a verbatim account, of Dr. Rickett's response. His full comments start around 1:41 & following on the recording available on the Town's Facebook page.

Reporting To Acadia Safety & Security (AUSS):

- *AUSS does not have authority to go to in, for example, can't go in to break up parties, to do things on private property;*
- *I there is something going on residents may call AUSS – let them know what's is going on, Security will come down & if see something is getting out of hand, then call RCMP (AUSS & RCMP have great relationship & work closely together);*
- *AUSS will talk to people, they do that. Sometimes that is all that is needed, people may move the party on, if not resolved AUSS will call RCMP as next level of action;*
- *Calling AUSS can lead to resolution or can be first step and then RCMP is next level;*
- *Sometimes residents will want to call RCMP immediately, going to our AUSS can be another way of getting matter resolved.*

Regards,

George

From: Michael Jeffrey <jeffremg@outlook.com>
Sent: Friday, August 7, 2020 8:24 AM
To: pjeve@hotmail.com; Andie Urquhart <andieurquhart@gmail.com>; Andriel Pitter <andriel_p@yahoo.ca>; Barbara J Mitchell <joannemitchell68@gmail.com>; Dana Caulfield <deecaf6@gmail.com>; Eric MacDonald <eric-macdonald@hotmail.com>; George Lohnes <grl3255@outlook.com>; Glyn Bissix <glyn.bissix@acadiu.ca>; Isabel madeira-voss <imvoss12@gmail.com>; Jane Lutes <jelizabethlutes@gmail.com>; Janice Henderson <janice.henderson00@gmail.com>; Joyce Balfour <j.balfour@hotmail.com>; Mark Pearce <markwpearce@gmail.com>; noel mcqueen <noelmcq@gmail.com>; Ray Baltzer <ray.baltzer@ns.sympatico.ca>; Sara Lee Lewis <lewis.saralee@gmail.com>; Sarah Crosby <justusewater@gmail.com>; Wendell Graham

<wendell.graham@gmail.com>; William Zimmerman <william.zimmerman@greatisland.ca>; Towncouncil@wolfville.ca; patrick.difford@acadiiau.ca; Bob Lutes <16robertlutes@gmail.com>

Subject: Re: Safety & Security at Acadia

That is different than what Dr Rucketts offered.

Accepting the jurisdiction issue, I would be happy if Acadia Security would take the initiative to report nuisance parties in largely student residences in properties that Security regularly drive by in the course of their regular duties.

Mchael

From: Bob Lutes <16robertlutes@gmail.com>

Sent: Thursday, August 6, 2020 3:43:35 PM

To: pjeve@hotmail.com <pjeve@hotmail.com>; Andie Urquhart <andieurquhart@gmail.com>; Andriel Pitter <andriel_p@yahoo.ca>; Barbara J Mitchell <joannemitchell68@gmail.com>; Dana Caulfield <deecaf6@gmail.com>; Eric MacDonald <eric-macdonald@hotmail.com>; George Lohnes <gr13255@outlook.com>; Glyn Bissix <glyn.bissix@acadiiau.ca>; Isabel madeira-voss <imvoss12@gmail.com>; Jane Lutes <jelizabethlutes@gmail.com>; Janice Henderson <janice.henderson00@gmail.com>; Joyce Balfour <j.balfour@hotmail.com>; Mark Pearce <markwpearce@gmail.com>; Michael Jeffrey <jeffreng@outlook.com>; noel mcqueen <noelmcq@gmail.com>; Ray Baltzer <ray.baltzer@ns.sympatico.ca>; Sara Lee Lewis <lewis.saralee@gmail.com>; Sarah Crosby <justusewater@gmail.com>; Wendell Graham <wendell.graham@gmail.com>; William Zimmerman <william.zimmerman@greatisland.ca>; Towncouncil@wolfville.ca <Towncouncil@wolfville.ca>; patrick.difford@acadiiau.ca <patrick.difford@acadiiau.ca>

Subject: Safety & Security at Acadia

Afternoon everyone,

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In more detail this is what I was advised:

Safety and Security are unable to respond to incidents off campus as they do not have the resources or jurisdiction to do so. They do however strongly encourage members of the community to report any incident involving students to Safety and Security at any time so that they can document and respond appropriately with the required resources. Safety and Security can act as a conduit to all other resources on campus, as well as off campus, to be able to effectively respond to incidents of this nature without incurring any unnecessary risk to their staff. They can also notify the RCMP of any such incident as it's occurring and ensure proper follow up is engaged.

It looks like they can not attend but could call the RCMP and document the events. Perhaps there would be follow up but that is up to Acadia and the policies they develop.

My thought is when there is a party that calls for intervention the call sequence could be as follows (or however you might see fit):

1. Call a student in the affected house, if you have contact information,
2. Call the landlord, if you have the contact information,
3. Call Safety and Security 585-1103, and if necessary
4. Call the RCMP 542-3817

Regards, Bob

Amanda Brown

Subject: RE: Safety & Security at Acadia

From: Michael Jeffrey
Sent: August 7, 2020 8:24 AM
To: Town Council <towncouncil@wolfville.ca>
Subject: Re: Safety & Security at Acadia

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To: pjeve@hotmail.com <pjeve@hotmail.com>; Andie Urquhart <andieurquhart@gmail.com>; Andriel Pitter <andriel_p@yahoo.ca>; Barbara J Mitchell <joannemitchell68@gmail.com>; Dana Caulfield <deecaf6@gmail.com>; Eric MacDonald <eric-macdonald@hotmail.com>; George Lohnes <grl3255@outlook.com>; Glyn Bissix <glyn.bissix@acadiau.ca>; Isabel madeira-voss <imvoss12@gmail.com>; Jane Lutes <jelizabethlutes@gmail.com>; Janice Henderson <janice.henderson00@gmail.com>; Joyce Balfour <j.balfour@hotmail.com>; Mark Pearce <markwpearce@gmail.com>; Michael Jeffrey <jeffremg@outlook.com>; noel mcqueen <noelmcq@gmail.com>; Ray Baltzer <ray.baltzer@ns.sympatico.ca>; Sara Lee Lewis <lewis.saralee@gmail.com>; Sarah Crosby <justusewater@gmail.com>; Wendell Graham <wendell.graham@gmail.com>; William Zimmerman <william.zimmerman@greatisland.ca>; Towncouncil@wolfville.ca <Towncouncil@wolfville.ca>; patrick.difford@acadiau.ca <patrick.difford@acadiau.ca>
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4. Call the RCMP 542-3817

Regards, Bob

Amanda Brown

Subject: RE: Safety & Security at Acadia

From: noel mcqueen
Sent: August 6, 2020 4:47 PM
To: Bob Lutes
Cc: Town Council <towncouncil@wolfville.ca>
Subject: Re: Safety & Security at Acadia

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

Thank you for this clarification.

Pursuant to the document "Living in Harmony in Wolfville", which includes a statement of expectation that Acadia take some responsibility for the cost of off-campus student party policing calls, it would seem like calling campus security and allowing them to call the RCMP would be an efficient way of keeping track of those costs, should that section of the document ever be recognized by Acadia administration.

We live in hope!

Noel

On Thu, Aug 6, 2020 at 3:43 PM Bob Lutes <16robertlutes@gmail.com> wrote:

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Regards, Bob

Amanda Brown

Subject: RE: Landlords

From: Robbie Holmes

Sent: August 9, 2020 11:14 AM

To: Devin Lake <DLake@wolfville.ca>; Marcia Elliott <MElliott@wolfville.ca>; James Collicutt <JCollicutt@wolfville.ca>; Town Council <towncouncil@wolfville.ca>

Subject: Landlords

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Hey all,

I was wondering if anyone had a list of landlords in the Wolfville area? This past week we have had a huge influx of people asking about subletting and who they could contact and have not had a comprehensive list to pass along. If not absolutely no worries of course, I just figured it wouldn't hurt to ask!

Thanks,



Robbie Holmes

Vice President of Student Life, Acadia Students' Union

We recognize that our institution is founded in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People.

(photo by @blenkhornashley)

Amanda Brown

Subject: RE: Under The Influence - Time for a change

From: Bob Lutes
Sent: August 10, 2020 12:49 PM
To: Peter Town Council <towncouncil@wolfville.ca>;
Subject: Under The Influence - Time for a change

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Good Afternoon Everyone,

Well another weekend of unacceptable behaviour on Fairfield, Bay and Highland. (Other locations may have been affected - check with the RCMP) For those who have read Noel's E-mail you are familiar with some of the details and if not that's ok as the concept is simple and continues to repeat itself - parties that break the law and are disrespectful to those of us living in the area.

Many meetings and discussions have taken place, a number of By Laws and other documents have been created, and other documents are in the hopper. The problem is to this point none of this has brought a long term solution, therefore something has to change.

As residents we have taken numerous initiatives over the years to help build relationships with students and will continue to do so but this recent summer weekend party phenomena needs special attention. It is also important to realize that some residents are hesitant to get involved for fear of reprisal from the party houses and for this reason we need your help..

When suggestions of proactive intervention are suggested by the residents there is often a hesitation or resistance with the reason being: "no authority" over off campus students.

This is the reason I have chosen the header: "Under The Influence!" By analogy you may have no control or authority over your adult children but they are certainly "Under You Influence" and therefore what you say and do has an impact on their behaviour.

For this reason and for the reason that something new needs to be done I am going to make specific suggestions for each of Acadai, the Town and the RCMP.

1. Acadia: until we have a pamphlet that describes expectations of students living in a residential area it is RECOMMENDED: that the President or a representative of the President attend at each of the party houses and explain, orally or by written note left with the residents, that the behaviours of partying, broken glass, shouting, urinating on the street or the lawns of other residents and the general disrespect for the neighbours are unacceptable.

2. The Town also needs to do something new:

RECOMMENDED

A) that the Town hand deliver a letter to each of the party houses explaining the behaviours described above are unacceptable. and

B) that a By Law Enforcement Officer be employed and be on duty on Friday and Saturday nights until this situation is under control. The By Law Enforcement Officer needs to be preactive on these nights and to lay charges in the event the RCMP chooses not to lay charges. Come Monday morning the evidence is stale and of little value. We all know where and when the parties take place so please have someone go there then.

3. The RCMP has had a long standing commitment to crime prevention and community policing. Accepting the following recommendations would go a long way to support our community and those directly impacted.

RECOMMENDATION

A) that the RCMP go to the party houses on Friday and Saturday nights before the party "gets going" and explain the consequences of illegal behaviours and the impact of those behaviours on the neighbourhood.. If you want to have a conversation please do it before the laws are broken. and

B) if there are laws broken lay the charges, we have had enough conversations.

A reply to this E-mail from Acadia, the Town and the RCMP would be appreciated.

Respectfully, Bob Lutes

Amanda Brown

To: George Lohnes
Subject: RE: Under The Influence - Time for a change

From: George Lohnes
Sent: August 10, 2020 4:00 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: RE: Under The Influence - Time for a change

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Hi Bob,

I whole heartedly endorse your recommendations.

Please remember to include Westwood Avenue as a location for party houses.

Residents have a personal stake in Acadia finalizing its new Code of Conduct that includes specific references for off campus behaviour and having it in place no later than the end of August.

As there have been various views of the role of Acadia Safety & Security, I believe we need a definitive statement in writing of the role Acadia Safety & Security will play going forward.

The Acadia Students' Union is a party to the Memorandum of Understanding creating the Partnership Agreement with the University and the Town. As such, the Student Union leadership have an important role to play in formulating a positive and constructive relationship with the Town and its residents.

I copied Noel's email on Saturday night to Dr. Strang – he needs to receive a copy of your email. Regrettably, residents of Antigonish & Wolfville were not consulted as the protocols were developed to deal with Covid-19 by Acadia & St. FX. I submit we have a genuine bona fides interest in this regard.

As Dr. Dale Keefe is acting President while Dr. Ricketts is on vacation, please forward your email to:
dale.keefe@acadiau.ca

All the best,

George

From: Bob Lutes <16robertlutes@gmail.com>
Sent: Monday, August 10, 2020 12:49 PM
To: Peter Ricketts <peter.ricketts@acadiau.ca>; Chad Johnstone <chad.johnstone@acadiau.ca>; Andrew Buckle <andrew.buckle@rcmp-grc.gc.ca>; Towncouncil@wolfville.ca; pjeye@hotmail.com; Andie Urquhart <andieurquhart@gmail.com>; Andriel Pitter <andriel_p@yahoo.ca>; Barbara J Mitchell <joannemitchell68@gmail.com>; Dana Caulfield <deecaf6@gmail.com>; Eric MacDonald <eric-macdonald@hotmail.com>; George Lohnes <grl3255@outlook.com>; Glyn Bissix <glyn.bissix@acadiau.ca>; Isabel

madeira-voss <imvoss12@gmail.com>; Jacaqueline Milner <jacqmilner@gmail.com>; Jane Lutes <jelizabethlutes@gmail.com>; Janice Henderson <janice.henderson00@gmail.com>; Joyce Balfour <j.balfour@hotmail.com>; Mark Pearce <markwpearce@gmail.com>; Michael Jeffrey <jeffremg@outlook.com>; noel mcqueen <noelmcq@gmail.com>; Ray Baltzer <ray.baltzer@ns.sympatico.ca>; Sara Lee Lewis <lewis.saralee@gmail.com>; Sarah Crosby <justusewater@gmail.com>; Sergie <sergieaverin@hotmail.com>; Wendell Graham <wendell.graham@gmail.com>; William Zimmerman <william.zimmerman@greatisland.ca>; Erin Beaudin <EBeaudin@wolfville.ca>; Devon Lake <dlake@wolfville.ca>; Blair MacMurtery <bmacmurtery@wolfville.ca>

Subject: Under The Influence - Time for a change

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B) if there are laws broken lay the charges, we have had enough conversations.

A reply to this E-mail from Acadia, the Town and the RCMP would be appreciated.

Respectfully, Bob Lutes

Amanda Brown

Subject: RE: Under The Influence - Time for a change

From: Jacqueline Milner
Sent: August 10, 2020 5:11 PM
To: Bob Lutes
Cc: Town Council <towncouncil@wolfville.ca>;
Subject: Re: Under The Influence - Time for a change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Bob, I fully support this initiative.
Jacqueline

On Mon, Aug 10, 2020 at 12:48 PM Bob Lutes <> wrote:

Good Afternoon Everyone,
Well another weekend of unacceptable behaviour on Fairfield, Bay and Highland. (Other locations may have been affected - check with the RCMP) For those who have read Noel's E-mail you are familiar with some of the details and if not that's ok as the concept is simple and continues to repeat itself - parties that break the law and are disrespectful to those of us living in the area.

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Jacqueline Milner, M.Sc.
Registered Clinical Psychologist/Proprietor
[JACQUELINE MILNER-CLERK & ASSOCIATES INC.](#)



Director/Certified MBCT and MSC Teacher
[BREATHE MINDFULNESS CENTRE](#)



Amanda Brown

Subject: RE: Under The Influence - Time for a change

From: Mary Lou Baltzer
Sent: August 13, 2020 5:01 PM
To: Jeff Cantwell <JCantwell@wolfville.ca>
Cc: Town Council <towncouncil@wolfville.ca>
Subject: Re: Under The Influence - Time for a change

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Agreed! It's long overdue! The town has to find a way to correct this attitude and behaviour of some students!
Muffy Baltzer

Sent from my iPad

On Aug 10, 2020, at 12:48 PM, Bob Lutes wrote:

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Respectfully, Bob Lutes

Amanda Brown

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From: Michael Jeffrey
Sent: August 10, 2020 4:58 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: RE: Under The Influence - Time for a change

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Thanks Bob. Something has to be done and I endorse your suggestions.

Michael

----- Original message -----

From: Bob Lutes <16robertlutes@gmail.com>
Date: 2020-08-10 12:48 p.m. (GMT-04:00)
To: Peter Ricketts <peter.ricketts@acadiou.ca>, Chad Johnstone <chad.johnstone@acadiou.ca>, Andrew Buckle <andrew.buckle@rcmp-grc.gc.ca>, Towncouncil@wolfville.ca, pjeye@hotmail.com, Andie Urquhart <andieurquhart@gmail.com>, Andriel Pitter <andriel_p@yahoo.ca>, Barbara J Mitchell <joannemitchell68@gmail.com>, Dana Caulfield <deecaf6@gmail.com>, Eric MacDonald <eric-macdonald@hotmail.com>, George Lohnes <grl3255@outlook.com>, Glyn Bissix <glyn.bissix@acadiou.ca>, Isabel madeira-voss <imvoss12@gmail.com>, Jacaqueline Milner <jacqmilner@gmail.com>, Jane Lutes <jelizabethlutes@gmail.com>, Janice Henderson <janice.henderson00@gmail.com>, Joyce Balfour <j.balfour@hotmail.com>, Mark Pearce <markwpearce@gmail.com>, Michael Jeffrey <jeffreng@outlook.com>, noel mcqueen <noelmcq@gmail.com>, Ray Baltzer <ray.baltzer@ns.sympatico.ca>, Sara Lee Lewis <lewis.saralee@gmail.com>, Sarah Crosby <justusewater@gmail.com>, Sergie <sergieaverin@hotmail.com>, Wendell Graham <wendell.graham@gmail.com>, William Zimmerman <william.zimmerman@greatisland.ca>, Erin Beaudin <EBeaudin@wolfville.ca>, Devon Lake <dlake@wolfville.ca>, Blair MacMurtery <bmacmurtery@wolfville.ca>
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When suggestions of proactive intervention are suggested by the residents there is often a hesitation or resistance with the reason being: "no authority" over off campus students.

This is the reason I have chosen the header: "Under The Influence!" By analogy you may have no control or authority over your adult children but they are certainly "Under Your Influence" and therefore what you say and do has an impact on their behaviour.

For this reason and for the reason that something new needs to be done I am going to make specific suggestions for each of Acadia, the Town and the RCMP.

1. Acadia: until we have a pamphlet that describes expectations of students living in a residential area it is RECOMMENDED: that the President or a representative of the President attend at each of the party houses and explain, orally or by written note left with the residents, that the behaviours of partying, broken glass, shouting, urinating on the street or the lawns of other residents and the general disrespect for the neighbours are unacceptable.

2. The Town also needs to do something new:

RECOMMENDED

A) that the Town hand deliver a letter to each of the party houses explaining the behaviours described above are unacceptable. and

B) that a By Law Enforcement Officer be employed and be on duty on Friday and Saturday nights until this situation is under control. The By Law Enforcement Officer needs to be proactive on these nights and to lay charges in the event the RCMP chooses not to lay charges. Come Monday morning the evidence is stale and of little value. We all know where and when the parties take place so please have someone go there then.

3. The RCMP has had a long standing commitment to crime prevention and community policing. Accepting the following recommendations would go a long way to support our community and those directly impacted.

RECOMMENDATION

A) that the RCMP go to the party houses on Friday and Saturday nights before the party "gets going" and explain the consequences of illegal behaviours and the impact of those behaviours on the neighbourhood.. If you want to have a conversation please do it before the laws are broken. and

B) if there are laws broken lay the charges, we have had enough conversations.

A reply to this E-mail from Acadia, the Town and the RCMP would be appreciated.

Respectfully, Bob Lutes

Amanda Brown

Subject: RE: Employment Program with Canadian Mental Health Association

From: Sally Tucker
Sent: August 10, 2020 1:48 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Employment Program with Canadian Mental Health Association

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I wanted to touch base to inform you all of a program I run under the Canadian Mental Health Association, Nova Scotia Division. I have attached a link to our website and a flyer that highlights what we do. I would love to talk to any of you!

<https://novascotia.cmha.ca/all-services/at-work-au-travail-project/>

Thanks,
Sally

Amanda Brown

Subject: RE: Election ask for saltwire.com/thechronicleherald.ca (Deadline Aug. 14 at 1 p.m.)

From: Ashley Thompson
Sent: August 11, 2020 10:49 AM
To: Town Council <towncouncil@wolfville.ca>
Cc: Erin Beaudin <EBeaudin@wolfville.ca>
Subject: Election ask for saltwire.com/thechronicleherald.ca (Deadline Aug. 14 at 1 p.m.)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

I'm working away at compiling a list of who is reoffering, who is not and who remains undecided for all of the municipal councils in Annapolis and Kings Counties by Friday, Aug. 14, at 1 p.m. The information will be published on saltwire.com and thechronicleherald.ca.

We will be following up for more election-related stories as the nominations are finalized.

Could every council member please fill out the below template and return it to me by the aforementioned deadline, please? If you're away on some beach somewhere (lucky you!), please let me know and we will see what we can do about the deadline.

Feel free to include a photo with your responses if there is one that you prefer to the file photos we have in our system.

Template:

NAME:

DISTRICT (if applicable):

YEARS ON COUNCIL:

WILL YOU BE REOFFERING:

IF SO, WHY?

IF NOT, WHY?

Note: Please keep the "why" explanations within 250 words for now. We will be following up with all candidates in September.

Thank you for your time and service.

ASHLEY THOMPSON

Lead Editor, Annapolis Valley

**VALLEY
JOURNAL & ADVERTISER**

A member of the SaltWire Network

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B4N 3X4

BE ESSENTIAL

Amanda Brown

Subject: RE: Holes in Bicycle lane

From: Garth

Sent: August 12, 2020 6:52 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: Holes in Bicycle lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Councillors
Town of Wolfville

I received an email from a gentleman who rides his bicycle everyday to keep healthy.

He wanted to know what can be done to fix the dangerous holes in the bike lane from T Hortons to Woodman Rd. I trust you are aware of these “dangerous holes” and will quickly take action to improve the safety of cyclists.

Regards,

Garth E Staples

Sent from [Mail](#) for Windows 10

Amanda Brown

Subject: RE: University of Prince Edward Island response to the arrival of post-secondary students from outside the Atlantic bubble - The role of Testing & Monitoring

From: George Lohnes

Sent: August 12, 2020 7:46 PM

To: Town Council <towncouncil@wolfville.ca>

Subject: University of Prince Edward Island response to the arrival of post-secondary students from outside the Atlantic bubble - The role of Testing & Monitoring

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<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fprince-edward-island%2Fpei-post-secondary-students-pandemic-1.5682039&data=02%7C01%7C%7C5bacb14372b24e51840f08d83e5e4035%7C84df9e7fe9f640afb435aaaaaaaaaa%7C1%7C0%7C637327921802366703&sddata=j8uBYJD7PhZ8icKUs1%2FVOvLHDqzzkCfBPuRe09abcQU%3D&reserved=0>

Amanda Brown

Subject: RE: University of Prince Edward Island response to the arrival of post-secondary students from outside the Atlantic bubble - The role of Testing & Monitoring

From: Michael Jeffrey
Sent: August 12, 2020 7:58 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Re: University of Prince Edward Island response to the arrival of post-secondary students from outside the Atlantic bubble - The role of Testing & Monitoring

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

UPEI seems to be the gold standard on re-opening so far.

I wish Acadia would demonstrate a similar grasp of the issues around re-opening with students from away.

From: George Lohnes <grl3255@outlook.com>
Sent: Wednesday, August 12, 2020 7:46:06 PM
To: Bob Lutes <16robertlutes@gmail.com>; Chad Johnstone <chad.johnstone@acadiu.ca>; Andrew Buckle <andrew.buckle@rcmp-grc.gc.ca>; Towncouncil@wolfville.ca <Towncouncil@wolfville.ca>; pjeve@hotmail.com <pjeve@hotmail.com>; Andie Urquhart <andieurquhart@gmail.com>; Andriel Pitter <andriel_p@yahoo.ca>; Barbara J Mitchell <joannemitchell68@gmail.com>; Dana Caulfield <deecaf6@gmail.com>; Eric MacDonald <eric-macdonald@hotmail.com>; Glyn Bissix <glyn.bissix@acadiu.ca>; Isabel madeira-voss <invoss12@gmail.com>; Jacaqueline Milner <jacqmilner@gmail.com>; Jane Lutes <jelizabethlutes@gmail.com>; Janice Henderson <janice.henderson00@gmail.com>; Joyce Balfour <j.balfour@hotmail.com>; Mark Pearce <markwpearce@gmail.com>; Michael Jeffrey <jeffremg@outlook.com>; noel mcqueen <noelmcq@gmail.com>; Ray Baltzer <ray.baltzer@ns.sympatico.ca>; Sara Lee Lewis <lewis.saralee@gmail.com>; Sarah Crosby <justusewater@gmail.com>; Sergie <sergieaverin@hotmail.com>; Wendell Graham <wendell.graham@gmail.com>; William Zimmerman <william.zimmerman@greatisland.ca>; Erin Beaudin <EBeaudin@wolfville.ca>; Devon Lake <dlake@wolfville.ca>; Blair MacMurtery <bmacmurtery@wolfville.ca>; Allegra Snyder (allegra.snyder@gmail.com) <allegra.snyder@gmail.com>; George Lohnes <grl3255@outlook.com>
Subject: University of Prince Edward Island response to the arrival of post-secondary students from outside the Atlantic bubble - The role of Testing & Monitoring

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fprince-edward-island%2Fpei-post-secondary-students-pandemic-1.5682039&data=02%7C01%7C%7C5bacb14372b24e51840f08d83e5e4035%7C84df9e7fe9f640afb435aaaaaaaaaa%7C1%7C0%7C637327921802366703&sd=1&md=1&redir=1&as=1&ad=1&res=1&reserved=0>

Amanda Brown

Subject: RE: Letter of Support - Active Transportation Network

From: Keith Irving
Sent: August 14, 2020 3:05 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Letter of Support - Active Transportation Network

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mayor Cantwell and Wolfville Councillors,

Please see attached Letter of Support from Keith concerning the Wolfville Comprehensive Active Transportation Network.

Carman

Carman Kerr

Constituency Assistant to Keith Irving, MLA

[3-24 Harbourside Dr.](#)

[Wolfville NS B4P 2C1](#)

Tel (902) 542-0050

E-mail: keith@irvingmla.ca

Facebook: www.facebook.com/irvingmla

Webpage: keithirving.ca



August 13, 2020

Mayor Jeff Cantwell
Town of Wolfville

Dear Mayor Cantwell and Council:

I am pleased to add my voice of support to the *Wolfville Comprehensive Active Transportation Network* proposal.

Active transportation networks play a significant role in low-carbon community planning. Wolfville, due to its size and central location to active living opportunities in the Annapolis Valley is particularly suited to be a demonstration project for an accessible active transportation network. As the home of Acadia University, Wolfville also provides many opportunities for student involvement in the research and planning associated with project.

I commend Wolfville Council their forward-thinking commitment to low-carbon planning through this *Comprehensive Active Transportation Network* proposal.

Sincerely,

Keith Irving
Member of the Legislative Assembly
King's South.

Amanda Brown

Subject: FW: Living In Harmony #2
Attachments: Living in Harmony #2 - We need a Game Plan and a Coach August 19 2020.docx

From: Bob Lutes
Sent: August 19, 2020 3:39 PM
To: Town Council <towncouncil@wolfville.ca>
Subject: Living In Harmony #2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon everyone,
Attached is "Living In Harmony #2 We Need A Game Plan and a Coach".

So far I have sent Living In Harmony 1, Door to Door, Face to Face and Under the Influence. As time passes thoughts develop. The attached document sets out where some of us are in this process.

Communication is the key and Living In Harmony #2 makes some suggestions on how we can improve our communication and information sharing.

If you cannot open a word document let me know and I will try and cut and paste it into an E-mail.

10 points for anyone making it to the end! Bob

THE RETURN OF CIVILITY, RESPECT AND LIVING IN HARMONY #2

STUDENT PARTIES IN WOLFVILLE

WE NEED A GAME PLAN AND A COACH

There is a need to do something different as the out of control parties continue. Residents would like to live in harmony with the students.

If you want success in controlling parties you need **a *Game Plan and a Coach***. It is not sufficient that each player has a game plan; we need a cohesive game plan for the Team. There needs to be a written plan that takes into consideration all pieces of this puzzle to see if they fit and if there are gaps then they need to be filled. We have examples of working together but those are isolated and inconsistent. To my knowledge there has never been a comprehensive plan covering all aspects of what each player brings to the table to see if those efforts actually work together.

Committees often deal with this issue but for a very limited time and most often not long enough to follow things through to a final conclusion. The same issue keeps coming up and is dealt with in a cursory fashion with no comprehensive strategy. To use an analogy: we are planning a vacation, we agree on where we want to go, but we don't finalize the means of transportation.

It is acknowledged that not all Acadia students are partiers, not all parties are problematic, not all party goers are Acadia students and on "the big days" not all party goers are students. BUT for the purpose of this discussion my 41 years of experience tells me that most of the problematic parties are either Acadia student centered or at a student rental property. I will refer to these as "student parties".

Who are the “players” on this Team?

ASU & students

Acadia Administration (President, Student Affairs, AUSS and whomever the university wishes to have some responsibility)

Residents

Landlords

The Town (Mayor and Council, COA and the By Law Enforcement Officer/ Compliance Officer)

The RCMP

Who is the Coach or the person in charge to coordinate the efforts of the players? We have no designated person. This piece is missing. It is recommended that someone be designated to coordinate efforts, including the collection and sharing of information.

At the moment it is difficult to get an answer to a question or determine where the responsibility lies as each player has their own plan. To be fair, there have been efforts to better coordinate but we are a long way from where we need to be. We haven't even agreed on the responsibilities of each player such that there is a common understanding of roles and a cohesive plan of action.

There are currently a number of pieces being worked on but in the absence of seeing what these pieces look like it is impossible to see if they fit and if there will still be gaps. It is interesting that residents in the party zone are usually left out of these discussions and unless we take the initiative to ask questions, even then there are rarely answers.

Let's face it. We don't have a coordinated game plan and we need one. Too often the response we are “working on it” or “we are developing ...” or “we are working closely with...” The problem is that the weekend parties have gone on all summer and will continue until there are significant changes.

On several occasions I have asked for a 1 day or ½ day meeting with all the players but no response. It seems obvious to have all the players at the table at the same time rather than a couple here and a couple there of maybe just one player meeting with their team. This still seems like a good idea.

In the meantime here is my assessment of what needs to be done by each of the players:

ASU & STUDENTS

The ASU can provide information to students about the need to be good neighbours and members of the Wolfville community, especially for those students who choose to leave campus and become “residents of Wolfville”.

The attitude of some students towards residents is: “why are you living here? This is a party street”, forgetting that it was they who moved to the street.

My conversations with the ASU have been positive and there is a willingness to work with residents and the Town in an attempt to calm the waters.

Anyone who has made it this far in my E-mail needs to know that residents, like students, like to live near students and are supportive of students. Most of our interactions are positive and sometimes we even make friends! But when friendly students are in party mode and alcohol has been consumed, the scene can change and when there is a large crowd the change is usually not for the better. The relationships need to be developed and harmony message delivered before the cap comes off the beer!

ACADIA ADMINISTRATION

What if anything will Acadia do to deal with unruly off campus student behaviour? If there are efforts it would be helpful for residents to be made aware to raise our level of hope that we can solve this situation. If you share those efforts with me I will in turn send it out to the 50+ residents I have on the list.

The messages of late have been encouraging but the reality is that parties continue and to my knowledge no direct contact has yet been made with the

problematic properties. We need a Face to Face with the President or someone in a position of authority at the university to make the same point about Living in Harmony and the responsibilities of being a resident of Wolfville.

-Clarify the role of **AUSS** (Acadia University Safety and Security.) It would be helpful for the university to clarify the role of AUSS. The AUSS was kind enough to send the message that the “AUSS are unable to respond to incidents off campus” and that they “can also notify the RCMP”. AUSS indicated that a call to AUSS when parties are active that residents call 585-1103 in addition to any other call they may choose to make. The inference of residents reporting to the AUSS is that something may come of this call. If this is so, residents would be comforted to know what that something might be.

Some residents have asked me for clarification on the possible role of the AUSS hence this request.

-Share the new **Code of Student Conduct** before it is finalized so that residents can see what, if anything, applies to off campus students and hence the party situation.

Residents in the party zone are the ones most impacted by parties so the opportunity to give feedback before it is finalized would be appreciated.

-Covid 19

-Ensure that the university has the names **and addresses** of students living off campus. The absence of this information at present has been explained to me as a “privacy issue”. It seems to me this obstacle is overcome by making it a requirement of attending Acadia that this information is provided. During Covid this is a necessity for tracing but post Covid this information is also required for the purpose of accountability.

Campuses in the US are experiencing spikes in Covid cases despite the efforts of some to pretest all returning students. Does Acadia plan on having a pretest as a condition of return particularly for those required to self-isolate?

Will there be a compliance officer or someone designated to check on those required to self-isolate, especially those off campus?

Residents have many questions so if there could be more details on the Acadia website on this issue it would be helpful.

-It is my understanding that **Acadia student athletes** are held to a standard of conduct, for which full credit goes to Acadia Athletics and the Coaches. This is another reason for names and addresses to be known as determination that an Acadia athlete requires detection, one avenue of which is the address of the parties and the corresponding names to go with the property.

-Make an effort to get off the “Party School” list in **MacLean’s Magazine**.

-It would be helpful for Acadia to designate the point person for this issue rather than having a number of people in order to remove the question of who to call / write.

-Door to Door – Face to Face Covid Style

The benefit of a representative from all the players going Door to Door to drop off the pamphlet would go a long way to illustrate a common message from all the players.

RESIDENTS

-It is our intention to make **contact** with students, welcome them into the community and exchange contact information. Not everyone is prepared to do this but many are and this is the first step in relationship building and prevention.

-when a party is starting to build the thought is that we will make a call for intervention. The suggestion is to call:

1. Student in the house
2. Landlord
3. AUSS
4. RCMP

We will do our part as we are the people directly impacted.

For those who still say “it’s only a party” I now have a number of accounts from residents of the negative impact they have suffered. Here are some examples of what people have been subjected to:

- Excessive noise at all hours of the day and night
- Garbage which often sits there for days,
- Items left on residents properties: cans, bottles (sometimes broken), garbage, human waste, condom, couch, mobile phone, urine, clothing, glassware,.....
- A student so drunk the resident feels the necessity to intervene to provide assistance
- Rudeness, disrespect and intimidation
- Break and enter
- Trespassing on properties
- Damage to property: fences, automobiles, decks, broken flower pots, broken lawn furniture, broken limbs off trees, and the knowledge that lawn art and movables cannot be left on the lawn

There is more but the point is that some of us do not have the same security and peace of mind as others living in the same Town. There have always been and will continue to be parties but the size of the parties and the level of disrespect has increased to a point where the pendulum needs to shift.

THE LANDLORDS

Landlords have a role to play and some obligation to residents of Wolfville to manage their rental properties in a manner respectful of other residents. Some landlords accept this challenge including the control of parties.

The residents acknowledge the challenges some landlords have in this regard while others have figured it out. Residents and landlords are in this together, we can let landlords know when things are heading in the wrong direction. Sharing contact information with residents on the street where your properties are located is a start.

We are willing to work with and be supportive of the landlords who take their obligation seriously.

Adding appropriate conditions to all leases assists if intervention is required. Some landlords have published their conditions online and can be found on the web.

THE TOWN of WOLFVILLE

Credit is given for the Noise By Law, the Nuisance By Law, the MOU with Acadia and numerous other efforts.

-By Law Enforcement Officer

Specific credit needs to be given to Blair MacMurtrey for his endless behind the scenes efforts on this and other By Law issues. Unfortunately Blair did not get the support he needed from the RCMP. He did not receive the information automatically from the previous weekends as to where and when the parties were held and perhaps broken up and what if any charges were laid. The obstacle has been “privacy” and this needs to be solved.

Firstly there needs to be a By Law Enforcement Officer / compliance Officer needs to be **on duty during the weekends**, the time when the Noise By Law and the Nuisance By Law infractions occur. For the By Laws to have the intended meaning they need to be used contemporaneous with the events, receiving information after the fact (Monday/Tuesday) does not lead to successful charges, hence no charges at all. That is not to say that the RCMP do not lay charges but they are very few and unreflective of the situation.

If the Town decides to hire security as an option there needs to be someone on duty that is designated as a “special constable” under Section 88 of the Police Act, as this empowers that person to lay charges under the Town By Laws.

-Pamphlet

We need a pamphlet / handout for students highlighting their being welcome as part of the community and becoming residents of Wolfville. I have sent a suggestion (the one used in Sackville NB) which is 2 sided, one side with information for students and the other information for residents encouraging both to meet each other. The listing of the laws and penalties is also helpful with of course a list of the obvious about respect, noise, garbage.

I understand this is “in the hopper”. It is the hope that this will be a document endorsed by all the players listed herein. It would be appreciated if the Town would share the draft with residents before it is finalized. Thanks for this effort.

-The Coach

One possible candidate to be the Coach and the person charged with the coordination of efforts is the By Law Enforcement Officer / Compliance Officer. The By Law Enforcement Officer is best positioned to know what is going on as they have been the one who has had conversations with all the players on a continual basis. Since By Laws are at the heart of this issue this position seems like the obvious choice.

In addition I suggest that the Coach receives automatic reports from the RCMP every Monday with addresses of calls and a detailed list of charges if any. If the By Law Enforcement Officer with the designation of a “special constable” and status as a “peace officer” still prevents the sharing of this information then the Town and the RCMP need to sort this out. For the enforcement agency (the RCMP) on Criminal Code and Municipal By Laws to be prevented from sharing the information with the Town’s By Law Enforcement Officer impedes a comprehensive response to violations of our By Laws.

-Door to Door – Face to Face Covid Style

The benefit of a representative from all the players going Door to Door to drop off the pamphlet would go a long way to illustrate a common message from all the players.

THE RCMP

We are told not to intervene in parties, which I and many others have done many times, and landlords are given the same message as “it isn’t safe”. This seems to leave residents with one option and that is to call the RCMP.

When residents call the RCMP it is important to call 902-542-3817 NOT 911 as this situation is not an “emergency”. If there is an emergency then 911 is appropriate. The regular Wolfville Detachment # is answered 24/7, although after hours you will end up in Truro, Sackville.... But that doesn’t matter the message will be taken and delivered.

I encourage residents to ask for a call back so you know what happened.

It is unfortunate that we turn to the RCMP to control a social issue but until we figure this out their assistance is necessary and appreciated.

It would be helpful for the RCMP to automatically **share the information** of calls and responses to party sites with the Town’s By Law Enforcement Officer (a Special Constable under Section 88 of the Police Act with peace officer status under the same Act and in the event Acadia students are involved with Acadia Safety and Security. This would provide the possibility of 2 avenues of follow up in addition to any action taken on the night of the “event”.

More tickets should be issued until we reach a point where things are under control. Students are of the view that there are “party streets” and all systems are go! This perspective and attitude needs to change and for the moment prosecution of laws violated looks like the best answer.

If there is a party of 100+ and a warning is given that gives the message that you get “one free pass”? The residents didn’t get a free pass!

There needs to be a consistent message from members. Some are of the view that “it’s only a party” while other members get it that the quality of life for residents in the party area is diminished and for some it is detrimental to their health.

This is a small Town but this is a big issue for quality of life of residents. We need your help to the full extent that it is possible for you to give.

More prevention and early intervention is necessary and when it is offered there is a positive difference. It is no secret when and where the parties are held. Generally they are Friday and Saturday nights at the usual locations.

Some residents do not want to get involved for fear of reprisal. More action by the police and less involvement by residents would solve this concern. If police are on the scene and observe a violation of the law there is no need for a resident to give a statement. Having said that I have never been asked to give a statement.

You are our best solution in the short run and we need your help!

2 GENERAL RECOMMENDATIONS

1. GOOD NEIGHBOURS COMMITTEE Chaired by “The Coach”

Sackville, New Brunswick, and Mount Allison University have an active “Good Neighbours Committee,” established a couple of years ago (after a visit from Acadia). This committee includes the Student Union, students who live the party zone, residents who live in the party zone, the Town, the Police, the Fire Department and the University Administration.

I have provided this information to Acadia and expect there will be a follow up to discuss this in more detail.

2. RESTORATIVE JUSTICE

Restorative Justice has as its main goal to repair the harm done. We need this as an option. There is a reluctance to prosecute students but there needs to be accountability and reparation. RJ is a good option. There could be a program established by Acadia and or the Town. The police already have this option but to my knowledge RJ has not been used for the party situation.

It is worth a conversation with Mount Allison about this option.

The local RJ program would be willing to assist with training. Rel190820

Amanda Brown

Subject: FW: Living In Harmony #2

From: Jacqueline Milner
Sent: August 22, 2020 6:07 PM
To: Bob Lutes
Subject: Re: Living In Harmony #2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Bob for this comprehensive document. Very helpful.
Jacqueline

On Wed, Aug 19, 2020 at 3:38 PM Bob Lutes <> wrote:

Good afternoon everyone,
Attached is "Living In Harmony #2 We Need A Game Plan and a Coach".

So far I have sent Living In Harmony 1, Door to Door, Face to Face and Under the Influence. As time passes thoughts develop. The attached document sets out where some of us are in this process.

Communication is the key and Living In Harmony #2 makes some suggestions on how we can improve our communication and information sharing.

If you cannot open a word document let me know and I will try and cut and paste it into an E-mail.

10 points for anyone making it to the end! Bob

--

Jacqueline Milner, M.Sc.
Registered Clinical Psychologist
[JACQUELINE MILNER-CLERK & ASSOCIATES INC.](#)



Director/Certified MBCT and MSC Teacher

[BREATHE MINDFULNESS CENTRE](#)



Amanda Brown

Subject: FW: Living In Harmony #2

From: Bob

Sent: August 23, 2020 10:00 AM

To: Noel McQueen

Cc:

Subject: Re: Living In Harmony #2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Noel,

My thoughts on your questions are as follows:

1. I think a representative or two from each Street would be useful. In addition it would be a good idea to have one resident coordinate all "the reports" to make a decision on what needs to be shared in order to cut down on all our E-mails as we all get "E-mail fatigue".
2. There is no harm on someone contacting MacLeans, maybe with the suggestion to DELETE this designation as it has negative impacts. As part of that conversation with MacLeans explaining the consequences for residents and the Town of large parties would be informative.
3. There are a number of ways for information to be distributed to students and the landlords is one of the options. The reason we are where we are is that responses have either been absent or piecemeal as there has never, to my knowledge, been a comprehensive plan for consistent and complete messaging and response. My hope is that the idea of the "Coach" will gain traction which should lead to a coordinated response. In the meantime the more people who give the message the better.

The landlords can strengthen conditions in their leases and the Town / Acadia can

Personally distribute the "New Pamphlet" being developed as well as the new "Code of Student Conduct" now in the hopper.

I could go on because there are so many "dangling participles" which can only be properly discussed and put in order with all players at the table. A Zoom call would go a long way to support this effort. If there is a Zoom call each party can put forward their plan and everyone can respond, but not the 3 minute limit or the 1 question limit there is need for a full and open discussion.

NOW is when we need "the Coach", the someone in a position of responsibility to coordinate these efforts. A shift from cats to dogs would be helpful.

The sad part is that there are so many discussions going on but for the most part the residents affected are left out.

**I think the key issue at the moment is what if anything is Acadia going to do to monitor and enforce the Covid rules for off campus students. It is not sufficient to leave it to the RCMP. Very strict rules have been put in place for on campus but I have seen nothing regarding compliance on social distancing and the bubble and enforcement for off campus students. It would be a great contribution to the community of Wolfville if Acadia would step up to the plate on this issue and let us know what will be done.

Thanks for your efforts,. Bob

On Sat, Aug 22, 2020 at 10:29 PM Noel McQueen < > wrote:

Bob,

Thank you for all the time and effort you've put in to creating this document. It represents several hours of conversations and consideration of several points of view. We appreciate your legal expertise in the wording of the documents you have produced on behalf of all players in this community conundrum.

I've thought of a few questions that may help focus a resolution to some of the issues you've identified:

- 1) Would it be best to have only one resident contact/representative for all residents in "party zones" in Wolfville, or would it be helpful to have designated neighbourhood representatives who always share information from their neighbourhood (on a weekly basis?) with a Wolfville residents' representative on the "living in harmony" team?
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I like your idea of having the bylaw officer as the "coach" of this team.

Let's carry on with positive attitudes and actions.

~ Noel

On Aug 22, 2020, at 5:07 PM, Jacqueline Milner < > wrote:

Thank you Bob for this comprehensive document. Very helpful.
Jacqueline

On Wed, Aug 19, 2020 at 3:38 PM Bob Lutes < > wrote:

Good afternoon everyone,
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If you cannot open a word document let me know and I will try and cut and paste it into an E-mail.

10 points for anyone making it to the end! Bob

--

**Jacqueline Milner, M.Sc.
Registered Clinical Psychologist**

JACQUELINE MILNER-CLERK & ASSOCIATES INC.



Director/Certified MBCT and MSC Teacher

BREATHE MINDFULNESS CENTRE



Amanda Brown

Subject: FW: Living In Harmony #2

From: Michael Jeffrey
Sent: August 19, 2020 4:41 PM
To: Bob Lutes
Subject: RE: Living In Harmony #2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Bob. I like the idea of appointing the incoming Bylaw Officer as coach.

It was disappointing to see a large crowd gathering last week next door with no masks and no social distancing.

I am pleased to report that the students next door (#10 Westwood) dropped off a written apology and contact information after last week's party. Shon and I have met a few of the students and am optimistic.

In addition, Blair called on #10 this afternoon.

There is hope, but the university and ASU needs to be more visible in the process.

Michael

----- Original message -----

From: Bob Lutes
Date: 2020-08-19 3:39 p.m. (GMT-04:00)
To: "
Subject: Living In Harmony #2

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10 points for anyone making it to the end! Bob

Amanda Brown

Subject: FW: Living In Harmony #2

From: Michael Jeffrey
Sent: August 23, 2020 4:54 PM
To: Noel McQueen
Cc: Bob Lutes
Subject: RE: Living In Harmony #2

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I love the MacLean's idea. We could promote the idea of Acadia bring the community together. 😊

Subject: Re: Living In Harmony #2

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[BREATHE MINDFULNESS CENTRE](#)



Amanda Brown

Subject: FW: Living In Harmony #2

From: Michael Jeffrey
Sent: August 23, 2020 5:10 PM
To: noel mcqueen
Subject: RE: Living In Harmony #2

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The provincial rules can be boiled down to the need to inform people of the purpose to which information will be collected and used, and stick to what was agreed.

Every app we install on our devices says they want broad rights; if you don't agree, you can't use it. Your choice.

Acadia could have a policy that all students file a permanent home address and their "on campus" address like when I was at Dalhousie. Acadia could then follow up without issue on sites which are in the Town's nuisance site list and on Acadia's student list.

From: noel mcqueen <

Subject: Re: Living In Harmony #2

I love the MacLean's idea as well.

I have another question...

Does anyone know the specific "privacy" legalities that Acadia Admin is referring to when they cite difficulties with the compilation of an off-campus student registry?

Perhaps the laws have changed since I went to university with the dinosaurs, but when I lived off campus, the university had a registry of the names and addresses for all off campus students. It was considered to be a safety measure by the university for the students. In these Covid times an off campus student registry would certainly seem to fit with public health directives for post-secondary institutions.

-Noel

On Sun, Aug 23, 2020 at 4:54 PM Michael Jeffrey < wrote:

I love the MacLean's idea. We could promote the idea of Acadia bring the community together. 😊

From: Noel McQueen **Subject:** Re: Living In Harmony #2

Bob,

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Let's carry on with positive attitudes and actions.

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10 points for anyone making it to the end! Bob

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Director/Certified MBCT and MSC Teacher

[BREATHE MINDFULNESS CENTRE](#)

Amanda Brown

Subject: FW: Living In Harmony #2

From: Noel McQueen
Sent: August 22, 2020 10:30 PM
To: Jacqueline Milner
Cc: Bob Lutes
Subject: Re: Living In Harmony #2

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[BREATHE MINDFULNESS CENTRE](#)



Amanda Brown

Subject: FW: Living In Harmony #2

From: noel mcqueen
Sent: August 23, 2020 5:05 PM
To: Michael Jeffrey
Cc:
Subject: Re: Living In Harmony #2

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I have another question...

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Perhaps the laws have changed since I went to university with the dinosaurs, but when I lived off campus, the university had a registry of the names and addresses for all off campus students. It was considered to be a safety measure by the university for the students. In these Covid times an off campus student registry would certainly seem to fit with public health directives for post-secondary institutions.

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From: Noel McQueen < **Subject:** Re: Living In Harmony #2

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Amanda Brown

Subject: FW: Living In Harmony #2

From: Sara Lee Lewis
Sent: August 19, 2020 4:23 PM
To: Bob Lutes
Subject: Re: Living In Harmony #2

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ten points for me, Bob, and double that for you.

Let's hope all the players are listening.

A crucial next step, I think, will be the Town's selection of its new Bylaw/Compliance officer (or Coach). However it's unrealistic to anticipate that this position will be filled before the onslaught begins...

In the interim, we'll follow the guidelines for reporting incidences, and keep one another informed.

Thanks for your continued efforts.

Lee

On Wed, Aug 19, 2020 at 3:38 PM Bob Lutes < wrote:

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Amanda Brown

Subject: FW: Tues. Aug. 25th: Canadian Government Screening of In The Name Of Your Daughter
Attachments: Invitation to the online screenings of a film on FGMC.docx; Invitation to the online screenings of a film on FGMC.pdf

From: Giselle Portenier
Sent: August 21, 2020 4:47 PM
To: Jeff Cantwell <JCantwell@wolfville.ca>; Jodi MacKay <JMacKay@wolfville.ca>; Mercedes Brian <MBrian@wolfville.ca>; Carl Oldham <COLdham@wolfville.ca>; Wendy Elliott <WElliott@wolfville.ca>; Wendy Donovan <WDonovan@wolfville.ca>; Oonagh Proudfoot <OProudfoot@wolfville.ca>; Town Council <towncouncil@wolfville.ca>
Subject: Tues. Aug. 25th: Canadian Government Screening of In The Name Of Your Daughter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Councillors!

Last February your council was one of 24 municipalities and 4 provinces from coast to coast to declare February 6th as International Day of Zero Tolerance for Female Genital Mutilation. Thank you again!

Now, the Canadian government is beginning to take onboard the importance of this issue right here in Canada.

Next week, on Tuesday, at 12:00 Eastern, to raise awareness about female genital mutilation, the Department of Women and Gender Equality is hosting a special screening of my documentary *In The Name Of Your Daughter*, about brave Tanzanian girls who risk their lives to follow their dreams.

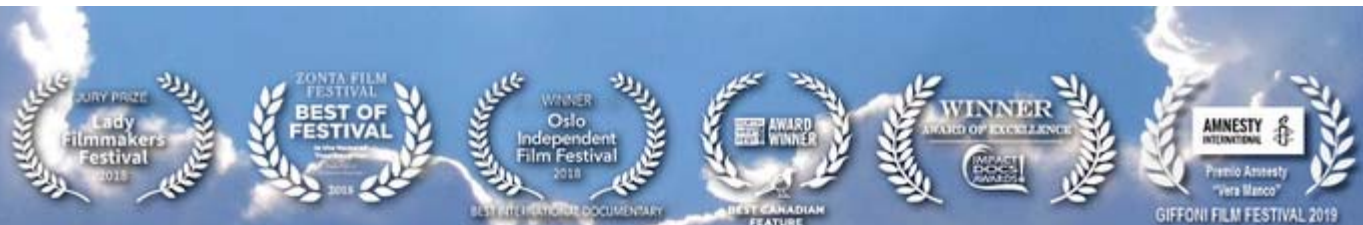
I'd like to ask you to pass this information to your councillors, the mayor, and the council staff. We would be so delighted if you could all join in. Further information below the poster.

Thank you!

To register for English screening: [click here](#).

[In The Name Of Your Daughter – Official Trailer](#)

Giselle Portenier
Director, In The Name Of Your Daughter
Co-Founder, End FGM Canada Network



IN THE NAME OF YOUR DAUGHTER

GIFFONI
2019
BEST DOCUMENTARY

A STORY OF COURAGE AND HOPE



Canada
SPECIAL GOVERNMENT OF CANADA SCREENING
TUESDAY AUGUST 25 12:00 PM JEUDI 27 AOÛT 12 h 00



DIRECTOR AND EXECUTIVE PRODUCER **GISELLE PORTENIER** EDITOR **CATHY GULKIN** CINEMATOGRAPHER **SAMSON**

COMPOSER **ANDREA WETTSTEIN** CO-PRODUCER **DEBORAH PARKS** LOCATION SOUND **LAURENT KI**

ASSISTANT CAMERA **BOAZ MASHAURI** LOCATION MANAGER **SAM OBAE** RESEARCHER **HADIJA HASSA**

Please feel free to circulate to your networks.***



The Gender-Based Violence Knowledge Centre at Women and Gender Equality Canada is pleased to invite you to the online screenings of:

In the Name of Your Daughter: Stories of Hope and Courage

Hosted on Zoom, this event features Giselle Portenier's *In the Name of Your Daughter* (2018), an intimate and inspiring documentary about brave Tanzanian girls who risk their lives to escape female genital mutilation/cutting (FGM/C). The film focuses the conversation squarely on FGM/C as a fundamental abuse of a girl's human rights. Set in the stunning landscape of East Africa's Serengeti district, *In the Name of Your Daughter* is a hopeful story of young girls fighting for change in their community so they can follow their dreams.

The online screening will be followed by a question and answer period with Giselle Portenier, an award-winning Canadian filmmaker and journalist, and Maryam Sheikh, an advocate for the abandonment of harmful practices and a survivor of FGM/C.

Please note that the English and French versions of the documentary will be shown on different dates.

For further inquiries, please email:

cfc.finalviolence-endviolence.swc@cfc-swc.gc.ca

English Screening:

When: Tuesday, 25 August 2020

Time: 12:00 – 14.30 Eastern Daylight Time

12.00 – 13.45 – Documentary Screening (with English subtitles)

13.45 – 14.30 – Q&A (conducted in English)

To RSVP to the English screening, please [click here](#).

*** The outlook calendar invitation and the Zoom link will be sent to you after registering for the event.

French Screening

When: Thursday, 27 August 2020

Time: 12:00 – 14.30 Eastern Daylight Time

12.00 – 13.45 – Documentary Screening (with French subtitles)

13.45 – 14.30 – Q&A (simultaneous interpretation in French available)

To RSVP to the French screening, please [click here](#).

*** The outlook calendar invitation and the Zoom link will be sent to you after registering for the event.

0

*** English follows French / L'anglais suit le français ***



Le centre du savoir sur la violence fondée sur le sexe du Ministère des Femmes et de l'égalité des genres a le plaisir de vous inviter aux projections virtuelles de:

In the Name of Your Daughter: **Stories of Hope and Courage**

Présenté via *Zoom*, le film réalisé par Giselle Portenier se veut un documentaire intime et inspirant sur de courageuses jeunes tanzaniennes risquant leur vie pour échapper à la mutilation génitale féminine/excision (MGF/E). « *In the Name of Your Daughter* » (2008) est axé sur la MGF/E en tant que violation fondamentale des droits humains des filles. Situé dans le paysage époustouflant du district de Serengeti en Afrique de l'Est, le documentaire raconte l'histoire pleine d'espoir de jeunes filles qui luttent pour le changement dans leur communauté afin de pouvoir réaliser leurs rêves.

La projection sera suivie d'une période de questions avec Giselle Portenier, cinéaste et journaliste canadienne primée, et Maryam Sheikh, militante pour l'abandon des pratiques néfastes ainsi que survivante de la MGF/E.

Il est à noter que les versions anglaise et française du documentaire seront diffusées à des dates différentes.

Pour de plus amples renseignements ou questions, n'hésitez pas à vous adresser à: cfc.finalaviolence-endviolence.swc@cfc-sw.c.gc.ca

Présentation en anglais:

Date: Mardi 25 août 2020

Heure: 12 h 00 – 14 h 30, heure de l'Est

12 h 00 – 13 h 45 – Projection du film (sous-titres en anglais)

13 h 45 – 14 h 30 – Période de questions (en anglais)

Pour confirmer votre participation, veuillez [cliquer ici](#).

*** L'invitation Outlook et le lien vers la rencontre *Zoom* vous seront envoyés à la suite de votre inscription à l'événement.

Présentation en français

Date: Jeudi 27 août 2020

Heure: 12 h 00 – 14 h 30, heure de l'Est

12 h 00 – 13 h 45 – Projection du film (sous-titres en français)

13 h 45 – 14 h 30 – Période de questions (traduction simultanée vers le français disponible)

Pour confirmer votre participation, veuillez [cliquer ici](#).

*** L'invitation Outlook et le lien vers la rencontre *Zoom* vous seront envoyés à la suite de votre inscription à l'événement.



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Amanda Brown

Subject: FW: Question

From: David Daniels <
Sent: August 23, 2020 3:12 PM
To: Bob Lutes
Cc: Town Council <towncouncil@wolfville.ca
Subject: Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bob:

As you know, I've only recently began to get your emails. So if the questions I pose below have already been addressed, I apologize.

The following is from the RESTATED ORDER OF THE CHIEF MEDICAL OFFICER OF HEALTH UNDER SECTION 32 of the HEALTH PROTECTION ACT 2004, c. 4, s. 1.

2.10 Effective August 20, 2020, all students who: (a) have already arrived in Nova Scotia from outside the Atlantic Provinces to study at a university or the NSCC (collectively "public post-secondary institution"); and (b) are currently self-isolating or self-quarantining on campus, must participate in mandatory testing for COVID-19 in accordance with direction established by the Chief Medical Officer of Health, located at: <https://novascotia.ca/coronavirus/education/>.

2.11 Effective August 20, 2020, all students arriving in Nova Scotia from outside the Atlantic Provinces to study at a public post-secondary institution must: (i) for greater certainty, adhere to the self-isolation or self-quarantine requirements set out in section 2; and (ii) participate in mandatory testing for COVID-19 in with direction established by the Chief Medical Officer of Health, located at: <https://novascotia.ca/coronavirus/education/>.

2.12 Effective August 20, 2020, every public post-secondary institution and the administrator thereof must take all reasonable steps to ensure that any student referred to in sections 2.10 or 2.11 who is attending their respective public post-secondary institution complies with the requirements set out therein. (My emphasis.)

Has AU and its administrator been asked to provide a list of "all reasonable steps" they will be taking to ensure that all students arriving from non-Atlantic provinces will comply with the relevant provisions of the Order of the CMO?

If AU or its Administrator has not provided such a list, what steps has the Town taken to ensure that AU and its Administrator comply with its obligations?

Thanks,

David

Amanda Brown

Subject: FW: Tues. August 25th 9:17 am A Citizen's Concerns About Returning Acadia Students!

From: Rosemary Feener

Sent: August 25, 2020 9:44 AM

To: Town Council <towncouncil@wolfville.ca>

Subject: Tues. August 25th 9:17 am A Citizen's Concerns About Returning Acadia Students!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Cantwell & Councillors,

On Thursday, August 20th, I wrote a note about my concerns, via Facebook Messenger, as invited to do, on the Town of Wolfville Facebook Page--answer within 1,2 days! I have since received a reply, via Messenger, Friday morning, Aug. 21st, that I should address my remarks to the Council via the above email address. Here again is what I wrote on Messenger last Thursday morning:

'Thursday morning, Aug. 20th, it was announced on CBC Radio Halifax that Acadia Students would be returning to campus, and classes would begin on Sept. 21st. The number was given of 500 students that would need to be in 14-day quarantine(presumably on campus?). I think it is time for the Mayor and Council, together with Dr. Ricketts, President of Acadia, to make--at the very least--a video online presentation to the citizens of Wolfville, outlining in detail, plans for these 14-day self-isolations--and how we in the Town might expect to be kept free of a spike in cases of Covid-19! We receive Foreign Students here, and also those from outside our 'Atlantic Bubble'. So far, the 'track record' for persons entering the Maritimes following International travel--or travel from beyond our 'Atlantic Bubble'--is not good!

I, for one, am concerned that these young people do not fully appreciate the Covid-19 risk, and may not completely adhere to the guidelines set out by the University--thus putting the citizens of the Town of Wolfville at risk! What action will be taken if students are discovered breaking their 14-day quarantine? It is our health here that is at stake, and to be fair--we need to know all the facts, going forward!

Thank you for your consideration.

Sincerely,

Rosemary Feener

Amanda Brown

Subject: FW: Covid Concerns

From: David Daniels
Sent: August 25, 2020 2:21 PM
To: Peter Ricketts Town Council <towncouncil@wolfville.ca>
Subject: Covid Concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Acadia University Participants:

The recent Restated Order of the Chief Medical Officer of the Health states at s. 2.12:

Effective August 20, 2020, every public post-secondary institution and the administrator thereof must take all reasonable steps to ensure that any student referred to in sections 2.10 or 2.11 who is attending their respective public post-secondary institution complies with the requirements set out therein.

The requirements set out in ss. 2.10 and 2.11 are for testing and self-isolating and self-quarantining.

As I read s. 2.12, if a "step" is "reasonable" then the university must take it. If St. Francis Xavier University requires students arriving from outside the Atlantic bubble to set out a written plan, submitted prior to arriving on campus, explaining how the student will self-isolate or self quarantine for two weeks, then AU must do the same, unless it claims that that step is unreasonable.

I spent the summer of my second year in law school as an intern at an NGO in Geneva, Switz. When I used the public transit system I was most impressed that there were no enforcement mechanisms to make sure the transit fare was paid. You were required to buy a ticket, but there was no check. How honest the Swiss must be. Until one day two transit officers got on the bus and starting asking the passengers to show them their tickets. If a passenger did not have a ticket, a fine was imposed.

Is it unreasonable for Acadia University to send University personnel, randomly, to off-campus residences to make sure students who should be self-isolating or self-quarantining are doing so. If a student is found to be violating the Order, then impose a (harsh?) penalty. Word may travel quickly.

David Daniels

Amanda Brown

Subject: FW: Binge Drinking - An Invitation dating back to October 2017, compounded by Covid 19 in 2020.

Importance: High

From: George Lohnes

Sent: August 26, 2020 9:57 AM

To: Peter Ricketts

Cc: Town Council

Subject: Binge Drinking - An Invitation dating back to October 2017, compounded by Covid 19 in 2020.

Importance: High

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Binge Drinking or Heavy Episodic Drinking and Acadia University and the Town of Wolfville

*“Only by working together across jurisdictions and sectors will we create and sustain an environment where Nova Scotians, individually and collectively, have information, tools, and support for a balanced and moderate approach to alcohol use.” **Changing the Culture of Alcohol Use in Nova Scotia (Crown Copyright, Province of Nova Scotia, 2007).***

“Understanding the use of alcohol in this regard is extremely important when developing strategies to reduce harmful alcohol use. Initiatives require much more than simply re-educating students on the harms associated with excessive consumption and setting down and enforcing rules for conduct. The university environment has a significant role in shaping student behaviours and, as such, the campus context needs to be altered so that it does not support a heavy drinking culture. A rich environment must be created that cultivates connectedness and builds further resiliency within young people that will serve as lifelong protective factors. It is only within this context that moderate alcohol consumption could become the new norm.

University administrations have a critical role to play, not only because alcohol can damage a student’s life. Failure to undertake a concerted, well-informed and sustained effort to address alcohol problems may also negatively impact a university’s reputation, academic ranking, operating costs, and relationship with the community.” (DeJong, 2008).

Reducing Alcohol Harms Among University Students: A Summary of Best Practices 2012 – Dr Robert Strang

Where we as residents of Wolfville find ourselves on August 26, 2020 in our requests to Dr Ricketts as President of Acadia University:

We wait with anticipation to receive the long-promised revised Code of Conduct covering both on campus and off campus behaviour. (As first promised in then Vice President Recruitment and Student Services, Susan Mesheau’s email of Jan 30, 2017 to Lohnes).

We wait with anticipation to receive from Dr Ricketts and Mayor Cantwell details of the progress made on the binge drinking issue since October 2016.

We wait with anticipation to receive a positive response to our invitation to Dr Ricketts to utilize the Good Offices of University President to champion a University and Community-wide campaign as expressed in Lohnes’ emails and letters of Oct 18, 2017, Nov 23, 2017, Oct 24, 2018 and Oct 21, 2019 to Dr Ricketts.

An abridged Timeline dating back to October 2017:

From Lohnes' letter of October 18, 2017 to Dr Ricketts:

In conclusion, a more fulsome, coordinated, long-term commitment than has been tried to date is demanded if we are to transform the culture of binge drinking. The inevitable turnover in membership of the various constituent groups: Town Councillors, ASU leadership, University administrators and RCMP, to name but a few, highlight the importance of a dynamic, ongoing commitment to not cede quarter until the cultural norms regarding binge drinking have been changed for the better.

From Lohnes' email of Nov 23, 2017 to Dr Ricketts:

Where do we go for here? We have a suggestion flowing from our discussion yesterday.

We ask you to give serious consideration to using the good offices of University President to champion a University and Community-wide campaign. The commitment would be long-term as engrained behaviour will not be changed overnight. Ideally it would include you as President, the ASU leadership, key members of the University Administration & Faculty, the Town, the AVRSB, Landlords, the RCMP, the Business community and last but not least members of the community living in the Town's core. Just as Acadia demonstrated innovative leadership with its Acadia Advantage program, so might it do so in confronting and addressing the issue of binge drinking and the accompanying social harms.

This is a daunting task – in the words attributed to US General Creighton Abrams: *'When eating an elephant, take one bite at a time.'*

From Lohnes' letter of October 24, 2018 to Dr Ricketts:

Firstly, lead the University in the adoption of a revised University Code of Student Conduct in the spirit of the Bowdoin College Social Code of Conduct. It states clearly and without ambiguity: "The College requires certain standards of behavior on and off College premises to secure the safety of the College community and to ensure that the College remains a center of intellectual engagement. The College has an interest in the character of its students, and both on - and off-campus behavior reflect a student's character and fitness to be a member of the College community."

Secondly, in our November 23, 2017 (dated edited for correction) email, we respectfully encouraged you, as Acadia's President, to assume the key strategic leadership role. We again urge you to use Good Offices of University President to champion a University and Community-wide campaign. It would build on the initiatives already underway. The commitment would be long-term, as engrained behaviour will not be changed overnight. Ideally, it would include you as President, ASU leadership, at least one member of the Board of Governors, key members of the University Administration & Faculty, the Town Council & Administration, Landlords and their property managers, the Annapolis Valley Regional Centre for Education, the RCMP, the Business community including bar owners and last, but not least, permanent residents of the community living in the Town's core.

From Lohnes' email of October 21, 2019 to Dr Ricketts:

In conclusion, a more fulsome, coordinated, long-term commitment than has been tried to date is demanded if we are to transform the culture of binge drinking. The inevitable turnover in membership of the various constituent groups: Town Councillors, ASU leadership, University administrators and RCMP, to name but a few, highlight the importance of a dynamic, ongoing commitment to not cede quarter until the cultural norms regarding binge drinking have been changed for the better.

In our November 22, 2017 email, my spouse and I respectfully encouraged you, as Acadia's President, to assume the key strategic leadership role. We renew this submission and urge you to use the Good Offices of University President to champion a University and Community-wide campaign. It would build on the initiatives already underway and mentioned above. The commitment would be long-term, as engrained behaviour will not be changed overnight. Ideally, it would include you as President, ASU leadership, at least one member of the Board of Governors, key members of the University Administration & Faculty, the Town Council & Administration, Landlords and their property managers, the RCMP, the Business community including bar owners and last, but not least, permanent residents of the community living in the Town's core and /or adjacent to the Campus. (This would capture in spirit the suggestions advanced by Bob Lutes, Isabel Madeira-Voss and Michael Jeffrey.) I too would be willing to be involved in this process.

From Dr Rickett's email of Oct 24, 2019 to Lohnes:

I am not pretending that this message adequately responds to all of the issues you raise, and those raised by other residents who have had to deal with behaviour that is totally unacceptable. However, I do want you to know that your concerns are not being ignored and that, indeed, they are being taken very seriously as we move forward in partnership with the ASU, the Town, the RCMP, and other key stakeholders in the community in addressing this ongoing problem.

Mayor Cantwell and I will be following up again soon on next step in communications and discussion on progress and actions.

From Lohnes' email of October 28, 2019 to Dr Ricketts in response to his email to Lohnes of Oct 24, 2019:

Thank you for your email.

Optimistically, we will not have cause to conjure up the legend of Sisyphus, the Greek mythological king, condemned by the Gods to ceaselessly rolling a rock to the top of a mountain, whereupon, the stone would fall back of its own weight.

I look forward to a timely update from you and the Mayor, concerning the significant progress, (referred to in your email), that has been made since October 2016 and the proposed strategic plan going forward.

Collectively with other residents, we have clearly set out in correspondence addressed to your attention, our willingness to work with the key stakeholders toward positive and constructive change.

As I compose this email on Aug 26, 2020, our invitation to Dr Ricketts still stands.

Yours Respectfully,

George Lohnes

Amanda Brown

Subject: FW: Oven Update

From: Duncan Ebata
Sent: August 31, 2020 10:07 AM
To: Duncan Ebata (Me) Town Council
Subject: Oven Update

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Hi folks. My first email didn't go through, hopefully this one will?

Dear friends,

I'm emailing you to let you know that the The Front Street Community Oven is open for group bookings and open ovens until the end of October.

It was a very slow start to the year, so we need all the support we can get to ensure we cover our operational costs and ensure that it's well used this season.

Open ovens on Saturday's area also running with only one bubble in the perimeter from 12-2pm until end of October. It's first come first cook.

WE now are also offering pizza packs so you can either bring your own food or order pizza packs through Just Us Cafe's Kitchen for group bookings.

<http://frontstreetoven.ca/pizza-party/>

We have very detailed COVID procedure that our volunteers and staff carry out. The space is roped off during bookings for the booking group to help keep everyone COVID safe. The summary of it is here: <http://frontstreetoven.ca/1234-2/>

If you want to book an outing for your group, you can rock on up here: <http://frontstreetoven.ca/bookings/>

I was there on Saturday cooking pizzas and veggies :-). It's been lovely to feel normal again and make food in the park and feel the sun and warmth of the oven. We also had my parents' anniversary there as a family gathering.

Please forward to anyone who may be interested in having a fun outing.

Wishing you a peaceful day.

Warmly,

Duncan
Duncan Ebata

Social Entrepreneur & Community Builder

Office/Cell: 1-902-692-9421

Projects at: duncanebata.com/welcome

*May it be acknowledged that Wolfville is located in Mi'kma'ki ,
the ancestral and unsundered territory of the Mi'kmaq People.
Pronouns: he/him*

Amanda Brown

Subject: FW: Arizona university prevents potential Covid outbreak by testing feces

-----Original Message-----

From: William Zimmerman < >

Sent: September 3, 2020 3:05 PM

To: Town Council <towncouncil@wolfville.ca>; peter.ricketts

Subject: Arizona university prevents potential Covid outbreak by testing feces

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Arizona university prevents potential Covid outbreak by testing feces https://www.theguardian.com/us-news/2020/sep/03/arizona-university-prevents-potential-covid-outbreak-testing-feces?CMP=Share_iOSApp_Other

FYI