



ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Wendy Elliott
- Councillor Jodi MacKay
- Councillor Mike Butler
- Councillor Jennifer Ingham
- Councillor Ian Palmetier
- Interim Chief Administrative Officer, Rob Simonds
- Recording Secretary, Laura Morrison

ALSO ATTENDING

- Director, Planning & Economic Development, Devin Lake
- Director, Engineering & Public Works, Alex de Sousa
- Director, Finance & Corporate Services Beth Hopkins
- Manager of Communications and Strategic Initiatives, Barb Shaw
- Manager, IT, David Hopkins
- Manager, Community Development, Nick Zamora

REGRETS

- Councillor Isabel Madeira-Voss

CALL TO ORDER

Chair, Mayor Donovan, called the meeting to order at 8:31 am.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	03-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED
2. Approval of Minutes	
a. Approval of Committee of the Whole Minutes, April 2, 2024	04-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF APRIL 2, 2024, BE APPROVED AS CIRCULATED. CARRIED
b. Approval of Committee of the Whole In Camera Minutes, April 2, 2024	05-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF APRIL 2, 2024, BE APPROVED AS CIRCULATED. CARRIED



Agenda Item	Discussion and Decisions
c. Approval of Special Committee of the Whole Budget Minutes, April 16, 2024	06-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE SPECIAL COMMITTEE OF THE WHOLE BUDGET MEETING OF APRIL 16, 2024, BE APPROVED AS CIRCULATED. <p style="text-align: right;">CARRIED</p>
3. Presentations	<ul style="list-style-type: none"> • Julia Merritt, (AVRL) Annapolis Valley Regional Library • Jeremy Strong, WBDC Coordinator
4. Public Input	<ul style="list-style-type: none"> • No public input.
5. Committee Reports (Internal)	
a. Accessibility Advisory Committee	<ul style="list-style-type: none"> • Preparing for Access Awareness week. • Interactive session with the public on May 27th, 5pm to 6:30pm at L'Arche. • All Council invited. • KPPT accessible van requested for display. • Different stations with information • Activities and quiet space. • Dog Therapy station. • Looking for feedback from public and council about what barriers they face in their day to day lives.
b. Audit Committee	<ul style="list-style-type: none"> • As submitted
c. Planning Advisory Committee	<ul style="list-style-type: none"> • As submitted
d. Police (RCMP) Advisory Board	<ul style="list-style-type: none"> • As submitted
e. Town and Gown Committee	<ul style="list-style-type: none"> • As submitted
6. CAO REPORT	<ul style="list-style-type: none"> • One-way streets - Winter/Willow. • Tennis court request for tenders closing date May 21st.



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> • Discussion on temporary location of Welcome Centre at Waterfront Park, variety of construction will be taking place in the area. Consideration was given to different locations, with a lens of accessibility, shade and access to washrooms. Randall House not suitable with regard to these concerns. Will be congested, staff will manage and move if required. • Baptist Church parking lot consideration.
<p>7. Staff Reports for Discussion</p>	
<p>a. RFD 029-2024: Budget 2024/2025 and Operational Work Plan</p>	<p>07-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE THE 2024/25 TOWN OPERATING BUDGET, TEN YEAR CAPITAL INVESTMENT PLAN, AND THE WATER UTILITY OPERATING AND CAPITAL BUDGET, INCLUDING THE FOLLOWING DETAILS:</p> <ul style="list-style-type: none"> • Town Operating Budget with revenue & expenditures in the amount of \$15,142,000. <ul style="list-style-type: none"> ○ Residential Tax Rate of \$1.4655 per hundred dollars of assessment applied to taxable residential and resource assessments ○ Commercial Tax Rate of \$3.5655 per hundred dollars of assessment applied to taxable commercial assessments ○ Taxes to be billed by way of Interim Tax Bill (issued in April, due May 31, 2024) and Final Tax Bill (issued in August, due the October 1, 2024) ○ Interest on overdue amounts to be charged at a rate of 1.00% per month, compounded • Town Capital Budget with Year 1 totaling \$5,647,900, including capital reserve funding of \$2,243,100, operating reserve funding of \$207,700, long term debt funding of \$709,200, Active Transportation Grant funding of \$474,900, ACOA grant funding of \$403,300, Provincial Sustainable Service Growth Fund of \$485,000, other grant funding of \$771,000, and other external grant and/or contribution funding of \$353,700.



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> • Water Utility Operating Budget with operating revenues of \$1,519,400, operating expenditures of \$1,416,900, non-operating revenues of \$43,600, and non-operating expenditures of \$214,400. • Water Utility Capital Budget totaling \$679,100 including Depreciation Reserve Funding of \$98,600, Municipal Capital Growth Funding of \$287,500, Capital from Revenue Funding of \$40,000, Long Term Debt of \$230,000 and Accumulated Surplus funding of \$23,000. • Fire Protection Area Rate (pursuant to Section 80 of the Municipal Government Act) of \$0.0555 per hundred dollars of assessment • Business Development Area rate (pursuant to Section 56 of the Municipal Government Act) of \$0.23 per hundred dollars of commercial assessment • Sewer fees <ul style="list-style-type: none"> ○ Sewer usage rate of \$7.08 per 1,000 gallons of water used by customer ○ Flat Rate fee of \$135.70 per quarter ○ Minimum quarterly charge for any metered customer \$29.85 ○ Sewer connection fee of \$6,500 ○ Water connection fee of \$6,500 ○ Sewer and Water connection fee of \$6,500 • Low Income Property Tax Exemption <ul style="list-style-type: none"> ○ Income threshold to qualify a maximum of \$45,000 ○ Maximum tax exemption of \$1,040 <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>08-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p>



Agenda Item	Discussion and Decisions
	<p>THAT COUNCIL APPROVE THE 024/25 GRANTS TO ORGANIZATIONS UNDER GENERAL GOVERNMENT/COMMUNITY DEVELOPMENT (NOT PART OF STRATEGIC & COMMUNITY PARTNERSHIP POLICY) AS FOLLOWS:</p> <ul style="list-style-type: none"> • Grants to Organizations under General Government/Community Development (<i>not part of Strategic & Community Partnership Policy</i>) <ul style="list-style-type: none"> ○ Acadia Scholar Bursaries \$11,000 ○ Acadia University <ul style="list-style-type: none"> - Events hosting contribution \$10,000 - Summer Camps \$15,000 - Pool Operating Contribution \$60,000 - Fitness \$50,000 ○ Devour <ul style="list-style-type: none"> - 2nd Installment of one-time capital grant \$50,000 <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p><i>Discussion</i></p> <ul style="list-style-type: none"> • <i>Council request more information on memberships. Specifically, why the change from \$75k to \$60k. Need more information to explain to public how their money is being spent.</i> • <i>Appreciate the difficulty in separating fitness centre membership from pool membership and that members use fitness centre more.</i> • <i>Would like to see operating costs, want to know where Town money goes, important information for taxpayers.</i> • <i>Working group from Town and Gown – Recreation could add Brian Finnis. Quarterly presentations.</i> <p>09-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT THROUGH THE MOU WORKING GROUPS, ACADIA REPORT TO COUNCIL QUARTERLY, ON NUMBERS OF RECREATION AND FACILITY USE.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>



Agenda Item	Discussion and Decisions
	<p>10-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE THE HIRING OF A FULL-TIME PROJECT MANAGER POSITION FOR THE DEPARTMENT OF ENGINEERING AND PUBLIC WORKS AT A SALARY COST UP TO \$100,000 PER ANNUM PLUS BENEFITS AS PART OF THE 2024/25 BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>11-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL ACKNOWLEDGE THE RECRUITMENT OF A NEW SENIOR PLANNER FOR A THREE-YEAR TERM POSITION FUNDED BY THE HOUSING ACCELERATOR FUND AT A SALARY COST OF \$95K PER ANNUM PLUS BENEFITS AS PART OF THE 2024/25 BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>12-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE A \$20,000 ONE-TIME GRANT CONTRIBUTION TO EVENTS ACADIA TO SUPPORT THEIR STRATEGIC BID AND HOSTING EFFORTS AS PART OF THE 2024-25 BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>13-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION</p> <p>THAT COUNCIL APPROVE A \$25,000 ONE-TIME CAPITAL GRANT CONTRIBUTION TO THE WOLFVILLE CURLING CLUB TO SUPPORT</p>



Agenda Item	Discussion and Decisions
	<p>ACCESSIBILITY UPGRADES TO THEIR FACILITY AS PART OF THE 2024-25 BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>14-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION</p> <p>THAT COUNCIL APPROVE A \$50,000 ONE-TIME CAPITAL GRANT CONTRIBUTION TO THE WOLFVILLE HISTORICAL SOCIETY TO SUPPORT REPAIRS TO RANDALL HOUSE – AS PART OF THE 2024-25 BUDGET.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <ul style="list-style-type: none"> • <i>Deputy Mayor Elliott declared conflict of interest and did not take part in the vote.</i> • <i>Chair was passed to the Deputy Mayor.</i> • <i>Direction to staff to look at funding announcements.</i> <p style="text-align: center;">Break from 10:30am – 10:43am</p> <p>15-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL ACKNOWLEDGE THAT THE APPROVED PROJECT-SPECIFIC INCREASE TO THE CAPITAL BUDGET IN THE 2024-25 FISCAL YEAR OF \$610,000 TO CARRY OUT THE FULL SCOPE OF WORK IN THE EAST END PARKING LOT, INCLUDES WORK TO THE VALUE OF \$21,000 ATTRIBUTED TO THE BETTERMENT OF THE WOLFVILLE LEGION PARKING AND WALKWAY AREAS.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>



Agenda Item	Discussion and Decisions
<p>b. IR 012-2024: Info Report Parks Planning Update</p>	<ul style="list-style-type: none"> • New Senior Planner will take on some of the work to move the Parks Plan forward. • Work to be scoped at old burying ground, Waterfront Park, Olsen Park - set and manage expectations and some investment in shorter term. • Park items in budget for this year will be moved forward, they are all at different points in design. • Wooly Adelgid – nature preserve trust are doing testing and looking at funding available for treatment. • Blomidon Naturalists pilot project entrance to Reservoir Park dealing with invasive species and reforestation of native species. Working with Acadia. • Fire risk of downed trees - requires a plan – challenges with volunteers. • <i>Staff to look further into fire risk, have conversations with to have Peter Duinker on Fire Smart Committee - come back next month to present to council. Will look at Town's liability and signage. Conversations with Dan Stovel.</i>
<p>c. RFD 031-2024: Donation of Box Car</p>	<p>16-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COUNCIL APPROVE THE DONATION OF THE BOX CAR TO THE MUSQUODOBOIT HARBOUR HERITAGE SOCIETY AT NO COST OR LIABILITY TO THE TOWN. ALL LOGISTICS OF REMOVAL TO BE WORKED OUT WITH TOWN STAFF AND THE SOCIETY.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
<p>d. RFD 027-2024: PA 2024-001 Rezone 123 Highland Ave S2e</p>	<p>17-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COMMITTEE OF THE WHOLE FORWARD TO COUNCIL FOR FIRST READING A LAND USE BY-LAW AMENDMENT TO CHANGE THE ZONING OF PROPERTIES ON HIGHLAND AVENUE (PIDS 55271738 AND</p>



Agenda Item	Discussion and Decisions
<p>e. RFD 028-2024: PA 2024-002 Rezone Gaspereau Ave Polycorp</p>	<p>55350045), FROM R-3 MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL– MULTI DWELLING UNIT (R-MDU) AS OUTLINED IN THE RESOLUTION - ATTACHMENT 1.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>18-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COMMITTEE OF THE WHOLE FORWARD TO COUNCIL DIRECTION TO STAFF TO ENSURE PUBLIC BENEFITS ARE NEGOTIATED, THAT INCLUDE AT MINIMUM A SIDEWALK ALONG HIGHLAND AVENUE TO PLEASANT STREET, WITH ADDITIONAL DETAILS AND INCLUSIONS TO BE REFINED PRIOR TO THE FINAL PACKAGE BEING PREPARED AND PUBLIC HEARING ADVERTISED.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>Discussion</p> <ul style="list-style-type: none"> • <i>Concerns on roads/infrastructure/accessibility</i> • <i>Design is still being worked on, would like feedback on pain points.</i> • <i>Public information meeting with letters to surrounding properties already carried out.</i> • <i>Minimum build of 120 units to be financially feasible.</i> • <i>Goal at least one third of units to be built and rented by Fall 2026.</i> • <i>Micro transit considerations.</i> • <i>Council are encouraged to continue to send feedback to staff for consideration.</i> <p style="text-align: center;">Lunch break 12:30pm-12:42pm</p> <p>19-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COMMITTEE OF THE WHOLE FORWARD TO COUNCIL FOR FIRST READING A LAND USE BY-LAW AMENDMENT TO CHANGE THE ZONING OF A PROPERTY ON GASPEREAU AVENUE (PID 55274575), FROM R-3</p>



Agenda Item	Discussion and Decisions
	<p>MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL– MULTI DWELLING UNIT (R-MDU) AS OUTLINED IN THE RESOLUTION - ATTACHMENT 1.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p><i>Discussion</i></p> <ul style="list-style-type: none"> • <i>Opportunity up to 300 units on this site</i> • <i>Blasting rock</i> • <i>Plot of land was initially subdivided, then merged into one and now want to subdivide again.</i> • <i>Proposed 6 storeys.</i> • <i>Utility and Review Board discussion.</i> <p>20-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT COMMITTEE OF THE WHOLE FORWARD THE FOLLOWING MOTION TO COUNCIL FOR DECISION:</p> <p>THAT COMMITTEE OF THE WHOLE FORWARD TO COUNCIL DIRECTION TO STAFF TO ENSURE PUBLIC BENEFITS ARE NEGOTIATED, THAT INCLUDE AT MINIMUM A SIDEWALK ALONG GASPÉREAU AVENUE TO PLEASANT STREET, WITH ADDITIONAL DETAILS AND INCLUSIONS TO BE REFINED PRIOR TO THE FINAL PACKAGE BEING PREPARED AND PUBLIC HEARING ADVERTISED.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <ul style="list-style-type: none"> • <i>Same concerns as noted in previous motion. Council to send feedback to Director of Planning</i>
8. Committee Reports (External)	
a. <u>Kings Point to Point (KPPT)</u>	<ul style="list-style-type: none"> • As submitted.
b. <u>Wolfville Business Development Corporation (WBDC)</u>	<ul style="list-style-type: none"> • As submitted.



Agenda Item	Discussion and Decisions
c. <u>Grand Pre Marsh-Body</u>	<ul style="list-style-type: none"> As submitted.
d. <u>Interim IMSA Board (VW) & (KTA)</u>	<ul style="list-style-type: none"> As submitted.
9. Request for Agenda Items	
a. Communications Plan	<ul style="list-style-type: none"> Request for staff to come back with policy on communications, looking at all of our mediums that are public facing. Manager of Communications can bring back communications plan ideas for a future agenda item for discussion.
b. Donations Policy	<ul style="list-style-type: none"> Enable through finance dept to collect donations. Collect donations for external fund raising – Randall House etc. How we receive donations and how that is measured. Request clarification from staff on what is in place.
c. Compost Pickup	<ul style="list-style-type: none"> Wondering if staff can do pickups for compost. Wildfire season considerations. Direction to staff to look at pickups for compost.
10. Public Input/Question Period	<ul style="list-style-type: none"> No public input
11. Regular Meeting Adjourned to In Camera Meeting	21-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN TO INCAMERA UNDER SECTION 22(a) OF THE MUNICIPAL GOVERNMENT ACT AT 1:34PM.
12. Regular Meeting Adjourned	22-05-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING AND THE IN-CAMERA MEETING ADJOURN AT 2:05PM.

Approved by Committee of the Whole Motion 03-06-24 June, 2024
 As recorded by Laura Morrison, Town Clerk.