



TOWN OF KENTVILLE COUNCIL ADVISORY COMMITTEE March 11, 2024 AGENDA

6:00 p.m.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF THE MINUTES**
 - (a) Council Advisory Committee, February 20, 2024
- 4. PRESENTATIONS**
 - (a) Kentville Business Community Annual Report – Genevieve Allen Hearn
 - (b) Community Health Board – MacKayla Olgilvie
- 5. DEPARTMENT REPORTS AND RECOMMENDATIONS**
 - (a) Finance
 1. Department Report
 2. Low Income Exemption Report and Recommendation
 - (b) Planning and Development
 1. Department Report
 - (c) Parks and Recreation
 1. Director's Report
 - (d) Police
 1. Chief's Report
 - (e) Engineering and Public Works
 1. Director's Report
 - (f) Administration
 1. Chief Administrative Officer's Report

2. Housing and Community Partnerships Report

6. BUSINESS ARISING FROM THE MINUTES/OLD BUSINESS

- (a) Staff Report: Wraparound Services at Tiny Meadows
- (b) Staff Report: Noting Heritage Elements in Building Permits
- (c) Staff Report: Review of Batting Cages in Memorial Park Proposal
- (d) Staff Report: Review of Valley Racquet Centre Proposal
- (e) Staff report: Cornwallis Street Sign Loan

7. CORRESPONDENCE

- (a) Jenna Gabourie – Pallet Community
- (b) Chris Hutten – Pallet Community
- (c) Bunny Bennett – Stormwater Management
- (d) Heather Walker – Stormwater Management
- (e) Jennifer Currie – Water Drainage Issues
- (f) Jocelyn Nichols – Water Concerns
- (g) Jim McMullin – Flooding on West Main Street
- (h) Mike MacLean – Flooding on West Main Street
- (i) Scott Umlah – Flooding and Sidewalk Damage
- (j) Shireen Stacey – Flooding on West Main Street
- (k) Krista Laing – Flooding on West Main Street
- (l) Jenn Taylor – Flooding on West Main Street
- (m) Gerald MacPherson – Flooding on West Main Street
- (n) Veronica Fenwick – Flooding on West Main Street
- (o) Leslie Ribeiro – Stormwater Management

8. NEW BUSINESS

- (a) Request for Decision: Independent Stormwater Study for Town

9. PUBLIC COMMENTS

10. IN-CAMERA

- (a) None.

11. ADJOURNMENT

DRAFT



TOWN OF KENTVILLE

COUNCIL ADVISORY COMMITTEE

Meeting Minutes: February 12, 2024

Town Hall, 354 Main Street, Kentville Nova Scotia

This meeting was held in Town Hall and was livestreamed to YouTube with closed captioning.

Mayor Sandra Snow called the meeting to order at 6:00 p.m., and Chief Administrative Officer (CAO) Jeff Lawrence reported the following members of Council and staff were present:

1. PRESENT

Council:

- Mayor Sandra Snow
- Deputy Mayor Cate Savage
- Councillor Craig Gerrard
- Councillor Paula Huntley
- Councillor Cathy Maxwell
- Councillor Gillian Yorke
- Councillor Andrew Zebian

Staff:

- Marty Smith, Chief of Police
- Wanda Matthews, Director of Finance
- Geoff Muttart, Solicitor
- Craig Langille, Director of Parks and Recreation
- Jeff Lawrence, Chief Administrative Officer
- Jennifer West, Recording Secretary

GUESTS

Trevor Butler, Kentville Minor Baseball

REGRETS

Dave Bell, Director of Engineering and Public Works

DECLARATIONS OF CONFLICT OF INTEREST

None.

2. APPROVAL OF THE AGENDA

It was moved by Councillor Paula Huntley and Councillor Gillian Yorke

Council Advisory Committee Meeting Minutes – February 12, 2024

Pending Approval

Page 1

DRAFT

That the agenda for the Council Advisory Committee meeting of February 12, 2024 be approved as amended.

MOTION CARRIED

3. APPROVAL OF THE MINUTES

(a) Council Advisory Committee, Meeting Minutes, January 8, 2024.

Under 4.a Racquet Facility, wording should be changed to “losing an existing soccer field facility at Oakdene Park”.

It was moved that the minutes from the Council Advisory Committee meeting held on January 8, 2024 be approved as amended.

MOTION CARRIED

4. PRESENTATIONS

(a) Batting Cages at Memorial Park

Trevor Butler with Kentville Minor Baseball gave a presentation about the history of minor baseball, and the increase in teams and players over the past decade. Facility space and coaches are a challenge for the league. Batting cages are a low cost and efficient way to add value to the program. The club is invested in this community and this sport, and they plan to establish a fundraising committee for other assets. Before fundraising has begun, there is already a good amount of funding secured by the club for these facilities.

Presentation available

5. DEPARTMENT REPORTS AND RECOMMENDATIONS

(a) Finance

(1) Directors Report

Director Wanda Matthews presented the report for the period ending January 31, 2024. To this date 75.8% of the operating budget has been expended, and 90.5% of revenue has been collected with a projected surplus of \$2,342,057. Director Matthews gave an update about the payroll position and described staff's approach to organizing the 2024-2025 capital and operating budgets.

See report for more information.

Discussion

- Staff have not received complaints about residents not receiving their tax bills. In general, when tax bills are mailed out, a small number of residents call to adjust mailing addresses and other details.

DRAFT

- Council asked for more information about a provincial flood mitigation grant. CAO Lawrence will bring this information back to Council.
- Council asked about the timelines for construction of the Donald E. Hiltz Connector Road. Director Matthews will find this information for Council.

(b) Planning and Development

(1) Department Report

CAO Lawrence presented a verbal report for the Planning and Development department for January 2024, with highlights including staffing and liaising with the planning consultant and development officers. Staff have focused on operations and not on reporting for this month.

(c) Parks and Recreation

(1) Director's Report

Director Craig Langille presented his report for January 2024. Some of the highlights included the opening of the U.P. (Unstructured Play) program with over 250 families, launch of the Elevate program for African and Indigenous communities, the welcoming and diversity task team has started recruitment and has received over 20 applications.

See report for more information.

(d) Police Report

(1) Chief's Report

Police Chief Marty Smith presented the police commission report, which included a review of training, meetings, staffing and the annual report.

See report for more information.

(e) Engineering and Public Works

(1) Director's Report

CAO Lawrence submitted the Public Works report for January 2024.

See report for more information.

Discussion

- CAO Lawrence will provide an update about the stormwater management report when Director Bell returns.

(f) Administration

(1) Chief Administrative Officer's Report

CAO Jeff Lawrence presented his report for January 2024. Highlights included meeting with staff and Council, supporting the Executive Team, and review of policies and practices.

DRAFT

See report for more information.

(2) Housing and Community Partnerships

Housing and Community Partnerships Coordinator Alisha Christie presented her report with highlights including a list of frequently asked questions, success with the Reaching Home program, support for the Valley Roots Housing Association, and an update about the Housing Accelerator Fund.

See report for more information.

6. BUSINESS ARISING FROM THE MINUTES / OLD BUSINESS

- (a) None.

7. CORRESPONDENCE

- (a) **Federal Government, Response to call for a Cease Fire in Gaza**

- (b) **Gary Randall, Concerns about neighbours' land expropriation**

8. NEW BUSINESS

(a) Batting Cages Request

At the beginning of the meeting, Trevor Butler gave a presentation about a project that would see practice batting cages built in Memorial Park. Mayor Sandra Snow reviewed the project and their request for \$37,500 to support these facilities.

See report for more information.

Discussion

- Concerns about including support for these and other facilities in the Town's five-year capital plan.
- Concerns about the timeline for potentially building these facilities to respect the sport season and the capital budget season.

It was moved by Councillor Andrew Zebian and Deputy Mayor Cate Savage

That Council Advisory Committee direct the CAO to review the request and provide a recommendation to Council at the next CAC meeting.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Maxwell, Savage, Snow, Yorke and Zebian

(b) Discussion of Accessibility in the Town Hall building

Mayor Sandra Snow outlined the need for further discussion about this topic among Council and staff, and tabled until the March meeting.

Council Advisory Committee Meeting Minutes – February 12, 2024

Pending Approval

Page 4

DRAFT

9. PUBLIC COMMENTS

(a) None.

9. IN CAMERA – PERSONNEL

It was moved by Councillor Andrew Zebian and Deputy Mayor Cate Savage

That Council move into a closed session at 7:21 p.m. to discuss personnel matters.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Maxwell, Savage, Snow, Yorke and Zebian

It was moved by Councillor Paula Huntley and Councillor Craig Gerrard

That Council move back into open session at 7:37 p.m.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Maxwell, Savage, Snow, Yorke and Zebian

10. ADJOURNMENT

There being no further business to discuss,

Council Advisory Committee adjourned at 7:37 p.m.

MOTION CARRIED

Minutes Approved by CAO and Town Clerk Jeff Lawrence

KENTVILLE BUSINESS COMMUNITY

Presentation for Council

March 11, 2024



Kentville **Business** COMMUNITY



Mission

KBC works to create a community which is supportive and welcoming to current and future businesses, professionals, and organizations, and to attract people to shop, use services, and spend time in Kentville.

Strategic Pillars



- Engagement & Communication



- Marketing & Promotion

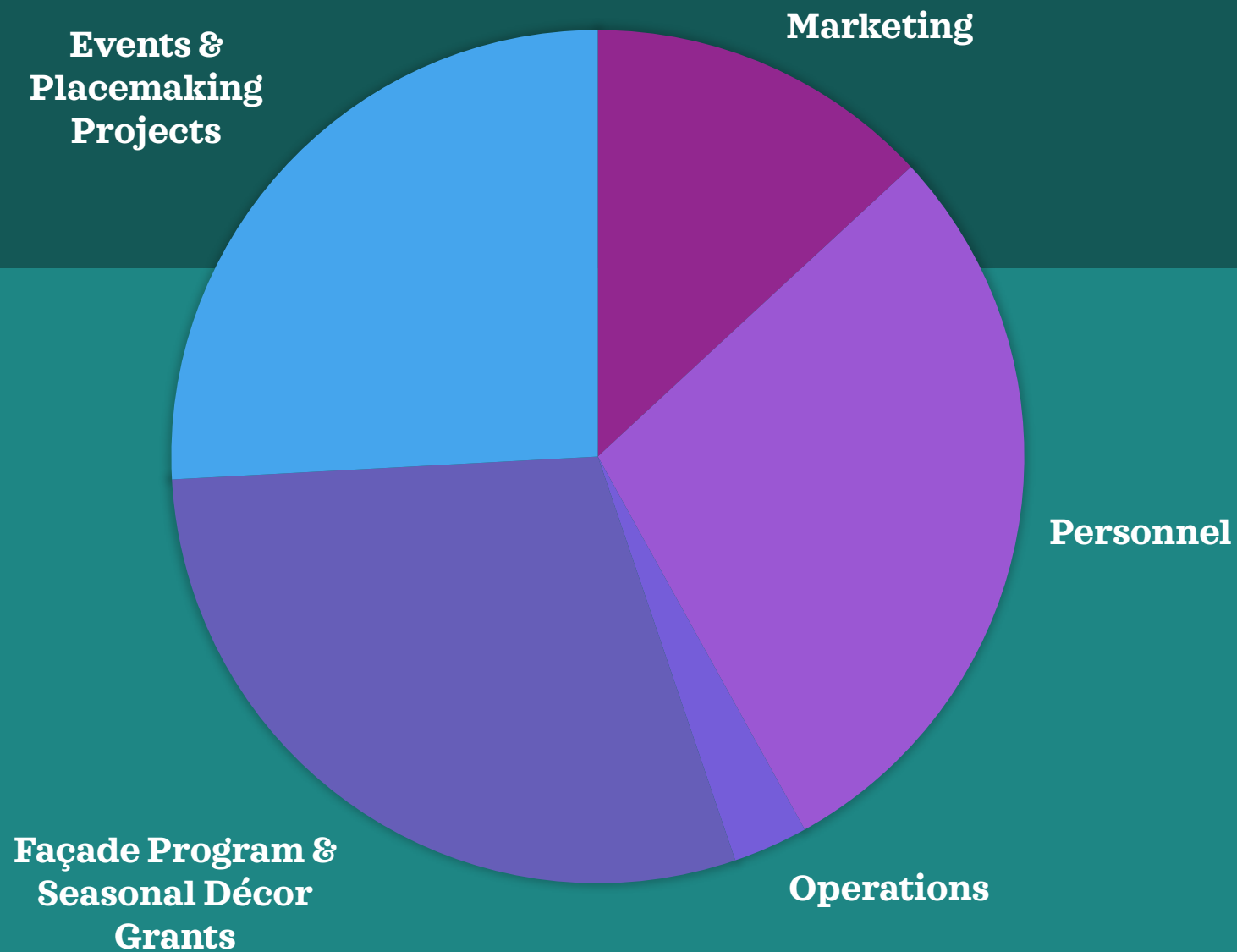


- Infrastructure & Investment

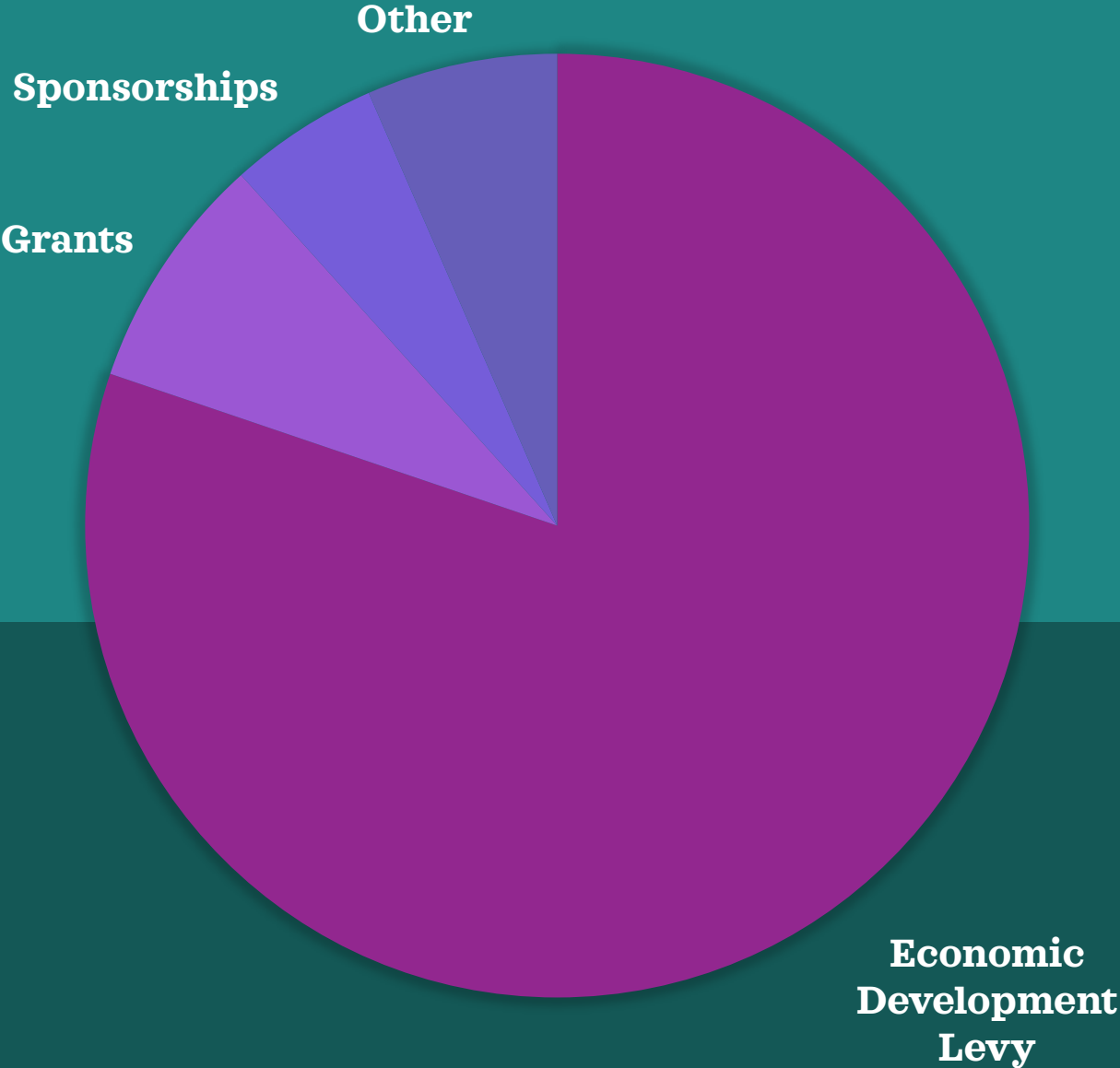


- Support & Recognition

KBC EXPENSES



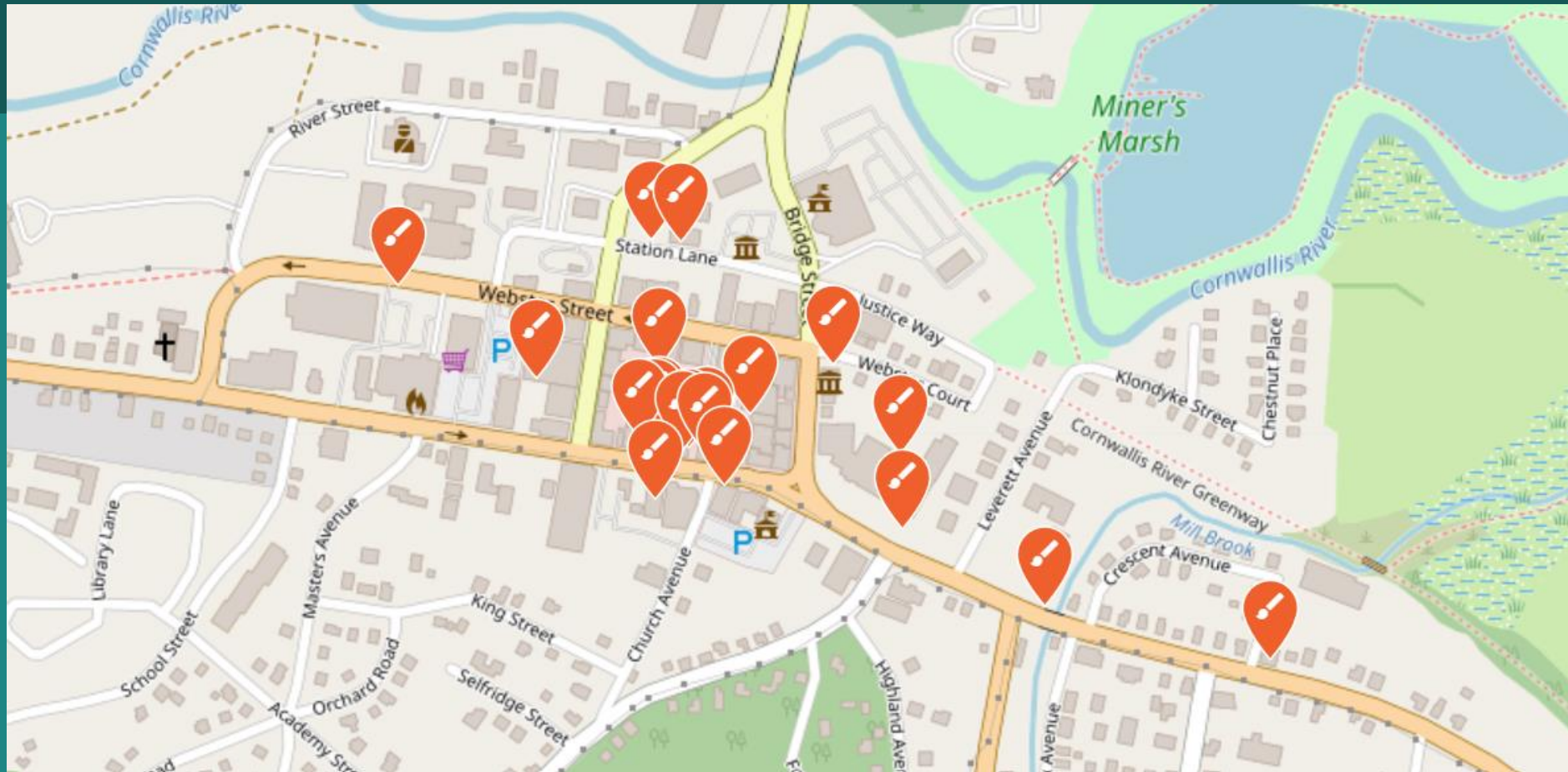
KBC REVENUE



Makers & Changemakers Campaign



Kentville Mural Map



Kentville Multicultural Festival

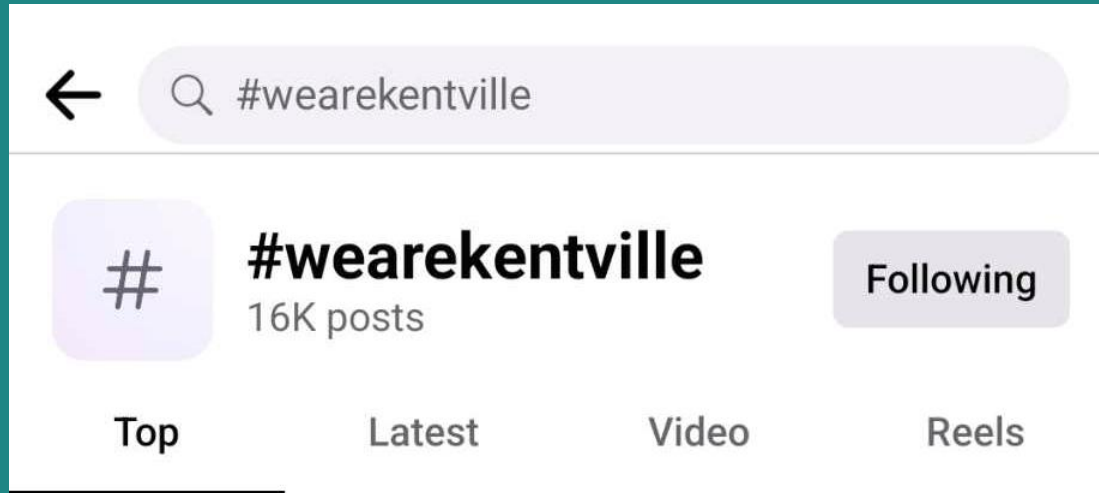


Communications

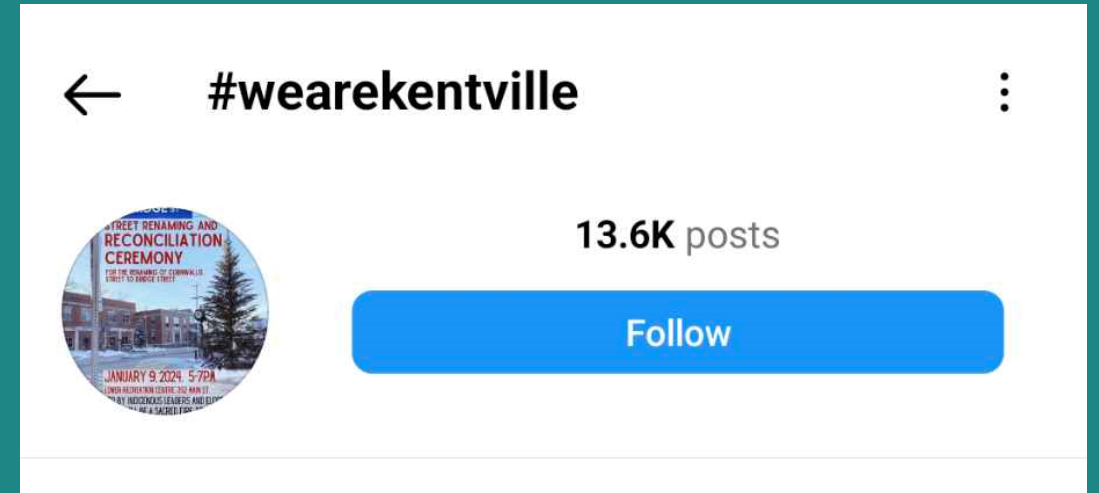


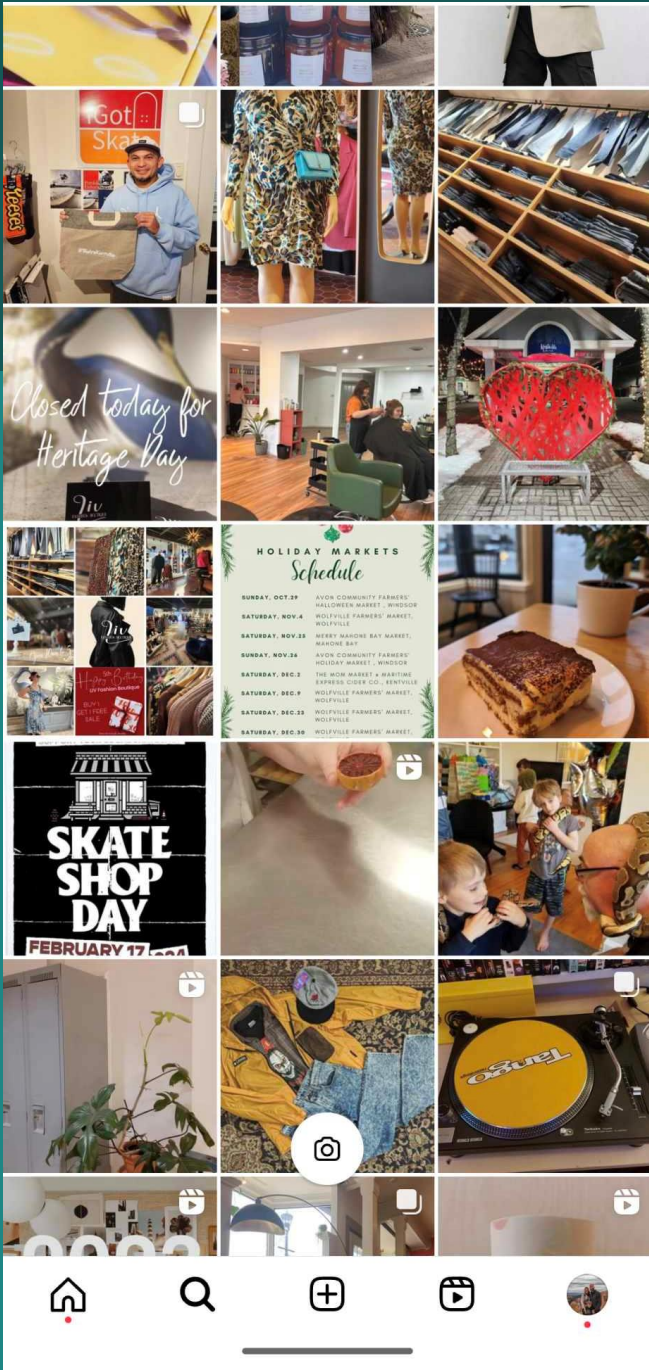
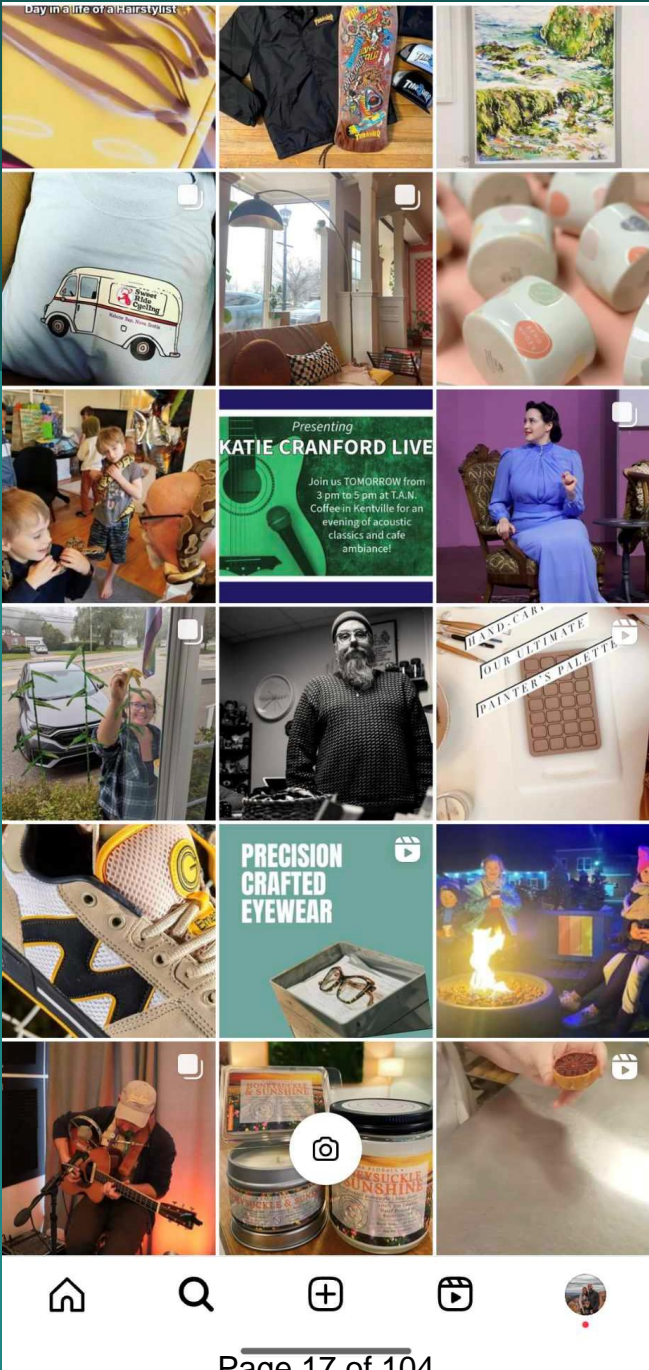
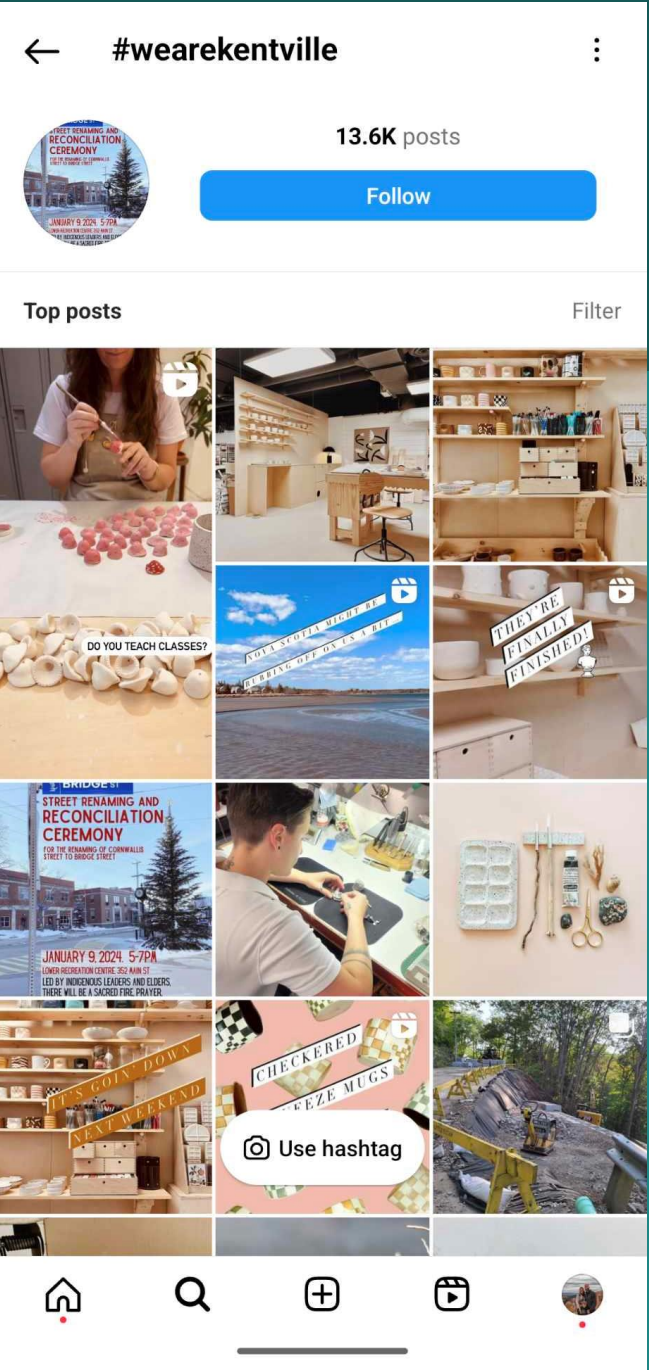
#wearekentville hashtag

Facebook



Instagram





KBC Newsletter

58-63% Open Rate

Audience: Kentville Community Master List

Delivered: Fri, Dec 1, 2023 8:00 AM

Subject: KBC December Newsletter - Extended Hours, Holly Jolly Decorating Contest & more!


[View email](#) · [Download](#) · [Print](#) · [Share](#)

300 Opened	17 Clicked	1 Bounced	1 Unsubscribed
---------------	---------------	--------------	-------------------

Successful deliveries	473	99.8%	Clicks per unique opens	5.7%
Total opens	607		Total clicks	36
Last opened	3/5/24 8:32AM		Last clicked	12/6/23 5:13PM
Forwarded	0		Abuse reports	0

Surveys

Questions Responses **16** Settings




Extended Hours for Holiday Shopping!

Form description

⊕
📄
Tt
🖼️

26 Participants –
61% response rate

Questions Responses **17** Settings



Late Night Shopping Party Survey

⊕
📄
Tt
🖼️

25 Participants –
68% response rate

Thank you for your support!





**Eastern
KINGS**
Community Health Board



East Kings Community Health Board

**Kentville Council
March 2024**



**Central
KINGS**
Community Health Board



What are CHBs?





WESTERN ZONE COMMUNITY HEALTH PLAN 2019



Opportunities for Connection & Inclusion in Supportive Community Environments

We heard that people have challenges with availability and access to healthy living, recreation, and wellness programs in their communities.



“We have a lot of folks who do not feel included in our community and more needs to be done to welcome them and inform them of what’s services and groups are available and how they can access them.”

Evidence: Community use of information resources such as Valleyconnect.ca and southshoreconnect.ca; 211; and recreation subsidies such as JumpStart, KidSport and municipal equity funds. ^{1,2}

Outcome: Increased awareness of available opportunities and resources for overcoming barriers to access.

Availability & Access to Healthy Living, Recreation & Wellness Programs

We heard that people have challenges with availability and access to healthy living, recreation, and wellness programs in their communities.



“We need more recreational facilities which are affordable, or funded programs which allow those on low income to be active without breaking their pocket book.”

Evidence: Active living through recreation is essential to the health of people and communities. Recreation provides a foundation for participation and play in many different activities throughout one’s life.¹

Outcome: People are aware of available opportunities and resources for overcoming barriers to access. They can easily access outdoor community spaces for unstructured healthy living, recreation and wellness activities.

Working together to improve Food Security

We heard that people have difficulty accessing healthy food because of cost, availability, transportation, and lack of food skills/knowledge.



“If we had School Healthy Eating Policies in all schools ... and collaboration between local growers, school programs, parents, teachers and staff ... we could have free breakfast and affordable salad bar buffet that supports local farmers and school gardens.”

Evidence: Studies show that:

- only one-third of students eat enough fruits and vegetables
- one-third of primary students and two-thirds of secondary students go to school without a nutritious breakfast
- one-quarter of calories consumed by children are from foods not recommended in Canada's Food Guide ¹

Outcome: If Canada had a National School Food Program like many other countries, all students would have access to affordable or free healthy snacks or meals while they are at school. This would benefit all families, and more importantly, reduce the burden on families living with food insecurity.

Working together on issues of safe, affordable appropriate Housing

We heard that people experience a variety of issues finding or maintaining safe, affordable, appropriate Housing.



“With kids it’s hard. Some landlords won’t take kids. Very hard time getting a place. I looked at a place that had 3-4 bedrooms and they said no small kids.” (Housing Qualitative Summary – Nov. 2018)

Evidence: Housing insecurity appears more common than many may have imagined. Housing unaffordability and limited availability have a negative affect on the health and well-being of our communities. ^{1,2,3}

Outcome: NSHA defines its role in addressing housing-related challenges and preventing homelessness.

WESTERN ZONE COMMUNITY HEALTH PLAN 2019



What do CHBs do with the Health Plan?

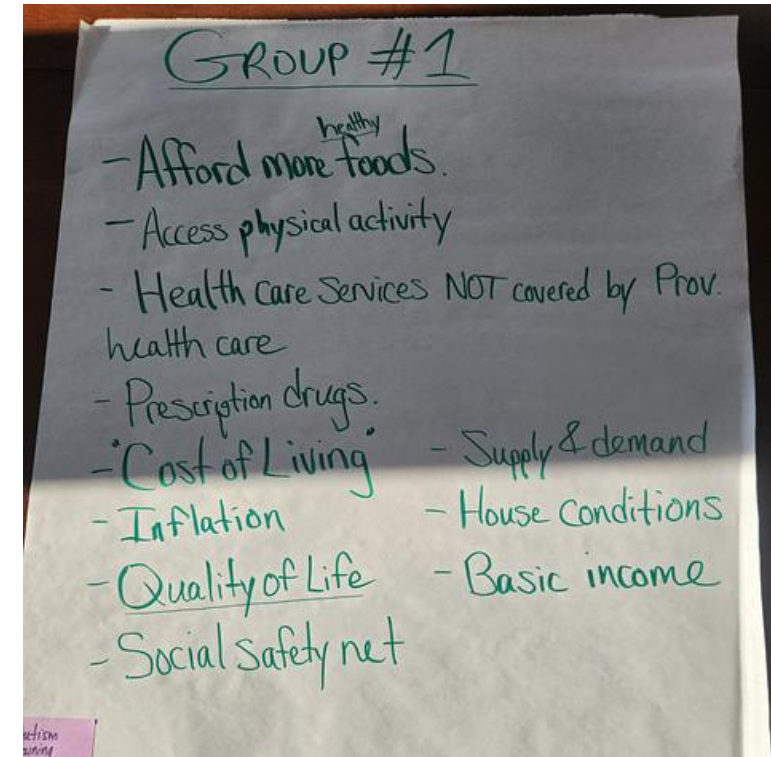


**Since 2019, East Kings CHB
has given over**

\$59,000

**in Wellness Funds to
projects either in the Town
of Kentville or accessible to
Kentville residents**

Developing the next Health Plan



- Afford more ^{healthy} foods.
- Access physical activity
- Health care Services NOT covered by Prov. health care
- Prescription drugs.
- Cost of Living
- Inflation
- Quality of Life
- Social safety net
- Supply & demand
- House conditions
- Basic income



Community Partnerships and a Voice for a Healthier Future

Community Health Boards
Western Zone

WE WANT TO HEAR FROM YOU

What's Next?

We hope to meet Kentville's new council and....

**Hear how
they plan to
act on your
community's
health
priorities**

**Present our
new Health
Plan**

**Collaborate
to come
back
annually**

Thank you
Questions?

Contact us at: WzCHBs@nshealth.ca



TOWN OF KENTVILLE
Staff Report to Council Advisory Committee
For the Month of February 2024
FINANCE

Operations

- Successful recruitment of payroll and finance analyst. Jessie Hemeon starts in March. Orientation and onboarding will begin immediately.
- Financial Information Return (FIR) for the 2022-2023 fiscal year has been received and completion is in progress.
- 2024-2025 Uniform Assessment value is \$ 683,942,330; 12.6% over the prior year (\$ 607,412,327).
- Finance prepared for and participated in the Investment Committee meeting on February 14, 2024, and Audit Committee on February 22, 2024.
- Kent & Duffett conducted the interim audit February 22 - 23, 2024. The auditor is working with Finance to find opportunities for efficiency and improvement. 2023-2024 financial audit work is scheduled to begin around late May or early June.
- Capital Expenditure requests have been submitted, compiled, reviewed and are being refined by Senior Management. A 2024-2025 through 2028-2029 capital investment plan will be coming forward to Council in March.
- The 2024-2025 Operating Budget development continues; however, the capital budget is taking priority. Timelines are being finalized in collaboration with the CAO.

Financial

- Finance & Treasury Board has been provided estimates of the Town's planned spring debenture participation. Based on the capital forecast as at January 31, 2024, our debenture issue is valued at \$1,924,000; 64% of our approved debt of \$ 3,017,457 in our 2023-2024 Capital Investment Plan.
- Federal - Payment in Lieu of Taxes submission for 2023-2024 was made in February.
- Appendix A includes the preliminary Year to Date January 2024 General Operating Fund Statement of Operations along with an overview analysis. In addition, a revised forecast based on January 2024 operating results and multi-year trend analysis has been provided. Current results suggest a year-end balanced budget is possible.
- The 2023-2024 Town capital fund forecast is \$ 3,947,700 as at February 29th, 2024. The variance in budget results from a detailed review of individual projects with Directors responsible for same. Year to date February 29, 2024, expenditures are \$ 3,186,304 (81% of forecast). See Capital Investment Plan Update Appendix B.
- Of the \$ 12,188,511 tax levy billed in 2023-2024, 1.26% remains outstanding as at February 29, 2024. This change represents a 15% (0.23 percentage point) reduction in tax balance owing for the month.

Outstanding Tax Receivable Aging		
2023-2024	2022-2023	Prior Years
\$ 149,403.17	\$ 1,523.39	\$ 2,135.67

Respectfully submitted,

Wanda Matthews

Wanda Matthews, CPA, CA

Director of Finance



Town of Kentville Operating Fund
Statement of Operations with Forecast
 Year to Date January 31, 2024

Overall

Actual revenue sources and expenditure payments are reported as they are earned or come due. The portion of revenues or expenditures recognized as a percentage of the annual budget is the budget revenue or spend rates. If revenues and expenditures were evenly distributed throughout the year, a 83% revenue or spend rate would be expected in month 10 of the fiscal year. Spending patterns are often annual, quarterly, or monthly. Timing differences between yearly spend rates and budget compared to actual occur.

Actual results are evaluated against the prior year's revenue and spend rates as well as the current year's budget. Overall YTD results show 83.5 % of **expenditure** budget used and 92.6 % of **revenue** budget recorded creating an overall surplus of \$ 1,460,744.

Explanation of significant changes between current year and prior year revenue or spend rates are below.

Revenue

- Final **tax levy** is reflected in actual results.
- **Area rates and frontages** include a portion for principal repayment.
- **Payments in Lieu of Taxes** –Provincial payment has been received and recorded. Federal application is completed and exceeds the budget value. Actual payments generally vary from budget.
- **Return on investments** - dividends and transfers to be recorded at year end.

Expenditures

- **General Admin**
 - One time PACE cost sharing with West Hants, IT MDR solution and grants to community organizations.
- **Debt charges** occur based on a defined payment schedule.
- **Protective Services**
 - Significant vacancies, particularly constables, have generated overtime at a higher rate than budget; however, this is more than offset by unused regular salary budgets.
 - Fire protection service (hydrant) expense reflects actual at \$468,146
 - Identifiable work crew costs were tracked in EMO for Hurricane Lee
- **Transportation services** spending is consistent with last year; however, snow removal and seasonal expenses may impact overall year end results.
- **Public Health and Housing** – the 2022-2023 deficit accrual was insufficient to cover the actual invoice; the balance is recorded as an expense in the current year.
- A vacant planner position and timing of secondary planning work recorded in **Planning and Zoning** have generated savings that are more than offset by contract and legal costs.

Town of Kentville Operating Fund
Statement of Operations with Forecast
Year to Date January 31, 2024

Expenditures Continued:

- **Economic Development** contains a one-time \$25,000 payment to KDCL.
- **Parks and Recreation**
 - secured grants to offset the costs of Canada Cup and experienced higher than budgeted pool revenues, creating a favourable variance to budget in Programmes and Facilities
 - periodic vacancies within recreation administration has caused it's spend rate to be lower than expected for 2023-2024 and less than Q3 2022-2023.

Town of Kentville Operating Fund

Statement of Operations with Forecast

For the Period Ended January 31, 2024

Revenue	Annual Budget	Forecast March 2024	Preliminary YTD Amount	% Budget Revenue CY	% Budget Revenue PY
TAXES					
Tax (including Industrial Park)					
Assessable property	11,330,300	11,311,400	11,316,084	99.9%	100.0%
Resource	54,200	54,200	54,142	99.9%	100.0%
Economic development	112,200	111,900	111,910	99.7%	94.7%
	11,496,700	11,477,500	11,482,136	99.9%	99.9%
Area rates and frontages					
Area rates	674,600	674,600	684,013	101.4%	101.7%
Special assessments	2,000	2,000	9,614	480.7%	72.5%
	676,600	676,600	693,627	102.5%	101.6%
Based on revenue					
Business property	34,600	31,300	31,317	90.5%	96.6%
TOTAL TAXATION	12,207,900	12,185,400	12,207,080	100.0%	100.0%
PAYMENTS IN LIEU OF TAXES					
Federal and agencies	387,900	387,900	-	0.0%	97.8%
Provincial and agencies	178,400	178,400	186,021	104.3%	0.0%
	566,300	566,300	186,021	32.8%	68.6%
SERVICES TO OTHER GOVERNMENTS					
Provincial government	138,300	138,300	100,598	72.7%	69.3%
Local government	96,100	96,100	46,105	48.0%	57.1%
	234,400	234,400	146,703	62.6%	64.3%
SALES OF SERVICES					
Agencies	1,060,500	1,136,900	1,020,501	96.2%	95.7%
OTHER REVENUE-OWN SOURCES					
Fines, fees, permits	36,600	41,800	47,087	128.7%	133.2%
Rentals	415,400	410,500	276,206	66.5%	64.9%
Interest	134,200	200,000	312,081	232.5%	228.0%
Return on investments	630,000	630,000	-	0.0%	15.9%
Other	43,400	44,900	27,934	64.4%	77.2%
	1,259,600	1,327,200	663,307	52.7%	53.9%
UNCONDITIONAL TRANSFERS	223,400	228,800	186,950	83.7%	86.4%
CONDITIONAL TRANSFERS	169,900	178,500	132,680	78.1%	94.0%
FINANCING AND TRANSFERS					
From reserves	241,900	241,900	241,900	100.0%	100.0%
	241,900	241,900	241,900	100.0%	100.0%
TOTAL REVENUE	\$ 15,963,900	\$ 16,099,400	\$ 14,785,142	92.6%	93.8%

Town of Kentville Operating Fund

Statement of Operations with Forecast

For the Period Ended January 31, 2024

Expenditures	Annual Budget	Forecast March 2024	Preliminary YTD Amount	% Budget Expended CY	% Budget Expended PY
GENERAL ADMINISTRATION					
Legislative	287,600	287,600	220,544	76.7%	79.9%
General administration	1,734,500	1,809,500	1,450,110	83.6%	88.8%
	2,022,100	2,097,100	1,670,654	82.6%	87.4%
PROTECTIVE SERVICES					
Police- core program	2,976,000	2,939,000	2,345,318	78.8%	86.6%
Police-sales of service	158,900	158,900	113,793	71.6%	59.9%
Law enforcement	207,200	207,200	161,315	77.9%	70.4%
Fire fighting	908,900	908,900	762,727	83.9%	99.8%
Protective service- debt charge	3,600	3,600	3,556	98.8%	99.5%
Emergency measures and other	148,100	173,100	139,863	94.4%	67.8%
	4,402,700	4,390,700	3,526,573	80.1%	86.8%
TRANSPORTATION SERVICES					
Common services	1,228,000	1,228,000	1,018,433	82.9%	83.5%
Road transportation	822,400	822,400	743,011	90.3%	91.5%
Public transit	408,100	408,100	346,017	84.8%	97.2%
Transportation- debt charge	50,400	50,400	52,560	104.3%	110.9%
Other	98,700	98,700	85,576	86.7%	92.0%
	2,607,600	2,607,600	2,245,598	86.1%	88.7%
ENVIRONMENTAL HEALTH SERVICES					
Solid waste collection and recycling	729,400	729,400	687,465	94.3%	99.3%
PUBLIC HEALTH					
Public health and housing	90,000	90,000	7,573	8.4%	-11.3%
ENVIRONMENTAL DEVELOPMENT					
Planning and zoning	242,200	335,200	208,131	85.9%	69.1%
Other community development	512,100	512,100	462,850	90.4%	88.5%
	754,300	847,300	670,981	89.0%	81.7%
RECREATION AND CULTURAL					
Recreation-Administration	766,700	766,700	522,030	68.1%	84.8%
-Programmes (net)	195,100	180,100	106,038	54.4%	66.6%
-Facilities	760,400	745,400	600,530	79.0%	94.8%
-Debt charge	28,900	28,900	32,742	113.3%	108.0%
Cultural	140,300	140,300	122,054	87.0%	87.0%
	1,891,400	1,861,400	1,383,395	73.1%	87.9%
EDUCATION	1,805,200	1,805,200	1,504,320	83.3%	83.4%
FINANCING AND TRANSFERS					
Debt charge- principal	911,700	911,700	878,340	96.3%	100.0%
Transfers to allowances and reserves	749,500	749,500	749,500	100.0%	100.0%
	1,661,200	1,661,200	1,627,840	98.0%	100.0%
TOTAL EXPENDITURE	\$ 15,963,900	\$ 16,089,900	\$ 13,324,398	83.5%	88.1%
SURPLUS (DEFICIT)		\$ 9,500	\$ 1,460,744		



Memo

To: Jeff Lawrence, CAO

From: Wanda Matthews, CPA

Director of Finance

Date: March 7, 2024

Re: **RECOMMENDATION -LOW INCOME TAX EXEMPTION**

BACKGROUND

Town Council provides a partial tax exemption to individual property owners who meet specified requirements. The value is influenced by the exemption levels and the income ceiling for eligibility. Past practice has set the income ceiling equivalent to the maximum Old Age Security (OAS) and Guaranteed Income Supplement (GIS) paid to a married couple. The Town Operating Budget includes \$ 10,000 for the cost of this exemption along with Section 69 A. Actual cost in 2023-2024 is \$ 11,200 for Section 69 and \$2,152.92 for Section 69A (policy for reduction of taxes where destruction).

AUTHORITY

The authority to grant a tax exemption to any person is found in the Municipal Government Act, Section 69 entitled ***“Low income tax exemption policy”***. For your reference, this section states:

That ***“income”*** includes a person’s total income from all sources for the calendar year preceding the Town’s fiscal year and includes the income from all other members of the same family residing in the same household but does not include an allowance paid pursuant to the *War Veterans’ Allowance Act* (Canada) or pension paid pursuant to the *Pension Act* (Canada). (S.69 (1))

That Council may grant an exemption to the extent set out in this resolution for a person whose income is below the amount set out in the policy. (S.69 (2))

That Council may provide that a person applying for an exemption pursuant to this Section shall provide proof confirming the person's income. (S.69 (3))

That the policy to grant an exemption from taxation may:

Specify the exemption extends to persons who are residents of the municipality or property of a ratepayer occupied as the ratepayer's principal residence. (S.69 (4) (a))

Provide that where a property is assessed to more than one person, any of them who is entitled to an exemption may receive only the portion of the exemption equal to that person's share of the total assessment for the property. (S.69 (4) (b))

Specify a date, not less than thirty days after the filing of the assessment roll, after which no application for an exemption will be received. (S. 69 (4) (c))

ANALYSIS

Historic exemption, income ceiling and uptake levels are noted below. The value for 2024-2025 customarily increases by the cost-of-living using the CAP as set by Property Valuation Services Corporation. For 2024, the CAP rate is 3.2%.

Taxation Year	Income Ceiling (\$)	Exemption Amount (\$)	# Of Taxpayers	Exemption Total Paid (\$)
2023/24	30,118	290 to 620	34	11,210
2022/23	28,436	271 to 575	27	8,065
2021/22	27,971	257 to 546	30	8,773
2020/21	27,619	256 to 544	37	11,334
2019/20	27,048	253 to 539	44	13,052

Income thresholds have remained the same for multiple years. In consideration of the economic climate, high cost of living and strong assessment values, it is recommended that the thresholds rise. A living wage set by the Canada Centre for Policy Alternatives – Nova Scotia Office estimate the rate for Annapolis Valley 2023 as \$25.40 or \$ 46,228 annually. Our ceiling is considerably less. To have an impact on the most financially vulnerable, it is recommended we reduce our exemption levels from four to three as well as increase the income range related to each level. These changes are noted in the attached resolution. Implementing the change would result in all but the two households at the highest level in

2023-2024, moving to a higher level. (29 to 11 at lowest exemption, 3 to 17 at mid exemption and 2 to 6 at highest exemption). The increased costs would be \$5,545 based on prior year uptake. Budgetary impact would be \$ 6,750 to bring budget levels up to expected actual.

Communication of the exemption to residents occurs through multiple avenues including insertion of an application with the tax bills for those who received the exemption in the prior year as well a general notice on the Town's website and social media detailing the particulars of the program.

RECOMMENDATION

I recommend to Council Advisory Committee that the attached resolution for Low Income Tax Exemption for the 2024 - 2025 year be approved and forwarded to Town Council for ratification.

Exemption amount: \$ 385 to \$ 640

Income ceiling: \$ 31,732

Deadline for applications: June 28, 2024

RESOLUTION

LOW INCOME TAX EXEMPTION

BE IT RESOLVED by Council of the Town of Kentville

THAT an exemption from taxes for the period **April 1, 2024 to March 31, 2025** be granted pursuant to Section 69 of the MGA, as follows:

Income Range (per annum)	Exemption Amount 2024 - 2025
< \$ 20,000	\$ 640
\$ 20,001 - \$ 25,000	\$ 510
\$ 25,001 – income ceiling	\$ 385

THAT the exemption be granted to persons whose total income from all sources (and including the income of all other persons of the same family residing in the same household as the applicant ratepayer) for the year 2023 is equal to or less than **\$ 31,732**. (An allowance paid pursuant to the War Veterans' Act (Canada) and the Pension Act (Canada) is excluded, as is a tax rebate provided by the Province.)

THAT the property must be occupied by the applicant ratepayer.

THAT where a property is assessed to more than one person, any of them who is entitled to an exemption may receive only the portion of the exemption equal to that person's share of the total assessment for the property, but where different interests are not separate, then to that portion determined by the treasurer, whose determination is final.

THAT application for an exemption will be considered if made on or before the 28th day of June 2024.

THIS IS TO CERTIFY that the foregoing resolution was passed at a duly called meeting of the Town Council held on the day of AD 2024.

GIVEN under the hand of the Town Clerk and under the corporate seal of the Town of Kentville this day of AD 2024.

Jeff Lawrence, Town Clerk



Town of Kentville
Staff Report to Council Advisory Committee
For the Month of February 2024
DEPARTMENT OF PARKS AND RECREATION
PRESENTED ON MARCH 11, 2024

Administration and Operations

- The team is working on the development of an operational plan that will focus on the long-term operational planning for the department.
- Staff participated in the MEL toolkit advisory group as the municipality representative. MEL (Monitoring and Evaluating Accessibility), a guide for Nova Scotia Municipalities, is a toolkit that is being designed to support municipalities in measuring and reporting on accessibility processes and changes in our municipalities. Launch is Spring 2024.

Facilities and Operations

- Centennial Arena
 - DSRA completed engagement with primary user groups of the arena in February and a survey has been posted for engaging the community.
 - Draft of Conditions Assessment to be submitted by DSRA to Director of Parks and Recreation in the first of March.
- Hemlock Conservation
 - Staff have joined the HWA Working Group for the Maritimes, as the department begins its process on mitigating HWA in Kentville, at the Gorge and Ravine.
 - Staff submitted a proposal to the Department of Agriculture to conduct a short-term mitigation strategy for HWA at the Ravine. This proposal was developed in support by community members Ken Harrison, Tom Herman, and Peter Hicklenton.
- Miners Marsh
 - Staff closed Miners Marsh several times due to flooding in February. Staff have posted permanent signage at the marsh indicating that it is a flood zone and to exercise caution while using the space.

Programs and Operations

- The Before and After School program in partnership with Kings County Academy and Kings County Family Resource Centre launched the first week of February
- Staff continue to plan for the 2024 XCO/XCC National Championships being held from July 19-21, 2024 at Memorial Park and the Gorge. Reminder, this is the last National Championship that the Town is hosting.

Community Outreach

- Staff attended the African Nova Scotian Affairs, African Heritage Month Celebration Gala in Digby, NS

Council Related**KENTVILLE'S ACCESSIBILITY COMMITTEE:**

- Nothing to report at this time.

KENTVILLE'S ACTIVE TRANSPORTATION PLAN:

- Nothing to report at this time.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Craig Langille', with a stylized, cursive script.

Craig Langille

Director of Parks and Recreation

Town of Kentville

Office of the Chief of Police

January 2024



Administration	Time	December	January 2024
	Plate queries	1556	1293
	Training hours	70	144
	Veh. Cks 38's	162	135
	SOT Tickets	29	47
	Foot Patrol Hours	125	75
	CC Charges	13	13
	Calls for service	214	255
Training	<ul style="list-style-type: none"> • Taser Training • Conflict Management training • PROS Training 		
Meetings	<ul style="list-style-type: none"> • Meeting with new CAO • Attended Street name change for Bridge Street • Municipal Chief's Meetings • Executive Leadership Meetings • CAC Meeting • BoPC Strat Plan Meeting • NSLETR Meeting • NS Police Curling Bonspiel • Meeting with Finance • Weekly meetings with Deputy Chief • Sgt Promotion for Cst David MacDonald 		
CCN	<ul style="list-style-type: none"> • Attended 17 Agency meetings, i.e., Portal, Youth Community Hub, Open Arms, Homeless no more, Wellness Court 		



	<ul style="list-style-type: none"> • Attended 5 Community Events • Received 11 referrals from KPS members/other Agencies • 71 meetings with clients • Attended 5 other calls and assisted members
Staffing	<ul style="list-style-type: none"> • Need to hire 3 Cst's.



Kentville Police Service Bylaw Report January 2024

Municipal Bylaw Investigations	1
Loitering -Warnings	2
Assist Police	8
Taxi Inspections	0
Animal Control	0
Smoking-Charges	14
Smoking-Warnings	7
Parking-Charges	58
Parking- Warnings	54



Town of Kentville

Staff Report to Council Advisory Committee

Department of Engineering and Public Works

March 11, 2024

Programs and Operations

- **Kentville Water Commission:** There were no direct operational issues with the KWC in February.
- **Sanitary Sewer Area Service:** There were no direct operational issues with the Kentville Sanitary Sewer Service in January.
- **Public Works:** We have taken delivery of our long-awaited replacement plow / salt truck. Although we are approaching the end of the Snow & Ice control season, the crew are very happy to have a safe and reliable new truck in the fleet. The truck will be used in the fleet throughout the year as a dump truck on various pipe repair and material hauling projects.

Projects

- Preliminary design is now underway on some upcoming Capital projects that we will be discussing at our Capital budget meeting next week.

Donald E. Hiltz Construction and Grants Timeline

- As you are aware, the Town applied for funding to install the underground infrastructure for the Donald E. Hiltz Connector Road from the current end of the road near Valley Waste in the Kentville Business Park to Prospect Avenue and replace the end-of-life water storage tank in the Business Park. The Federal & Provincial funding program known as “Investing in Canada Infrastructure Program” or ICIP that we applied for and were successful with carries a project cost of \$9,733,000 of which is 73.33% funded by the Federal (40%) and Provincial (33.33%) governments. The project

is proposed to be completed in three construction seasons starting this year with the option to complete any deficiencies in a fourth construction year if necessary. The project is currently in the design stages with tendering expected in late spring of 2024. Below is the latest cashflow summary submitted to the Province for the current and next four fiscal years:

Donald E. Hiltz Connector Road - Water, Storm & Sanitary Infrastructure					
2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
\$12,252	\$4,496,748	\$3,200,000	\$2,024,000	\$0	\$9,733,000

Keeping in mind that these are the full project costs and the Town's share is 26.67% of the above numbers or as summarized below:

Donald E. Hiltz Connector Road – Town of Kentville's Contribution					
2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
\$3,268	\$1,199,283	\$853,440	\$539,801	\$0	\$2,595,791

Condon Avenue Stormwater Management Assessment Report

- I presented the summary of the findings of the consultant's letter report at December 2023's CAC and the report has now been distributed to Council and available to residents wishing to review it. The report included recommendations for the Town to consider as we plan for future Capital Investments and funding opportunities; they include but are not limited to:
 - Install a 1200 mm concrete storm pipe downstream of the Condon Avenue / Park Street intersection across Town owned land towards the Parks Shed and into the former railway ditch – Proposed **2024** construction season.
 - Improve the inlet structure at the top of Condon Avenue to increase the inlet capacity and allow for additional sediment accumulation – Proposed **2024** construction season.
 - Place rock armour stone on sections of the watercourse upstream of Condon that were severely eroded from the August and September 2023 rainstorms – Proposed **2024** construction season.
 - Integrate Stormwater Management areas into the design of The Donald E. Hiltz Connector Road for upstream storage of this watershed – Proposed **2025** construction season.

I've had email and phone conversations with residents concerned that the new storm pipe proposed to discharge to the south Harvest Moon Trail ditch might add additional

water to the ditch and culvert system that flows to the current large outlet pipe and then into the Cornwallis River.

The existing Condon Avenue drainage system currently discharges to the south drainage ditch of the trail system then easterly into the large stormwater system on West Main Street and then to the River. As described in the report, the proposed pipe is larger than the existing pipe that discharges to the trail ditch (between the pool and tennis courts, just north of the playground) and its new location is approximately 500 feet west of this current discharge point behind the Parks Shed. The new location allows us to keep the grade more consistent which is recommended by the engineers to help keep rocks and debris in suspension rather than falling out of suspension in the current system and increasing the likelihood of blockages in the system with the many turns, manholes and relatively flat grade of the smaller aged pipe.

No additional water will be introduced into the trail drainage ditch that flows to the West Main culvert and additional plans are underway for a stormwater detention / management upstream of Condon near the yet to be built D. E. Hiltz Connector Road further reducing the intensity of the runoff during large rain events and spreading the flow over a longer period of time.

Public Engagement

- Frequent phone calls and site visits.
- Appointments are now being accepted for in person meetings.
- Letter & email correspondence – As required.

Meetings and Events

- Bi-weekly Senior Staff meetings
- Budget meetings
- Regional Sewer Budget Meetings (Feb 8th, 22nd & 29th)

Respectfully Submitted,

David Bell
Director of Engineering and Public Works



Town of Kentville
CAO Report to Council Advisory Committee
For the Month of February 2024
Presented on the 11th of March, 2024

Administration and Operations

- Operations
 - Finalized the job description and salary review for the Director of Planning position. Anticipate that it will be advertised the week of March 11th.
 - Continue to familiarize myself with the storm water related issues in Town.
 - Working with the Director of Finance on the principles that will be the underpinnings of the operational budget.
 - Met with a number of community individuals and organizations regarding various issues and concerns they may have.
- Council Related
 - Met with Committees and Councillors on a number of issues and continue to refine our working relationship.
 - Finalized the best practice for streamlining the processing of correspondence for Council.
 - Worked with the Executive Leadership Team to formalize the capital budget.

Respectfully Submitted,

Jeffrey Lawrence,
CAO

*CAO Report, for the Month of March
2024*

Page 1



Town of Kentville

Staff Report to Council Advisory Committee

HOUSING AND COMMUNITY PARTNERSHIPS

MAR 11, 2024

OPERATIONS

- Staff onboard two Community Development fourth-year placement students, Sadie and Claire, who will complete work terms with Town of Kentville.
- In partnership with Homeless No More, Staff continued to plan the April Sector Engagement in the lead-up to the 2024 Regional Count on Rural Homelessness
- Kings County and Kentville staff met with local not-for-profits and Valley Search and Rescue to begin exploring Wellness checks for individuals experiencing housing insecurity, particularly in rural areas outside Town centres.
- Staff connected with municipal staff from New Glasgow, who had learned about Kentville's commitment to community solutions and were curious to learn more about Kentville's approach to community housing and homelessness
- Staff supported the organization and implementation of the Positive Politics and Pizza Event hosted at the Kentville Fire Hall on February 29th
- Staff attend Kentville's Coldest Night of the Year Fundraiser as part of the Homeless No More fundraising team
- In partnership with Acadia Community Development Department, staff coordinated and implemented the 2024 First Year Experience based on what future communities in Kentville might look like from various community member perspective, further details provided below.

Council Related

- Council has been informed that the Town of Kentville was not offered a contribution agreement through Canadian Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund opportunity. Refer to page two of this report for further details.
- Council can expect reports from the First Year Community Development students speaking to the results of their community conversations held in Kentville on March 8th at the April 2024 CAC meeting.

HOUSING ACCELERATOR FUND - UPDATE

Council has been informed that the Town of Kentville will not be offered a contribution agreement through CMHC's Housing Accelerator Fund opportunity.

Without HAF funding, there is still a growing need to respond to housing shortages. Staff have been preparing and seeking other opportunities to fund the work.

For information purposes, below are lists of potential future fundings avenues at the Municipal, Developer and Community Housing Provider levels.

Municipal Funding Opportunities

Funding	Potential uses
Federation of Canadian Municipalities (FCM) Sustainable Affordable Housing	Funding for new construction of affordable housing projects
Canadian Mortgage and Housing Corporation (CMHC) Affordable Housing Innovation Fund	Project based or financing – preferred project eligibility includes not-for-profit government partnerships
Canadian Mortgage and Housing Corporation (CMHC) Affordable Housing Fund: new Construction	New construction projects developed in partnership with not-for-profits and another level of government
Canadian Mortgage and Housing Corporation (CMHC) Affordable Housing Fund: Renovation	Renovation of existing infrastructure partnership between not-for-profits and another level of government
Federal Land Initiative Affordable Housing	Surplus Federal Land availability to be transfer to local government or community housing providers for affordable housing development
Provincial Flood Risk Infrastructure Investment Program	Flood risk mitigation (application dates not yet confirmed for 2024)
Provincial Municipal Innovation Program	Regional Economic, Planning and inter-municipal collaboration opportunities

Developer Opportunities

Funding	Potential uses
Canadian Mortgage and Housing Corporation (CMHC) Canada Greener Affordable Housing: Pre-retrofit and retrofit	Helps Developers and housing providers complete deep energy retrofits
Provincial Land for Housing Program	Private and Community Developers can apply to acquire provincially owned land for affordable housing development
Efficiency Nova Scotia – Retrofit fit and Affordable Unit	Various Green energy funding programs in new and existing builds

Community Housing Provider Funding Opportunities

Funding	Potential uses
Provincial Affordable Housing Development Program	Construction of new or conversion of existing units to affordable housing
Provincial Community Housing Acquisition Program (CHAP)	Loan based funding to help purchase existing multi-unit residential properties for non-market housing
Provincial Community Housing Infrastructure and Repair Program (CHIRP)	Capital repairs on residential community housing that includes affordable rental units
Provincial Community Housing Operating Support Program	Covers short-term operating costs and building maintenance
Provincial Land for Housing Program	Private and Community Developers can apply to acquire provincially owned land for affordable housing development
Canadian Mortgage and Housing Corporation (CMHC) Seed Funding	Supports community housing providers in the early start-up stages of affordable housing development
Canadian Mortgage and Housing Corporation (CMHC) Preservation Funding for Community Housing	Financial assistance to support the costs of housing preservation costs

Key Housing and Homelessness Community Working Groups

Kentville's Approach:

The Town of Kentville has experienced an increase in community homelessness. The Town will utilize a collaborative approach with community not-for-profits in response to the crisis. Local not-for-profits are the experts in the immediate support services provision; as a municipality, we need to ensure there are housing options across the housing continuum to provide adequate, attainable, affordable and accessible housing throughout our community.

Town of Kentville Staff sit on the following working groups:

Acadia University Rural Count on Homelessness Research team

The Acadia University Rural Count on Homelessness Research Team is hosted by the Community Development Department and involves research partners such as Nova Scotia Health, local not-for-profits, service providers, and municipal governments to help coordinate and guide the work. The research team coordinates implementing the bi-annual count on rural homelessness between West Hants to Digby, NS.

Canadian Mortgage and Housing Cooperation (CMHC) Atlantic Housing Solutions Core Team & Working Group

The CMHC Atlantic Housing Solutions Core Team & Working Group are two different communities of practice. Town of Kentville staff were invited to participate in the Core Design team for the CMHC. Housing Solutions working group based on staff highly involved during the HAF funding application process. The goal is to design a CMHC hosted space that will best suit the needs of rural municipalities for funding, lesson sharing and collaboration opportunities.

Coordinated Access Committee

Coordinated Access groups exist across Canada; the approach brings together government agencies, community groups, service providers, and service users to collaborate and set priorities for the best use of supportive housing or housing insecurity support resources to achieve shared outcomes.

Homeless No More Initiative

The Homeless No More Initiative focuses on supporting community and service provider organizations between West Hants to Digby, NS, addressing intersectional issues related to the housing and homelessness crisis. The initiative aims to amplify their work, connect organizations to services and resources, influence policy, funding, and systems change, and support organizations in advocacy and data collection.

As municipality involved at the Community level, we have a history of being part of the response, the next page list example related projects Kentville has been involved regarding housing and homelessness.

Key Related Projects to Housing and Homelessness

2015	Kentville organizations started Homeless No More to focus on Youth Homelessness – Kentville Parks and Recreation is invited to the Table
2015	Oakdene Park consultations – Youth Homelessness identified
2017	Documentary on Youth Homelessness in Kentville
2018	Kentville involved in Precarious Housing and Homelessness Across our Rural Communities Report
2019	Municipal Planning Strategy includes Encouragement of Affordable Housing
2020	Involvement in the 2020 Acadia University Rural Count on Homelessness
2022	Involvement in the 2022 Acadia University Rural Count on Homelessness
2022	Kentville Mayor and Staff participated in the data collection for the 2022 Housing Needs Assessment completed by the Provincial Government.
2022	Staff contributed to the planning and hosting of the May 25 th Homeless No More: Calls to Action on Rural Homelessness event – Middleton
2023	Hired a Housing and Community Partnerships Coordinator to focus on the Municipal response to the housing and homelessness crisis
2023	Housing Accelerator Fund Application Submitted
2023	Kentville Parks and Recreation Invited to Present at the Nova Scotia Recreation Conference (RNS) as an example in recreation's role in responding to community crisis
2023	Exploring Rapid Response Community Shelter Expansion Projects – connected to the Provincial Pallet Project.
2023	The Town of Kentville was invited to present at the National Canadian Alliance to End Homelessness Conference as an example of a rural municipality stepping into the work and navigating solutions with community organizations.

- 2023 Staff were invited to MLA's Chris Palmer's community conversation on Homelessness to connect with local municipal staff on regional approaches and opportunities to begin the work in response to community homelessness
- 2023 Town of Kentville staff are invited to present at the National Public Health conference on how municipal government and public health can collaborate in response to the growing issue in rural communities
- 2023 Reaching Home Funding Application and Allocation to Additional Transitional and Supportive Living Unit in Kentville

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Alisha Christie', with a long horizontal stroke extending from the end of the name.

Alisha Christie (she/her)
Housing and Community Partnerships Coordinator



Deputy Clerk
Jennifer West
354 Main Street
Kentville, NS
B4N 1K6

902-599-2503
jwest@kentville.ca

March 11, 2021

RE: Kentville Wraparound Supports

At the February 26 2024 meeting of Council, members of Council asked staff to provide more information about the wraparound services that may be provided at the tiny Meadows pallet community in the future.

The attached document describes these wraparound services.

Deputy Clerk
Jennifer West
Town of Kentville

Team-Based and Collaborative Case Management

Community organizations work together, as a team, to ensure community members have access to multiple avenues of support that best match their individual needs and preferences.



One point of delivery instead of a system to navigate

Creating a flexible, adaptable entry point to for each individual or families collective needs



Wrap Around Supports

Strength-based approach

Wrap-around supports are defined as strength-based interventions. It identifies an individual's existing assets and builds from there to create a unique case-management plan for and individual or family.



Best practice for individuals with complex or multiple barriers

Wrap-around supports are the best practice in supporting individuals transitioning from homelessness.



Coordinated Access Approach

Coordinated Access Systems create intentional space for collaborative case management.





What are examples of Wrap-Around Supports

Examples of wrap-around supports can include:

- Housing Support Workers
- Senior Safety Supports
- Youth Services
- Social Workers
- Youth and Adult Outreach Workers
- Cultural Connectors
- Family Support Services
- Trusteeship Programs
- Eviction Prevention Programs
- Victim Services
- Employment Programs
- Supportive Living Programs
- Healthcare services
- Education services
- Veteran Supports
- Food access supports
- Accessibility supports
- Newcomer services
- Access to Transportation
- Government and legal system navigation supports
- Access to Recreation and Leisure
- Financial supports



Many of the examples above are active in communities. However, support is at times under-resourced and underfunded.

TO: CAO Jeff Lawrence**SUBMITTED BY:** Lindsay Young
Community & Economic Development**DATE:** March 8, 2024**SUBJECT: Heritage Property Identification Tools**

At a recent meeting of Town Council staff were directed to to explore a mechanism within the development and building permitting process, which would incorporate:

(a) the review and identification of any heritage elements in or on a building prior to permit approval; and

(b) a delayed permitting schedule, in order to discuss and identify potential alternatives to significant alterations or demolition to a historical or potentially historical building, as requested by the owner.

Staff conducted a review of the Nova Scotia Heritage Property Act and spoke to the Municipal Advisor. Staff also polled other municipal units in the province and reviewed various Municipal Heritage Bylaws currently in effect. Municipal units in Nova Scotia can create Heritage Bylaws to govern the designation of properties as per the Heritage Property Act of Nova Scotia.

Staff found examples of assessment tools that Municipal Units use for “the review and identification of any heritage elements in or on a building”. These tools are commonly used in conjunction with an associated Municipal Heritage Property Bylaw to determine if a property is likely to meet the standards of designation. These tools are also used to inform the recommendations of Planning Advisory Committees to Councils for the designation of properties.

Staff did not hear from any units applying heritage value assessment tools to properties as part of a standard permit application process. There does not seem to be a mechanism within the Municipal Government Act allowing a municipal unit to stop, pause, or delay the issuance of a development permit based on heritage value without the existence of a bylaw, and without the property having been already designated by Council approval as a heritage property under that bylaw.

Respectfully submitted,

Lindsay Young
Community Economic Development



TO: Council

SUBMITTED BY: Craig Langille, Director of Parks and Recreation

DATE: March 11, 2024

SUBJECT: Proposed Batting Cages at Memorial Park

ORIGIN

At the February meeting of Council Advisory Committee, Trevor Butler presented to Council on behalf of the Kentville Minor Baseball Association to build (3) batting cages at Memorial Park. Council directed staff to provide a staffing report to gather further information.

BACKGROUND

To support council in the decision and impact of (3) additional batting cages in Kentville, staff have been in discussions with the Kentville Minor Baseball Association to discuss impacts these structures would have for the association. The desired location of the batting cages would be at:

- Little League Baseball Field
- Peewee Baseball Field
- Bantam Baseball Field

Furthermore, there is an existing batting cage at the Senior Baseball Field, which Minor Baseball has mentioned it is not easy to access due to other users.

DISCUSSION

The batting cages that are being proposed would be an added asset for Kentville's Memorial Park, serving primarily the Minor Baseball Association. The ask from the Kentville Minor Baseball Association to the Town of Kentville was to cover 50% of the costs to construct the three batting cages for an estimated expense of \$37,500.

The Town has supported other local sport association initiatives in the past through funding, specifically through grant applications on behalf of the Town. The department needs to consider that the Town's facilities and spaces are aging and will require significant financial contributions to continue to operate into the future. The Town recently invested approximately \$500,000 towards the replacement of the old bleachers at the Senior Baseball Field and the replacement of the lighting system at the Senior Baseball Field is forthcoming. The Town will need to resurface two of its baseball fields in 2024-2025, due to the recent flooding.

Staff believe that the Town of Kentville and the Kentville Minor Baseball Association would benefit from other investment opportunities in the future instead of the development of batting cages. Staff would like to continue those conversations with the association.

POLICY IMPLICATIONS

None.

BUDGET IMPLICATION

50% of \$75,000 budget, which is an ask of \$37,500.

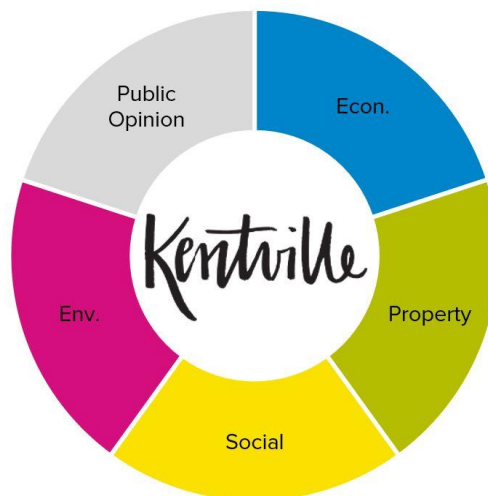
ATTACHMENTS

- None

RECOMMENDATION

Staff recommend that council does not approve the allocation of \$37,500 of capital funding towards the development of batting cages and that staff continue to work with the Minor Baseball Association to seek funding through grants to cover the ask on behalf of the Town in the 2025-2026 fiscal.

Town of Kentville Decision Wheel:





TO: Council

SUBMITTED BY: Craig Langille, Director of Parks and Recreation

DATE: March 11, 2024

SUBJECT: Proposed Kentville Racquet Facility

ORIGIN

At the January meeting of Council Advisory Committee, Richard Galpin presented to Council on a proposal to build a racquet facility in Kentville on Field 4, located behind the credit union soccer facility. Council directed staff to provide a staffing report to gather further information on the impact of this facility in the community.

BACKGROUND

To support council in the decision and impact of a racquet facility in Kentville, staff have been in discussions with the Kings County Tennis Association and Tennis Nova Scotia. The Annapolis Valley has been identified by Tennis Canada and Rogers as a location for their Year-Round Tennis Courts Program, which is an initiative in capacity building to make tennis more accessible across Canada. This is a joint agreement between Tennis Canada and Rogers, and its goal is to provide year-round tennis for Canadians and help foster increased participation amongst youth with the aim of building 160 year-round courts at up to 30 facilities by 2029.

The Kings County Tennis Association spoke to several municipalities, and it was determined that the Town of Kentville would be the most desirable location. The facility was originally proposed beside the Credit Union Soccer Facility, but it was determined to be too small for the layout of the facility and parking. It was proposed at the January CAC by Richard Galpin and the Kings County Tennis Association to build the facility on Field 4, behind the Credit Union Soccer Facility. Councillor Maxwell further proposed a location of Oakdene Park.

DISCUSSION

Further discussions took place with staff and the Kings County Tennis Association regarding possible options for the location of the facility. The Parks and Recreation department was approached by Parsons Investment to discuss options for privately owned land that could be acquired for the build of the facility. These discussions continue with the Kings County Tennis Association and Parsons Investment.

Staff have received letters of support for the Racquet Facility through the Kings County Tennis Association, which include:

- Town of Wolfville
- Town of Berwick
- Municipality of the County of Kings
- Annapolis Valley Pickleball
- Gordon Hughes Tennis Club in Windsor
- Wolfville's Tennis Club
- Bridgetown Tennis Club

Also, staff have received a letter from the Kings West Soccer Club and Valley District Soccer Club voicing their concerns for the build of a facility on Field 4 or Oakdene Park.

Staff has considered the following information for its recommendation:

- Both green spaces hold value in the community and are current assets that the Town has previously invested into developing
- Adding an asset is valuable for the Town but not at the expense of an existing asset(s) that is utilized in the community for programming of all ages
- Field 4 currently hosts under 5 and under 7 soccer programs, which accounts for 250 children under the age of 7 that specifically use the field. Furthermore, all seniors men's and women's programs play on this field and host all home games at this location.
- Field 4 is the only field that can operate after long periods of rain, due to its ability to withstand rainfall. Especially after a rain filled year in 2023, this field saw more participation than other fields in Kentville.
- Oakdene Park is currently used for all under 14 (12-14 years old) programs and other user groups, such as football, ultimate frisbee and town programming.
- For long-term capital planning
 - Field 4 is an ideal location for an artificial turf surface with lighting in the future. Which is on the Town of Kentville's 5-year capital plan.
 - Oakdene Park has an irrigation project scheduled for spring 2024 and the department is currently engaging community in the area for a recreation hub building development that was approved by council in the 5-year capital plan. This links to the Accessibility Action Plan and the feedback we have received from our community partners for additional space.
- Both Oakdene Park and Field 4 would require further asset displacement to accommodate parking and access roads to facility

Staff believe that the Town of Kentville would benefit from a Racquet Facility in our community. This facility would be an asset for physical activity, community health, and enhancing recreation opportunities and sport development for the community of Kentville.

POLICY IMPLICATIONS

None.

BUDGET IMPLICATION

Has not been determined at this time and staff are awaiting financial request from Kings County Tennis Association.

ATTACHMENTS

Letters of Support

- Town of Wolfville
- Town of Berwick
- Municipality of the County of Kings
- Annapolis Valley Pickleball
- Gordon Hughes Tennis Club in Windsor
- Wolfville's Tennis Club
- Bridgetown Tennis Club

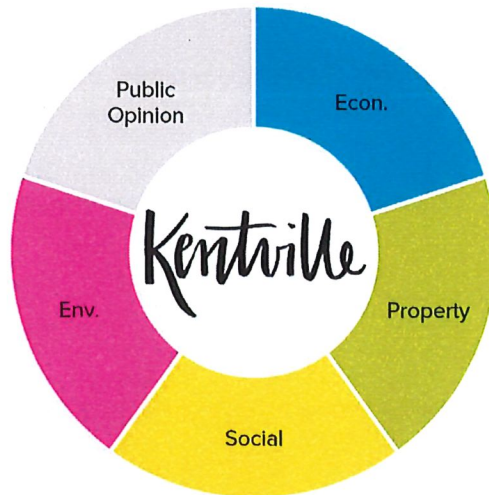
Letter of Concern

- Kings West Soccer Club
- Valley District Soccer Club

RECOMMENDATION

Whereas Field 4 and Oakdene Park fields are current assets in the community,
and whereas the facility development on either of these sites would lead to user groups being
displaced. Staff do not recommend that council approve the development of a racquet facility at
either Field 4 or at Oakdene Park.

Town of Kentville Decision Wheel:





January 8, 2024

Honourable John Lohr, Minister of Municipal Affairs and Housing

.

Dear Minister Lohr;

I am pleased to provide this letter of support for the Kings indoor racquet facility to be developed in the Town of Kentville but to serve our entire region.

The facility will incorporate year-round tennis and pickleball opportunities, both very popular and growing in our region. One of the challenges of smaller communities is the ability to provide services such as this in our smaller populations, and we appreciate the support given to this group by way of land by the Town of Kentville.

Our region has a relatively high percentage of older adults for whom it is so important to engage in healthy, active and social opportunities. I believe this facility will enhance those opportunities to the benefit of all our residents.

It is well understood that such facilities also strengthen our economic foundations. As our businesses work to recruit employees and their families the amenities of a region play a significant and often under appreciated role in attraction and retention. These goals in turn will contribute to growth priorities of the Provincial government and I am happy to write to you in support of funding applications your government may receive.

Sincerely

Wendy Donovan
Mayor, Town of Wolfville
902.698.6342

To whom it may concern,

Indoor facilities for sport and recreation are in high-demand in the Annapolis Valley region of Nova Scotia. Arenas, soccer domes and gymnasiums see regular and consistent programming spanning many age ranges and activity levels. The Town of Berwick is home to a small, recreational gymnasium that is fully booked seven days a week with a variety of activities, the primary booking being pickleball. The Berwick pickleball group runs seven sessions a week from the Town Hall gymnasium, and the demand exists for further bookings which can not be accommodated within this facility.

An indoor racquet facility, as proposed by the Kings Indoor Racquet Facility non-profit group, would undoubtedly be beneficial to the Annapolis Valley region. Facilities, which are not intended or most suitable for racquet sport use, are booked across the region regularly and consistently. The popularity of pickleball cannot be denied, and in the summer months, tennis continues to be a popular choice at our revitalized outdoor courts in the Town of Berwick. An indoor facility dedicated to these sports would increase awareness and lead to greater physical activity levels within the region's population. An indoor facility would also boost tourism and have economic benefits for all parts of the region.

The Town of Berwick supports the efforts of the Kings Indoor Racquet Facility non-profit group to bring an indoor racquet facility to the Annapolis Valley, and recognizes the value of such a facility to the community. It is our hope that the facility will be able to secure the necessary funding and support to become a reality in the near future.

Sincerely,

TOWN OF BERWICK

Mayor Donald E Clarke



Attn: David Lang
Kings County Indoor Tennis Association
Kings County, NS

January 4, 2024

Via email: dkeslang@gmail.com

Dear Mr. Lang,


Thank you for your communication regarding the potential development of an Indoor Tennis Centre in Kings County, and your plans for applying to different funding opportunities.

We are pleased to provide this letter of support to accompany your application.

The Municipality of the County of Kings has been offering a very popular tennis program in the summer months for several years and expects to see the desire for more racquet sport opportunities grow even more in the future. A year-round facility that could provide access to tennis, pickle ball, and other similar sports would be a welcome addition to the region.

Our own Council will consider requests for our Vision Grant Fund when appropriate. We greatly appreciate the work of your group to take the initiative to develop such a facility, and again are supportive of having such a facility available for the residents of Kings County.

Respectfully,


Deputy Mayor Emily Lutz
Municipality of the County of Kings

To the Municipalities of Kentville and Kings County Cody
Bloise MP Kings Hants John Lohr MLA Kings North Brad
Lawlor Tennis Nova Scotia

Pickleball is the largest growing sport in North America and the Valley is fortunate to be part of this boom. The numerous benefits of playing pickleball are currently being experienced by many with interest growing daily. This growth has created the need for additional venues especially in the Kings County area.

Venue registrations for pickleball play tend to fill on average 10 minutes after the registration opens. This leaves many players without a place to play if they were not able to register during that very short time frame. This speaks to the demand for play currently much higher than the available spots for play. In addition to this, there is very limited space for introductory sessions, clinics, and tournaments.

The Valley players use numerous venues including school gyms and community centres. Players also commute to Bedford to play out of the tennis facility. The challenge with relying on school gyms for court time is that schools are not available on storm days, holidays, off season and play is always cancelled for school events and sports.

There are currently about 950 spots used in valley through a combination of registered programming and drop in pay as you go sessions. Some players have one spot in this number per week with others have up to 7. The valley has a Facebook group with 975 members.

Many members have joined competitive groups and are playing in tournaments and the local, provincial and national level.

It is important for the Annapolis Valley Pickleball Association to enhance and support the program for many reasons:

1. **Accessibility:** One of the key reasons for pickleball's popularity is its accessibility. The sport is relatively easy to learn and can be played by people of all ages and skill levels. The court is smaller than a tennis court, and the rules are simpler, making it more approachable for beginners.
2. **Demographic Appeal:** Pickleball attracts a wide demographic, including both younger and older players. Its popularity among older adults, in particular, is notable due to the sport's lower impact on joints compared to some other racquet sports. Older adult physical health is

extremely important, and this sport is one of a few that supports it.

3. **Social Aspect:** Pickleball is known for its social aspect. It's often played in doubles, and the game's nature encourages interaction and camaraderie among players. Many people enjoy the social component of pickleball, leading to the formation of community groups and organized leagues.
4. **Physical Benefits:** Pickleball provides a good cardiovascular workout, promoting physical fitness. The sport involves short bursts of movement, which can be less demanding on the body compared to some other racquet sports. This makes it attractive to individuals looking for a fun way to stay active.
5. **Adaptability:** Pickleball can be played both indoors and outdoors, allowing for year-round play in various climates. This adaptability contributes to its widespread popularity in different regions.
6. **Media Exposure:** Increased media coverage and promotion of pickleball at both local and national levels have played a role in its rising popularity. Tournaments, exhibitions, and positive coverage in the media have helped raise awareness and attract new players to the sport.
7. **Facility Availability:** More recreational facilities and community centers are adding pickleball courts, responding to the demand for this sport. The availability of facilities makes it easier for people to try pickleball and engage in regular play. The valley is currently experienced challenges in accessing enough facilities.
8. **Professionalization:** While pickleball originated as a recreational activity, it has developed a more competitive edge with the establishment of professional tournaments. The growth of professional pickleball has drawn attention from serious athletes and spectators alike.
9. **Economic Spin Off:** Players travel to play, clinics and tournaments. With the ability to host the latter two, this would create revenue to hotels, restaurants and local shops. People coming to the area for an afternoon of recreation play will extend their time while eating in a local venue or shopping in a local store.

With the information outlined above, the association is excited about the work being done to create a tennis facility in the valley. The venue would create the opportunity for Valley Pickleball to rent the courts for weekly, monthly and quarterly

booking commitments which would include learn to play sessions, rec play, competitive play and league play. The association would also book the facility to host local and regional tournaments. There would also be the opportunity to bid to host sanctioned regional and national tournaments.

Yours,

Leigh-Ann Murphy
Chair, Annapolis Valley Pickleball

Gordon Hughes Tennis Club – Windsor, NS
151 College Road, P.O. Box 432, Windsor, NS B0N 2T0

January 15th, 2024

Honourable John Lohr, Minister of Municipal Affairs and Housing

Dear Minister Lohr,

On behalf of the members of The Gordon Hughes Tennis Club – Windsor, NS, I am pleased to provide this letter of support for an indoor Tennis/Pickleball facility to be built in Kentville, servicing the Valley region.

Our Windsor Tennis Club has up to 200 members registered each season (Apr-Aug) which includes families/adults/children and seniors ranging from 4 to 85 years of age. Approximately 200 people use our facility on a regular basis during the short season we have.

As you can see, our season is very short and our members would certainly benefit in having a facility closer to home in the Annapolis Valley. At this point, many of us drive into the Halifax area to play the sport we love to play all year round as well as attend lessons and clinics. Having a year-round Tennis /Pickleball facility in Kentville area would benefit our members that live in a rural district where many are not afforded the opportunity to access indoor courts all year round. This type of facility would entice new members to try the sport of tennis and pickleball.

Strong communities are built on many people working together and supporting each other to provide valuable services within each of our districts to make our Towns and Municipalities a great place to live, work and play. We in Windsor are fortunate to have this type of teamwork with the Wolfville/Kentville area tennis clubs already through years of working together.

In closing, we strongly support this initiative and are very excited to have the opportunity to play tennis year-round in the Annapolis Valley.

Sincerely,

Shirley Drake, President
Gordon Hughes Tennis Club – Windsor, NS
902-798-2737



Stephen LeDrew, President
Wolfville Tennis Club
email: wolfvilletenniscub@gmail.com
tel: (709) 764-5441

December 23, 2023

To Whom It May Concern:

On behalf of Wolfville Tennis Club (WTC), I am writing this letter in support of the development of the proposed Valley Racquet Centre. For nearly fifty years, our club has been a centre of community life in Wolfville and the broader region. With 105 registered members in 2023, plus another 113 participants in junior programs, WTC is an important site of recreation and socialization for people in the area. Unfortunately, it all comes to an end each year in late October when the club shuts down until the spring, and people no longer have access to the same opportunities for exercise, recreation, and social activities that are so important to our physical and mental well-being. An indoor racquet sports facility is something our members have desired for years and would meet the demands of a growing sports community. Thanks in part to the success of some young Canadian tennis stars, the sport is currently enjoying a period of growing popularity in the province. Our most recent tournament, the Valley Open, was held in July of 2023 and attracted participants from Truro, Halifax, Dartmouth, Chester, Windsor, and Annapolis Royal, in addition to the Wolfville area. The new Valley Racquet Centre could host sanctioned Tennis Canada tournaments that would bring people into the region from other areas of the province and beyond.

At WTC we have spring and summer junior programs, offering lessons and organized activities for youth between the ages of 5-16 that routinely attract over 100 participants each year. Most of these young people, however, have no opportunity to continue playing when the summer is over. We have several promising junior players in the area who have had success at Tennis Nova Scotia tournaments held at the Sobeys Atlantic Tennis Centre, but their development is challenged by having to travel to Bedford during the winter months for lessons. Access to an indoor facility is necessary for athletes from Nova Scotia to succeed in the sport at higher levels. Given the strong interest in our junior programs each year, I am confident that the Valley Racquet Centre would enjoy a successful junior lesson program.

The Annapolis Valley is changing, and young families are moving here because it has a lot to offer. I can speak from personal experience, as we are a young family that relocated to the area a few years ago. While there are many benefits to living here, the limited availability of year-round recreational opportunities for children is an issue. To continue to attract young families and encourage growth in our region, it is vital to provide access to these kinds of resources and facilities. As President of WTC, and as a father and a member of our community with an interest in enhancing the quality of life in the area and its ongoing development as a desirable destination for people from all walks of life, I strongly support the development of the Valley Racquet Centre.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen LeDrew'.

Stephen LeDrew, President
Wolfville Tennis Club

From: **Lynn Winter** lwinter1721@gmail.com
Subject: **Letter of support**
Date: **Jan 18, 2024 at 6:12:59 PM**
To: **rggal89@gmail.com**

Good evening,

**Please find the letter of support from the Bridgetown
Tennis Club attached. I hope it meets with your approval.**

Sincerely,

**Lynn Winter
President of BTC**

Bridgetown Tennis Club

Lynn Winter, President
email: btowntenniscub@gmail.com
tel: 902-526-0778

January 18, 2024

To Whom It May Concern:

As president of the Bridgetown Tennis Club, I am writing on behalf of our club in support of the proposed Valley Racquet Centre. Our club understands the need for such a centre in the heart of the Annapolis Valley.

Tennis and Pickleball are taking off in our community and I know that this centre would provide the perfect opportunity for our members to play and to attend coaching sessions and clinics in an indoor facility year round.

Clearly a great deal of thought and time has gone into this project. This is not just a centre for a select few, but a centre that will enhance the lives of so many: families/adults/children and seniors.

Health and fitness is the goal for the future and we stand behind a centre that would promote this lifestyle by providing a year round place to play.

In closing, the Bridgetown Tennis Club strongly supports this initiative and look forward to the completion of this wonderful centre.

Sincerely,

Lynn Winter
President of Bridgetown Tennis Club



KINGS WEST SOCCER CLUB



**P.O. Box 664
Kentville, N.S.
B4N 3X9**

January 30, 2024

To Whom It May Concern,

In reference to the proposal of removing Kentville soccer Field #4 and the surrounding track to make room for construction of a Racket Facility.

The news of this proposal creates a number of concerns for the Kings West Soccer Club (KWSC) who are responsible for providing soccer programs for the members of the Town of Kentville and neighbouring communities.

- 1) Kings West has a membership of approximately 800 players. Within that, the largest and fastest growing component is the Under 5 and Under 7 mini programs which in 2023 had just under 250 members. All these players have their time slots on Field 4, Mondays to Thursdays from 6-7pm. Each evening there are up to 100 players participating, accompanied by coaches, leaders, parents, etc. Prior to being able to use Field 4 several years ago, and when numbers were smaller, players from the Coldbrook area used the school field there and players from the town of Kentville were on Oakdene fields. Having the groups split meant division and duplication of equipment, leaders, etc. The Coldbrook school field also brought challenges in terms of safety and maintenance. In Kentville, there were only 50-60 players on the Oakdene fields but not a week went by without complaints coming to both the town and the soccer club about traffic congestion and issues. The parking lots were full and both sides of Campbell Road lined with parked vehicles, at some times making it impassable. This was further compounded as when the U-5's and 7's wrapped up at 7pm, the next user groups were arriving at the same time. Field 4 in Kentville allows all players of these age groups to be together which in turn allows consolidation of both physical and human resources. Equipment is stored for easy accessibility in both the indoor facility and the Kings West shed. There is ample parking space for all those involved and the setup at the facility allows the 6-7pm users to leave on one side while the post 7pm users can arrive on the other. Not only does this field allow the most efficient and effective use for these 250 players but there currently are no other options on Kentville fields. During these time slots, Fields 1 and 2 are being used by the U-11's and some youth teams. Field 3 is solidly booked with U-9's and Oakdene has U-13's along with other sports like Ultimate Frisbee on their surfaces.
- 2) Kings West has 5-8 senior men's and women's teams, depending on the year. After the mini programs wrap up at 7pm, Field 4 is the location for all home games played by these teams. Very few nights do not have a game. The only other fields in the area with the proper dimensions to play these games are

Fields 1 and 2 by the KCA school. These however, are booked solid after 7pm each day by the Kings West U15 and U18 teams for their training and home games.

- 3) Due to its sub-surface, Field 4 has by far the best ability of all fields in the area to handle large amounts of water. Last year often saw huge amounts of rain come down at one time. Sometimes, two days later under sunny skies, most fields including those at Lockhart-Ryan and KCA would still be closed due to them still being saturated. Field 4 would be good to go and was often the location for important games that needed to be played.
- 4) For a number of years there has been talk of the desire and need for an artificial surface with lights, surrounded by a track to be built in the area – like the ones found at Acadia and Bridgetown. Field 4 is by far the obvious location for such a venture. It already has a track and it has the space around it for lights, bleachers, fences, etc. to be built without being jammed up against other fields or buildings.
- 5) Jumping off the soccer theme – I am currently working out of the office at the indoor facility which allows me to look directly at Field 4 all day. The number of people that come regularly (even in the winter) and use that field to walk/jog/run around, exercise their dogs, etc. is incredible. I had no idea. The majority of these are older, likely retired, people. Field 4 gives them the opportunity to park on a paved flat surface a few yards from the field/track and to access them on a flat well-gravelled roadway. They also get to do this without traffic or other interference from other activities such as those around a school. There is no other such venue in the area that I know of.

The loss of Field 4 would have a huge impact on both the soccer members of Kings West and general public users. What would be lost could not be replaced. No other single field in the area could be removed that would do anywhere close to the damage that losing Field 4 would.

I'm all for the creation of any new recreational facilities that add to what the area already has, especially when it is something that didn't previously exist – like the skatepark. But not at the loss of what is already there. To me, this would feel like spending \$300 to earn \$100. Hopefully Field 4 continues to exist for many years to come.

Respectfully

Stephen McNeill

Administrator – KWSC

Alanna Chiasson

President - KWSC



VALLEY DISTRICT SOCCER



38 Gary Pearl Drive
Kentville, NS
B4N 0H4

Phone: 902-678-2426
Fax: 902-678-3602
www.valleysoccer.org

February 5, 2024

Craig Langille
Director, Parks and Recreation
Town of Kentville

Re: Racquet Facility for Kentville

Dear Craig

I am writing to offer comment on a proposed Racquet Facility within the Town of Kentville. The Valley District Soccer Association (VDSA) is in full support of efforts to create a municipal / regional facility(ies) to support the needs of everyone enjoying participation in racquet sports.

Our comment is focused on the understanding that a proposed site under consideration could be the current Kentville Field #4 location, directly adjacent to the Credit Union Recreation Complex.

Currently Field #4 provides a multitude of daily use options for residents of Kentville and participants in programs offered within Kentville and the surrounding municipalities. The Field is accessible from the CURC parking lot which affords appropriate parking and avoids traffic congestion. The use of Field #4 ranges from traditional soccer practices and games to a daily walking area (with year-round use), and over the years local and regional track and field events.

The spring and summer season sees the field used regularly by the Kings West Soccer Club for programming of all ages. The club has over 800 members and programming ranges from minis (100 plus 5–7 year-old players) through youth and senior teams (adult) for training and games from May to September. The availability of Field #4 allows Kings West to operate most programs in proximity also using Fields #1, #2, and #3, adjacent to the west at the KCA School site.

Field #4 is also one of the best fields from an operational standpoint, as it has a superior sub-surface and can handle more precipitation than the other fields close by. This Field would also be site of interest should the long-held discussion of a lighted field or artificial playing surface within the Town come to fruition. Designating Field #4 for an alternate use would have more impact as a loss for the community than any of the other fields.



VALLEY DISTRICT SOCCER



38 Gary Pearl Drive
Kentville, NS
B4N 0H4

Phone: 902-678-2426

Fax: 902-678-3602

www.valleysoccer.org

The value of additional recreation facilities in the Town of Kentville is not in question at all, and in fact VDSA would support any development that encourages physical activity and positive engagement for all ages, like a racquet facility.

The concern arises when the addition of needed and valued facilities comes at the expense of another needed and valued facility. That seems counter intuitive on several levels, especially for the leader in quality municipal recreation facilities and programs that Kentville is in our province.

If there is more specific data or evidence of the volume of activity taking place on Field #4 is needed, we'd be happy to provide some leadership in gathering that information.

I appreciate your time in reviewing these concerns and welcome an opportunity to participate further in this process as appropriate.

Sincerely,

James Sanford

James Sanford

President

Valley District Soccer Association



Jennifer West
Deputy Clerk
354 Main Street
Kentville, NS
B4N 1K6

902-599-2503
jwest@kentville.ca

March 4, 2024

RE: Cornwallis Street Sign

On January 29, 2024, Kentville Town Council voted to loan the last remaining Cornwallis Street Sign to the Kentville Historical Society. As part of the approval, Council requested that a note be attached to the sign describing the process of renaming the street.

The CAO was then directed to reach out to the organizing committee of the January 9th 2024 Street Renaming and Reconciliation Event and request that the committee prepare the note to accompany the sign. The committee met and responded that it was tasked with organizing this important event and that they have completed this task very successfully. Members are not supportive of turning over the sign to Kentville Historical Society and are not willing to prepare a statement to accompany the sign.

As an alternative, staff have prepared the following wording that is proposed to accompany the loan of the sign.

“On January 8, 2024, Cornwallis Street in Kentville was officially renamed Bridge Street. This street name change came after 4 years of policy development, public engagement and consultation with the First Nation community.

At the Street Renaming and Reconciliation Ceremony on January 9, 2024, residents spoke about the harm and pain caused by Edward Cornwallis against First Nations people, and the desire from Treaty People to move forward together in love and peace.”

Jennifer West
Deputy Clerk
Town of Kentville

From: Jenna Gabourie <jennaleighgabourie@hotmail.com>
Sent on: Wednesday, February 21, 2024 12:16:35 AM
To: johnlohrmla@gmail.com; DCSMIN@novascotia.ca; meredith.cowan@novascotia.ca;
CouncilandMayor <CouncilandMayor@kentville.ca>; councillors@countyofkings.ca
Subject: Homeless pallet community

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

My name is Jenna Gabourie. This email is pertaining to the community led meeting regarding the homeless pallet community being put on Exhibition Street. Leaving the meeting was very discouraging as John Lohr was unable to answer most if not any questions brought up by the concerned community of North Kentville.

This has a huge impact on the residents of North Kentville. This community needs to have questions and concerns taken seriously. As a community, we request a meeting that includes the organizers of this project, DCS, the Province, Counsils and Open Arms be required to attend.

Helping one demographic of society should not mean putting another demographic of society at risk. That is what this feels like. A disregard of the North Kentville Community.

Jenna Gabourie

Get [Outlook for iOS](#)

From: chris hutten <chris_hutten@hotmail.com>

Sent: Thursday, February 22, 2024 3:29 PM

To: johnlohrmla@gmail.com; DCSMIN@novascotia.ca; meredith.cowan@novascotia.ca;
councillors@countyofkings.ca; CouncilandMayor <CouncilandMayor@kentville.ca>

Subject: Pallet Community for Homeless citizens

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

My name is Christopher Hutten, as a resident of North Kentville, I recently attended a community led meeting in relation to the proposed location of the Pallet Community on Exhibition st., near the Provincial building.

I attended this meeting in hopes to gain further information and have questions answered by the groups coordinating this effort. Unfortunately, such was NOT the case, as MLA John Lohr was the only member who was there to provide information, which he did not seem to have or was not willing to provide.

This project has huge ramifications on the residents of North Kentville, that are close to and surrounding the proposed development site. This community deserves to have our questions and concerns taken seriously. As a community, we request a meeting that includes the organizers of this project, DCS, the Province, Counsils and Open Arms be required to attend.

We understand that there is a dire need for homeless assistance, but is helping one demographic of society by putting another demographic of society at risk really the right answer? This is what it feels like, a complete disregard of the citizens of North Kentville.

Sincerely,

Chris Hutten

From: Bunny Bennett <charob@eastlink.ca>

Date: March 5, 2024 at 11:10:27 AM AST

To: CouncilandMayor@kentville.ca

Subject: Discussion re Design Point Condon Avenue - Storm Drainage System Report

Mayor and Councillors:

I am requesting that this letter be included on the upcoming Council meeting agenda under Correspondence.

I asked for and received the above report from Director Dave Bell by e-mail on March 1st. It outlines pretty much what we already suspected with regards to what needs to be upgraded to fix our flooding issue. It is encouraging to me to know that the area was physically and otherwise surveyed to know where the problem areas are and how they will be addressed.

I am now wanting to know if and when Director Bell will be discussing this report at Council. I am wanting to know when residents of Condon Avenue can expect work to begin. I am wanting to know how each recommendation will be prioritized. Where will the upgrading work start first? When will holding pond/s work start to reduce the amount of water coming down to Condon Avenue? I am wanting to know if/how water diversion will affect West Main Street. I have a personal interest since my family home and now residence of my brother and family was severely damaged several years ago by flooding.

I and many others are following the proposed Brison development with concern and interest and how it could impact where I live at my lower elevation. If this large development becomes a reality has this possibility been considered by Design Point re how it might affect Condon Avenue and other areas in their proposed storm water management report?

I look forward to hearing more details regarding these recommendations from Design Point. I am guardedly optimistic that what is recommended will allow me to enjoy the relaxing sound of rain on my rooftop once again!

Sincerely,

Bunny Bennett
12 Condon Avenue
(902) 678-3558 Home
(902) 698-3250 Cell

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

From: Heather Walker <heather.rmt@gmail.com>

Sent: Tuesday, March 5, 2024 3:40 PM

To: CouncilandMayor <CouncilandMayor@kentville.ca>

Subject: CAC Meeting Package

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon Mayor Snow and Kentville Town Councillors,

I am writing this email as a concerned resident of Kentville.

Over the last number of months it has been very apparent in my area of town as well as the town as a whole that the storm water system that is currently in place within the town is not sufficient to handle the capacity of water especially since there has been clearing of land for potential development.

I believe it is necessary, and would be very beneficial, for the town to look into bringing in a third-party stormwater engineer to do a full analysis of the stormwater system and the impact it is currently having on residents before it goes ahead with ANY future development.

I also feel that we need to look at fixing, not just patching, the issues with stormwater drainage in our town before going ahead with any current plans for development.

My husband and I, along with our children, have been residents of Kentville since December 2019. We purchased our home on Dalhousie Ave and up until September of 2023 had not experienced any flooding. The months leading up to September 2023 the street behind us plus the land up in behind all of that has been developed and/or cleared for potential development. Our property is literally washing away due to the flooding that has occurred on our property. Our lawn is washing away to the point you can now look through the drain that borders our curb from our lawn, the street light post is no longer flush with the ground due to water washing away the ground, and our utility boxes are now all leaning which shows that the land under is being washed away.

We have 2 drains along that side of our property and it is evident that the stormwater system is not sufficient to handle the water during our heavy rain storms, which some have said is just a one off, but it has happened on multiple occasions and is causing erosion of our property.

I have made calls to the public works when we have experienced flooding conditions and not once has someone come to investigate.

I think the town owes it to the residents of Kentville to look into having our stormwater issues fixed properly instead of just covering them up.

Thank you for your time,

Heather Walker

From: Jennifer Currie <jennifer.currie@hotmail.ca>
Sent: Wednesday, March 6, 2024 6:39 AM
To: CouncilandMayor <CouncilandMayor@kentville.ca>
Subject: Water issues & development

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Kentville Councillors,

I am writing to ask what progress has been made in terms of fixing Kentville's water drainage issues. Drainage issues were made very clear during the rezoning application in McDougall Heights. Stormwater runoff has damaged properties in McDougall Heights, around the baseball fields, and in the Palmeto Subdivision.

It is inevitable that Kentville will grow substantially over the next 10-15 years. However, growth should not happen at the expense of current citizens. The town owes it to its citizens to ensure that properties are not damaged due to inadequate drainage that was installed before this growth could be predicted. We also need to protect our recreational spaces, such as the baseball fields and tennis courts.

It is for these reasons that I am writing to check in on the status of this issue. Has a third party engineering company been hired to assess, repair, and/or prevent further concerns? Will planning for growth be paused until these issues are rectified? As we know there is a need for housing right now, so this issue should be addressed urgently by council. Please include this email in the March 6 CAC package if possible.

Sincerely,
Jennifer Currie

642 West Main Street
Kentville, NS
B4N 1L7
(902) 679- 1743
jocelynnicholson@eastlink.ca

March 4, 2024

Town of Kentville
Mayor Snow and Council Members
354 Main Street
Kentville, NS

RE: Concerns Regarding Water on West Main Street Properties

Dear Mayor Snow and Council Members,

We have lived at 642 West Main Street for over 30 years. It has been a pleasure to watch the growth of our lovely town and we have been pleased to see some focus on resolving the storm water issues that have plagued many residents. Hopefully, the residents of Condon Avenue will have their storm drainage issues solved sooner than later.

We were here for the major flood in the Spring of 2003. There was significant remediation on our street, over many months, to remove oil and contaminants from soil and basements, repair foundations and get families back into their homes. Some people's insurance policies covered sewer backup which happened before the extensive overland flooding and the Town supported residents in navigating the various provincial and federal programs. The Storm Water Study of 2003, prepared for the Town of Kentville by Hiltz and Seamone, included a list of recommendations, many which the Town acted upon over the past couple of decades. The bottleneck at the bridge was eliminated with the new bridge, the culvert at the end of our street was made bigger and the pumps installed to support water flow into the Cornwallis River from the ditches behind our properties. A duck bill or gate was installed at the end of the pump pipes so that water from the Cornwallis River can't back up through the culvert and into the ditches.

After the flood of 2003, we invested considerable money in reinforcing and replacing our basement at 642 West Main Street, which included new drain tile and sump pumps. Since the spring of 2003, we have had no water in our basement, no dampness, no issues and can store anything in it that we choose.

However, this past September 11, 2023, we held our breath as water crept up over the ditch and into our yard. The photos we have included are the before and after pictures from that day. We, and some other residents, walked to the beginning of our street to see if the grate covering the culvert had

been raised. This needs to be done by the town workers frequently as sometimes leaves and debris in the storm water will stop water from flowing into the underground culvert, the only culvert that takes the water from the hill, the ballfields, and the trail ditches to the river. With the flood of water, we questioned whether the pump had been turned on to pump the water out of the culvert and into the Cornwallis River. One resident called Town Works and found out that one of the two pumps had not been working for a while. That is alarming as without a pump, water will overflow the ditches. Once the pump was started up, it finally did its job, and our ditches and backyards emptied.

We were able to view the most recent "Storm Drainage System Review" by Design Engineering and would like to assist you with some further information. The March 2003 Storm Water Study indicated that "unrestricted development will have an adverse effect on the existing storm system" but that mitigation was possible. One recommendation that was never adopted after the flood of 2003 was the "Net Zero Effect" policy, a policy that would require careful planning and the use of retention ponds for any new development. We strongly suggest that the recent study's recommendation of upstream storage be put into place before any further development happens.

Although I want residents of Condon Avenue to have mitigation, if the recommendation is put into place, and adding a new underground culvert to bring their water to the trail ditch, the next time we have a similar rainfall event, it won't only be West Main Street back yards affected. We will be at great risk of having our basements flooded, after 20 years of staying dry. We have questioned for many years why the main culvert carrying water to the river, did not stay on the side of the trail along the ballfields. Why direct the water to the ditch at the back of our homes when it could just as easily be pumped out of the first ditch?

We are not engineers, but we ask Kentville Town Council to please ensure that any development or remediation not add more storm water to the ditch behind our properties on West Main Street. If any more water is diverted to us, we will flood. We look forward to hearing about decisions and progress regarding the Storm Water issue. Thank you for your time and consideration.

Sincerely,


Jocelyn and Scott Nicholson

Cc: West Main Street Residents

From: McMullin <mcmullinjd@eastlink.ca>
Sent: Tuesday, March 5, 2024 12:21 PM
To: Jennifer West <jwest@kentville.ca>
Subject: Proposed water removal system for Condon Avenue

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Sent from my iPad
March 5, 2024

My name is Jim Mc Mullin. My wife Dianne and I have lived on West Main Street for at least 45 years. We have some serious concerns regarding suggestions for the removal of storm water from Condon Avenue provided to us from professional storm water engineers. It is my understanding that no storm water modelling or permits have ever been submitted or obtained for the Glenwood, Palmeto, or Mc Dougall Heights subdivisions even though they are required by the province when constructing around waterways. What are the plans to rectify this situation as this oversight has directly impacted our property? Has the destruction caused by the flooding in 2003 been completely forgotten or is it just being ignored once again?

Now we are informed that the water from Condon Avenue is to be diverted to the storm drain which was created to protect our street and is currently just barely able to handle the water diverted from the previously mentioned areas. It also has been mentioned that this report was provided by Design Point and also includes flooding issues in the entire town.

Design Point Engineering is the firm Brison Developments has also hired for two major proposed developments in the town of Kentville, one being a 2000 + mixed residential adjacent to the Weavex-Andritz Plant. This appears to be a direct and serious conflict of interest where the engineering firm has such close ties to the developer and this will create even more serious issues if the run off from these developments also enters the storm drain. Is there no proper consideration given to development that directly impacts the current citizens of this town. This will also increase the population of the town creating even more water issues and put further strain on an already overburdened and underprepared system.

At the very least, a true independent, third party engineering firm should be hired to review the existing study and to make sensible, recommendations that will serve the needs of all citizens of the town with no perceived bias or conflict of interest.

Thank you,

Concerned Citizens (Jim and Dianne Mc Mullin)

March 5, 2024

Town of Kentville
354 Main Street
Kentville, NS B4N 1K6

VIA EMAIL

ATTENTION: Mayor and Town Council

Re: Storm Water System – Condon Ave. Recommendations & Related Systems

It has come to the attention of residents on West Main Street that the topic of storm water management will be on Council 's agenda for this upcoming March 11th Council Advisory Committee Meeting. I wish to take this opportunity to express concerns with the recommendations noted for Condon Avenue issues, as noted in a December 5th correspondence from Design Point to the Town's engineer.

I have reviewed the three page letter to Mr. Bell, as well as the concept design drawing illustrating the recommendations made by Design Point. I have not had time to go back and review previous year studies, but want to ensure my concerns are submitted prior to any motion of Council actioning some, or all recommendations noted in the December 5th letter. The issues faced by Condon Avenue residents, as noted in the Design Point letter, are connected to conditions both upstream and downstream. My concern stems from the apparent lack of consideration of the downstream effects, most notably once the storm water reaches the open ditch system along the Harvest Moon Trail (recommendation 2).

I would ask Council to ensure they (and staff) have adequately considered the following:

- Expanding the scope of the storm water review and impact beyond Condon Avenue.
 - It appears the consultants were requested to look at Condon to address issues on that street. Storm water management cannot be solved piecemeal. Much as Condon Avenue is impacted by issues upstream, as noted in report, so is West Main Street impacted by issues upstream, i.e. Condon Ave. and other areas. To resolve the issue part way down the hill is not a solution for the Town, it is a solution for Condon Avenue.
- The consultants reference having looked at record information, I assume provided by the Town. Does this include previous studies and recommendations as it relates to storm water flooding downstream of Condon?
 - Although I did not live on West Main in the spring of 2003, it is my understanding that the street flooding was severe (street shut down with basements on the street fully engulfed with water). I understand the Town engaged consultants to study the issue (may have been required as I believe the provincial and/or federal level of governments(s) were involved in emergency funding relief). That study I am told had a number of recommendations, not the least of which was the Town ensure no further (new or increased speed of volume) storm water be

- directed to the storm water system connected to West Main. This includes the open ditch system on along the old rail line (now Harvest Moon).
- How does the increased flow volume proposed as the solution for Condon (via Memorial Park) by Design Point take into consideration the previous recommendation to not allow increased volume in the West Main storm water volumes?
 - Based on the diagram provided by Design Point, one could believe that the recommended solution does not add volume to West Main and open ditch system. I would suggest that such a position would not properly take into account the speed at which the storm arrives at the open ditch along Harvest Moon. Given the issues at Condon, both intake and low capacity pipe at intersection on Park Street end, it's clear some level of storm water is slowed by the back up at the intake as well as the resultant over flow to the street level and surrounding properties. Assume the recommended increase size of storm pipe at Park street and redirection west of Memorial Park ball field works to ease Condon Ave issues, al that storm water will be more efficiently (aka faster) arrive at Harvest Moon open ditch. The faster that water arrives, the bigger the problems of those waters backing up into West Main properties.
 - As recent as last fall, my backyard has been flooded during heavy rain events. Not slightly wet, but sufficient water to paddle my canoes around the yards. I can provide photos if needed. This flooding was a result of the storm water system and it's apparent lack of capacity to handle the volume of water. This has occurred at least 3 times since I purchased the house in 2005.
 - Has the Town updated it's storm water management plans at this end of Town? This not only relates to solving issues on Condon Avenue, but also increased issues related to ongoing development.
 - The proposed connector road off Prospect will only add to pressures on the storm water system for the Town. I would again refer to the 2003ish study that noted no further storm water volume should be added to the system along West Main. As noted above, the quicker the storm water arrives at bottom of hill, the more it should be considered " increased/new" storm water. The impact is the same.
 - Are there plans to increase the capacity of the storm water pump system behind Shannex? Flooding on West Main Street (part of which comes from upstream issues on Condon) relates to issues around pumping water into the Cornwallis River.
 - Was Design Point tasked with looking at the lowest cost approach to solve Condon issues?
 - The proposed solution (recommendation #2) takes the path of least resistance to get storm water down to the open ditch along Harvest Moon.
 - Was increasing the pipe size along Park Street east of Condon considered? What if any improvements following Park Street might be a better long term solution. Note this still requires what to do with water once you get to bottom of the hill, i.e. how does the Town plan to deal with water coming down to behind Shannex.

- Lowest cost solution in the short term, does not always equate to best solution over the long term.
- Is Design Point the consultant for the developer of the Donald Hiltz connect lands? If yes, they should at the very least need to address the storm water impacts all the way downstream, including the system that pumps storm water to the Cornwallis River. Simply moving the issue downstream from the development, and the particulars of Condon Ave., does not solve the stress on the storm water system. It simply moves it to the bottom of the hill, outside of what appears to be the scope of work requested of Design Point.

My hope is the Town will take a more indepth look at the storm water issues related to the Condon Ave. damage that occurred last year. Past studies relate to these issues, and ultimately how the Town will meet it's obligation to residents in managing the storm water system. Condon Avenue residents deserve solutions to their issues, but that needs to happen without moving the issues downstream to West Main Street.

Respectfully,

Mike MacLean

Mike MacLean
638 West Main Street

From: Scott Umlah <sumlah@hotmail.com>
Sent: Tuesday, March 5, 2024 12:21 PM
To: CouncilandMayor <CouncilandMayor@kentville.ca>
Cc: Dave Bell <dbell@kentville.ca>
Subject: Storm sewer/roadway/driveway Acadia drive

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good afternoon council and Director Bell,

I would like to bring to your attention the condition of the roadway and the entrance of my driveway at 6 Acadia Drive. I have attached photos to this email so you have a visual reference. As can be seen in the photos, the road way is cracked from the manhole in both directions. The roadway, at my driveway entrance, has fallen below the curb and gutter. There is a large pothole at the entrance of my driveway, which is now causing damage to the driveway. The pothole has changed signifanctly over the last year. I believe, the storm sewer has been compromised in some fashion and the water is eroding the road bed and subsequently, affecting the integrity of my driveway. I would like the roadway/storm sewer inspected and repaired so that the asphalt is brought to the level of the curb and gutter. In addition, I feel the secondary damage to my driveway, should also be repaired.

Thank you for your time and consideration in the matter,

Scott Umlah
6 Acadia Drive

Water Issue - West Main Street

Shireen Stacey <shireen.stacey@gmail.com>

Mon 3/4/2024 6:29 PM

To: Jennifer West <jwest@kentville.ca>; Sandra Snow <ssnow@kentville.ca>; Craig Gerrard <cgerrard@kentville.ca>; Paula Huntley <phuntley@kentville.ca>; Cathy Maxwell <cm Maxwell@kentville.ca>; Cate Savage <csavage@kentville.ca>; Gillian Yorke <gyorke@kentville.ca>; Andrew Zebian <azebian@kentville.ca>

Cc: Leo Stacey <leo.stacey@ns.sympatico.ca>

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Mayor and Council.

I have been a Kentville resident and property owner since 2004, owning and residing in the property located at 632 West Main Street. The property is located on the south side of the street with the backyard adjacent to the Harvest Moon Trail, directly behind the swimming pool and ballfield in Memorial Park on Park Street.

As you should know, West Main Street experienced severe flooding in 2003, and as a result of that incident the Town of Kentville has completed a significant amount of work to try to mitigate further flooding issues with mixed results. All work was completed based on advice given via engineering reports at that time and those reports indicated that there should **not be additional water in the south ditch parallel to the Harvest Moon Trail as it did not have additional capacity**, a new engineer report has caused great concern. Despite the work that has been completed, including installing a debris gate (that must be cleared of debris and lifted using heavy machinery prior to every storm predicting significant precipitation), building a 'dyke', from the east end of West Main, along River Street to Bridge Street, to prevent overflow from the Cornwallis River onto the old railway grounds and subsequently West Main (by the Shannex nursing home), installation of one way duck valves so that water does not back up onto the street from the river, etc.

Despite all of the mitigation work completed, we have had many flooding incidents over the last 20 years, experiencing significant water in our, and our neighbours, back yards on the south side of West Main Street, including water several feet deep (3.5 feet deep in our backyard alone), encompassing the entire back yard, with water coming all the way to the back door of our home, making our property unsafe for use and repeatedly putting our home at risk of significant loss. This is as a result of the back ditch overflowing due to significant amounts of water flowing into the ditch from the drainage on Park Street and water coming from the area south of Park Street. We do not need an engineering study to determine this, we see the water overflow on a regular basis. As you can appreciate, this results in multiple (panicked) calls to the Public Works office (sometimes in the middle of the night) to have the debris removed from

the grate so it can be lifted with the hope that the water can begin to drain, assuming we are on the right side of the tide and precipitation or snow melt begins to subside.

I would like to take this opportunity to address my concerns regarding the engineers report completed by Design Point, entitled Condon Ave Storm Drainage System Review 5 Dec 2023. This report is suggesting that water be diverted to this same ditch on the south side of our property, running parallel to the Harvest Moon Trail to address Condon Avenue's water issue. As a property owner who will be severely impacted by additional water diverted to the ditch, I must vehemently express my concerns with this proposal. **Any increase in water flowing to this ditch will absolutely result in additional water flooding the properties backing onto the Harvest Moon Trail and will surely result in severe property damage and loss.**

I have further concerns with the Engineering report, given the fact that Design Point has a professional relationship with Brison Developments who is planning on developing properties in the area south of Park Street. It is hard not to question why the previous engineers' reports stated there should be zero net increase of water into this ditch, and a new engineer report suggests the addition of water to this same ditch. I feel very strongly that a 3rd party engineers report must be requested for the protection of our Town of Kentville residents and properties.

Thank you for taking the time to read my concerns. I look forward to your reply.

Regards,

Shireen Stacey

632 West Main Street

Kentville, NS B4N 1L7

902-698-2973

March 5, 2024

Dear Mayor & Council,

Thank you for taking the time to read this correspondence. As residents of flood prone West Main Street, we have concerns regarding the storm water engineer report published by Design Point.

Our family has lived at this address since March 1996 - almost 30 years. Our family was directly impacted by the March 2003 flood and environmental oil contamination disaster that occurred. This event caused our family to be evicted from our own home for 9 months while remediation took place.

I bring attention to the 2003 flooding event because, unlike waters when they recede, memories both good and bad remain, and so does the trauma. Many of us on this street carry much more associated with that day than bad memories of rising water and the stench of furnace oil; we continue, 20+ years later, watching to see if our backyard ditch will fill with water when snow melts, heavy rains occur, and/or high tides are forecasted . . . every single time.

On October 27, 2003, Consulting Engineers, Hiltz & Seamone, presented their findings on the events of March 30/31, 2003. In section 4.3 - Storm Runoff - it was estimated that the flow of water that day coming down from the south side would have been 330 cubic feet per second. That converts to 148,114 gallons **per minute**.

The Hiltz & Seamone report also included recommendations such as the town adopting a 9 metre flood plain, the town conduct a study of the existing storm system and develop a comprehensive storm management plan, consider adopting a Net Zero Effect policy for any new developments, and options that would reduce storm water flow conditions to West Main Street. It is with this study in mind, that we raise questions and concerns regarding the recently released proposed plan from Design Point, suggesting that water flow from the south side of Kentville to the West Main Street area.

The report states the storm water will be directed from Condon Avenue but storm water comes from above and behind before it gets to Condon Avenue. As there are 2 additional developments being proposed for the south side of the town (McDougall Heights & Park Street areas) I am distrustful when I hear that no new additional water will be added to West Main Street as stated by Director Bell in correspondence with a resident of West Main Street.

We do not want to be misunderstood. We, in no way, wish for our neighbours on Condon Avenue to continue to be subjected to property loss, emotional trauma, and concerns about their safety & accessibility to get in and out of their street or houses. We are also not opposed to new development and growth of our town. It is needed for housing, diversity, and economic growth.

Development should not come at the expense of those of us living in low lying areas, solely for future tax dollar revenue. We are here now, not in the future, and our tax dollars should be spent to ensure the safety of the residents you currently serve. When future taxpayers arrive, they can do so knowing that this council has done their utmost due diligence to ensure the area that they have chosen as “home” is one of responsible stewardship of the land and the citizens that inhabit it.

I sincerely ask that this council direct staff to employ an independent, arms length engineer firm to conduct a study of the storm water management system as it pertains to the West End of Kentville, and that a pause be put on any further development of land until a comprehensive storm water management plan has been created and a timeline for carrying out the recommendations has been adopted by this council.

Sincerely,

Krista & Peter Laing
612 West Main Street
Kentville

S.L. Jennifer Taylor and Richard Oliver
654 West Main Street, Kentville, NS B4N 1L7
902-679-2476

Sent via email: councilandmayor@kentville.ca; jwest@kentville.ca

March 6, 2024

Mayor Sandra Snow
Kentville Town Hall
354 Main Street
Kentville, NS B4N 1K6

Dear Mayor Snow and Kentville Councillors,

Re: Condon Avenue Flooding and Design Point Engineering recommendations

We hope this letter finds you well.

As longtime residents of West Main Street and concerned members of the Kentville community, we are writing to express our shared concerns regarding the report prepared by Design Point Engineering concerning the water and flooding issues impacting Condon Avenue since September 2023.

We on West Main Street have a history of grappling with flooding challenges, with notable instances in 1994 and the devastating flood of 2003. The events of 2003, displaced residents and disrupted our street for nearly a year due to soil contamination and remediation efforts, underscore the urgency and complexity of the situation.

We acknowledge the efforts the town has undertaken to address the flooding issues over the years. However, it is evident that with the changing climate conditions, our current solutions are inadequate and temporary.

The proposed plan from Design Point Engineering to divert water to the existing storm drain ditch parallel to the Harvest Moon Trail (directly behind our properties on West Main Street) is troubling. While we understand the need to find immediate solutions, this plan seems short-sighted and may exacerbate the problems faced by residents of West Main Street, particularly those impacted by the floods of 2003.

Our concern lies in the potential transfer of the problem from one neighborhood to another without addressing the root cause of the issue. The current infrastructure is ill-equipped to handle the increased volume of water resulting from climate change and the expansion of residential areas such as McDougall Heights. Increasing the burden on an already at-

capacity system risks exacerbating flooding and property damage for residents of West Main Street.

As property owners on West Main Street, we seek assurance from the Mayor and Councillors that the proposed engineering plan will not lead to flooding issues for our properties. Furthermore, we urge you to consider the long-term viability of our infrastructure in light of changing climate conditions and increased weather events.

Given the changes in property insurance since the flood of 2003, many residents, including ourselves, rely on the town to make decisions that prioritize our well-being. Should the proposed plan result in flooding once again on our street, we seek clarification on whether the Town of Kentville's insurance will cover the cost of damages to the properties on West Main Street.

It has also been brought to our attention that there may be a conflict of interest regarding the selection of Design Point Engineering for assessing the risk and proposed solution, as the developers of the McDougal Heights expansion have also engaged in their services. This shared engagement raises concerns about impartiality and potential biases in the assessment process. As such, it is imperative that the Town of Kentville ensures transparency and accountability in its decision-making processes, safeguarding the interests of all residents and mitigating any undue influence from external stakeholders.

In conclusion, we implore the Mayor and Councillors to consider the long-term implications of the proposed engineering plan, secure the services of an independent third-party engineering firm to propose a stormwater management plan, and explore alternative solutions that prioritize the safety and well-being of all residents. We are willing to collaborate and contribute to discussions aimed at finding sustainable solutions to our water and flooding issues.

Thank you for your attention to this matter, and we look forward to your response.

Sincerely,

The image shows two handwritten signatures in blue ink. The signature on the left is 'Jennifer Taylor' in a cursive script. The signature on the right is 'Richard Oliver' in a more stylized, looped cursive script.

Jennifer Taylor and Richard Oliver

Sandra Snow

From: Gerald MacPherson <kerrygerry22@icloud.com>
Sent: Wednesday, March 6, 2024 4:46 PM
To: CouncilandMayor
Subject: Stormwater management

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear council members and Mayor,

I am a resident of Kentville, living on West Main Street. I am writing to encourage members of council to vote in favour of hiring an independent stormwater management engineer. I believe an independent assessment of our current situation could lead to the reduction of runoff related problems.

I am hopeful that sound recommendations could help alleviate or remediate our current stormwater management issues. I feel it is of paramount importance that we avoid continuing with our unsustainable stormwater management practices.

I believe it is necessary to suspend future development that would cause further detrimental impact on nature's ability to manage precipitation. I believe a solution can be found that doesn't contribute to future flooding.

Directing financial resources now to mediate our current situation, could prevent the enormous costs that might occur in the future. The costs associated with property damage would be significant as a result of further flooding, that could be avoided. The recent events, related to stormwater runoff, have demonstrated that loss of life could result from inaction.

Kerry/Gerald MacPherson
Sent from my iPhone

Sandra Snow

From: Roni Fenwick <fenonica@hotmail.com>
Sent: Wednesday, March 6, 2024 2:48 PM
To: CouncilandMayor
Subject: Stormwater flooding and West Main Street residents

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello Major and Council members:

As a 40-year homeowner at 594 West Main Street, I am writing to voice my thoughts concerning the Condon Avenue Storm System Review. They are as follows:

1. optics of the same engineer working for the proposed development and assessing the implications of that development for the Town appear to be a conflict of interest. I suggest an independent stormwater engineer be hired for a second opinion.
2. increased flow of water being directed to the single large pipe under West Main Street is of concern. On Sept.13, I went to Town Hall to inquire about the working order of the 2 pumps and was told D. Bell was in meetings and I could write an email (as I work from home, a phone call wasn't a viable response) which I did. In the email, I also asked if the vegetation covering the crosswalk sign and impeding driver's view when driving west, could be addressed. I received no reply.
3. during the September 2023 storm, I went to Public Works and asked if someone could start the pumps as water was rising very quickly. Is this my responsibility? I am concerned the pumps need to be turned on manually. As I understand it now, there was only 1 pump in operation at that time. Water quickly overflowed both the street and back yards (and likely basements). Cars were not able to drive west on the street, leaving just 1 exit, Gary Pearl Drive. This is an Emergency Measures situation and not acceptable.
4. I question why so much land above Condon Lane was cleared without apparent regard for the expected runoff. And am concerned additional development is being approved and begun without thorough examination of the impact on existing properties and mitigation of this in place before, not after, land clearing and building begin.

Respectfully submitted,
Veronica Fenwick

Sandra Snow

From: Leslie Ribeiro <Leslie.Ribeiro@Dal.Ca>
Sent: Wednesday, March 6, 2024 7:39 PM
To: CouncilandMayor
Cc: Kirk, Michael
Subject: CAC meeting

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Town of Kentville Counsellors,

We are writing you today to support the request for an independent third-party stormwater engineer assessment prior to continued development in the west end of Kentville.

We moved to Kentville in 2014 and fell in love. With our very portable and sought after disciplines in health care, we were recruited to multiple areas of the province and country, but ultimately decided that Kentville was where we wanted to build our lives and start our family. In 2019 we moved into this lovely subdivision of McDougall Heights, drawn by the warm neighbours and kid friendly streets.

Unfortunately, shortly after moving in we were hit with hurricane season (specifically Hurricane Arthur), that brought with it high volume rain creating flash flood conditions/circumstances. We watched as water flowed freely off of the land and down the newly developed Mount Vincent Street, flooding it's corner with Acadia Drive, and overwhelming the storm drain systems. Our basement flooded, reportedly the first time in this history of this neighbourhood. This flooding was not due to surface water flowing off the street and seeping into our basement, but rather from backpressure/flow from the overwhelmed storm drain system. Despite the town looking into the drainage and assuring us that there are no blockages, we have flooded 3-4 more times all stemming from similar situations, all since the development of Mount Vincent Street. To us, this is a prime example of development without proper planning.

We understand that there is currently a housing shortage and we would like to see our town grow and develop in the future. Our concern lies in the proposed high-density development put forward, which brings with it large and quick changes to the landscape, reducing the forest quickly, and increasing the chance of flash flooding. Furthermore, our concern lies in the fact this development seems to be coming on the backs of your current residents, increasing the risk of harm to one of their largest investments, their homes. Our request is that the proper planning be put in place to help with the current issues that your residents face, and to pause current development plans in order to put in place proper plans to mitigate future storm water issues that may be a result of these new developments.

We have previously submitted video evidence of the water. Should you require it to be resent, please let us know.

Mr. Michael Kirk and Dr. Leslie Ribeiro
Residents of 39 Acadia Drive, Kentville

Council Advisory Committee – Request for Decision

Kentville Town Council

Name:	Craig Gerrard		
Date:	March 5 , 2024	Date Submitted:	March 7, 2024

Request for Decision - Initial

Detail	Synopsis		
Decision Requested:	To bring back Councilor Yorke's RFD to have an independent firm to look at remedying the storm water situation from most of the South side of town		
Background: What? Who? How? When?	To ensure that the ongoing water and flooding issues that have been happening for years (decades) get fixed to the point that it doesnt happen in future and if it does there is a clear path for residents to access definitive information on the cause and action of recourse to remedy.		
Budget:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Policy:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Desired Outcome:	To get information on the cause of storm water issues, come up with solutions to the issues causing problems and a storm Water Plan' for future planning endeavors.		
CAO Comments:			
Recommendation:	Report/Document: Attached <input checked="" type="checkbox"/> Available <input type="checkbox"/> Nil <input type="checkbox"/>		

Request for Decision – Staff Input

Detail	Synopsis
Department:	Planning, Public Works, Recreation
Decision Requested:	To engage an outside independant firm to investigate the stormwater issues continuing to happen to many residents and property owners on the south side of the town of Kentville
Background:	Recently a report came out that pointed out deficiencies in our storm water collection but only for Condon Ave. We need reports to happen on MacDougall Heights, Glenwood, and Palmetter Subdivisions and all along the south or Kentville to Chester Ave. With a large developments possible for the west side of town and above existing MacDougall Heights it is imperative that we get any existing issues fixed.
Budget:	?

Council Advisory Committee – Request for Decision

Kentville Town Council

Staff Workload:	0
Policy:	
Public Interest:	
Strategic Implication:	
Response Options:	
Preferred Strategy:	
Implications:	General: Consequence to community, overall organization or other agencies
	Organizational: Policy change or staff work load requirements
	Financial: Current and Future Budget implications
	Follow-up Action: Timelines, decision-making milestones and key products
	Communications: Strategy to inform, consult or involve stakeholders
	Other Comments: By others Reviewing this RFD