

Town of Kentville
Special Council Meeting
January 12, 2026, 4:30 pm, Kentville Town Hall

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE AGENDA
3. NEW BUSINESS
 - (a) Operating Agreement – Kentville Volunteer Fire Department
 - (b) Sale of Land – F.W. Robinson Property
4. ADJOURNMENT

Title: Operating Agreement - Kentville Volunteer Fire Department

Meeting Date: January 12, 2026

Department: Administration

RECOMMENDATION

That Council enter into the proposed 10-year operating agreement with Kentville Volunteer Fire Department and Municipality of the County of Kings, effective April 1, 2026.

BACKGROUND

Town of Kentville signed a 10-year Inter-Municipal Fire Services Agreement with Kentville Volunteer Fire Department and Municipality of the County of Kings on January 23, 2016. The agreement expired on March 31, 2025.

Prior to its expiration, Town of Kentville gave one years' notice that it wished to re-negotiate a new agreement going forward rather than simply renewing the current terms and conditions of the 2016 agreement.

DISCUSSION

Over the past year, representatives of the Town and Municipality have met numerous times to review the current agreement and work towards a new, more modern, up-to-date agreement related to language, terms and conditions, funding and financial management, as well as accountability.

A new draft agreement was provided to Kentville Volunteer Fire Department, and a meeting was held thereafter to review the proposed new terms and conditions. Various clauses were discussed to seek clarity, and a few clauses were suggested to be amended to provide further clarity. Kentville Volunteer Fire Department also requested time to allow its legal counsel to review the agreement.

This work has now been done, and a final draft agreement is being presented to all three groups for adoption, with Town of Kentville being asked to approve the new draft 10-year fire department operating agreement.

LEGISLATION

Section 293 of the *Municipal Government Act* states that a municipality may maintain and provide fire and emergency services by providing the service, assisting others to provide the service, working with others to provide the service or a combination of means.

Section 293 of the *Municipal Government Act* states:

- (1) A body corporate may apply to a municipality for registration as a fire department.
- (2) A municipality shall not refuse to register a body corporate that complies with this Act if the
 - (a) municipality is satisfied that the body corporate is capable of providing the services it offers to provide;
 - (b) body corporate carries liability insurance, as required by the municipality;
 - (c) body corporate does not provide the fire services for profit; and
 - (d) municipality does not provide the same services for the same area.
- (3) A fire department, including a fire department of a municipality, village or fire protection district, shall register in each municipality in which it provides emergency services.
- (4) A registered fire department shall provide the municipality with a list of specific emergency services it will endeavour to provide and the area in which the services will be provided.
- (5) Registration continues in force until withdrawn by the municipality for cause or the fire department requests that the registration be revoked.
- (6) A municipality may grant or lend money to, or guarantee a loan for, a registered fire department for operating or capital purposes.
- (7) A municipality may grant or lend assets, without charge, to a registered fire department.
- (8) Registration does not make a fire department an agent of a municipality.

(9) A registered fire department is not a municipal enterprise pursuant to the Finance Act.

STRATEGIC PRIORITIES

Council adopted a new 4-Year Strategic Priorities Plan in September 2025. As part of this plan under Investing in Communications and Partnerships was the following:

"The value we place on our emergency first responders cannot be underestimated, and developing strong, clear, and open relationships with these agencies and departments is critical to the health and safety of our neighbourhoods and downtown. To that end, Kentville will finalize a new long-term funding and operational agreement with Kentville Fire Department that supports and prioritizes volunteer recruitment and retention, public safety, and efficient use of taxpayers funding for a sustainable fire service."

This new agreement achieves this goal and creates a more positive relationship between Town of Kentville and Kentville Volunteer Fire Department, giving KVFD revenue certainty for the next ten years.

FINANCIAL IMPACTS

The proposed financial arrangement for fire services will see funding split between Town of Kentville and Municipality of the County of Kings based on two different formulas similar to the current formulas, but with more clarity, including a base funding amount which was absent from the previous agreement.

Part one will see funding allocated to Kings and Kentville based on a three-year rolling average of the percentage of the number of calls within the Fire District and a three-year rolling average of the percentage of the number of kilometers driven, amended and provided by January 31st of each year using data from each of the preceding three calendar years.

Part two will see vehicle costs, including insurance, fuel, repairs and maintenance, and equipment repairs shared on the basis of the number of kilometers driven in either Kings or Kentville.

Funding for the agreement will be \$824,596 for the 2026-2027 Fiscal Year and increase by CPI each year thereafter.

COMMUNICATIONS

Town of Kentville will issue a signing ceremony for the new agreement and issue a joint press release with Kentville Volunteer Fire Department, Municipality of the County of Kings, and Town of Kentville upon signing. Thereafter, the press release and photo will be shared on our website, and social media platforms.

Respectfully submitted,

Chris McNeill
Chief Administrative Officer

Title: Sale of Former F.W. Robinson Property, 374-376 Main Street

Meeting Date: January 12, 2026

Department: Administration

RECOMMENDATION

That Council authorize the sale of 374-376 Main Street, Kentville, bearing PID #55267371, submitted under RFP-2025-001, according to the terms and conditions related to the offer of purchase submitted by Left Side Investments and the Purchase and Sale Agreement entered into on December 23, 2025.

BACKGROUND

In 1950, the property was the F.W. Robinson building and operated as a car dealership. It has housed many different businesses over the years, including a lounge, pizza joint, and residential units. Town of Kentville bought the building and land in August 2016 for \$170,000 and had structural and environmental assessments conducted. Through work carried out by a consulting engineer, it was determined that the building was not structurally sound. After thoroughly exploring ways to potentially save the structure, town council voted in the fall of 2017 to have it demolished. A contract for the demolition work was awarded at a price of \$250,000 and this included the cost of hazardous material removal and abatement process. This work was completed in February 2018. After the demolition, the below-ground level was infilled. The sub-surface exterior concrete walls were left intact to mitigate the possibility of neighbouring properties being destabilized.

DISCUSSION

Town of Kentville owns a parcel of property it would like to see developed. The Town invited development firms to submit a proposal to develop the site at 374-376 Main Street, Kentville, by September 19, 2025.

Although the site is currently zoned Commercial (C-1), the RFP noted that the Town was amenable to alternative proposals that may match the Best Value for the Town. The property is approximately 91 feet by 150 feet and contains 12,453 square feet (more or less) on the corner of Main Street and Church Avenue in downtown Kentville.



The intent of the RFP was to find a Developer who is interested in developing the site to its maximum potential – specifically to increase commercial development in the Town and potentially increase housing to address the housing shortage in the area. This is a prime piece of real estate in the heart of Kentville. The Town prefers to partner with a Developer who has a big picture vision for the site.

LEGISLATION

Section 50(5)(b) of the *Municipal Government Act* states that a municipality may sell property at market value when the property is no longer required for the purposes of the municipality.

PROPOSALS RECEIVED

After the close of the six-week RFP period, staff reviewed all proposals received and is recommending that Council enter into a Purchase and Sale Agreement with Left Side Investments. Founded in 2017, they are a Halifax-based development company that has been developing commercial and residential properties across Nova Scotia including Truro, Halifax, New Minas, Dartmouth, Elmsdale, Bedford, and Lunenburg.

The proposal for Kentville is a three-storey mixed-use building with 20 residential units. There will be underground parking as well as 5,661 feet of ground floor commercial space for up to 5 - 1,000 square foot rental spaces.

The proposed purchase price is fair considering the assessed value of the property and potential future benefits to the community and Town. The developer will have up to one year to put their plans in place and then begin construction thereafter, or the property will be re-sold back to the Town for the same price.