



Municipality of the District of St. Mary's

Committee of The Whole (COTW) Meeting

Wednesday, October 19th, 2022

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

The COTW Meeting of the St. Mary's Municipal Council was called to order on Wednesday, October 19th, 2022, at 4:00 pm in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Warden Wier	Councillor Zinck
Deputy Warden Fuller	Councillor Mailman
Councillor Baker	Councillor Harpell
Councillor Malloy	

Also Attending:

Marissa Jordan, Chief Administrative Officer (CAO)

Marian Fraser, Director of Finance (DOF)

Mallory Fraser, Municipal Clerk

3. Additions to the Agenda:

- 6.f. Municipal Accessibility Survey

Approval of the Agenda:

On motion of Councillor Baker and seconded by Harpell, Council approved the agenda with the addition.

Motion approved.

4. Approval of Minutes:

On motion of Councillor Harpell and seconded by Councillor Malloy, Council approved the minutes of the COTW Meeting held Wednesday, October 5th, 2022.

Motion approved.

5. Business Arising from the Minutes:

- Councillor Malloy asked if the new tender for snow and ice removal has been re-issued. The CAO updated Council that it will be re-issued under a different scope at the end of October.

6. Other Matters of Business:

a. Tech Savvy Seniors Equipment Purchase

- The Municipality has received funding to develop and host a technology program for seniors called "Tech Savvy Seniors." This program will give seniors access to a variety of technology equipment and resources to help them use the technology. Staff researched prices from three suppliers for the required equipment. The Director of Community Development and Recreation recommended approving the purchase of equipment from Staples for a total cost of \$9,418.78 plus HST.

On recommendation of Councillor Mailman, and seconded by Councillor Baker, Council approve the purchase of Tech Savvy Seniors equipment from Staples for a total cost of \$9,418.78 plus HST.

Recommendation adopted.

b. Asset Retirement Obligations (ARO) Policy

- Staff presented the first draft of the ARO Policy. The purpose of the Asset Retirement Obligations policy is to stipulate the accounting treatment for asset retirement obligations so that users of the financial report(s) can understand information about municipal assets, and their end-of-life obligations. The principal issues in accounting for ARO's is the recognition and measurement of these obligations. This policy derives its authority and compliance requirements from section PS3280 of the Public Section Accounting Board Handbook (PSAB). The policy was drafted following a template from the province and tailored it to meet the needs of the Municipality.

On recommendation of Councillor Harpell, and seconded by Councillor Malloy, Council approve the Asset Retirement Obligations Policy as presented.

Recommendation approved.

c. Asset Management Policy

- Staff presented the Asset Management Policy. The purpose of this policy is to consider regulatory requirements, long-term community/municipal objectives, and financial impacts on future generations and full life-cycle costs of asset ownership in making decisions. This policy derives its authority from section 23(1)(c), 24 & 48 of the *Municipal Government Act* (MGA) of the Province of Nova Scotia.
- Warden Wier asked if items under the terms of this policy would be brought forward to Council at COTW meetings. The CAO advised Council that they would.

On recommendation of Councillor Malloy, and seconded by Councillor Zinck, Council approve the Asset Management Policy as presented.

Recommendation approved.

d. Municipal Government Act Review Survey

- The Department of Municipal Affairs and Housing (DMAH) is undertaking a review of the Municipal Government Act (MGA). Responses will be used by the DMAH to evaluate the efficacy of the proposed changes, implications, and details of implementation before any changes are advanced.
- Council reviewed, answered each question, and provided direction to the CAO to submit the survey on Council's behalf.
- See the attached responses.

e. St. Mary's Fish & Game Association-Non-Profit Organization Property Tax Exemption

- The St. Mary's Fish & Game Association submitted an application under the Non-Profit Organization Property Tax Exemption Policy. The DOF reviewed the application with Council at the COTW Meeting on September 7th, 2022. It was found that the applicant was one year behind in property taxes, which made them ineligible under the municipal Non-Profit Organization Property Tax Exemption Policy. Organizations must also host two community events annually as per the policy, and this was not demonstrated within the application. It was determined that the property tax account had to be paid up to date and it be determined that the organization hosted at least two community events before a recommendation could be made.

- The St. Mary's Fish & Game Association has brought their property tax account up to date and it was determined that the organization has held at least two community events.

On recommendation of Councillor Mailman, and seconded by Councillor Zinck, Council approve the St. Mary's Fish & Game Association application under the Municipal Non-Profit Organization Property Tax Exemption.

Recommendation approved.

f. Municipal Accessibility Survey

- The Municipal Clerk updated Council on the Municipal Accessibility consultations. Three in-person community consultations were held throughout the Municipality with no attendance at any of the sessions. The Municipal Accessibility Survey went live in September and there has been minimal uptake. The Municipal Clerk has requested Council to help gather community feedback. Council has agreed to help collect distribute surveys and inform residents of the Municipal Accessibility Survey.

g. In-Camera – Tax Sale & Land Matters

On motion of Councillor Baker, and seconded by Councillor Harpell, Council moved to an in-camera session for tax sale and land matters at 4:54 pm.

Motion approved.

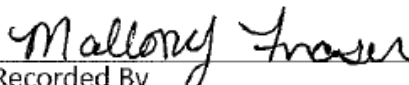
On motion of Councillor Mailman and seconded by Councillor Zinck, Council reconvened to regular session at 5:37 pm.

Motion approved.

Adjournment

On motion of Councillor Harpell, and seconded by Councillor Malloy, there being no further matters of business, Council adjourned at 5:37 pm.

Motion approved.


Recorded By
Mallory Fraser, Municipal Clerk


Approved By
Warden Wier

Hide/Show Print Tools

DMAH - MGA Review Consultation

User Information

User ID:	Anonymous	Response ID:	1891166
Name:	Anonymous	Email:	N/A
Location:	N/A	Company:	N/A
Position:	N/A	IP Address:	0
Started:	2022-10-28 10:50:31 AM	Completed:	2022-10-28 11:27:58 AM
Time Spent:	0 days, 1 hours, 37 minutes, 2247 seconds, 2247000 milliseconds	Custom 1:	N/A
Custom 2:	N/A	Custom 3:	N/A

Which municipality or organization are you responding on behalf of?

Municipality of the District of St. Mary's

Does support a proposed change to allow for the posting of public notices on a publicly accessible website as an alternative to a newspaper?

Yes

Why not?

[No Answer Entered]

Posting on a website may be a barrier to some residents without access to the internet or municipal units without a website. Do you anticipate this being a concern for ?

Yes

When providing public notice through a website, would you also like to see a requirement to physically post the notice in other prominent locations accessible to the public (i.e. public recreational centres, library, city hall, etc.)?

Yes

Why not?

[No Answer Entered]

Please indicate, by checking all that apply, if you support the posting of public notice on a website for the following items:

	Yes	No
Public Hearing for Sale or Lease of Municipal Property (Section 51)	Selected	-

Special purpose tax accounts (Section 83)	Selected	-
Sale of Distraigned Goods (Section 124)	Selected	-
Tax Sale Advertisement (Section 142)	Selected	-
Adoption of By-laws (Section 168)	Selected	-
Requirements for adoption of planning documents (Section 205)	Selected	-
Public hearing for planning documents (Section 206)	Selected	-
Notice of sale of land no longer needed for parks, playground, or public purposes (Section 273)	Selected	-
Notice of Public Hearing for Street Closures (Section 315)	Selected	-

Why not for Public Hearing for Sale or Lease of Municipal Property?

[No Answer Entered]

Why not for Special purpose tax accounts?

[No Answer Entered]

Why not for Sale of Distraigned Goods?

[No Answer Entered]

Why not Tax Sale Advertisement?

[No Answer Entered]

Why not for Adoption of By-laws?

[No Answer Entered]

Why not requirements for adoption of planning documents?

[No Answer Entered]

Why not for Public hearing for planning documents?

[No Answer Entered]

Why not for Notice of sale for land no longer needed for parks, playground, or public purposes?

[No Answer Entered]

Why not for Notice of Public Hearing for Street Closures?

[No Answer Entered]

Are there any other items not included in the list that you feel strongly should be included?

[No Answer Entered]

If public notice can be provided on a public website, do you feel the current notice period of 14 days should be changed for any of the following items?

	Less than 14 days	Sufficient	More than 14 days
Public Notice for Sale or lease of municipal property	-	Selected	-
Special purpose tax accounts	-	Selected	-
Adoption of By-laws	-	Selected	-
Public hearing for planning documents	-	Selected	-
Notice of sale land no longer needed for parks, playground, or public purposes	-	Selected	-

Do you have any additional feedback to share relating to public notice periods?

[No Answer Entered]

Does support this proposed change to enable electronic delivery and receipt of tax bills and preliminary notices of sale ?

Yes

Why not?

[No Answer Entered]

Do you have any concerns with electronic delivery and receipt for tax bills and preliminary notices of sale to share with us?

[No Answer Entered]

Does support a proposed change to modernize the process for the review of planning documents by enabling it to be done digitally?

Yes

Why not?

[No Answer Entered]

Do you have any concerns with digital submission of your planning documents?

[No Answer Entered]

Are there additional terms (e.g., matters contained in a subdivision by-law) feels should be included in the list of content for a development agreement that are not currently captured?

No

What additional terms would you like to see included in the list for development agreements?

[No Answer Entered]

Do you have any additional feedback to share on this topic?

[No Answer Entered]

Would you be supportive of this proposed change to enable off-site improvements or cash-in-lieu in the MGA?

Yes

Why not?

[No Answer Entered]

Would you also support the ability to allow a lien to secure these off-site improvements?

Yes

Why not?

[No Answer Entered]

Do you have any additional feedback to share on this topic?

[No Answer Entered]

Does support this proposed change to allow a Development Officer to approve or refuse non-substantive agreements to development agreements?

Yes

Why not?

[No Answer Entered]

Do you have any feedback to share on this proposed change?

[No Answer Entered]

Does support this proposed change for provisional approval?

Yes

Why not?

[No Answer Entered]

Do you have any feedback to share on this proposed change?

[No Answer Entered]

Is your municipality seeing increasing pressure on recreational and open space assets from the addition of multi-unit residential developments?

No

Please describe.

[No Answer Entered]

Would your municipality be interested in having the ability to require a parkland dedication contribution (land or cash-in-lieu or a mix of both) as part of the approval process of multi-unit residential developments?

Yes

Why not?

[No Answer Entered]

Do you have any additional feedback to share with us on this topic?

[No Answer Entered]

Does support this proposed change to include external appearance of structures in the list of topics that a site plan may deal with?

Yes

Why not?

[No Answer Entered]

Does find the legislation a barrier to implementing external appearance controls on site plans?

No

Please explain.

[No Answer Entered]

Do you have any additional feedback to share on this topic?

[No Answer Entered]

Does support a proposed change to allow for performance bonding for site plan approvals?

Yes

Why not?

[No Answer Entered]

Do you have any additional feedback to share on this topic?

[No Answer Entered]

Is experiencing issues related to the site plan appeal process?

No

Please describe these issues.

[No Answer Entered]

Do you feel clarity is needed in what property owners can appeal related to site plans?

[No Answer Entered]

What specifications for the appeal process would be valuable to residents in helping them determine what is and is not grounds for appeal?

[No Answer Entered]

Are there other issues or feedback related to site plans you would like to tell us about?

N/A as we do not have provision for site plan approvals.

Does support this proposed change related to instruments of subdivision?

Yes

Why not?

[No Answer Entered]

Do you have any additional feedback to share with us on this topic?

[No Answer Entered]

Does support this proposed change relating to deemed easements?

Yes

Why not?

[No Answer Entered]

Do you have any additional feedback to share with us on this topic?

[No Answer Entered]

Does support the selling or leasing of property below market value for the following additional purposes? Check the categories you support.

To increase the availability of affordable housing in the municipality

To a public entity for the purpose of public infrastructure (e.g., schools, roads, hospitals)

If you did not support any of the above categories, can you please elaborate on why not?

[No Answer Entered]

Do you have any concerns or feedback on enabling the selling or leasing of property below market value to share with us?

[No Answer Entered]

Does have other issues we should be aware of as part of the MGA Review that you would like to see addressed?

[No Answer Entered]