

MUNICIPALITY OF THE DISTRICT OF ARGYLE
SPECIAL COUNCIL MEETING
Monday, August 19, 2019
Tusket, NS 3:00 p.m.

Present: Warden Richard Donaldson; Deputy Warden Danny Muise; Councillors Nicole Albright, Guy Surette, Kathy Bourque, Glenn Diggdon, and Calvin d'Entremont.; Chief Administrative Officer Alain Muise, Deputy Clerk Kim Rowley and Municipal Clerk/Recorder Eilidh Canning.

Regrets: Councillors Roderick Murphy Jr and Lucien LeBlanc

The meeting was called to order at 3:01 p.m. by Warden Danny Muise.

Agenda:

On a motion by Richard Donaldson and seconded by Glenn Diggdon that the agenda was approved.

Motion Carried

Conflict of Interest Declaration

Deputy Warden Danny Muise asked for any declarations of conflict of interest from the floor.

None declared.

Presentations and/or Petitions – Jared Dalziel, Project Planner of WSP Canada Inc. RE: Application by James E. d'Entremont Boat Builders Ltd. to amend the LUB to enable a craft Distillery

Jared reviewed the application details of the West Pubnico distillery, via the PowerPoint Presentation attached to these minutes (*Attachment 190819001*). Jared advised that the Municipality has received an application from James E. d'Entremont Boat Builders Ltd. to amend the Land Use By-law to enable a craft distillery with ancillary tasting/event room, retail, and storage facilities at 23 Chemin du Pont du Marais, Middle West Pubnico (PID 90078452).

The current Land Use By-law (LUB) permits alcohol production facilities (breweries and distilleries) at any scale as a heavy industrial use. There is no regulatory option in the land use by-law at present to reflect the lesser impact of smaller-scale, craft alcohol production facilities (craft breweries and craft distilleries). WSP are proposing text amendments to the Land Use By-Law to modernize the approach to craft alcohol production in the Land Use By-Law while rezoning 23 Chemin du Pont du Marais to Light Industrial (LI) Zone.

Jared then advised council that the recommendations are as follows:

That Council give first reading to Land Use By-law text amendments to rezone 23 Chemin du Pont du Marais (PID 90078452) from Mixed Use (MU) Zone to Light Industrial (LI) Zone to enable a craft distillery for the purpose of enabling a public hearing.

That Council give first reading to consider approval of the proposed amendments to the Land Use By-Law as contained in Attachment A of this report to permit Craft Alcohol Production Facilities as a light industrial use, for the purpose of enabling a public hearing.

That Council authorize staff proceed with option 2 of the public engagement strategy as contained in the public participation section of this report and authorize staff to schedule a public hearing.

Jared then advised that the major aspects of the applicant's proposal for the property located at 23 Chemin du Pont du Marais include the renovation of four buildings proposing:

- A building for the production of spirits and mixed beverages, with a smaller area primarily for sampling and the retail sale of beverages made on-premises;
- Three buildings, primarily used for the storage of equipment, completed beverages and aging of spirits;
- Private event/hospitality for private tours and tastings will occur throughout the premises.

The applicant estimates that spirits production will be 2,500 L of high proof alcohol per year. This high proof product is proposed to be blended to create saleable product at various alcohol contents and sold or distributed through a retail store on site. The Light Industrial zone, as proposed to be amended and applied to the site, would permit a maximum of 150,000 L of saleable product annually, matching the craft distillery NSLC permit limits. A number of other commercial options would also be possible for the site through the Light Industrial (LI) Zone such as retail, event activities or restaurants.

Attachment 190819001

Attachment 190819002

Suggested Motions:

It is moved by Richard Donaldson and seconded by Guy Surette that council first reading to Land Use By-law text amendments to rezone 23 Chemin du Pont du Marais (PID 90078452) from Mixed Use(MU) Zone to Light Industrial (LI) Zone to enable a soft craft distillery for the purpose of enabling a public meeting.

Motion Carried (7 in favour, 0 against)

It is moved by Calvin d'Entremont and seconded by Glenn Digdon that Council give first reading to consider approval of the proposed amendments to the Land Use By-Law as contained in Attachment A of August 9, 2019 WSP staff report to permit Craft Alcohol

Production Facilities with a change to Class B to enable 150,000 litres of production per year as a light industrial use for the purpose of a public hearing.

Motion Carried (7 in favour, 0 against)

It is moved by Glenn Diggdon and seconded by Kathy Bourque that Council authorize staff proceed with Option 2: Moderate Engagement Strategy (posting a notice of the application to the municipal website, a newspaper ad notifying the public of the public hearing will be placed in the VanGuard, prepare a sign for the subject property notifying that an application has been received, staff will attempt to contact the two adjacent land owners to the north and south, public hearing will be held prior to the decision of Council) as contained in the public participation section of the Staff Report and authorize staff to schedule a public hearing.

Motion Carried (7 in favour, 0 against)

Adoption of Minutes

Committee of the Whole Meeting Minutes – June 25, 2019

It is moved by Kathy Bourque and seconded by Nicole Albright that the June 25, 2019 minutes of the Committee of the Whole Meeting, be approved as circulated.

Motion Carried (7 in favour, 0 against)

Joint Building Committee / Special Council Meeting Minutes – August 8, 2019

It is moved by Kathy Bourque and seconded by Richard Donaldson that the Joint Building Committee / Special Council Meeting Minutes of June 25th, 2019 be approved as circulated.

Motion Carried (7 in favour, 0 against)

Acknowledgement of Minutes

Wild Salt Progress Report – July 12, 2019

It is passed by council that the Wild Salt Architecture Progress Report, July 12th, 2019 be acknowledged as circulated.

Business Arising from the Minutes

None

Strategic Priority topics

None

Other Business and for Decision

Article C35 – Planning Advisory Committee Policy

CAO Muike advised council that the Municipality has never had a Planning Advisory Committee Policy but did have a Planning Advisory Committee in the past. He also advised council of the reduction in public members that need to be engaged in the PAC work. CAO Muike also advised that the policy can always be amended in the future if

needed or requested by Council. CAO Muise then recommended council approve this policy.

It is moved by Kathy Bourque and seconded by Calvin d'Entremont to approve the Planning Advisory Committee Policy, as presented.

Motion Carried (7 in favour, 0 against)

Article P35 – Driver Abstract Policy & Release Consent Form

CAO Muise advised council that this policy was conceived by discussions with the Municipality's insurance company. Deputy Warden Surette requested wording be added to restrict the use of information gathered and provide a statement of confidentiality. Councilor Diggdon also requested verbiage be added to this policy that any driving violations are disclosed to the Municipality, by the employee.

Council wants to defer the motion of passing the Driver Abstract Policy and Release Consent Form, until proposed amendments are made, and present to council at the September 10th, 2019 Regular Council Meeting for decision.

Consensus made to defer decision to the Regular Council Meeting scheduled for September 10th, 2019.

Article C36 – Audit Committee Policy

It is moved by Kathy Bourque and seconded by Nicole Albright to approve the Audit Committee Policy, as presented.

Motion Carried (7 in favour, 0 against)

Approval of Letter to the Honorable Randy Delorey RE Doctor Recruitment

It is moved by Guy Surette and seconded by Nicole Albright to approve the Letter to the Honorable Randy Delorey dated July 15, 2019 regarding Doctor Recruitment, as presented.

Motion Carried (7 in favour, 0 against)

Approval of 2019 / 2020 Capital Requests from Mariners Centre Management Authority

It is moved by Glenn Diggdon and seconded by Calvin d'Entremont to approve the 2019 / 2020 Capital Requests from Mariners Centre Management Authority, as presented in the amount of \$30,128 (which is 1/3 of the total costs provided in the letter dated June 21, 2019).

Motion Carried (7 in favour, 0 against)

Attachment 190819003

Tusket Falls Brewing Company – Noise By-Law Exemption Request

It is moved by Richard Donaldson and seconded by Glenn Diggdon to approve the Noise By-Law Exemption Request from the Tusket Falls Brewing Company for Friday, August 23, 2019 and Friday, August 30, 2019 from 8:00PM to 12:00AM (midnight).

Motion Carried (7 in favour, 0 against)

Request for Approval for CAO to attend The One Conference in Montreal September 22-25, 2019

It is moved by Guy Surette and seconded by Glenn Diggdon to support this training request for the Municipality of Argyle CAO, Alain Muisse to attend the One CPA Conference in Montreal from September 22-25, 2019.

Motion Carried (7 in favour, 0 against)

Approval of 5-year Capital Investment Plan

CAO Muisse reviewed the Capital Investment Plan – Project Details - Schedule 1 year one with council, pointing out what projects the Municipality has this year, which he advised council have just seen and approved in May of this year as part of the Capital Budget approval. CAO Muisse then reviewed years 2 through 5, reviewing each project with council, along with each project's projected cost.

CAO Muisse then reviewed the Projected Status of Reserves, Gas Tax and debt with council, reviewing each column, which outlines the source of each source of funding. CAO Muisse then reviewed each year of Capital projects, along with each project's source of funding. CAO Muisse then reviewed and explained to Council the closing balance of each Municipal account (Capital Reserve, Gas Tax, Operating Reserve, GMF Loan West Pubnico, GMF Loan Admin, and Mariner Center Debt Burden). Details of each account can be found in *attachments 190819004 and 190819005*, which are attached to these minutes.

It is moved by Kathy Bourque and seconded by Guy Surette to approve the 5-year Capital Investment Plan, as presented.

Motion Carried (7 in favour, 0 against)

Attachment 190819004

Attachment 190819005

Correspondence and for Information

Rural Opportunity, National Prosperity – An Economic Development Strategy for Rural Canada

No action, for information.

2018-19 Annual Report for Property Valuation Services Corporation (PVSC)

No action, for information.

NS Joint Municipal Fire Services Committee Information Bulletin: Administration

No action, for information.

211 Nova Scotia 2018 Annual Report

No action, for information.

Unsightly Vessel in Wedgeport – Councillor LeBlanc

Deferred to next regular council meeting (September 10, 2019) as Councillor LeBlanc was not present at today's meeting.

Bay of Fundy Sea Kayak Symposium - Dinner Invite - Councillor d'Entremont

Councillor d'Entremont reviewed the request, and advised that it is a financial ask, and should be placed under the financial requests section. Councillor d'Entremont then advised that councilors or staff can purchase individual tickets or make a motion for the Municipality to purchase 20 tickets to their dinner on September 14th at the West Pubnico Legion for \$300.

It is moved by Guy Surette and seconded by Nicole Albright for the Municipality of Argyle to purchase 20 tickets for \$300 to the dinner on September 14th, 2019 at the West Pubnico Legion for \$300.

Motion carried (7 in favour, 0 against)

Financial Requests

District Community Grant Request \$500 – Immaculate Conception Cemetery Committee

It is moved by Kathy Bourque and seconded by Glenn Diggdon to approve a \$500 District Community Grant to Immaculate Conception Cemetery Committee to assist with the costs associated with the upkeep of the cemetery.

Motion carried (7 in favour, 0 against)

District Community Grant Request \$500 – New Horizons Historical Seaside Park Association

It is moved by Richard Donaldson and seconded by Guy Surette to approve a \$500 District Community Grant to New Horizons Historical Seaside Park Association to assist with the costs associated with repairing the sign that usually hangs at the head of the roadway down to the park.

Motion carried (7 in favour, 0 against)

District Community Grant Request \$500 – Green Grove Cemetery Association

It is moved by Richard Donaldson and seconded by Kathy Bourque to approve a \$500 District Community Grant to Green Grove Cemetery Association to assist with the costs associated with improvement work needed at the cemetery.

Motion carried (7 in favour, 0 against)

District Community Grant Request \$500 – Bay of Fundy Sea Kayaking Symposium Fundraiser Dinner

It is moved by Calvin d'Entremont and seconded by Nicole Albright to approve a \$500 District Community Grant to the Bay of Fundy Sea Kayaking Symposium Fundraising Dinner to assist with the costs associated with the supplies for the dinner being held for the Bay of Fundy Sea Kayak Symposium.

Motion carried (7 in favour, 0 against)

Agenda Topics for Next Meeting/Notice of Motion

Councillor Bourque requested staff contact Transportation and Infrastructure and organize a special meeting with council to discuss a number of issues affecting our Municipality.

Question Period

None.

In Camera

None.

There being no further business, it is moved by Kathy Bourque to adjourn the Regular Council Meeting at 4:53PM.

Recorder

Eilidh Canning

Date Approved:

Chairman/Warden

Alain Muise, Chief Administrative Officer
