



TOWN OF KENTVILLE COUNCIL

April 29, 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 Meeting Minutes, March 25, 2024
 - (b) Special Council Meeting Minutes, March 25, 2024
- 4. BUSINESS ARISING FROM THE MINUTES / OLD BUSINESS**
 - (a) Deed Transfer Tax, Second Reading
 1. Correspondence Regarding Deed Transfer Tax
 2. Second Reading of Bylaw and Associated Policies
 - (b) Spring Debenture Issuance – 2024
- 5. RECOMMENDATIONS AND REPORTS**
 - (a) Council Advisory Committee – Councillor Gillian Yorke
 - (1) None.
 - (b) Councillors’ and Mayor Reports
 - (1) Councillor Gerrard
 - a. Kentville Water Commission
 - b. Board of Police Commissioners
 - c. Joint Fire Services
 - d. Kings Point to Point Transit (alternate)
 - e. Kings Regional Sewer Advisory Committee (alternate)
 - (2) Councillor Huntley
 - a. Kentville Water Commission
 - b. Source Water Protection Plan Advisory Group
 - c. Annapolis Valley Regional Libraries Board (alternate)
 - d. Kings Regional Emergency Management Organization
 - e. Valley Regional Enterprise Network, Liaison and Oversight Committee
 - f. Kentville Business Community (alternate)
 - (3) Councillor Maxwell
 - a. Annapolis Valley Trails Coalition
 - b. Kentville Inclusion and Accessibility Advisory Committee

- c. Student Bursary Selection Committee
- d. Kentville Heritage Committee
- e. Kentville Names List Committee
- (4) Deputy Mayor Savage
 - a. Audit Committee
 - b. Investment Advisory Committee
 - c. Kings Regional Sewer Advisory Committee
 - d. Kings Regional Emergency Management Organization
 - e. Diversity Kings (alternate)
 - f. Kentville Business Community Board
- (5) Councillor Yorke
 - a. Board of Police Commissioners
 - b. Annapolis Valley Regional Library
 - c. Annapolis Valley Trails Coalition (alternate)
 - d. Kings Point to Point Board
 - e. Diversity Kings
 - f. Kentville Inclusion and Accessibility Advisory Committee
 - g. Kentville Names List Committee
 - h. Multi Purpose Facility Feasibility Study Committee
- (6) Councillor Zebian
 - a. Audit Committee
 - b. Kentville Water Commission
 - c. Joint Fire Services
 - d. Kentville Heritage Committee
- (c) Chief Administrative Officer, follow up from Council Advisory Committee
- (d) Mayor Sandra Snow
 - a. Intermunicipal Services Agreement Interim Board
 - b. Audit Committee
 - c. Kentville Water Commission
 - d. Source Water Protection Plan Advisory Group (alternate)
 - e. Kentville Investment Advisory Committee
 - f. Valley Regional Enterprise Network (alternate)

6. NEW BUSINESS

- (a) Kentville Inclusion and Access Advisory Committee Member Appointment

7. CORRESPONDENCE

- (a) None

8. PUBLIC COMMENTS

9. IN CAMERA

- (a) None

10. ADJOURNMENT

DRAFT



TOWN OF KENTVILLE COUNCIL MEETING

Meeting Minutes: March 25, 2024

Town Hall, 354 Main Street, Kentville Nova Scotia

This meeting was held in Town Hall and was livestreamed on YouTube.

1. CALL TO ORDER AND ROLL CALL

Mayor Sandra Snow called the meeting to order at 5:49 p.m. and noted that all members of Council were present: Mayor Sandra Snow, Councillor Craig Gerrard, Councillor Paula Huntley, Deputy Mayor Cate Savage and Councillor Gillian Yorke and Councillor Andrew Zebian.

Staff in attendance included Chief Administrative Officer Jeff Lawrence, Solicitor Geoff Muttart, and Recording Secretary Jennifer West.

REGRETS

Councillor Cathy Maxwell

DECLARATIONS OF CONFLICT OF INTEREST

None.

2. APPROVAL OF THE AGENDA

Move New Business earlier in the meeting
Addition: Deed Transfer Tax to New Business
Remove In Camera

It was moved by Councillor Andrew Zebian and Councillor Paula Huntley

That the agenda of March 25, 2024 be approved as amended.

MOTION CARRIED

*Councillors who voted in favour of this motion:
Gerrard, Huntley, Savage, Snow, Yorke and Zebian*

3. APPROVAL OF THE MINUTES

(a) Council meeting held on February 26, 2024
Council Meeting Minutes, March 25, 2024
Pending Approval
Page 1

DRAFT

Section 4, Municipal Planning Strategy, amend “votes in favor” to read “votes against”.

It was moved that the minutes of the Council meeting on February 26, 2024 be approved as distributed.

MOTION CARRIED

4. BUSINESS ARISING FROM THE MINUTES

(a) **None.**

5. RECOMMENDATIONS AND REPORTS

(a) Council Advisory Committee Reports

(1) Low Income Tax Exemption

At the March 11, 2024 meeting of Council Advisory Committee, Director Wanda Matthews presented the calculations for the proposed low-income tax exemption for 2024-2025. She explained the change in threshold levels from previous years to accommodate residents facing financial stress in this difficult economic period.

Report available for more information.

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

That Council approve the Low-Income Tax Exemption for the 2024-25 year, And further,

That the exemption amount be set between \$385 to \$640, and further,

That the income ceiling be set at \$31,732, and further,

That the deadline for application be June 28, 2024.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

(2) Cornwallis Street sign

At the March 11, 2024 meeting of Council Advisory Committee, Deputy Clerk Jennifer West presented the report on the loan of the Cornwallis Street sign to the Kentville Historical Society. Council requested that the organizing committee prepare the wording to accompany the sign, and members declined this request. Staff prepared the wording to reflect the name change and reconciliation process.

Report available for more information.

DRAFT

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

That Council approve the recommended wording to accompany the Cornwallis Street sign being loaned to the Kentville Historical Society.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow and Zebian

Councillors who voted against this motion:

Yorke

(b) Councillors' and Mayor's Reports

Reports were received and are part of the meeting record.

(1) Councillor Craig Gerrard

Highlights included Joint Fire Services and Board of Police Commissioners.

Report available for more information.

(2) Councillor Paula Huntley

Highlights included a trip to Ottawa to speak about the Status of Women, and planning for the upcoming Valley REN meeting regarding businesses and contractors seeking apprentices.

Report available for more information.

(3) Councillor Cathy Maxwell

Not present.

(4) Deputy Mayor Cate Savage

Highlights included Regional Sewer Committee, Investment Advisory Committee, and the Positive Politics and Pizza event.

Report available for more information.

(5) Councillor Gillian Yorke

Highlights included Board of Police Commissioners training from the Department of Justice, meeting around the Naming Committee and community engagement, Community Housing Announcement, and the Big Crunch event.

Report available for more information.

(6) Councillor Andrew Zebian

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Highlights included a workshop on the Net Zero Community Accelerator program, Community Housing meeting, Big Crunch at KCA school and a iftar dinner.

Report available for more information.

(c) Mayor Sandra Snow

Mayor Snow reported on her activities this month with highlights including Research Nova Scotia webinar on Job Burnout, Valley Community Learning Association strategic planning, webinar from Statistics Canada, Federation of Canadian Municipalities webinar on community resilience, and the Gros Morne Tourism Institute workshop.

Report available for more information.

Verbal report from CAO Jeff Lawrence around meetings and activities relating to the capital budget and meetings with residents around stormwater management.

6. NEW BUSINESS

(a) Regional Sewer Committee Budget Review

Deputy Mayor Cate Savage reviewed the structure of the Regional Sewer Committee and the process of reviewing and approving their budget each year.

Reports available

It was moved by Deputy Mayor Cate Savage and Councillor Craig Gerrard

That Council approve the 2024-2025 Regional Sewer Operating Budget of \$2,00,500 with the Kentville share of \$1,031,200 and further broken down by capital contribution at \$313,100 (45.43% of total Capital); and further operating contribution at \$718,000 or 54.75% of the total Operating Budget

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

(b) Naming of the Kentville New Minas Dog Park

CAO Jeff Lawrence described the process of public engagement, selecting names, research the names, and selecting the final name for this park: Marshview Dog Park. New Minas is in support of this name for the park.

Report available

DRAFT

It was moved by Deputy Mayor Cate Savage and Councillor Gillian Yorke

That Council approve the name Marshview Dog Park for the Kentville New Minas Dog Park.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

(c) Regrets for April Meeting

Mayor Sandra Snow submitted her report updating Council of her absence at the April 8 Council Advisory Committee meeting. Deputy Mayor Savage will chair that meeting in accordance with the Municipal Government Act.

Report available

(d) Joint Fire Services Recommendation

Councillor Craig Gerrard reviewed the structure of the Joint Fire Services committee with the County of Kings, and the need to update the existing contract to reflect current practices and policies that satisfies both parties.

Reports available

It was moved by Councillor Craig Gerrard and Councillor Andrew Zebian

That Council direct the CAO and Mayor to write a letter of notice to the Kentville Volunteer Fire Department to terminate the current contract on March 31, 2025.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

It was moved by Councillor Andrew Zebian and Councillor Craig Gerrard

That Council direct the Kentville CAO to work with the Kings County CAO on the Joint Fire contract.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

(e) Deed Transfer Tax Bylaw

Mayor Snow reviewed the past meetings where the deed transfer tax was introduced, and reviewed the report provided to Council at the Special Council Meeting earlier in the day.

DRAFT

Reports available

It was moved by Councillor Craig Gerrard and Councillor Paula Huntley

That Council approve First Reading of the Deed Transfer Bylaw.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

7. CORRESPONDENCE

- (a) **Kenneth and Jacqueline Swards – Stormwater Management Report**
- (b) **Kings County Tennis Association – Concerns about staff report on facility**
- (c) **Sharon Kehoe – Comfort Station**
- (d) **Kentville Council to Province of Nova Scotia – Questions about Tiny Meadows Project**

8. PUBLIC COMMENTS

- (a) **None.**

9. ADJOURNMENT

It was moved

That the March 25, 2024 meeting of Council adjourn at 6:30 p.m.

MOTION CARRIED

Approved by CAO Jeff Lawrence

DRAFT



**TOWN OF KENTVILLE
SPECIAL COUNCIL MEETING
Meeting Minutes: March 25, 2024**

Town Hall, 354 Main Street, Kentville Nova Scotia

This meeting was held in Town Hall and was livestreamed on YouTube.

1. CALL TO ORDER AND ROLL CALL

Mayor Sandra Snow called the meeting to order at 4:00 p.m. and noted that all members of Council were present: Mayor Sandra Snow, Councillor Craig Gerrard, Councillor Paula Huntley, Deputy Mayor Cate Savage and Councillor Gillian Yorke and Councillor Andrew Zebian.

Staff in attendance included Chief Administrative Officer Jeff Lawrence and Recording Secretary Jennifer West.

REGRETS

Councillor Cathy Maxwell

DECLARATIONS OF CONFLICT OF INTEREST

None.

2. APPROVAL OF THE AGENDA

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

That the agenda of March 25, 2024 be approved.

MOTION CARRIED

*Councillors who voted in favour of this motion:
Gerrard, Huntley, Savage, Snow, Yorke and Zebian*

3. NEW BUSINESS

(a) Staff Presentation: 2024-2025 Town of Kentville Capital Budget

Director Wanda Matthews gave a presentation to Council on the proposed capital budget for 2024-2025. Some components of this budget will also be discussed at upcoming meetings on the operating budget.

DRAFT

Report available

Discussion

- Concerns about stormwater management capital projects for the town and a long-term town-wide plan. The proposed projects will support the long-term plan around Condon Avenue.
- Request for more information about community downtown betterment projects.

It was moved by Deputy Mayor Cate Savage and Councillor Gillian Yorke

That Council approve the 2024 – 2025 Capital Investment Plan in the amount of \$4,872,425 including the funding sources.

And further

confirm the 2023 – 2024 carry forward budget previously approved in the amount of \$2,854,400 utilizing funding sources as defined in the ratified 2024 – 2028 CIP

and further

That Council approve in principle \$18,515,869 in projected capital expenditure for 2025 - 2026 through 2028 – 2029 including the funding sources.

MOTION CARRIED

Councillors who voted in favour of this motion:

Huntley, Savage, Snow, Yorke and Zebian

Councillors who voted against this motion:

Gerrard

It was moved by Councillor Craig Gerrard and Deputy Mayor Cate Savage

That Council authorize the CAO to investigate and bring forward to Council 2025 – 2026 capital expenditures for items that would benefit from an early tendering process.

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

It was moved by Councillor Andrew Zebian and Councillor Craig Gerrard

That Council approve the plan for capital reserve renewal to ensure sufficient balances are available to fund Capital Investment Projects projected capital purchases from Year 2 onward.

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And Further increase annual reserve allocation from operating in the amount of \$169,000

And further Secure or provide for funding allocations totaling \$ 963,937 to bring General Capital Reserve unfunded projects to nil at the end of the Capital Investment Plan.

And further maintain a \$500,000 contingency in Kentville Futures Capital Reserves

MOTION CARRIED

Councillors who voted in favour of this motion:

Gerrard, Huntley, Savage, Snow, Yorke and Zebian

(b) Staff Presentation: Deed Transfer Tax

Director Wanda Matthews presented her report on how a deed transfer tax would benefit the financial standing of the town and support upcoming large expenditures.

Report available

Discussion

- Clarification of where the revenue would be directed to, and the process of changing this in the future.
- The DTT is the cost to buy into the existing infrastructure where you are moving to, and can fund significant infrastructure and building upgrades in the future.
- Clarification that this is a bylaw which includes first reading, advertising and second reading.

It was moved by Councillor Craig Gerrard and Deputy Mayor Cate Savage

That Council approves moving forward on the Deed Transfer Tax through the Bylaw process.

MOTION CARRIED

Councillors who voted in favour of this motion:

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

4. PUBLIC COMMENTS

(a) None.

5. ADJOURNMENT

It was moved

Special Council Meeting Minutes, March 25, 2024

Pending Approval

Page 3

DRAFT

**That the March 25, 2024 special meeting of Council adjourned at 5:26 p.m.
MOTION CARRIED**

Approved by CAO Jeff Lawrence

To: Kentville Town Council
354 Main Street
Kentville, NS
B4N 1K6

Re: Chamber Members Against Deed Transfer Tax in Kentville

April 18, 2024

Dear Kentville Town Council,

I hope this letter finds you well. I am writing to you on behalf of the Annapolis Valley Chamber of Commerce (AVCC) regarding the potential implementation of a Deed Transfer Tax in the Town of Kentville.

On April 3rd, 2024, the AVCC initiated a survey targeting its members in Kentville to gather insights on this matter. The survey aimed to gather perspectives on various aspects of the proposed tax, including initial thoughts, potential effects on local businesses, buyers and sellers, fairness as a revenue-generating method, and alternative revenue-generation strategies. Survey results, enclosed herewith, underscore significant concerns and reservations regarding the potential negative impact of such a tax on local businesses, buyers, and sellers.

Many respondents expressed skepticism about the necessity of the tax and its implications for housing affordability and economic development in Kentville. Additionally, concerns were raised about fairness, timing, and the overall financial burden on residents and businesses. Suggestions for alternative revenue generation methods were also provided, emphasizing the importance of balancing financial needs with community interests.

Furthermore, respondents highlighted the competitive advantage that Kentville currently holds without the tax and expressed concerns about its potential to discourage investment and development in the community.

We, on behalf of the business community and its members, wishes to underscore that this is not the first time we have expressed opposition to such a measure. On two previous occasions, the Chamber has been in opposition to Deed Transfer Tax proposals from Kentville, and the opinions of the business community have remained consistent.

Based on the feedback gathered from our chamber members and the business community in Kentville, the AVCC takes an advocacy position against the implementation of a Deed Transfer Tax in the town. We believe that such a tax would have detrimental effects on local businesses and

our members, as well as on housing affordability and economic development in Kentville. Instead, we urge the town council to explore alternative revenue-generation strategies that prioritize the long-term prosperity and sustainability of our town. We are committed to working collaboratively with you to find solutions that address the financial needs of Kentville while minimizing financial hardships for stakeholders.

Thank you for considering our perspective on this important issue. We look forward to the opportunity to present the survey findings to council and look forward to continuing the dialogue and working together to ensure the continued success of Kentville's business community.

Sincerely,



Jake Rideout, MBA
President
Annapolis Valley Chamber of Commerce



Nyla Frank-Rodgers
Executive Director
Annapolis Valley Chamber of Commerce

Cc:

Mayor Sandra Snow
Deputy Mayor Cate Savage
Councillor Craig Gerrard
Councillor Cathy Maxwell
Councillor Andrew Zabian
Councillor Paula Huntley
Councillor Gillian York

Kentville Business Survey: Exploring the Potential Impact of Deed Transfer Tax Implementation 2024

On April 3rd, 2024, the Annapolis Valley Chamber of Commerce (AVCC) initiated a survey targeting its members in the Town of Kentville to gather insights on the potential implementation of a Deed Transfer Tax (DDT). The survey was prompted by Kentville's consideration of introducing this tax, with the council having approved the First Reading of the Deed Transfer Bylaw as detailed in the March edition of the Town Hall update. Unlike other Nova Scotia municipalities, Kentville currently lacks provisions for such a tax. The update also noted Kentville's impending development, necessitating substantial investments in infrastructure, with primary revenue sources currently coming from commercial and residential taxes.

The survey aimed to gather perspectives on various aspects of the proposed tax, including initial thoughts, potential effects on local businesses, buyers, and sellers, fairness as a revenue-generating method, and alternative revenue-generation strategies. A total of 94 Chamber member businesses were contacted via email, with additional invitations to the 350 business members sent through the Chamber's newsletter and social media channels.

The survey analysis revealed diverse opinions among member respondents, with many expressing skepticism about the tax's necessity and its potential negative impact on business and housing affordability. Concerns were raised about fairness, timing, and the overall financial burden on residents and businesses. Suggestions for alternative revenue generation methods were also provided, emphasizing the importance of balancing financial needs with community interests. Additionally, respondents highlighted the competitive advantage Kentville currently holds without the tax and expressed concerns about its potential to discourage investment and development.

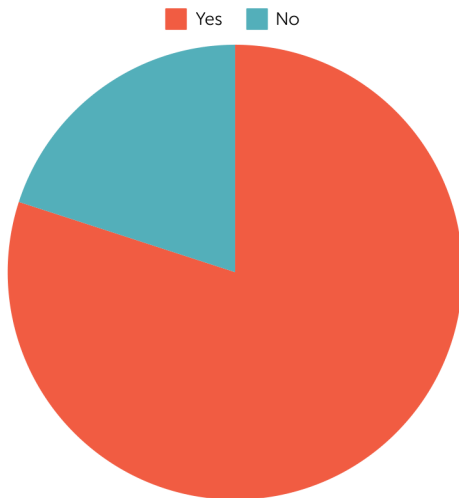
Overall, member respondents emphasized the need for careful consideration and exploration of alternatives to ensure sustainable growth and prosperity in Kentville while minimizing financial hardships for stakeholders.

About the Annapolis Valley Chamber of Commerce (AVCC)

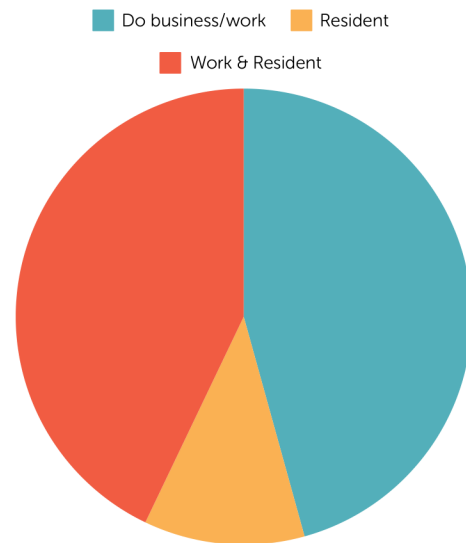
The AVCC is a respected business organization with significant influence across the Annapolis Valley, spanning from Kings County to Lawrencetown. Representing over 350 businesses and their employees, the AVCC has been a pivotal voice in the Annapolis Valley business community for over 128 years. AVCC works closely with members and other organizations to cultivate the most vibrant business environment possible. Through strategic advocacy, the delivery of valuable programs and services, and the facilitation and promotion of various business initiatives, the AVCC remains dedicated to fostering growth and prosperity throughout the region.

Responses

Are you an Annapolis Valley Chamber of Commerce Member?



Please identify your relationship with the Town of Kentville.



What are your initial thoughts or feelings about the potential implementation of a deed transfer tax in the Town of Kentville?

- Terrible Idea. Unless explicit reasons for the additional tax revenue are given
- Any new tax hampers the ability of a business to make a profit. In addition, the new tax would lump us in with every municipal unit, not a good thing! We want to be open for business and NOT be like every other municipal unit!
- I think it's overdue- Berwick & Wolfville are smart to have done this long ago
- I think it is an unnecessary tax
- Prefer that it not be implemented
- Why is this tax needed? Can the town not get its revenue from property taxes? If additional funds are needed why should the extra cost be placed on the buyer of a property? If the problem is the need to build new infrastructure could this tax be added to new building lots only?
- This is a very bad idea. It's like a welcome tax. people
- The town of Kentville already has a pretty high rate of property tax. Adding deed transfer taxes reduces the buyer's purchase amount
- Extremely regressive tax
- We currently pay deed transfer taxes to the government, so will this mean paying double?
- Not needed
- If all other areas in the province have it, but we do not, it doesn't really change much when I go to sell my business. The buyer would be required to pay.
- I don't like it

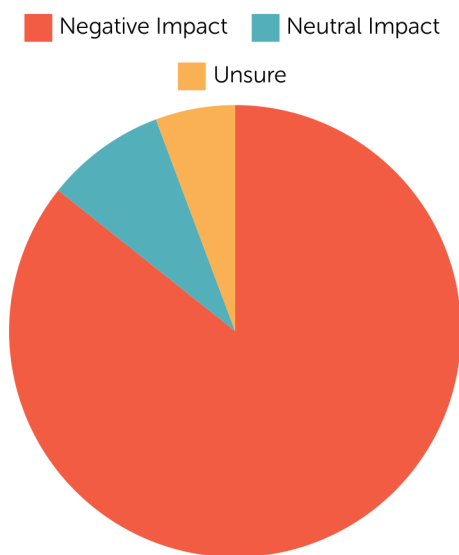
- Positive.....everyone else is doing it...we are leaving money on the table (valuable money)
- Do you know anyone who is favourable to paying tax?
- I understand that growth requires more capital projects from the town. However, that same growth should provide an increase to the tax base and revenue. It strikes me as a lazy solution to the problem.
- This is a terrible idea. Don't do it. This additional cost will only be passed on to homebuyers at a time when housing costs are already out of control.
- Not sure
- Just another money grab!
- It will curb my appetite to own new property in Kentville... I was looking at buying until hearing of this change.
- It's not enough revenue to warrant
- Not a simple answer. If I buy a piece of land to construct a new home (eg. \$80,000 at 1.5% tax = \$1,200) it may not discourage me from buying in Kentville. If I'm looking at buying an existing home and my budget is \$500,000 (\$7,500 tax) or \$800,000 (\$12,000 tax) which cannot be assumed in my mortgage and has to be paid out of pocket then I would likely look in areas in North Kentville, Coldbrook, etc. That said, it may be in the interests of the town to make an exception to "new constructions" as that would likely prompt new properties being built thus creating another tax-producing property going forward.
- The implementation of a deed transfer tax is detrimental to the Town of Kentville. The town does not realize the impact that the lack of a DTT in TOK has on buyers of real estate in town. It is a significant attraction to buyers in the Annapolis Valley region.
- It probably should have been done years ago to keep up with the rest of the province
- Greed, we can do better with the funds we have and collect. The pandemic sent valuations through the roof, and let the property tax settle in at the new values.
- I am not a believer in deed transfer tax. I don't feel folks should pay a tax when they will already be paying property on the property they have bought. I could give other examples but this is mainly the reason. Property sales create other sales in our community.
- It may deter buyers from purchasing in the area. Many of my buyers have avoided a property that is subject to additional tax. We pay too much already...
- another money grab.
- We chose Kentville over neighbouring Wolfville, with a major deciding factor being that there was no deed transfer tax. Had there been, we would have 100% picked Wolfville over Kentville, as community services are better for families and the amount of flooding we've regretfully experienced here due to poor infrastructure and planning.
- I'm concerned about the effect on my property value when I need to sell

How do you believe the implementation of a deed transfer tax in the Town of Kentville might affect the growth and prosperity of local businesses?

- It may hinder people from looking at Kentville to buy property.
- Business and residential development will be compromised in the cost of living in and doing business in our town!
- I think it's an income stream for the Town that could be helpful.
- It will have a negative effect on both business and residential properties
- Not having a tax is a competitive advantage for attracting investment but also badly needed physicians and their families.
- I think that housing prices are already out of control and that added additional cost to buyers of properties is not necessary. If the town needs to raise revenue is the best way not to encourage more people to work and live here. could they also look to trim any unnecessary costs? Again perhaps the town wants to add this tax to new building lots as these are what require the new infrastructure.
- Will discourage investment
- Updated/new infrastructure is very welcome and necessary. Would the property rate for residential decrease at all with extra income generated from deed transfer?
- Less disposable income for buyers
- Minimal from my perspective, especially if it is only ~1%
- Kentville has a competitive advantage presently compared to Barwick and Wolfville when someone is looking to buy a property.
- Without the tax, Kentville had an edge over other areas. I personally own 5 properties downtown and having no deed transfer tax made it more favourable to purchasing there.
- Adding cost to the purchase and sale of real estate will automatically increase the cost of housing for the end users as well as developers. It does not take a leap of logic to assume this could slow down housing at exactly the wrong time.
- Economics 101 says: bad for business.
- Decline in business
- Deter people from purchasing property in town
- It will hinder development in pre-existing properties and smaller builders/ businesses and fuel larger corporation development especially undeveloped land which would not have the same tax imposed. Property taxes esp for businesses is already very high for business owners seeking to make improvements to their buildings.
- Businesses & residential buyers will look to purchase property in the County
- Residential and Business are not the same. There are limited business/commercial properties which a business owner may be forced to purchase regardless of a deed tax as there are no other options. From a business standpoint, the tax can be absorbed as an expense; not so for residential. It's my opinion that the tax would be greater on the residential market.
- It may not affect local businesses. It may be how we discourage some folks from buying in town and encourage them to purchase in outer areas
- Minimal impact

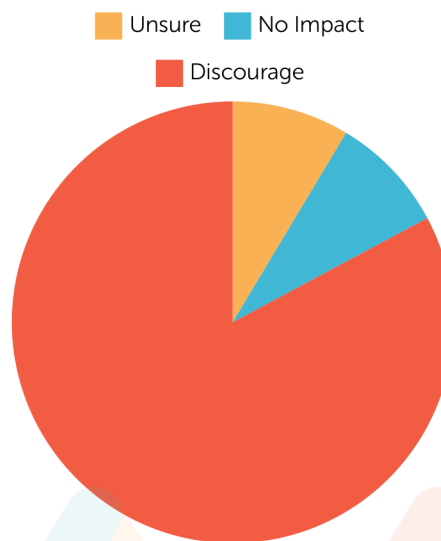
- It will have a negative impact on the growth and prosperity of local businesses. One of the significant issues with DTT is that it applies to every transaction. For example, even a business owner transferring a property from one corporation to another incurs the tax. This is punitive and can impact the normal course of business or the growth and expansion of businesses.
- There is very little to no draw to the downtown as it is now. The social services and outreach programs have made the town a less-than-desirable place to do business. Adding a tax to an already have tax rate in Kentville is not going to do the town any favours and definitely will discourage investment and businesses.
- It could hinder development, or at least home purchases
- I think it will deter businesses that were planning on coming here that didn't factor the extra cost.
- I think people will look elsewhere, as we're already taxed up the yin-yang, and with the current housing prices, an additional tax of even 1% is a significant burden for the average person now.
- I believe the fact that Kentville currently doesn't have a transfer tax is a selling point for homes in town.

How do you believe implementing a deed transfer tax might affect property buyers and sellers in the Town of Kentville?



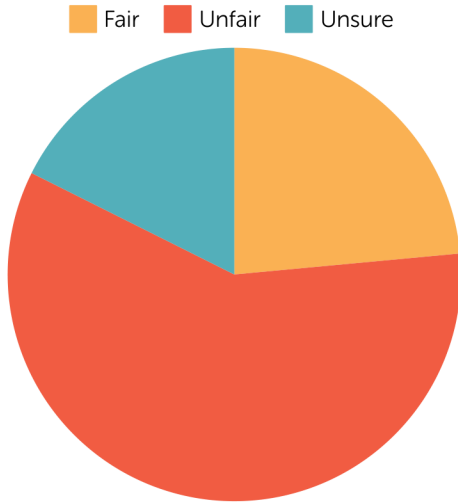
*0% indicated a positive impact

Do you think implementing a deed transfer tax would encourage or discourage real estate investment in the Town of Kentville?



*0% indicated a DDT would encourage

Do you consider implementing a deed transfer tax to be a fair way to generate revenue for the Town of Kentville?



Are there alternative methods you would suggest for the Town of Kentville to consider for generating revenue or funding local services and infrastructure?

- Attract more businesses and people to live and work here.
- Actually, invest more money to attract new businesses to the town by offering short-term incentives to targeted business categories that will generate employment and over the long haul more revenue!
- Perhaps more 'user pay' options for some services
- Just add a tax to new building lots as they are the ones that require the new roads/water/sewer/services.
- The mill rate should cover local services. The mill rate, prudent borrowing and shared funding should cover infrastructure and other capital expenses.
- Area rates and infrastructure charges related to new developments; general tax rate is a much fairer way to tax
- They could start by supporting their people better. Strong people, create strong communities
- Creating recreational facilities with rental opportunities drives tourism options as well as revenue. Creating taxes in larger newer development subsets of the communities to fuel more comprehensive building.
- Take over North Kentville & their tax base from the County. Kentville would have to expand police services and plowing but already provide fire protection, water & sewer.
- Being receptive to new growth/business, and implementing new ways to do so.....
- Implement a DTT for new buyers only - those who are purchasing property in the town for the first time.

- Minimal increased taxes. Preview of budgets and funding :)
- With property values rising drastically, there should be a corresponding increase in tax revenues already. The population is increasing, new homes are being developed (and taxed accordingly). Perhaps use existing revenue streams more effectively and cut programs that are not completely necessary.
- I think the town could better balance the books instead of using the deed transfer tax as an automatic "fund" to cover expenses.
- Create a long-term master development plan for the town so we can avoid all the ridiculously high costs

Any final thoughts or things we should know?

- Let's continue to be different, easy to do business and more competitive with NO deed transfer tax!
- If you're moving into a town, I think most people assume they are paying deed transfer tax. This is a lost opportunity for the town.
- Any property transaction is expensive, with many other costs associated with a purchase. Adding another \$1250 to \$5750 on top of a \$500,000 purchase would not encourage investment in the Town. Many properties would be well above that sale price as well.
- I think we should keep in mind that new investment in the town is good but perhaps adding an additional tax, especially on lower priced homes may make them less affordable.
- as a stand alone Deed Transfer Taxes are not beneficial...but if everyone else is doing it you are leaving important revenue on the table with little upside benefit. (Property Values would adjust by the 0.25% is the worst-case scenario by implementing it)
- My understanding had been that Kentville is already a successful/profitable town. I don't have all the facts but do they really need another tax?
- Taxes in the Town are high enough. We don't need to discourage growth within the Town.
- Start with implementing a .5% tax (and having some exceptions) and monitor for the first year how this impacts the growth/market. A good business leader(s) thinks "outside the box" to find ways to accomplish growth and looks at the bigger picture of creating a larger tax base which creates an additional yearly tax base. The town should look at ways to make business or residential owners want to be in Kentville and what other towns have done to encourage growth.
- You should advocate against the DTT to the Council.
- The percentage should be set at the lowest possible number ie:1%
- Kentville needs reasons to invest in, not more reasons not to. Focus on what will draw businesses and investors to bring their capital and human capital to this town. Not to further discourage it.
- Having an open discussion and public consultation is a must! Determine the ratio of business vs. residential taxes and allow both to share concerns.

- DTT was created in the 1970s at a time when someone bought a home, raised their family, enjoyed their retirement, and died under the same roof. In those circumstances, DTT was paid once for the privilege of living in that community. Times have changed: people often own more than one home during their life. They start small, graduate to a larger home as their family grows, and then downsize later in life. DTT is a punitive tax in such situations. Ask longtime local Realtors about the impact they have seen of the DTT on the Town of Berwick as compared to Kings and Kentville. They'll tell you that one of the reasons Berwick has an older population and its school is not full is because young people choose to live outside Berwick to avoid the DTT. DTT is an additional closing cost on every real estate sale. It cannot be financed which results in a buyer having to save more money in order to afford a purchase. In today's challenging financial environment, the introduction of a DTT will make purchases less affordable to young families looking to buy their first home. Senior who sells their large home and purchase a smaller one will have less of their money left for their needs because they must pay a substantially increased price for their new home plus DTT. Councils automatically give property tax breaks to low-income owners, with no regard for the value of the home that person resides in; but DTT acts as an impediment to that owner downsizing since the owner can continue to live in a house that is too large for their needs without paying tax but must pay DTT if they buy a smaller home. Municipalities adopt DTT so politicians can say they haven't increased property tax rates, and it allows them to benefit from revenue that ebbs and flows depending on the state of the real estate market. DTT is calculated as a percentage of the purchase price. Therefore, revenue from DTT will be twice as much today than it would have been 4 years ago simply due to the doubling of property values in that time. DTT is charged merely because ownership changes. It is unrelated to services received by the taxpayer and has no bearing on what a person can actually afford to pay.

April 16, 2024

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

Dear Mayor and Councilors,

I would like to strongly express my unequivocal opposition to the proposed Deed Transfer Tax. I can't believe it is being considered once again. There was tremendous opposition back in 2005, little changed in 2009 when it was resoundingly tossed aside again, and I am quite confident the view from the business community remains the same in 2024. Attached are the same arguments from the 2005 opposition.

Clearly the need for additional operating revenue is great. However rising property assessments these past few years have provided substantially increased financial support for Town of Kentville operations. The easy way to add even more revenue is a short-term fix like a Deed Transfer Tax. But what is in the best long-term interests of the Town of Kentville? Would it not be better to make the necessary long-term investment in planned growth opportunities and reap the benefits of additional tax revenue organically rather than impose a devastating tax on one industry and on those individuals looking to someday make sizable investments in that industry.

A discriminatory tax focused on one sector of the local economy, the real estate industry, is a deterrent to development and future growth. Obviously increased development leads to an increased tax base, which leads to an increase in sustainable town revenue. Clearly, we need more development not less. You have asked people such as me to sit on planning advisory committees and economic development committees where the work and focus is on growth and development and developing strategies for the long term. To introduce such a measure flies in the face of all the contributions made by citizen volunteers like me over the past 25 years. It's a complete contradiction.

We need to up our game and create an environment conducive to attracting developers not deter them. We have a competitive advantage over nearby towns, and it is absolutely critical we maintain that lead to keep developers busy within town boundaries. Why would we force future growth out into the county where no tax of this kind exists?

While I have no intention of ever selling my home, this tax would never affect me personally, but I can't help but think of all the young people looking to buy a home in the future. Why on earth would the Town of Kentville create even greater barriers to home ownership by inflating even further the cost of home ownership? Clearly this would not be very wise when trying to attract young people and their families to our town.

Sincerely yours,

David J Ritcey
42 Leverett Ave
Kentville, NS B4N 2K6

R. L. MACDONALD INVESTMENTS LTD.
34 Cornwallis Street, Kentville, NS B4N 2E1
Phone: 902-678-1701 Fax: 902-678-0615

BY HAND

July 12, 2005

Councilor Larry Honey and Members of Kentville Town Council
Town of Kentville
354 Main Street,
Kentville, NS
B4N 1K6

Re: Deed Transfer Tax Bylaw

Dear Councilor Honey and Members of Town Council:

As a substantial ratepayer that contributes in excess of \$100,000 annually to the town's coffers we would strongly urge council to reconsider its position relative to passing the proposed bylaw in question following the second reading at the July 13th monthly meeting.

While we fully appreciate the fact that the Municipal Government Act permits the town to adopt such a bylaw it does not necessarily follow that it is a good thing. In our view, the revenue generated as a result of this form of taxation is both discriminatory and regressive adding no value whatsoever to a property being purchased. In other words, it is an extremely unfair tax levied against what has historically been relatively few property transactions each year in town that could further deter folks in the future from either moving to Kentville, up-size or down size their existing homes as family needs change as well as slow down commercial activity.

For example, two properties that our company acquired last month in the downtown business core would have attracted a deed transfer tax of \$22,275 had the bylaw been in effect. This non-recoverable significant added cost to the purchase price could have very well been a deal breaker. Also worthy of note, is this amount would have represented 12.5% of the projected revenue from the DTT for the 2005/2006 budget year i.e. a windfall to the town for lack of a better word in addition to the \$100,000 referred to above or otherwise 2.13% of the total budgeted revenue from taxes for 2005/2006.

July 12, 2005

Page 2

In lieu of the proposed deed transfer tax, we respectfully suggest that council request management to revisit the budget and seek out areas in which operating expenses can be reduced similar to what the private business sector must continually do if anticipated revenues are in doubt. This would represent 2.06% in cost savings that should easily be achievable if the administration supported by council has the will to make it happen.

With regard to subsequent budget years, it may very well be necessary to increase the real property tax rates in order to provide the essential services for the residents and businesses of Kentville. If so, then please do it within the overall tax base as opposed to introducing yet another new tax levy.

Furthermore, what appears to be fairly sizable percentage increases in the property assessments for 2006 per preliminary notices recently mailed out should be kept in mind too as this combined with the increase in building activity plus the investment income should in reality cause a reduction in the tax rates thus allowing the town not to lose its competitive edge in going forward.

In closing, we are confident council will ultimately make the right decision in the best long term interests of its ratepayers, its citizens and those endeavoring to do business in the Town of Kentville.

Yours very truly,

R. L. MACDONALD INVESTMENTS LTD.


R. Douglas Macdonald
President

Email: macdonad@ns.sympatico.ca

RDM/flh

Bill Boyd

From: david_acker@scotiamcleod.com
Sent: Tuesday, July 12, 2005 3:52 PM
To: Bill Boyd
Subject: Deed Transfer Tax

Bill,

I have had lengthy discussions with Mr. B. Denyar, who I understand made a presentation to council against the Deed Transfer Tax. Mr. Denyar, I hope relayed that he also represented the views of KDCL. It seems that anytime KDCL is mentioned the current council members go out of their to discredit or combat any position, instead of embracing all that we have to offer, lets not forget all the many wonderful things KDCL has done for Kentville over the years!

The deed transfer tax is not a good tax and I am shocked, appalled and surprised it is even being entertained!

There is no benefit at all that will come from such a grab.

Haven't the Councillors seen everything else that is going on around us with regard to rising prices? Another tax is insane.

KDCL is against this tax.

To be very honest, the fact KDCL is against this tax will only ensure its passage.

Thank you,
David Acker
President KDCL
902-678-2084
877-306-0020

ps. Please ensure Council hears that KDCL is against this tax.

pps. KDCL would dearly like to receive the final vote and the position of each Council member after the vote.

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Proposed Deed Transfer Tax
Town of Kentville

Public Meeting
July 12, 2005

Submission from Eastern Kings Chamber of Commerce

The Eastern Kings Chamber of Commerce (EKCC) is opposed to any deed transfer taxes in Kings County and at this time is specifically opposed to the introduction of this tax in the Town of Kentville. The introduction of any additional tax burden is unwise while at the same time seeking to stimulate economic growth, and certainly Kentville must grow to remain viable. This tax is both detrimental to future development and at the same time unfair.

Late in 2003 EKCC conducted a survey which included a question on the availability of developed residential lots in eastern Kings County. At the time the results clearly indicated there was a shortage of developed land. Much has changed and much progress made in the last 18 months including significant new developments in Kentville, (but also in New Minas, Port Williams and Wolfville).

During the last few years the Town of Kentville Planning Advisory Board worked hard to remove barriers to economic development. To encourage new residential development the Town reduced development costs by subsidizing the costs of curbs and gutters. More needs to be done to stimulate and encourage other forms of economic development, but the contribution of this one step to increased activity was immediate and significant.

New development and economic activity is essential to the viability and vitality of Kentville. Increased development will increase the tax base and over the long term increase sustainable revenues. However, increasing the tax burden now through the introduction of a new deed transfer tax, while providing a short-term fix to a potential deficit, does not encourage economic development. Obviously it will have the opposite affect and discourage or slow new development. In a worst case scenario the effect could also be immediate and significant, perhaps resulting in less tax revenue than expected.

In addition, a deed transfer tax unfairly burdens the few for the benefit of the many. The residents and businesses of Kentville, or any community are ultimately responsible for paying their own way. It is unfair to single out newcomers, or current residents actively stimulating the economy through new development or property transactions, to make up budgetary short falls. The fact that this tax will affect the least number of people does not make it the right thing to do, it makes it the wrong thing to do! The introduction of a deed transfer tax is particularly hard to swallow following property tax cuts and a surplus in 2004/2005.

EKCC appreciates that Council sought to balance the budget. The budget for this year and next is \$8.6 million. The expected revenue from the proposed deed transfer tax is

\$178,100 this year and \$200,000 next year or about 2.3 % of the budget. We have been told that it would require an increase of about 8 cents on the general tax rate to replace that revenue. Looking at assessed property values in Kentville that 8 cents would be on the residential rate only. After a 4 cent cut last year that equates to a 4 cent increase or about 3% over the prior year. In hindsight holding the rate last year and adding just 4 cents this year would look good now. Council was pleased to report taxes had not been increased in several years. Council should not be proud of holding the line on the general rate this year while at the same time increasing the tax burden through the introduction of a new tax, the deed transfer tax.

In closing, EKCC wants to see the Town of Kentville grow and prosper along with the rest of eastern Kings County. Kentville and the other municipalities must plan and work together to encourage economic activity and growth to benefit the entire community. Deed transfer taxes do not stimulate development, do not encourage economic activity, and in fact may be a significant deterrent to future growth. It is through the maintenance and growth of a vibrant business community that we will see the economic activity necessary to support our communities in the future through a larger tax base, not more taxation.

Submitted by,
Bill Denyar
President, Eastern Kings Chamber of Commerce

Kentville Town Council:

July 11/05
54 Southview Ave.
Kentville N.S. B4N 1A

In regard to the proposed "Deed Transfer Tax," my wife and I are against this tax on a selected few who may want to settle or relocate in Kentville.

A few years ago we had to pay this tax extra on our property in Halifax where my work took me at that time. We moved once in there and had to pay again.

We retired back to the Valley a few years ago, to New Minas for a year and then decided we wanted to be in Kentville. At this time we are considering the proposed new "condos" in Kentville and if they do not suit our lifestyle we would move again.

My point is that this tax is not a one time deal for many people like ourselves and it also has to be factored into the selling price.

This is a discriminatory tax on a chosen few who have opted to move in or relocate in Town.

Thank you for your time.

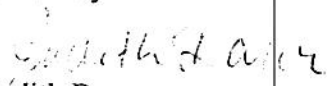
Donald and Barbara Appleby

If Kentville had a shortfall in its budget this year then Kentville should be looking at other ways to increase revenue:

- a). Charging a realistic fee for those services provided to such places as Fox Ridge Subdivision. Possibly annexing Fox Ridge Subdivision.
- b) Reducing services used by the County of Kings and paid for by Kentville. For example all sports facilities and the Library.
- c) Continuing to hold the County of Kings accountable for the services they use, paid for by the citizens of Kentville.
- d) Asking the Provincial Government to pick up the cost of maintaining Provincial roads that go through the Town of Kentville, as they do in the County of Kings.

If you insist on going through with passing this extremely unfair tax, I would suggest that 1.5% is too high and that .5% would be more acceptable.

Sincerely


Judith Baron

9 Lacewood Drive,
Kentville, Nova Scotia
B4N 4Y3
July 10th, 2005

Town of Kentville
354 Main Street
Kentville, Nova Scotia

Attention: Deputy Mayor: Larry Eaton
Councillors: Larry Honey; Nola Folker-Hill; Denis Kehoe; W.B. Cooper;
David Corkum

Re: Deed Transfer Tax Bylaw

I would like the following to be read at the meeting to be held on July 13th concerning the Deed Transfer Tax Bylaw.

I recently found out that the Kentville Town Council has approved or is going to approve the adoption of a Deed Transfer Tax. I hope this is not the case.

I think this is an unfair Tax.

This tax in actuality penalizes those citizens of Kentville who through reduced circumstances or ill health are selling their homes to downsize, move into apartments or to move into a supervised care facility. It will take a direct bite out of the proceeds to these homeowners.

It is an inefficient tax as it only applies to a relatively small percentage of Kentville tax payers and will not produce the same amount as a more evenly and fairly added tax across the whole town.

It may cause house prices to rise even faster in Kentville making it even more attractive to move to the County where taxes are cheaper and there is no Deed Transfer Tax.

I realize that Wolfville has a Deed Transfer Tax. There is no need to copy Wolfville's lead.

Kentville has an extra tax amount come in every year as house assessments rise. Making it even harder for me to condone yet another unevenly applied tax.



P.O. Box 402
Port Williams
Nova Scotia
B0P 1T0

Office: 902.679.1466
Fax: 902.678.0595
Cell: 902.670.7070
Email: thom@foxdev.ca

July 5, 2005

Thom Oulton
Fox Hollow Development.
PO Box 402, Port Williams, NS
B0P 1T0

Bill Boyd
Chief Administrative Officer
Town Of Kentville
354 Main Street

Hi Bill,

Re : Proposed deed transfer tax

Council should strongly consider a minimum assessed value to trigger deed tax.

I can agree with you our Town needs the revenue, and you might agree with me the timing of this issue could not be worse for my small business. I have eight signed agreements that will close in July-August. Nineteen (19) more lots in my subdivision will be opened up by the end of July. Housing starts nationally have seen growth except for New Brunswick and Nova Scotia where a softening market is appearing www40.statcan.ca/101/cst01/manuf05.htm . I think we can both agree that new home construction can not bear many more cost increases from any direction.

If the Town were to adopt a minimum assessed value of \$65 000.00 to trigger deed transfer tax it would allow new construction on vacant lots in Kentville to remain competitive with other municipalities this summer. Certainly the long term benefit of encouraging the building activity the Town currently enjoys has much more potential to generate perpetual revenue in a great number of ways.

I would like to meet with any councilor on this matter at any time. Please track me down.

Sincerely,

Thom Oulton
Fox Hollow Development



Mike MacArthur
c/o Viking Ventures Ltd.
36 Anderson Boulevard
Bonavista Estates
Kentville, N.S.

July 12, 2005

Town of Kentville Councilors.
Town of Kentville,
Kentville, NS

Councilors;

RE: Proposed Deed Transfer Tax

I would like to take this opportunity to express my concerns with regards to the proposed Deed Transfer Tax and the impact it potentially will have on residential growth. Obviously any additional costs, and in this case a Deed Transfer Tax added to a home either existing or new, has a negative impact. In the majority of cases, one of the principal questions of a new comer proposing to buy a home is the cost and type of taxes. In some situations, the impact of these taxes results in the buyer steering in an alternate direction. Presumably buyers often prefer to be in a Town but not if by living just outside Town limits they enjoy lower taxes, more convenient high school options and nearly the same proximity to the Town's amenities. This is a trend that according to historical growth rates has been occurring for too many years. Implementing a Transfer Tax within the Town would only add further arguments for home buyers to continue with this trend. This potentially would result in growth rates at a much lower rate than the county and significant loss of property tax revenues for the Town.

We have enjoyed building approximately 100 homes within the Town of Kentville limits over the last number of years, for the most part in Bonavista Estates. In wooing new home buyers to the area, in spite of liking many things such as our hospital and recreational facilities, the implementation of a significant transfer tax will have a negative impact on attracting people to choose Kentville as their new home. It would seem that the far more lucrative tax for our Town and any town is the ongoing property tax for years to come, not a transfer tax that could steer a home buyer away initially. This would have a negative impact on realizing the potential tax revenues of the Town and its' ability to grow in years to come. In my opinion, this is significant and should be seriously evaluated.

The Town of Kentville could offer its' potential new residents the opportunity of not having a Deed Transfer Tax in the future. A comprehensive study may show the benefits of not implementing this tax and may prove to offer this Town a tremendous advantage for future growth and development over its' neighboring communities. The benefits of a tax break such as a Deed Transfer Tax may offer much more incentive and resultantly attract more newcomers. The long term benefits realized in added property taxes as a result of this substantial growth shall far exceed revenues from a Deed Transfer Tax.

As this is a very important decision for any Town Council to make, I feel it would be worthwhile to consider further the negative ramifications of this proposed tax especially at this time. Without this tax there could be real opportunities for our Town of Kentville to be progressive and unique as we try to attract its' share of growth in the future. Growth it deserves and needs.

Yours truly,

Michael J. MacArthur

A handwritten signature in black ink, appearing to read "Michael J. MacArthur", written over a horizontal line.

TO: Mayor Snow and Members of Council

SUBMITTED BY: Jeffrey Lawrence, CAO

DATE: April 29, 2024

SUBJECT: Report – 2nd Reading - Deed Transfer Tax

ORIGIN

During the March 25th, 2024 meeting of Town Council, Council approved first reading of a deed transfer tax. This report provides Council with the information requested to formulate a decision as to whether to move ahead with the implementation of a deed transfer tax during second reading.

LEGISLATIVE AUTHORITY

The legislative and enabling authority is under Sections 102, 103 and 104 of the Municipal Government Act (MGA).

Deed transfer tax by-law

102 (1) A council may determine, by by-law, that a deed transfer tax applies in the municipality and the rate of the deed transfer tax, but the rate of the deed transfer tax shall not exceed one and one half per cent of the value of the property transferred.

(2) A deed transfer tax applies to the sale price of every property that is transferred by deed. 1998, c. 18, s. 102.

Apportionment of deed transfer tax

103 Where only part of a property is within a municipality, the deed transfer tax applies to that part of the value that is apportioned by the Director of Assessment to the part of the property within the municipality, and the decision of the Director of Assessment on such apportionment is final. 1998, c. 18, s. 103.

Deed transfer tax payment

104 The deed transfer tax shall be paid by the grantee named in the deed within ten days of the transfer. 1998, c. 18, s. 104.

BACKGROUND

Previous Kentville Councils have debated this issue and rejected implementation of the tax. This report is intended to give Council facts on the benefits of this new revenue source and how it will help build our reserves as well as potentially offsetting some operational costs.

The Town of Kentville is on the verge of impending development and growth and this will require significant investment by the town for a number of infrastructure improvements and future maintenance of these assets. These will have to be partially or fully funded by the Town through its own reserves and funds. Currently, the bulk of the Town’s revenues are generated from commercial and residential taxes. Deed Transfer Tax is a revenue tool that is widely used by Provincial and Municipal Governments to generate user fee revenue related to the purchase and sale of real property. With new development being considered within Town boundaries and potentially a flux of new residents moving into Town, the Deed Transfer Tax (DTT) is a transaction-based tax, sourced and applied at the time of purchase and sale of new properties. On a municipal level, DTT revenues

supplement property tax revenues and fund municipal programs and services. It can also be used (if Council so chooses) to build its infrastructure reserves.

Who is using DDT in Nova Scotia?

Members of Council should know that other than Kings County and the Town of Kentville, every other municipality in Nova Scotia is collecting the Deed Transfer Tax and the additional revenues are a significant resource to their coffers. Perhaps the large municipality next to us can afford not to access this fund but all other Towns in Nova Scotia collect a Deed Transfer Tax.

DTT is payable on transactions where the following criteria are met: 1. There is a “deed”; 2. The “deed” is sufficient to convey an interest in real property; 3. The “deed” is given pursuant to a sale and the transfer is taxable when there is a sale for valuable consideration; and 4. The deed transfer tax is calculated pursuant to the by-law as described in the deed transfer affidavit of value which is normally submitted with the deed. From a home buyer perspective, DTT is typically collected by the home buyer’s lawyer on closing and remitted to the Land Registry, operated by Service Nova Scotia, when the property deed is filed and registered. The Land Registry subsequently remits the revenue to the appropriate municipalities on whose behalf the revenue is collected. You will note that the Land Registry Office located in Kentville is collecting DTT from all of the Towns in the County of Kings except from Kentville and the County of Kings.

DISCUSSION

Our Town and Kings County municipality are the only two municipalities not availing ourselves of this established tool for revenue generation allowed for in the MGA. Stated differently, we are the only town in Nova Scotia and one of only two out of 49 municipalities in the province that do not collect the deed transfer tax.

DTT is often viewed negatively by *homebuyers* as the claim is that there is no municipal service related to the tax and it increases real estate transaction costs. This is not the case. When a new resident buys a property in a community, they gain access to all the existing infrastructure that was previously paid for by rate payers. In Kentville, this includes not just the public works and utility infrastructure but the significant investments in recreation, leisure, and cultural infrastructure as well. A DTT should be viewed as the buy in to that existing infrastructure.

Councillors have been lobbied by property agents and companies with the argument that this adds a cost to the sale of homes. This has generally been why Councils may have backed down on implementing such an established tax source. However, what property agents fail to balance when they lobby Councils is that their real estate fees (ranging roughly from 4 to 7% or higher) are not a deterrent to people buying homes. They do have to make a living, but so does Council have to ensure that the general tax rate is managed by seeking stable sources of revenue.

Some have argued that the Deed Transfer Tax will result in people going to live in another municipality. That is an irrelevant argument given that every town and municipality in Nova Scotia, with the exception of Kentville and Kings County, use this source of revenue. As an at home example, let’s look at Wolfville and the Wolfville experience with a DTT. As mentioned previously, Kings County is the only other municipality in Nova Scotia not to implement a DTT. Wolfville has had a DTT in place since at least 2003. While accepting that other variables play a role in population growth, one would expect that if a DTT were a significant detriment to development, the population growth in Wolfville would have been less than that in Kentville. Using statistics Canada numbers, the opposite appears

to be the case. Between 2006 and 2021, the population of Wolfville grew from 3772 to 5057, or 34%. During that same period, the population of Kentville grew from 5815 to 6630 or 14%.

	Population 2006	Population 2021	Rate of Growth
Town of Wolfville	3772	5057	34%
Town of Kentville	5815	6630	14%

Others have questioned the need for the DTT in Kentville. During the recent capital budget discussions, Council approved a 5-year capital investment plan totaling \$26,252,700. Highlighted during the discussions were the Town’s overreliance on borrowing for capital in more recent years and declining reserves. A principal recommendation of the CIP plan was to identify new opportunities for capital reserve renewal to ensure sufficient balances are available to fund CIP projected capital purchases from Year 2 onward.

For reference, I have included charts from the 5-year CIP presentation highlighting debt and reserves. Of note, the CIP includes more than \$6,000,000 of unconfirmed provincial and federal grants. If unable to secure these grants, an alternate source of funding would be needed.

**Financial Condition Indicators
Debt Service Cost**

Debt	Projection 2024	2025	2026	2027	2028	2029
Opening	\$5,420,600	\$5,039,660	\$5,796,787	\$5,901,788	\$6,054,302	\$5,653,877
Principal Paid	\$(944,440)	\$(938,770)	\$(1,063,323)	\$(1,128,512)	\$(1,300,425)	\$(1,128,512)
Debt Issue	\$563,500	\$1,695,897	\$1,168,324	\$1,281,026	\$900,000	\$1,400,100
Ending	\$5,039,660	\$5,796,787	\$5,901,788	\$6,054,302	\$5,653,877	\$5,925,465
Per Capita Debt	\$760	\$874	\$890	\$913	\$853	\$894
Debt Service Cost	7.4%	7.1%	8.0%	8.4%	9.4%	8.4%
Low	< 10%	Moderate	10 – 15%	High	> 15%	

Financial Condition Indicators Capital Reserves

12% of financing relates to internal reserves (capital and equipment)

Capital Reserve	Opening Balance	Projected Ending Balance 24/25	Projected Ending Balance 25/26
General	\$482,813	\$352,488	\$(235,737)
Equipment	\$32,682	\$(32,318)	\$(162,318)
Kentville Futures	\$782,175	\$782,175	\$500,000

- Additions reflect 2023–2024-year transfers to capital.
- Reductions are based on the capital plan expenditures.
- An infusion of funding will be necessary.

Financial Condition Indicators Operating Reserves

Calculated as Total operating reserve balance divided by operating expenditures

2024	2025	2026	2027	2028	2029
\$1,557,693	\$1,557,693	\$1,557,693	\$1,557,693	\$1,557,693	\$1,557,693
10.7%	10.3%	10.1%	9.8%	9.7%	9.6%

Note: 2024 represents forecast

Low	> 20%	Moderate	10 – 20%	High	< 10%
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- The goal is to be in the moderate to low-risk categories (greater than 10% for moderate, 20% for low).
- To achieve the moderate risk category by 2028-29, need to increase operating reserves to 10% or \$1,623,215.
- To achieve the low-risk category by 2028-29, need to increase operating reserves to 20% or \$3,246,430.

As it currently stands, the 5-year CIP plan has an unfunded amount of \$963,937 plus potentially up to the \$6,000,000 referenced earlier for unsecured grants. Further, the 5-year CIP does not include any costs associated with completing the above ground portion of the Donald E Hiltz connector road, projects identified by the storm water master plan, upgrades to facilities as required by provincial accessibility legislation, or costs associated with a regional recreation facility. Costs that will be in the multimillion-dollar range.

Some have questioned whether the tax is a hidden tax. With 47 of 49 municipalities, including HRM and CBRM applying the DTT, it could hardly be considered a hidden tax.

Others have referenced that the DTT is a regressive tax. A DDT applies the same principle as residential and commercial property taxes. All apply a static rate to the variable property value. Residential and commercial taxes rely on assessed value while a DDT relies on the actual sale value, but otherwise the principle is the same. The higher the value of the property the higher the tax. The assumption being that wealthier individuals purchase higher valued properties and thus pay more tax.

Finally, looking at the questions of what a DTT would mean to the Town in terms of revenue generation, and the opportunity cost of not implementing a deed transfer tax:

Using real estate transaction records over the past 20 years, staff has calculated a 5-, 10- and 20-year average of annual revenue that could have been generated for our Town. See table below.

Time period	Sales in assessment dollars (over \$1)	Deed Transfer Tax Revenue Projection	
		1.00 %	1.50 %
20-year average 2004 – 2023	\$32,163,557	\$321,636	\$482,453
10-year average 2014 – 2023	\$29,850,373	\$398,726	\$598,089
5-year average 2019 – 2023	\$52,201,884	\$522,019	\$783,028

From the table, a conservative estimate of how much revenue could be generated for the Town based on real estate transactions over the past few years is \$650,000 annually if we access the full 1.5% allowed by legislation.

By not implementing a DTT, the Town has forgone between \$2,610,000 and \$3,915,000 over the last 5 years alone.

POLICY IMPLICATIONS

Implementation will require Council to approve second reading of the attached Deed Transfer Tax Bylaw (Attachment A). In addition, administration is recommending that Council adopt the attached supporting policies (Attachments B and C) setting the interest rate for late payment and requiring the proceeds to be deposited into the General Capital Reserve for use on capital.

BUDGET IMPLICATION

Implementation of a Deed Transfer Tax would result in a revenue addition, which would offset costs currently raised through the general tax levy, debt and grants. In other words, the implementation of the Deed Transfer Tax will add to the Town’s revenue base without impacting the general rates to all taxpayers. The DDT creates an opportunity to address reserve levels which are not keeping pace with expenditures, or to support ongoing operations. It is important to note that housing market volatility and related assessment value fluctuations make estimating an annual revenue unpredictable. Reliance on this stream for operations would carry significant risk as a result.

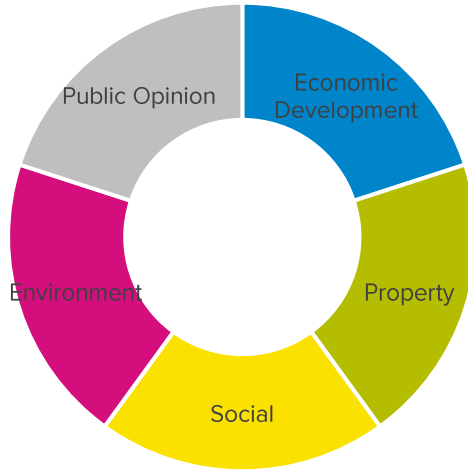
ATTACHMENTS

- Appendix A Deed Transfer Tax Bylaw
- Appendix B Policy G79 - Deed Transfer Interest Policy
- Appendix C Policy G80 - Deed Transfer Allocation Policy

RECOMMENDATION

That Council approve second reading of the Deed Transfer Tax Bylaw (Chapter 109) and approve Policy Statement G79 requiring the proceeds of the deed transfer tax to be deposited in the general capital reserve to offset the cost of capital projects.

Town of Kentville Balanced Decision Making



APPENDIX A



**TOWN OF KENTVILLE BY-LAW
CHAPTER 109
DEED TRANSFER TAX BY-LAW**

RESOLVED THAT Chapter 109 of the By-Laws of the Town of Kentville, “Deed Transfer Tax By-Law” be as follows:

A deed transfer tax shall apply in the Town of Kentville.

The rate of the deed transfer tax shall be one point five percent (1.5%) of the value of the property transferred.

This By-law shall take effect on the 1st day of July, 2024.

CLERK’S ANNOTATION FOR OFFICIAL BY-LAW BOOK

Date of first reading:	March 25, 2024
Date of advertisement of Notice of Intent to Consider:	April 9, 2024
Date of second reading:	April 29, 2024
*Date of advertisement of Passage of By-Law:	
Date of mailing to Minister a certified copy of By-Law:	

I certify that this Deed Transfer By-law was adopted by Council and published as indicated above.

Clerk

Date

*Effective Date of the By-law unless otherwise specified in the By-law

APPENDIX B

TOWN OF KENTVILLE POLICY STATEMENT G79 DEED TRANSFER INTEREST POLICY



1.0 PURPOSE

- 1.1 Whereas the Town of Kentville has a deed transfer tax on the transfer of properties, as established in Bylaw 109 Deed Transfer Tax, section 108 of the Municipal Government Act states that “Where the grantee does not pay the deed transfer tax when due, the grantee shall pay interest at the rate determined by the council, by policy, until paid, beginning ten days after the transfer and shall pay an additional penalty of ten per cent on any deed transfer tax that remains unpaid after thirty days from the transfer”
- 1.2 This policy establishes the interest rate for outstanding payments of the deed transfer tax.

2.0 PROCEDURES

- 2.1 Interest shall be charged to the grantee at a rate of 2% per month or any part of, beginning ten days after the transfer, and the grantee shall pay an additional penalty of 10% on any deed transfer tax that remains unpaid after 30 days from the transfer.

3.0 POLICY REVISION HISTORY

Date Created:
Revisions:

Chief Administrative Officer, Jeff Lawrence

APPENDIX C

**TOWN OF KENTVILLE POLICY STATEMENT G80
DEED TRANSFER ALLOCATION POLICY**



4.0 PURPOSE

4.1 Whereas the Town of Kentville has a deed transfer tax on the transfer of properties, as established in Bylaw 109 Deed Transfer Tax, this policy establishes the allocation of funds from this tax.

5.0 PROCEDURES

5.1 Revenues and interest collected under the Deed Transfer Tax Bylaw and Deed Transfer Interest Policy shall be allocated to a specified Deed Transfer Tax Capital Reserve for future use.

6.0 POLICY REVISION HISTORY

Date Created:

Revisions:

Chief Administrative Officer, Jeff Lawrence

Memo

To: Jeff Lawrence, CAO
 From: Wanda Matthews, Director of Finance
 Date: April 24, 2024
 Re: **DEBENTURE FUNDING- Spring 2024**

The Town has been informed by Finance and Treasury Board – Municipal Finance Division that debenture funds will be issued this spring. Based on the value of completed projects, forecasted cash flow requirements and anticipated declining interest rates, administration suggests a debenture funding request of:

Resolution #	Purpose	TBR Limit Approved	Funding Requested
TBR-08-23-0055-01	Various	\$2,390,000	\$868,700
TBR-08-23-0056-01	Sanitary Sewer	180,000	180,000
TOTAL		\$2,570,000	\$1,048,700

The Municipal Government Act provides the legislative authority for a council to pass resolutions that set the parameters for a debenture issue. To streamline the debenture issue process, Council must approve a pre-approval resolution and forward it to the Province of Nova Scotia.

Attached is the required pre-approval resolutions along with a copy of the duly approved temporary borrowing resolutions (TBR).

A **Letter of Commitment** for the debenture issue has been sent to the Province along with a copy of the Temporary Borrowing Resolutions in advance of the Council ratified Preapproval Resolutions.

RECOMMENDATION

I recommend to Council that the attached resolutions for **Pre-approval of Debenture Issuance** be ratified by Town Council. After ratification, they will be forwarded to the Nova Scotia Department of Finance to complete our debenture issue for Spring 2024.

Resolution #	Purpose	Funding Requested
TBR-08-23-0055-01	Various	\$868,700
TBR-08-23-0056-01	Sanitary Sewer	180,000
Total		\$1,048,700

Certificate

TEMPORARY BORROWING RESOLUTION

Town of Kentville

This is to certify that, pursuant to Section 88 of the *Municipal Government Act*, the resolution passed at a duly convened meeting of the Council of the Town of Kentville on the 25th of September, 2023 with a request to borrow a sum or sums not exceeding Two Million Three Hundred Ninety Thousand Dollars (\$ 2,390,000) for purposes of capital borrowing related to Capital Budget 23/24 and under the terms and conditions as set out within the resolution, and for a period not to exceed twelve (12) months from the date of this certificate, is hereby approved.

DATED this 14th day of December, 2023.



Honourable John Lohr
Minister of Municipal Affairs and Housing

MUNICIPAL COUNCIL OF THE
Town of Kentville
TEMPORARY BORROWING RESOLUTION

Amount: \$ 2,390,000

Capital Projects: Detailed in Schedule "A"

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Kentville, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Town of Kentville has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for capital purposes as identified in their capital budget; and

WHEREAS the specific amounts and descriptions of the projects are contained in Schedule "A" (attached);

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Kentville borrow a sum or sums not exceeding Two Million Three Hundred Ninety Thousand Dollars (\$ 2,390,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Kentville to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that a sum or sums not exceeding Two Million Three Hundred Ninety Thousand Dollars (\$ 2,390,000) in total be borrowed from time to time from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the

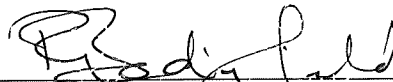
Town of Kentville

held on the 25 day of September, 2023.

GIVEN under the hands of the Clerk and under the seal of the Council of the

Town of Kentville

this 26 day of September, 2023.



Clerk

Certificate

TEMPORARY BORROWING RESOLUTION

Town of Kentville

This is to certify that, pursuant to Section 88 of the *Municipal Government Act*, the resolution passed at a duly convened meeting of the Council of the Town of Kentville on the 25th of September, 2023 with a request to borrow a sum or sums not exceeding One Hundred Eighty Thousand Dollars (\$ 180,000) for purposes of capital borrowing related to Sanitary Sewer PII and under the terms and conditions as set out within the resolution, and for a period not to exceed twelve (12) months from the date of this certificate, is hereby approved.

DATED this 14th day of December, 2023.



Honourable John Lohr
Minister of Municipal Affairs and Housing

MUNICIPAL COUNCIL OF THE

TEMPORARY BORROWING RESOLUTION

Amount: \$ 180,000

Purpose: Sanitary Sewer Service - MacDonald/Henry/Braeside Phase II

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Kentville, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Town of Kentville has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the Council of the Town of Kentville has determined to borrow for the purposes of Sanitary Sewer Service - MacDonald/Henry/Braeside Phase II;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Kentville borrow a sum or sums not exceeding one hundred eighty thousand Dollars (\$ 180,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Kentville to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding one hundred eighty thousand Dollars (\$ 180,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the Town of Kentville held on the 25 day of September, 2023. GIVEN under the hands of the Clerk and under the seal of the Town of Kentville this 26 day of September, 2023. [Signature] Clerk

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

Name: Paula Huntley

Date: April 2024

Date of Last Council Meeting Attended: March 25 ,2024

Date of Last Council Advisory Meeting Attended: April 8,2024

COMMITTEE MEETING ATTENDANCE AND SYNOPSIS

Date	Committee	Synopsis
March 25/24	Special Council Meeting	Capital Budget
	Valley Regional Enterprise Network	No Meeting
	Kentville Water Commission	Quarterly-not due till May 1
	Kentville Source Water Protection	Quarterly -not due May 1
April 8/24	CAC Meeting	
March 25/24	Joint Fire KVFD	Operating Budget Meeting
March 28/24	Divert NS	Board Meeting as the NSFMR Representative

TOWN OF KENTVILLE EVENT ATTENDANCE AND SYNOPSIS

Date	Event/Conference	Synopsis
March 25/24	KVFD	Rate Payers Meeting
April 3/24	Lunch & Learn session	Info on grants available regarding improving Accessibility for Local Businesses.
April 5/24	Pathways to Apprenticeship Event	Held at the Kentville Firehall (Info attached) 34 people were interested in the info session, along with appearances from 2 local high schools, 13 employers & supporting partners had tables set up for info.



COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

		(other companies also reached out after the session to inquire about it and others looking for when is the next one).
April 21/24	Kentville Home Show	Kentville Arena -Full House
April 28/24	Day of Mourning	Memorial Park-Invitation from the Annapolis Valley Labour Council. A day to recognize the National Day of Mourning for Persons killed or injured in the workplace.

OTHER MEETINGS:

Date	Synopsis
March 26/24	Divert NS Summit Recap Meeting
April 10/24	ICD-Institute of Corporate Directors -Orientation Session. This membership also goes with being a Board member for Divert NS, with learnings and programs on Governance and Elevating Board performance.
April 15-17/24	Climate Caucus Hiring Committee Meetings for a new Executive Director (2 meetings)
April 12/24	Divert NS Board Orientation held in Truro, NS (travel covered by Divert NS)
April 16-19/24	INMC Conference-International Michelin Cities Conference held in Anderson, South Carolina.
April 23/24	Bird team virtual meeting
April 24/24	NSFM Webinar -CLIM Atlantic presentation
April 24/24	NSFM Meeting-Regional Assessment of Offshore Wind Development

EXPENSES

	Year to Date
N/A	On line.



Updated 2-22-24

INMC CAPSULE SCHEDULE

ANDERSON, SC USA • APRIL 15-19, 2024

MONDAY, APRIL 15th

9AM-6PM Welcome and Registration at Bleckley Station
6-8PM Community Food Truck Night at the Anderson County Farmers Market

TUESDAY, APRIL 16th

8:30AM-Noon Opening Ceremony at Anderson University featuring keynote speaker Richard Florida, Global Economic Development
Noon-1:30PM Luncheon at Bleckley Station
2-4PM Thematic Lab: Mobility at City Economic Development Offices
Thematic Lab: Sustainable Development Goals at Anderson County Library
6-8PM Evening reception and art exhibit at Anderson Arts Center featuring artist Brian Rutenberg

WEDNESDAY, APRIL 17th

8AM-4PM Field Trip
• *Tri-County Technical College Workforce Readiness*
• *CU-ICAR Automotive Innovation Center*
• *Luncheon at Clemson University Memorial Stadium*
• *Tour of Clemson University athletic facilities and sports health complex*
6-9PM Fun at Lake Hartwell with picnic and boat rides

THURSDAY, APRIL 18th

9-11AM Thematic Lab: South Carolina Business Opportunities and Corridor of Incubators at City Economic Development Offices
Thematic Lab: Economic Equity at Anderson County Library
INMC Business Session for Mayors at Anderson City Hall
11:30AM-1:30PM Lunch at Bleckley Station featuring a capstone presentation by Adam Rosendahl
2-3:45PM Start-Up Award Competition at Bleckley Inn Carriage House
Thematic Lab: Arts and Culture-Residency Partnerships and Military History Tour at the Anderson County Museum
4-4:30PM Final Remarks at Bleckley Inn
6-9PM Mayor's Finale! Bluegrass and barbeque dinner at Oxford Farms

FRIDAY, APRIL 19th

9AM-Noon Tours of the Anderson area by the Anderson Convention & Visitors Bureau



Pathways to Apprenticeship



APPRENTICESHIP STARTS HERE

APR 5 2024

1:00 PM - 6:00 PM

463 MAIN ST
KENTVILLE

Christian Maguire
Christian.Maguire@novascotia.ca

Lynn Silver
workforce@valleyren.ca



Pathways to Apprenticeship

The Valley Regional Enterprise Network, in partnership with the Nova Scotia Apprenticeship Agency, are pleased to announce Pathways to Apprenticeship!

Job Seekers - Do you see yourself working in the Trades but not sure how to get there? Learn about Direct Entry Apprenticeship and earn while you learn.

Employers – Need an easy way to connect to those interested in the Trades or to the NS Apprenticeship Agency experts?

Your Pathway to Apprenticeship Starts Here! A Better Future Starts here.

To book a table or for more information contact:

Lynn Silver at workforce@valleyren.ca or Christian Maguire at Christian.Maguire@novascotia.ca



Date

TRIP REPORT – Michelin Cities Conference 2024

Introduction

1. I attended the conference at Anderson, South Carolina which is held every 2 years. The conference was held April 16-19/24 at assorted local buildings / Universities hosted by the city of Anderson. One Councillor from the Town of Kentville attended the conference. The conference was attended by the Mayor & Deputy Mayor of Kings County, 2 Economic Development Representatives from the Valley REN & also a representative from NSCC, 11 Mayors and 12 cities & were over 90 people in attendance.

Administration and Finances

2. The travel administration was supported by the Town of Kentville. Accommodation, meals, shuttles and bus costs were covered by Michelin. The cost of the conference for flight was \$2977.00. The total cost of the trip was borne by the Town of Kentville under legislative expense account# at a total cost of \$2977.00.

Conference Facilities

3. The conference facilities were amazing, and they tied all the booked spaces into how they are incorporated into the city. The accommodation is very comfortable, close to many of the sessions, so we could walk. The main conference rooms tended to be mostly air-conditioned as most temperatures daily were 30-32 degrees, and the southern hospitality shown to us from all involved was to make you feel welcome to their home 😊

Conference Content

4. The attached schedule provides a brief overview of general assemblies and sub-committee working groups. The briefings provided during the general assemblies were informative and provided a good overview of common problem areas & of future thoughts and they also provided insight into the direction planned by municipal units. Of particular interest was from 2 speakers & Economic Equity labs held throughout the week. (attached)

5. Interesting ideas.

A promotion of Art & Culture

A bigger relationship built with schools on how we can help their students to move to the workforce after their studies have finished.

Youth Peace Program- “Promoting Civility to school children”-starting young with education on Equality, Respect, kindness & Diversity.

6. Ideas for consideration.

Behavioral Transit- They ran a pilot project that was free public transportation on the weekend which was Saturday morning -Sunday evening. It was originally started to help students. No tickets or pass needed just hop on and enjoy.

The project was run from Sept -June and started in 2017.

Normally a pass is 49 Euros a month=\$75 Canadian.

They also learned that there was an 8% increase in ridership once project was finished , and it was from people who had never used the system before.

This test was done in France & it continues. They also had to put no more buses on or have extra drivers with also seeing less cars & less accidents.

*The Art Residency Project-building the cultural and creative industries of tomorrow

*Habitat for Humanity Project connecting locally with non- profits where applicable.

*Mentoring Programs at large local companies

*Library Programs -Mobile library, the leap station, Gallery wall, Bookmark project.

(Library booklet with their community info has been brought back).

Recommendations

7. It is recommended that the Town of Kentville continue to attend the Michelin Cities Conference, Cross section attendance is extremely important as contacting other councilors and staff facilitates the most ongoing processes. The information gathered at the conference will be of interest to staff & future Councils as we will be starting conversations with the Economic development depts of Kentville, Pictou & Bridgewater that will give future enhancement to the MIT Reap and AG tech accelerator & corridor work K already been done.

The learnings at this conference allow the attendees an opportunity not to only hear about what Michelin cities are doing involving technology/Innovation & creativity but what other social and cultural ideas they are implementing that could be repeated.

The next Michelin Cities Conference in 2026 will be In Italy.

Name Position :Councillor Paula Huntley

Expenses

Name of Conference 2024 – Michelin Cities Conference		
Date	Detail	amount
	Conference Registration Fee including HST	\$0
	Transportation – car (KM), rental, airfare	\$2977
	Hotel Room x # nights	\$0
	meal - provided	\$0
	Lunch	\$0
	Total Expense	\$0

Enclosure: Schedule attached to report

INMC 2024

Michelin Cities Conference, April 15-19/24

Anderson, SC USA

Key Messages through the Conference-

The Changing Culture of Mobility

Creativity-Equal for all

Cities & Communities are the Laboratory for a better life.

Focuses-

Connecting all Global leaders through Gatherings for Building relationships.

Academic focuses on students – they are leading the way in all sectors-

Arts & Culture –

Examples: Like our Mural Program where we have artists come to our town to participate, what they do is like an exchange program where one of their artists are sent to one of the Michelin city partners for 2 months, the artist will work with 250 school children to create a mural together for buildings instilling the importance of culture.

*One of their schools has students focusing on the Environment / waste material and how they can be reused in our environment- ex-large metal pieces of art throughout their city ie: a horse made from bicycle parts.

* One of the other things they do is when they have large gatherings, at each table seating there are small pieces of art from local artists and as a guest you get to take away a piece (the piece next to me was from a artist who painted “ Peggys cove” 😊)

Focuses:

*Academic support for students

*Technology /Engineering /Attracting talent/Building Culture & Community.

*Major Universities: (Clemson) They have a Wellness center for their athletes in the University Bldg. and they will bring their Kinesiology students in, pay them to work while they study so they get hands on experience and put to practice what they are

learning with a huge success rate of their students being employed after they graduate.

... Football is a huge part of who they are & this University has a budget of \$1.7 Billion.

*Research

*International students – currently they have 250 students, but the goal is 300.

*Working together locally & drawing from our private and public strengths.

1ST Speaker-John Housel an urban planner

Mobility culture-how do we bridge the gap & change the culture.

6 takeaways-

24=64

For the first time ever the 24-year-olds and the 64-year-olds want the same thing equaling where they want to live and how they want to live which include experiences, renting, downtowns are the heart of their communities.

Mobility =Freedom

Mobility is a key determinant in an individual's freedom, as their engagement to social & access of services become more important.

Blue =Gold

Blue zones are the areas where people live to 100 years old, huge family & social interaction.

Health is the new standard to which we aspire, walking, healthy food, safety and more mobile.

Gold zone- high city life, live downtown.

Old = New

The oldest form of mobility (walking) is now the newest to be championed as being the most important.

Technology = Basic

Advancements in Technology are Fundamentally changing the basic approach to mobility.

Equity = Essential

Realization that different mobility options are essential to equitability serving an entire community.

Mobility Culture is now-

Health/Equity/freedom/technology/social/connection

One of the focuses was on the larger companies ie: IBM left the financial district and moved their headquarters downtown which then allowed their staff to enjoy the green spaces, restaurants etc., but they also invested more downtown.

Conference content included:

Thematic Labs at Anderson University & Anderson County Library -Mobility & Sustainable goals. Learnings included:

Learning from our Academic Students-Universities & Community Colleges

(Huge focus on their success from almost full coverage of tuition to students having a paid learning of their studies).

The field trip learnings were very effective as you got to see the work the students have built, and you could do testing of their projects- lots of takeaways there.

The commitment of Energy Transition- the lab presentations were large projects like underground tram transportation, to on street 3 forms of transportation at the same time- car, bike and tram system.

Name: Cathy Maxwell

Date: April 24, 2024

Date of Last Council Meeting Attended: Feb 26/24

Date of Last Council Advisory Meeting Attended: April 8/24

Date of Last Governance Session Attended:

Committee Meeting Attendance and Synopsis

Date	Committee	Synopsis
Feb 29/24	Naming Committee	Reported on by other committee members at March Council Meeting
March 8/24	Inclusion and Access Advisory	As above
March 20/24	Council Workshop: Future of Town Hall Building	As above
April 16/24	Heritage Committee	Passed the draft bylaw to the Cao and solicitor for review.

Town of Kentville Event Attendance and Synopsis

Date	Event	Synopsis
March 11/24	Provincial Housing Announcement by Minister of Housing John Lohr	Previously reported at March Council Meeting.

March 4/24	Met with MP Kody Bloise and a group of caregivers with relatives in Long Term C who are concerned with government support for this service.

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

Name: Deputy Mayor Cate Savage

Date: April 24, 2024

Date of Last Council Meeting Attended: March 25th 2024

Date of Last Council Advisory Meeting Attended: April 8th 2024

COMMITTEE MEETING ATTENDANCE AND SYNOPSIS

	Committee	Synopsis
March 21 st	KVFD	Operational budget – discussions – guest only
March 25 th	Special Council Meeting	Review capital investment plan and deed transfer tax (1 st reading) Council approved a 5 year capital investment plan totaling north of \$26MM. A principal recommendation of the CIP was to identify new opportunities for capital reserves renewal to ensure we have adequate balances to cover off projected capital purchases.
March 25 th	KVFD	Rate payers meeting – area rate 2024-2025 .045/100 up from .0397/100 – a few notes worth mentioning – the KVFD did 500 calls last year. The idea is to keep the revised and approved rate unchanged over the ensuing 3 years.
March 28 th	RSC	The RSC received the March 21 st regional sewer capital update – aeration upgrades FYI GFL desludging work is complete and that the overall work scope (aeration and related yard work works and infrastructure is 95% complete)

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

		<p>Formal commissioning of the new aeration equipment and insulation is scheduled for the week of April 1st</p> <p>Report on the force main breaks Eaves Hollow – RG5 to Eaves Hollow – CBCL now in discussions on the way forward.</p>
April 10 th	IAC	<p>March 31st we are sitting just north of \$13MM.</p> <p>We have worked diligently as a committee to come up with a comprehensive view of what the funds looks like for the residents of Kentville. It's titled your investment account statement and it is essentially – our account at a glance. It outlines the holdings with changes in balances (year to date) and this period.</p> <p>The \$460,000 was paid in full to the operating @ March 31, 2024. We are fortunate to be able to inject those funds back into operating so that we can maintain our current commercial and residential tax rates.</p>
April 10 th	IMSA	<p>I attended IMSA on behalf of Mayor Snow.</p> <p>RFD Award of Provision of Curbside Collection of Source – Separated Solid Waster Contract</p>
April 15 th	REMO	<p>See minutes attached</p>
April 15 th	KVFD	<p>Meeting with CAO Lawrence – Councillors Gerrard and Zebian</p> <p>Discuss services (agreement) between TOK and KVFD</p>
April 17 th	KBC	<p>Minutes not yet circulated – will circulate with next months report.</p>

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

		We say goodbye to our esteemed ED Genevieve Hearn – all the best in the next chapter – you will be missed.
April 17 th	IMSA	Progress updates – Whynot Information sharing approach w municipal owners and service partners Updates from Valley Waste Updates from Kings Transit Next meeting May 15 th

TOWN OF KENTVILLE EVENT ATTENDANCE AND SYNOPSIS

	Event/Conference	Synopsis
March 21 st	KBC	Mingle – a good turnout – a mix of business owners from Kentville and surrounding communities
April 11 th	Kentville Historical Society	AGM Talk from Louis Comeau – Cornwallis Inn (Main Street Station) – excellent
April 20 th	Kings County Museum	120 th anniversary

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

April 18 th	Citizen visit	

MISC EVENTS

Date	Synopsis

EXPENSES

This month	Year to Date
NIL	See website





Municipality of the County of Kings

- Councillor Dick Killam
- Deputy CAO Rob Frost

Town of Kentville

- Deputy Mayor Cate Savage

Town of Berwick

- Mayor Don Clarke, Town of Berwick
- CAO Jen Boyd

Town of Wolfville

- Councillor Jodi MacKay
- Councillor Jennifer Ingham

ALSO ATTENDING

- Dan Stovel, Kings County REMC

ABSENT WITH REGRETS

- Mayor Peter Muttart, Municipality of the County of Kings
- Councillor Paula Huntley, Town of Kentville
- Councillor Derrick Jamieson, Town of Berwick
- CAO Scott Conrod, Municipality of the County of Kings
- CAO Jeff Lawrence, Town of Kentville
- Interim CAO, Rob Simonds, Town of Wolfville

Agenda Item

Discussion and Decisions

1. Call to Order

Chair, Deputy Mayor Cate Savage, called the April 15th REMAC Meeting to order at 10:06 am

2. Approval of Agenda

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE APRIL 15, 2024, REMAC MEETING AGENDA BE APPROVED AS CIRCULATED

CARRIED

3. Approval of Minutes

a. January 15, 2024

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE KINGS COUNTY REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE MEETING OF JANUARY 15, 2024, BE APPROVED AS CIRCULATED

CARRIED

4. Presentation:

a. NS DNRR FireSmart

REMC presented information provided by Cory Isenor, DNRR at the March 21, 2024 REMPC Meeting

- The Season should be more aptly names Wildfire “Risk” Season
- It is not just the ‘big wall of fire’ that will burn down homes.
- Overview of fire impacts on structures
- Home Ignition Zones:
 - 0 to 1.5m: Non-Combustible



Agenda Item	Discussion and Decisions
5. New Business a. NS Department of Emergency Management & NS Guard	<ul style="list-style-type: none">○ 1.5m to 10m: Reduced Combustibles (pruning, thinning, moving and raking, moving wood etc)○ 10m to 30m: Increasing the barrier with same techniques, promoting hardwood, moving if possible, removing dead/dying and softwood● FireSmart Communities – Assess/Plan and Action:<ul style="list-style-type: none">○ Looks at neighbourhoods or subdivisions as a whole and gives percentages to evaluate○ Looks at water supply, forest stand and management, home construction, past fire occurrences, recreational use, critical infrastructure, access○ Pull together a report and plan and action items, present to community● Where you can find resources:<ul style="list-style-type: none">○ FireSmart Canada or Nova Scotia Facebook Pages○ NS Wildfire Viewer○ https://novascotia.ca/burnsafe/○ www.smokeybear.com○ https://firesmartbc.ca/ember/● Thursday, March 28th, the Government of Nova Scotia tabled legislation that will establish a new provincial Department of Emergency Management● Once established, it is the intention that this new Department will have a mandate to lead, direct and support a coordinated, whole-of-government response to emergencies and transition to a culture of preparedness across the province.● The government is also launching the Nova Scotian Guard, which will be a group of individuals and organizations from across the province who will help communities during and after emergencies. The Nova Scotia Guard will include volunteers with speciality skills (such as firefighters), as well as other members of the public to fill a variety of roles depending on the emergency needs.● Those interested in volunteering to help Nova Scotia be ready in the event of an emergency can let the Province know by completing the early registration form at: https://ns.211.ca/early-registration-for-the-ns-volunteer-portal/● The Department of Emergency Management is expected to be established in the fall of 2024● 2024-03-28 NS Premier – CBC Interview



Agenda Item

**b. Public Health
Update
(COVID-19)**

Discussion and Decisions

Health Canada, 2024-04-09

- Nationally, COVID-19 indicators continue to slowly decrease or remain at low levels.
- In the latest reporting week, seven reporting provinces and territories reported no Activity to low COVID-19 Activity Levels, while one reported moderate Activity Levels. Activity Level trajectories varied by jurisdiction, with most reporting decreasing or stable trends.
- National SARS-CoV-2 percent positivity has been decreasing since mid-December 2023.
- Following an increase in mid-November, overall outbreak incidence has been decreasing since early January, with more recent weeks showing a slower decline.

Nova Scotia Respiratory Watch Report

Week 14: March 31 – April 6, 2024

- Influenza PCR positives remained stable this week
- COVID-19 PCR positives remained stable this week
- RSV PCR positives remained stable this week

Outbreaks: 0 new long-term care facility outbreaks

- 0 influenza
- 0 COVID-19
- 0 RSV

Spring 2024 COVID-19 Vaccine Program:

- Nova Scotia is offering a spring dose of the COVID-19 vaccine for people who are at higher risk for serious illness
- The spring dose will be available in Nova Scotia from March 25 - May 31.
- Those who are eligible for a spring dose include:
 - People aged 65 years and older
 - People aged 18 years and older who are residents of long-term care or other group living settings for seniors
 - People aged 6 months and older who are moderately to severely immunocompromised
 - People aged 50 years and older who identify as Black, African Nova Scotian or First Nations
- Location of Public Health Mobile Units offering vaccination programs will continue to be reported by Kings REMO via Social Media accounts.



Agenda Item	Discussion and Decisions
c. 2024 Kings County EM Guide for Elected Officials	<ul style="list-style-type: none">• Subject to any significant change/impact to Nova Scotia, Kings REMO REMC will no longer provide a public health update at future Kings REMO REMAC meetings. <p>REMC highlighted updates to the EM Guide for Elected Officials:</p> <ul style="list-style-type: none">• Cover Page – dated April 2024• Kings County Hazard Risk Vulnerability Assessment – Page 7. Updated based on latest HRVA approved by REMAC January 2024• Familiarization with County Plans – Page 12. Kings REMO Regional Emergency Management Plan (REMP), Change 3 dated March 2024• Back-cover Page. Social Media account amended from Twitter to 'X' <p>MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE KINGS REMO REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE APPROVE THE APRIL 2024 KINGS COUNTY EMERGENCY MANAGEMENT GUIDE FOR ELECTED OFFICIALS</p> <p style="text-align: right;">CARRIED</p>
d. Kings REMO Regional EM Plan (REMP), Change 3	<p>REMC presented summary of Changes highlighted for Change 3:</p> <ul style="list-style-type: none">• 5.1.3 Wildland Fires – updated with details from 2023 Wildland Fire Season in Nova Scotia• 5.2 Risk Analysis Matrix – updated from the recent Hazard Risk Vulnerability Assessment conducted in December 2023 and approved by Kings REMO REMAC January 2024• 9.2 Plan Maintenance & Responsibility – annual review updates and Plan Revisions amended to March 21, 2024 with approval on April 15, 2024• Annex L – Province of NS – Important Numbers – NSEMO Region 3 Preparedness Officer – cell number updated• Approval Timeline:<ul style="list-style-type: none">○ 2024-03-21 Kings REMO REMPAC Meeting Review & Approval○ 2024-04-15 Kings REMO REMAC Meeting Final Approval <p>MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE KINGS REMO REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE APPROVE CHANGE 3 TO THE KINGS REMO REGIONAL EMERGENCY MANAGEMENT PLAN, DATED MARCH 2024.</p> <p style="text-align: right;">CARRIED</p>



Agenda Item

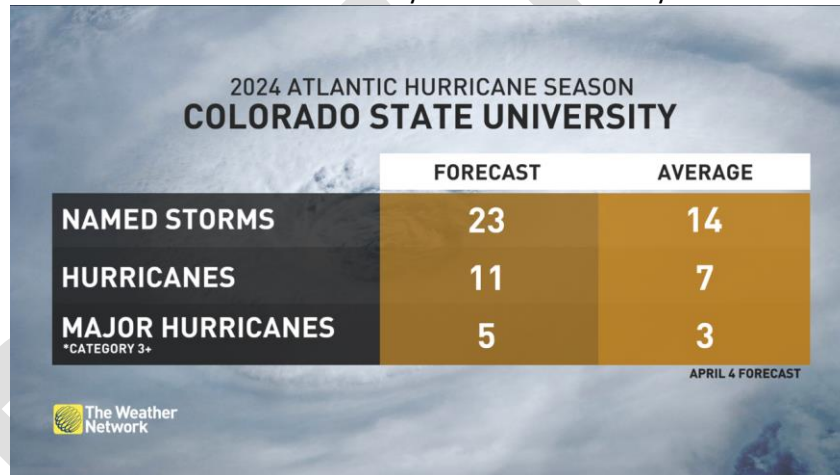
e. 2024 Wildfire Season

Discussion and Decisions

- Nova Scotia Wildfire Season: March 15 to October 15
- 18-year average of Wildfires in Kings County: 20 wildfires per year
- 2024-03-01: Kings REMO Wildfire Season Awareness News Release
- 2024-03-14: [Kings REMO REMC CBC Mainstreet interview](#)
 - Community Outreach presentations
 - Emergency Email Notification System
 - Vulnerable Persons Registry
 - FireSmart Canada

e. 2024 Hurricane Season

The 2024 Hurricane Season’s early forecast is for a very active season



f. Emergency Management – Volunteer Registration Form

Management of Spontaneous Volunteers:

- Volunteers are a critical part of a well-coordinated and well-resourced humanitarian response, but potential volunteers should confirm that they are needed before travelling to impacted areas – do not self-deploy.

REMC presented Committee with proposed Volunteer Registration Form:

- Position Responsibilities
- Tasks may include
- Qualifications
- Time commitment
- Dress code
- Identification



Agenda Item **Discussion and Decisions**
MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE KINGS REMO REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE APPROVE THE EMERGENCY VOLUNTEER REGISTRATION FORM, DATED MARCH 21, 2024.

CARRIED

g. Kings REMO Program Update

(1) Comfort Centres www.KingsREMO.ca/comfort.aspx

- 25 Comfort Centres (as of 2023-12-14)
 - Woodville Community Centre removed from list of active Comfort Centres – replacement generator being investigated

Pending Additions (Provincial & Municipality of the County of Kings Generator Program Funding):

- Valley Community Learning Association (Kentville) – generator installed
- Gibson Woods Community Centre – generator installed
- Salvation Army Church (Kentville)
- Morden Community Centre (Morden)
- Bethany Memorial Baptist Church (Aldershot)

Kings REMO REMC finalized purchase of Kings County Comfort Centre Signs and is in process of having delivered to all Comfort Centres in Kings County. 19 of 25 signs delivered to centres across Kings County.



36" x 36" sign (showing OPEN)



36" x 36" sign (showing CLOSED)

(2) Community Outreach Program

- | | |
|---|--|
| <p>2024 Presentations:</p> <ul style="list-style-type: none"> • 2024-01-25 • 2024-02-05 • 2024-02-10 • 2024-02-12 • 2024-02-17 | <p>10 (as of 2024-04-15)</p> <p>Kings RCMP</p> <p>White Rock Community Centre (Filmed by Eastlink)</p> <p>Kings Presbyterian Church</p> <p>Wolfville Farmer's Market & WBDC</p> <p>Burlington Community Centre</p> |
|---|--|



Agenda Item

Discussion and Decisions

- 2024-02-21 Kings Central High School (Grade 12 class)
- 2024-03-05 Valley REN/Immigration & Settlement Navigation
- 2024-03-13 East Dalhousie Community Centre
- 2024-03-25 Lake Paul/Lake George Community Centre
- 2024-04-15 Nicholsville Garden Club & Community

Scheduled presentations:

- 2024-04-28 Black River Community Club
- 2024-04-30 Centreville Community Hall
- 2024-05-07 Greenwich Fire Dept & Community

ACTION: Kings REMO REMPC membership to promote the Kings REMO Community Outreach Program

(3) REMO Social Media

Kings REMO actively uses Social Media to increase community awareness:

- Facebook followers:
 - 4,927 2023-04-17
 - 9,636 (+ 4,709) 2024-04-15
- 'X' followers:
 - 834 2023-04-17
 - 984 (+ 150) 2024-04-15
- Instagram followers:
 - 257 2023-04-17
 - 301 (+ 44) 2024-04-15

ACTION: Kings REMO REMPC membership to promote Kings REMO Social Media

(4) Vulnerable Persons Registry (VPR) Program

- Kings VPR Registry:
 - 40 registered 2023-10-16
 - 47 registered 2024-01-15
 - 49 registered 2024-04-15
- Kings REMO REMC is focused on building a "Community of Champions" to increase awareness of the Kings VPR program



(5) Training & Exercises

i. Training Forecast

2024 Training scheduled for Kings REMO:

- Feb 29 BEM
- ~~Mar 7~~ ECC Course **Cancelled**
- Apr 24-25 ICS 200 **New**
- Jun 27 BEM **New**
- Sep 11-13 ICS 300
- Sep ## BEM (date TBD)
- Dec ## BEM (date TBD)

Exercise Forecast

- 2024-04-18 Wildfire-Evacuation Exercise
- 2024-06-30 NSEMO Exercise Nova Bravo
- 2024-07-11 Hurricane-ECC Activation Exercise
- 2024-11-21 Winterstorm-Shelter Exercise

6. Roundtable Discussion

Jen Boyd, CAO Town of Berwick

- Berwick Lions Club is looking to become a Comfort Centre and working on coordinating the installation and hookup of the generator

Councillor Dick Killam, Municipality of the County of Kings

- Attended the informative [Health & Wellness Symposium](#) for First Responders, South Shore & Valley

Councillor Jodi MacKay, Town of Wolfville

- The Annual General Meeting of the Wolfville Business Development Community (WBDC) is coming up in June and there may be an opportunity to set up a booth for Kings REMO

Chair, Deputy Mayor Cate Savage, Town of Kentville

- The Executive Director for the Kentville Business Development Community will follow-up with Kings REMO REMC for an Emergency Preparedness Presentation

7. Next Meeting

- The next regularly scheduled meeting of the Kings REMO Regional Emergency Management Advisory Committee is scheduled for Monday, July 15, 2024

8. Adjournment

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE APRIL 15TH MEETING OF THE REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE BE ADJOURNED AT 11:15 AM CARRIED



Approved at the July 15, 2024, Regional Emergency Management Advisory Committee Meeting

As recorded by Dan Stovel, Regional Emergency Management Coordinator (REMC)

DRAFT

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

Name: Gillian Yorke

Date: April 29th, 2024

Date of Last Council Meeting Attended: March 25th 2024

Date of Last Council Advisory Meeting Attended: April 8th, 2024 (regrets)

Date of Last Governance Session Attended:

Committee Meeting Attendance and Synopsis

Date	Committee	Synopsis
March 25 th , 2024	Special Council Meeting: Capital Budget	Special council meeting for the capital budget plans for the Town of Kentville
March 25 th , 2024	Kentville Volunteer Fire Department: rate payers meeting	Annual rate payers meeting. Fewer than 60 people in attendance for the entire area covered by Kentville Volunteer Fire Department, those 60 votes make decisions for the rate for the year.
March 26 th	Regional Recreation Facility	Discussions will be coming to council shortly, as the committee moves forward with options.
April 3 rd , 2024	Diversity Kings	Monthly meeting of Diversity Kings
April 17 th , 2024	Kings Point to Point	Reviewing budget documents, and reviewing operations and how to improve.
April 18 th , 2024	Annapolis Valley Regional Library	Quarterly meeting for AVRL
April 22 nd , 2024	BoPC meeting with CAO Lawrence and Director Matthews	Meeting with Chair and Vice Chair to discuss budget options for the BoPC for the year ahead.
April 24 th , 2024	Board of Police Commission	Monthly meeting of BoPC. Planning for community engagement sessions, evaluations of the Board and the Chief.



COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

Town of Kentville Event Attendance and Synopsis

Date	Event	Synopsis
March 29 th , 2024	Downtown Egg Hunt	My family hunted for eggs in windows downtown and found all 12!*
		*did not submit card to win
April 19 th -21 st 2024	Kentville Home Show	Attended the home show on the 20 th . It's the first true sign that Spring has arrived in Kentville! Love checking out the new vendors and reconnecting with returning vendors.

Conference Attendance and Synopsis

Date	Conference	Synopsis
n/a	n/a	n/a

Misc Events

Date	Synopsis
March 30 th , 2024	Pancake Breakfast in support of Northeast Kings graduating class and their Safe Grad event.
April 23 rd , 2024	Burger Wars video with Laura Churchill Duke (Campaign for Kids) and Deputy Mayor Savage promoting the benefits we see in our community with all of our local business participating (Paddy's Pub, Kings Arms Pub, Maritime Express, Liv Fashion, Occasions and New Scotland Candle Company)

COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

Name: Councilor Andrew Zebian

Date: January 22/24

Date of Last Council Meeting Attended: March 25, 2024

Date of Last Council Advisory Meeting Attended: April 8, 2024

COMMITTEE MEETING ATTENDANCE AND SYNOPSIS

Date	Committee	Synopsis
March 25/24	Capital Budget 24/25	Capital Budget was discussed and approved for the year 24/25
April 16/24	Heritage Committee	Discussion around the Staff report provided regarding the Committee's inquiry into a delayed permitting schedule. The Committee has decided to send the current draft heritage bylaw to CAO Lawrence so he can familiarize himself with it and also to the Town's Solicitor. After this has work has been completed, the Committee will meet again and take further action with the intent to bring something back to Council in the very near future.

TOWN OF KENTVILLE EVENT ATTENDANCE AND SYNOPSIS

Date	Event/Conference	Synopsis
April 15/24	Meeting with CAO Lawrence, Deputy Mayor Savage & Councilor Gerrard	This meeting was focused around the KVFD's Budget request and services provided by the Town.
March 25/24	KVFD Pay Rate Meeting.	



COUNCILOR REPORT

KENTVILLE TOWN COUNCIL

MISC EVENTS

Date	Synopsis
April 2024	Have several conversations with Citizens over the proposed Deed Transfer Tax.
April	Citizen discussion over signage in Macdougall Heights.

EXPENSES

This month	Year to Date
March 2024	\$36.51 (cell Phone). From March 2023 to March 2024 (1 year period), my total expenses were \$438.00 (which is the cell phone bill provided by the Town of Kentville).



Councilor Report

Kentville Town Council

Name: Sandra Snow

Date: 25 April 2024

Date of Last Council Meeting Attended: 25 March 2024

Date of Last Council Advisory Meeting Attended: 11 March 2024

Committee Meeting Attendance and Synopsis

Date	Committee	Synopsis
21 Mar 24	Joint Fire committee Meeting	Budget discussion
22 Mar 24	IMSA – Audit Committee Valley Waste	Review of the audit plan with the auditors.
22 Mar 24	IMSA – Audit Committee Kings Transit	Review of the audit plan with the auditors
25 Mar 25	Special Budget Meeting	Presentation of Capital Budget
25 Mar 24	Council Meeting	Low-Income Tax Exemption Cornwallis Street Sign Naming of the Kentville New Minas Dog Park Regrets for April Council Advisory Committee Meeting Regional Sewer Committee Budget Review Draft 2024-2025 Operating Budget Draft 2024-2025 Capital Budget Joint Fire Services Committee Recommendation
25 Mar 24	Kentville Rate Payers Meeting	KVFD held annual rate payers meeting, increasing their ask to councils over 15%
27 Mar 24	IMSA Board Meeting	Presentation by the JRTA on plans for transit in NS and board meeting
27 Mar 24	NSFM Executive Meeting	Planning for federal advocacy
28 Mar 24	NSFM Fall Conference Planning Committee	Review of program and additions to the newly elected official training sessions
10 Apr 24	Investment Advisory Committee	Update on portfolio

Councilor Report

Kentville Town Council

16 Apr 24	NSFM Executive Meeting	Discuss office space and FOIPOP information
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Conference Attendance and Synopsis

Date	Conference	Synopsis
12 Apr 24	Presentation by Emergency management to Mayors and Wardens	Pre-briefing on details of the planned NS Guard and stand up of the EM department

Misc Events

Date	Synopsis
22 Mar 24	Presentation at KCA by Holly Carr – youth Mental Health
27 Mar 24	Lunch and greetings with the CannaConnect in New Minas. The group delivers compassionate, professional, and effective care to veterans, their families.
2 Apr 24	Met with Michael Westcott to hear plans on potential housing development.
3-24 Apr 24	Out of Office - Family



April 29, 2024

RE: Inclusion and Access Advisory Committee

Chief Administrative Officer
Jeff Lawrence
354 Main Street
Kentville, NS
B4N 1K6

902-679-2501
jlawrence@kentville.ca

As stated in Policy Statement G57 “Committees of Council”, Council has the right to appoint citizens to each committee, based on the required skills and experience needed. For the Kentville Inclusion and Access Committee, after recruitment for members through social media and on the website, Mr. Saheed Akende has volunteered to sit on this committee and has the skills, interests and experience around inclusion and accessibility

Staff recommend that Council appoint Saheed Akende to be a voting member on the Inclusion and Access Advisory Committee.

Jeff Lawrence
Town of Kentville