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The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday May 14, 2024 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

**Present:**

Mayor David Devenne  
Deputy Mayor F. Kangata  
Councillor P. Carver  
Councillor J. Feeney  
Councillor S. Lohnes-Croft  
Councillor R. Nowe  
Councillor K. Wilson  
CAO, D. Heide  
Town Clerk, K. Munroe

**Absent:**

Deputy CAO, E. Levy (with regrets)

**Gallery:**

Online & in-person gallery

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

1. Agenda

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT the agenda be approved as amended to add notice of motion under new business." Motion carried.

2. Minutes

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT the minutes of the April 19, 2024 special meeting of Council be approved as presented." Motion carried.

A motion by Councillor Lohnes-Croft, seconded by Councillor Carver, "THAT the minutes of the April 25, 2024 regular meeting of Council be approved as presented."

Motion carried.

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT the minutes of the April 26, 2024 special meeting of Council be approved as presented." Motion carried.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT the minutes of the May 10, 2024 special meeting of Council be approved as presented." Motion carried.

### 3. Public Input Session

No public comments.

### 4. Presentations

Chief Ekins of the Mahone Bay & District Fire Department Adam Ekins was unable to attend the meeting to present the Department's fourth quarter report.

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT the Mahone Bay & District Fire Department's 2023-34 fourth quarter report be received for information." Motion carried.

### 5. Correspondence

No correspondence.

### 6. Staff Reports

#### 6.1 Staff Report to Council

Council received the May 14, 2024 Staff Report to Council.

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft, "THAT the May 14, 2024 Staff Report to Council be received and filed." Motion carried.

#### 6.2 Staff Report – Appointment of Assistant Returning Officer

Council received a staff report with a request to appoint an Assistant Returning Officer for the 2024 Municipal Election.

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT Council appoint Brendan Wright as Assistant Returning Officer for the 2024 Municipal Election." Motion carried.

#### 6.3 Staff Report – Service Standards

Council received a Staff Report with proposed service standards for various services provided by the Town.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, "THAT Council direct staff to publish the Standards for Town Services, as presented, on the Town website to be updated as required." Motion carried.

#### 6.4 Staff Report – Rezoning Request

Council received a Staff Report with information concerning a request from a property owner to allow multi-unit residential uses. Such a request requires an amendment to both the Municipal Planning Strategy (MPS) and Land Use By-law (LUB).

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council direct staff to prepare draft amendments to the MPS & LUB, and related staff report, including conduct of a Public Information Meeting, for presentation to the Planning Advisory Committee.” Motion carried.

#### 7 Council Items

##### 7.1 Draft 2024-25 Operating and Capital Budgets

Council received the draft 2024-25 Town budgets.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council approve the 2024-25 General Operating Budget with operating expenditures in the amount of \$3,112,504 as presented, with general tax rates set at \$1.11/\$100 Residential and \$3.05/\$100 Commercial, and the infrastructure charge at \$502.23/unit, with \$202.23 dedicated to Stormwater Management.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Nowe, “THAT Council approve the 2024-25 General Capital Budget with expenditures totaling \$11,015,631, supported by a projected \$3,518,926 in external funding.” Motion carried.

A motion by Councillor Nowe, seconded by Councillor Feeney, “THAT Council approve the 2024-25 Fire Department Operating Budget with expenditures in the amount of \$846,205 as presented and fire tax rates set at \$0.214/\$100.” Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, “THAT Council approve the 2024-25 Fire Department Capital Budget with expenditures totaling \$702,945.” Motion carried.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT Council approve the 2024-25 Electric Utility Operating Budget with operating expenditures in the amount of \$2,968,058 as presented.” Motion carried.

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, “THAT Council approve the 2024-25 Electric Utility Capital Budget with expenditures totaling \$147,000.” Motion carried.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council approve the 2024-25 Water Utility Operating Budget with operating expenditures in the amount of \$888,797 as amended, to reflect no change in rates in 2024-25.” Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council approve the 2024-25 Water Utility Capital Budget with expenditures totaling \$4,610,241 supported by a projected \$2,144,350 in external funding.” Motion carried.

A motion by Councillor Nowe, seconded by Councillor Feeney, “THAT Council approve the 2024-25 cemetery budgets, in the amount of \$46,150 for Park Cemetery and \$22,100 for Bayview Cemetery, as presented.” Motion carried.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council approve the 2024-25 Budget Press Release.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Wilson, “THAT Council approve the 2024-25 infrastructure fee increase Press Release.” Motion carried.

## 8. Committee Reports

### 8.1 Council Remuneration Committee

Council received the draft minutes of the April 16, 2024 meeting of the Council Remuneration Committee.

### 8.2 Policy & Strategy Committee

Council received the draft minutes of the April 8, 2024 meeting of the Policy & Strategy Committee.

### 8.3 Policy & Strategy Committee

Council received the draft minutes of the April 22, 2024 special meeting of the Policy & Strategy Committee.

### 8.4 Policy & Strategy Committee

Council received the draft minutes of the May 6, 2024 special meeting of the Policy & Strategy Committee.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council accept the minutes of the April 8<sup>th</sup>, April 22<sup>nd</sup> and May 6<sup>th</sup> minutes of the Policy & Strategy Committee for information.” Motion carried.

A motion by Councillor Lohnes-Croft, seconded by Councillor Carver, “THAT Council adopt the Town of Mahone Bay Human Resource Policy Manual.” Motion carried.

### 8.5 Police Advisory Board

Council received the draft minutes of the April 25, 2024 meeting of the Police Advisory Board.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, “THAT Council direct staff to move the 50 km/h speed limit sign posted at the Mushamush River bridge

an appropriate distance further up the hill to address noted safety concerns.”

Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Lohnes-Croft, “THAT the Town of Mahone Bay Police Advisory Board remain an independent entity.”

Motion withdrawn.

### 8.6 Nominations Committee

Council received the draft minutes of the May 2, 2024 meeting of the Nominations Committee.

A motion by Councillor Wilson, seconded by Councillor Feeney, “THAT Tim Merry be recognized as the Town of Mahone Bay’s 2024 Representative Volunteer.”

Motion carried.

### 8.7 Lunenburg County Senior Safety Program

Council received the April 2024 monthly report of the Lunenburg County Senior Safety Program.

A motion by Councillor Lohnes-Croft, seconded by Councillor Carver, “THAT Council accept the April 2024 monthly report of the Lunenburg County Senior Safety Program for information.”

Motion carried.

### 8.8 Planning Advisory Committee

Council received the draft minutes of the May 7, 2024 meeting of the Planning Advisory Committee.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT the facilitated joint session of the Planning Advisory Committee, Asset Management Committee and Climate & Environment Committee proposed by the Asset Management Committee take place early in 2025.”

Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT the design of the Edgewater Street Project be shared with the Planning Advisory Committee at an appropriate stage to receive feedback.”

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft, “THAT Council refer the topic of sharing information on the Edgewater Street Project with any Town committee to the May meeting of the Policy and Strategy committee.”

Motion carried.

9. New Business

Notice of motion

Councillor Carver gave notice of motion concerning development of a policy that will regulate filming in Mahone Bay.

10. Closed Session

A motion by Councillor Nowe, at 8:26 p.m., seconded by Councillor Carver, "THAT Council go into Closed Session to discuss Contract Negotiations as permitted by the Municipal Government Act section 22(2)(e)." Motion carried.

Council came out of closed session at 8:57 p.m.

Business Arising from Closed Session

There was no business arising from closed session.

Council adjourned at 8:59 p.m. on conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Town Clerk, Kelly Munroe



**Municipal Affairs and Housing  
Office of the Minister**

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PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902-424-5550 Fax 902-424-0581 • novascotia.ca

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May 10, 2024

Dear Mayors and Wardens:

On April 5, 2024, the *Financial Measures Act* received Royal Assent in the Nova Scotia Legislature. The Act includes several amendments to the *Municipal Government Act*, *Halifax Regional Municipality Charter*, and the Housing in the *Halifax Regional Municipality Act*.

These changes aim to support housing development all over the province, update and simplify existing rules, reinforce the Code of Conduct for municipalities, fill a legal gap allowing villages to change names, and make other administrative updates to the laws.

Due to the number of amendments included in the *Financial Measures Act*, I have included a summary document that provides amendment descriptions, amendment clause numbers within the *Financial Measures Act*, and clarification about whether the amendments have been proclaimed or still require regulations.

I want to thank you all for your guidance and feedback throughout the *Municipal Government Act* and *Halifax Regional Municipality Charter* review process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John A. Lohr'.

Honourable John A. Lohr  
Minister of Municipal Affairs and Housing

Appendix A: Summary of Amendments to the *Municipal Government Act*, *Halifax Regional Municipality Charter*, & *Housing in the HRM Act* through the *Financial Measures Act*

Appendix A: Summary of Amendments made to *Municipal Government Act, Halifax Regional Municipality Charter, & Housing in the HRM Act* through the *Financial Measures Act*

<b>Amendments related to development approval process and supporting housing development</b>			
<b>Act</b>	<b>Amendment Description</b>	<b>Clause # in FMA</b>	<b>Regulations Required for Proclamation?</b>
MGA	Remove the requirement for certified copies of planning documents to enable electronic submission of planning documents to the provincial Director of Planning and Minister of Municipal Affairs and Housing. Add regulation-making authority for Minister for submission/filing, review, and approval of documents.	86 (1), 86(7), 87(4), 92 (3)	<u>Yes</u>
MGA/HRMC	Require an electronic statement from the Clerk to verify that planning documents/amendment to by-law/development agreement are a true and original copy where no certified copy is required, and remove requirement for the Province to return two copies (written notice as per the Act will be returned).	37-39, 86 (2) - (4), 87 (2), 92 (2)	<u>Yes</u>
MGA	Require that appeals for site plan and variances must A) state grounds for appeal, and B) limit an appeal to substantive matters. This includes regulation-making authority for the Minister to prescribe non-substantive matters to which appeals may not be made.	94	This amendment has received Royal Assent; <u>however</u> , regulation is required to prescribe what is a non-substantive matter.
MGA	Allow non-substantive development agreement amendments to be approved by the Development Officer rather than Council (authority exists for council to define substantive and non-substantive amendments within a development agreement).	92 (1)	This amendment has received Royal Assent.



MGA	Allow the Chief Administrative Officer (CAO) to discharge a completed development agreement in part or in whole rather than Council.	91	This amendment has received Royal Assent.
MGA	Clarify council's role regarding substantive matters and "approval in principle" of a development agreement where the final administrative contractual details will be dealt with by the CAO without triggering a need to return to Council.	92	This amendment has received Royal Assent.
MGA	Enable the requirement of off-site improvements necessary to support the development or the payment of money-in-lieu for the contribution of off-site improvements through a development agreement.	90	This amendment has received Royal Assent.
MGA	<p>Allow councils to provisionally approve a development agreement or an amendment to a development agreement during the same public meeting when the Council passes a:</p> <ul style="list-style-type: none"> <li>• Supporting amendment to the municipal planning strategy;</li> <li>• Supporting amendment to the land-use by-law; and</li> <li>• Supporting amendment to the municipal planning strategy and the supporting amendment to the land-use by-law.</li> </ul> <p>This provisional development agreement or amendment to a development is approved once the supporting amendment to the municipal planning strategy and/or land use by-law takes effect. Appeal period runs from the provisional approval.</p>	89, 97(d)	This amendment has received Royal Assent.

MGA	Authority for Minister of Municipal Affairs and Housing to designate healthcare facilities as a planning area (e.g., long-term care facility) to which municipal development rules related to planning, development, and subdivision do not apply.	88	This amendment has received Royal Assent.
Housing in HRM Act	Extension of the Executive Panel on Housing in the HRM for 2 additional years (until 2026).	54	This amendment has received Royal Assent.
<b><i>Amendments to support modernization and efficiencies</i></b>			
<b><i>Act</i></b>	<b><i>Amendment Description</i></b>	<b><i>Clause # in FMA</i></b>	<b><i>Regulations Required for Proclamation?</i></b>
MGA/HRMC	Require accommodation marketing platforms to collect and remit marketing levy fees to the municipality directly.	28, 76	This amendment has received Royal Assent.
MGA/HRMC	<p>Authorize posting on a municipal website as an alternative method of notice. This applies to the following notices:</p> <ul style="list-style-type: none"> <li>- Public Hearing for Sale or Lease of Municipal Property</li> <li>- Special purpose tax accounts</li> <li>- Sale of Distressed Goods</li> <li>- Tax Sale Advertisement</li> <li>- Adoption of By-laws</li> <li>- Planning documents (MGA only, changes already made to HRMC)</li> <li>- Notice of sale land no longer required for parks, playgrounds, or public purposes</li> <li>- Notice of Public Hearing for Street Closures</li> </ul>	29 (2), 30 (2), 32(2), 33, 34(2) 35, 36, 42, 44, 75(2), 77(2), 79, 80, 82, 83, 84, 85, 86(5), 86 (6) 87(1), 95, 96, 97, 98, 100, 105(2)	This amendment has received Royal Assent.

MGA/HRMC	Allow municipalities to serve property tax bills by electronic means if agreed to by persons in writing. If electronic means is agreed to, preliminary notices of tax sale will also be sent electronically to the person (in addition to mail).	32, 34, 79, 81	This amendment has received Royal Assent.
MGA/HRMC	Allow municipalities and villages to sell and lease property below market value for any purpose which is deemed beneficial to the municipality or village by council or the commission.	29 (1), 75 (1), 105 (1)	This amendment has received Royal Assent.
MGA/HRMC	Allow performance bonding for site plans.	40, 93	This amendment has received Royal Assent.
MGA	Provide village commissions a mechanism to request to change the name of a village as chosen by the village commission. The name change could be granted by Governor-in-Council.	101	This amendment has received Royal Assent.

***Topics to support Code of Conduct***

<b><i>Act</i></b>	<b><i>Amendment Description</i></b>	<b><i>Clause # in FMA</i></b>	<b><i>Regulations Required for Proclamation?</i></b>
MGA/HRMC	Allow councils and commissions to be notified in-camera of a Code of Conduct complaint making it to the investigation stage.	26, 73, 103	<b><u>Yes</u></b>
MGA/HRMC	Require that in addition to the investigator's recommendation, the section under which the Code of Conduct complaint was lodged be made public.	26, 73, 103	<b><u>Yes</u></b>

MGA/HRMC	Allow municipalities and villages to collect Code of Conduct fines in the same manner as taxes, and fines will be considered general revenue.	27, 74, 102	<b>Yes</b>
MGA/HRMC	Mayor, councillors, or commissioners who are absent from three or more consecutive regular meetings as a result of being sanctioned will not lose their seat.	25, 72, 104	<b>Yes</b>

**Topics relating to administrative items**

<b>Act</b>	<b>Amendment Description</b>	<b>Clause # in FMA</b>	<b>Regulations Required for Proclamation?</b>
MGA/HRMC	Clarify deemed easement on a plan of subdivision is retroactive to the date of the survey or approval of the plan of subdivision, even if that pre-dates the Act.	43, 99	This amendment has received Royal Assent.
MGA/HRMC	Changes to requirements for capital reserve funds to reflect changes in public sector accounting standards.	31, 78	This amendment has received Royal Assent.
HRMC	Correct the term “setback” in section 250A (1) to “step back”.	41	This amendment has received Royal Assent.



## MUNICIPALITY OF THE DISTRICT OF LUNENBURG

### **PUBLIC HEARING NOTICE**

Establishing Coastal Protection regulations through an amended Municipal Planning Strategy and a new Municipal-Wide Land Use By-law.

On Tuesday, May 14, 2024, Municipal Council gave Notice of its intent to establish Coastal Protection regulations by amending the Municipal Planning Strategy and adopting a new Municipal-Wide Land Use By-law.

The proposed regulations will guide how development occurs along the coast to ensure that new homes, businesses, and other structures are not placed in areas that could be at risk of coastal flooding or erosion, while protecting natural assets from potential harms caused by development.

**PUBLIC INFORMATION SESSIONS** will be held prior to the public hearing to give residents opportunities to learn about the regulations and ask questions. The public information sessions will be held as follows:

- **Riverport Community Centre on Thursday, May 23<sup>rd</sup>, 2024**  
Doors to open at 6:30 p.m. and a staff presentation starting at 7:00 p.m.
- **Lahave and District Fire Hall on Tuesday, May 28<sup>th</sup>, 2024**  
Doors to open at 6:30 p.m. and a staff presentation starting at 7:00 p.m.
- **Big Tancook Island ferry wharf (on the island) on Wednesday, May 29<sup>th</sup>, 2024 at 12:00 p.m.** An informal opportunity for residents to ask questions to planning staff.
- **Virtual public information session on Tuesday, June 4<sup>th</sup>, 2024 at 3:00 p.m.**  
Staff presentation and Q&A with residents. Presentation will be recorded and posted online. Link and information will be posted at <https://engage.modl.ca/coastal-protection>

A **PUBLIC HEARING** on the amended Municipal Planning Strategy and the new Municipal-Wide Land Use By-law will be held as follows:

**Hearing Starts: Thursday, June 13, 2024, at 4:00 p.m.**

**Evening Session: Thursday, June 13, 2024, at 7:00 p.m.**

**Hearing Location: Council Chambers, located at 10 Allée Champlain Drive, Cookville, NS**

The public can make formal written or oral submissions to Council. Written submissions will be received until 5:00 p.m. on Tuesday June 11, 2024 to April Whynot-Lohnes, Municipal Clerk, 10 Allée Champlain Drive, Cookville, NS B4V 9E4 or by email: [planning@modl.ca](mailto:planning@modl.ca). Oral submissions

will be received at the time and place of the Hearing. Council can make a decision regarding the adoption of the amended Municipal Planning Strategy and the new Municipal-Wide Land Use By-law following the Public Hearing.

Copies of the proposed regulations and related reports are available to view at the Municipal Office at 10 Allée Champlain Drive, Cookville, during normal office hours (8:00 a.m. to 5:00 p.m.) or found online at <https://engage.modl.ca/>.

For further information, contact the Planning Department offices at 902-530-2802, or visit [engage.modl.ca/coastal-protection](https://engage.modl.ca/coastal-protection).

**April Whynot-Lohnes, Municipal Clerk**

Wednesday, May 15, 2024

Municipal Services Building,

10 Allée Champlain Drive, Cookville, NS

May 23, 2024

To: Town of Mahone Bay Council members and Dylan Heide, CAO  
From: Communities in Bloom – Mahone Bay

I am writing as a citizen member of the Mahone Bay Communities in Bloom initiative who also happens to be a member of Town Council. I hope that all Council members will share the excitement of the MB CiB group who are thrilled to be promoting our community with this project.

Please look at this post about [Mahone Bay](#) on the official Communities in Bloom website to get a sense of the excitement that is brewing. This post was the first official documentation submitted by our group. The next, much larger submission, is due in late June just prior to the judges' evaluation visit on July 9<sup>th</sup>.

The two judges will rate the town on six evaluation categories, each in light of participation by the municipal government, by institutions, and by community. The evaluation categories are as follows: Community Appearance, Environmental Action, Heritage Conservation (Natural and Cultural), Tree Management, Landscape, and Plant and Floral displays.

Note that the judges will rate the involvement and contributions from the municipality in all six categories. We expect the Town to score well for its heritage conservation and its many environmental and climate change initiatives. In order for the judges to learn as much as possible about the Town's efforts in all categories, we hope that members of Council and staff will be available on July 9<sup>th</sup> to spend approximately one hour with the judges during their evaluation tour. The exact time is yet to be determined and a separate invitation with details is forthcoming.

We hope that members of Council and staff are as interested as we are to learn what the judges' report will provide in terms of suggestions and recommendations for initiatives that could be undertaken by the Town and community to enhance its appearance, environmental well-being and community spirit.

To get a first-hand sense of the excitement that can build in a Communities in Bloom municipality, you might be interested in this brief video of [Mayor Pam Mood](#), with her inimitable enthusiasm, describing what CiB has meant to Yarmouth.

The core Mahone Bay CiB group is deeply grateful that the Deputy CAO has been available to support our work, and that the Town's Climate & Environment Advisory Committee has delegated one member to participate in MB CiB. It's gratifying to have this synergy between community and Town Hall!

The committee deeply appreciates that the Town paid the Communities in Bloom registration fees to enable this project to get underway. We look forward to continued civic collaboration and support.

Thank you,

A handwritten signature in black ink, appearing to read 'Penny Carver', with a long horizontal flourish extending to the right.

Penny Carver –Talking Trees

On behalf of ~

Allison Melnick – the Mahone Bay Centre

Amanda Montgomery – ToMB Climate & Environment Advisory Committee

Anne Palfreyman – the Mahone Bay Museum

Cathy Gregoire – the Mahone Bay Garden Club

Christine DeCouto – Chair, Mahone Bay Tourism & Chamber of Commerce

Jenny Sandison – President, the Mahone Bay Garden Club

Karen Pinsent – Signature Festivals of Mahone Bay

Val Hearder – Lead, Talking Trees

Vicki Bardon – Signature Festivals of Mahone Bay



















# Report to Council May 30, 2024

















This Report to Council is intended to provide the Mahone Bay Town Council with a high-level summary of staff progress towards Council's direction to staff. As per the Town Council Policy, the report will be provided at each regular meeting of Council. The Report to Council is a living document and will improve and expand to incorporate new source documents as approved, and to respond to feedback received from Council.














Goal	Objective	Assigned	Target	% Completion
<b>Council Assignments to Staff</b>				
<b>1</b>	Staff to produce a report on the Town's Procurement Policy.	28-Jul-21	Jul., 2024	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: red; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: orange; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: yellow; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> </div> <div style="text-align: right; font-weight: bold;">75%</div>
		Notes: Assigned to Manager of Finance (Treasurer). On list of policies / by-laws to be reviewed.		
<b>2</b>	That minimum standards for housing be reflected in any housing strategy that the Town may develop.	14-Sep-21	Mar., 2025	<div style="text-align: center; font-weight: bold;">Not yet begun</div>
		Notes: Awaiting Housing Strategy development.		
<b>3</b>	Staff to reach out to MODL staff to discuss any interest in extending Town water/wastewater services into Mader's Cove / Blockhouse.	14-Jul-22	Jun., 2024	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: red; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: orange; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: yellow; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> <div style="width: 20px; height: 20px; background-color: white; margin-right: 5px;"></div> </div> <div style="text-align: right; font-weight: bold;">75%</div>
		Notes: Discussion initiated with MODL staff, will follow up when capital projects with potential to include services across Town boundaries reach design stage.		









4	Direct staff to execute a twenty-five year power purchase agreement with AREA for wind energy incremental to AREA's existing 23.5W Ellershouse Wind Farm, delivered as the wind blows and when the Town can use it in a given hour, with the added option for the Town to increase its annual takings from AREA to achieve 100% renewable energy supply if the town elects to subscribe to energy balancing services from the market.	11-Oct-22	May., 2024		75%
		Notes: In Progress. Discussed at AREA's May 7th Board Meeting, waiting on update to councils.			
5	Investigate potential locations for a new Mahone Bay Pool, as as part of that investigation, a survey be conducted with citizens.	30-Mar-23	June., 2024		75%
		Notes: Pre-design work in coordination with Mahone Bay Pool Society underway with Vigilant Management. Staff identifying external funding opportunities. Further report concerning proposed location, pre-design and cost estimates anticipated in Q1 2024-25.			
6	Prepare a report on the potential for the provision of access to Oakland Lake for fire services.		Jul., 2024		75%
		Notes: In Progress. To be discussed at next Watershed Committee meeting.			

7	Facilitate tours of the Community Solar Garden	11-Apr-23	Sept. 2024		75%	<p>Notes: In progress for Fall 2024. Interpretive displays are being developed now. Other signage for the site is also in the works. Sign up opportunities will be circulated online and via the Mayor's newsletter, when dates for tours are confirmed.</p>
8	Support welcome initiatives for the newcomers arriving from Kenya in coordination with MacLeod Group's Settlement Coordinator.	25-May-23	Ongoing		75%	<p>Notes: In progress.</p>
9	Proceed with an environmental assessment and geotechnical assessment of the Town-owned property located at the corner of Kinburn Street and Hawthorn Road.	29-Jun-23	May., 2024		75%	<p>Notes: In progress. Phase II waiting on confirmation of funds to schedule work.</p>
10	Proceed with preparations for the demolition of the Public Works garage on Aberdeen Road.	29-Jun-23	Jun., 2024		50%	<p>Notes: Demolition is scheduled to be completed by the end of June.</p>
11	Issue a request for proposals for creation of a future development plan for Park Cemetery.	27-Jul-23	June., 2024		75%	<p>Notes: In progress.</p>

12	Issue a request for proposals for update of the Town's Municipal Specifications.	12-Sep-23	June., 2024		75%
Notes: In progress.					
13	Include an additional operator (shared 50/50 between water and wastewater) in the Water Rate Study.	12-Sep-23	Jul., 2024		75%
Notes: Water rate study in progress. Report anticipated to be included in the 2024-25 budget process.					
14	Take the necessary steps to designate the road to the solar garden as an official street/lane of the Town.	28-Sep-23	May., 2024		75%
Notes: In progress. Required survey commissioned. Discussion initiated with Fire Dept. concerning service to properties accessed off proposed lane. Report to Council anticipated in May.					
15	Work with the provincial Forest Protection-Wildfire Management Department to develop a Community Wildfire Prevention Plan.	26-Oct-23	Jul., 2024		75%
Notes: In progress. Assessment of the Town by the provincial Wildfire Prevention Officer took place in December, in coordination with Town staff. Presentation on Council's Feb 29th meeting agenda. To be included with Urban Forest Management Plan development; report anticipated in Q1, 2024-25.					
16	Draft a bylaw to regulate muffler noise within Town.	14-Nov-23	May., 2024		75%
Notes: In Progress; combined with Noise By-law. Discussed at March 25 Policy & Strategy Committee Meeting, draft anticipated to May 27 Policy & Strategy Committee meeting.					
17	Develop a new draft Noise Bylaw.	14-Nov-23	May., 2024		75%
Notes: In Progress. Discussed at March 25 Policy & Strategy Committee Meeting, draft anticipated to May 27 Policy & Strategy Committee meeting.					

18	Prepare a report on the potential for a PRO Kids Program or equivalent, for residents of Mahone Bay.	09-Jan-24	Jul., 2024					25%
		Notes: Confirmation received that status quo with MODL PRO Kids Program will continue until Mar 31, 2025.  Preliminary research into development of a Town program has begun.						
19	Include standardized specifications for speed humps on public roads in the planned update of the Town's municipal specifications.	09-Jan-24	Jul., 2024					50%
		Notes: In progress.						
20	Provide a report to Council on the feasibility of waiving development fees for non-profit and charitable organizations.	25-Jan-24	Jul., 2024	Not yet begun				
		Notes: Associated with development of Fees Policy.						
21	Begin the process of obtaining a Submerged Crown Lands Lease for the mooring field and areas adjacent to the breakwater, as well as to work with adjacent property and lot owners to offer the opportunity to survey their lots at their cost.	Mar-12-24	Jul., 2024	Not yet begun				
		Notes:						
22	Prepare an updated Marina license and Letter of Agreement for Council's consideration in April.	12-Mar-24	May., 2024					75%
		Notes: In Progress.						
23	Prepare a report on hosting an annual volunteer recognition event.	12-Mar-24	June., 2024					50%
		Notes: In progress.						

24	Returning Officer to request access to and use the list of electors used in the most recent federal or provincial election as a basis for the development of the Mahone Bay elector list for the 2024 election.	09-Apr-24	June., 2024					75%
		Notes: In progress.						
25	Offer an opportunity to the owners of 624 Main Street and 38 School Street to complete the Heritage Property Registration process. If the property owners decline, staff to remove the heritage property plaques from the buildings.	09-Apr-24	June., 2024	Not yet begun				
		Notes: In progress						
26	Develop a draft Parking Bylaw based on the "maximum time free parking" signage option, for consideration by the Policy & Strategy Committee	09-Apr-24	May., 2024					75%
		Notes: To be presented to May 27th Policy & Strategy Committee meeting.						
27	Review the correspondence from Trudie Richards and and prepare a report on the feasibility of establishing a dog park.	25-Apr-24	Jul., 2024	Not yet begun				
		Notes:						
28	Publish the Standards for Town Services, as presented, on the Town website to be updated as required.	10-May-24	May., 2024					
		Notes: Completed.						

<p><b>29</b></p>	<p>Prepare draft amendments to the MPS &amp; LUB, and related staff report, including conduct of a Public Information Meeting, for presentation to the Planning Advisory Committee.</p>	<p>10-May-24</p>	<p>June., 2024</p>					<p><b>50%</b></p>
		<p>Notes: Public Information Meeting held on Thursday, May 23rd. Draft amendments and Staff Report in progress, to be presented to the Planning Advisory Committee on June 10th.</p>						
<p><b>30</b></p>	<p>Move the 50 km/h speed limit sign posted at the Mushamush River bridge to an appropriate distance further up the hill to address noted safety concerns.</p>	<p>10-May-24</p>	<p>June., 2024</p>					<p><b>25%</b></p>
		<p>Notes: In progress.</p>						

**Chief Administrative Officer's Report - Mar. 28, 2024 (next update June 27)**

1	<b>Atlantic Infrastructure Management (AIM) Network</b>	Second year as AIM Network Board Chair. Participated in 2023 annual conference in Moncton (Sept 18-20). Participated in AIM-supported South Shore Sustainability Summit (Sept 22-23).
2	<b>Municipal Joint Services Board (MJSB)</b>	Regular CAO/COO meetings ongoing. Topics include additional shared service opportunities among others. Participation in Board meetings / Strategic Planning.
3	<b>Regional Emergency Measures Organization (REMO)</b>	Regular monthly board meetings, planning exercises, and bi-monthly continue, as do weekly meetings between REMO Coordinator and CAOs/Deputy CAOs.
4	<b>Alternative Energy Resource Authority (AREA)</b>	Weekly AREA staff meetings continue by videoconference. Participation in monthly AREA EAG meetings and Board meetings as scheduled. AREA continues to manage solar garden projects for Berwick, Mahone Bay and Antigonish with regular updates to Council. Joint HOME Program review now underway with funding from FCM. WIP-funded project now begun with Berwick and RELC. Regular meetings with AREA staff on various projects and regulatory matters.



5	<b>Lunenburg County Accessibility Advisory Committee</b>	<p>CAO serving as staff policy resource to Lunenburg County Accessibility Advisory Committee (LCAAC). Funding for accessibility audits included in draft 2023-24 budget. Draft Operational Plan presented to Council by Lunenburg County Accessibility Coordinator on March 9; draft plan referred to LCAAC for review and recommendation back to Council. LCAAC recommendation to Council included on Sept. 28 meeting agenda; Operational Plan adopted on Committee's recommendation. Staff working on implementation / recommendations to 2024-25 budget.</p>
6	<b>Nova Scotia Federation of Municipalities (NSFM)</b>	<p>CAO continuing to serve on Nova Scotia Infrastructure Asset Management Working Group as AMA/NSFM representative (meeting irregularly at the moment). Participated in Working Group panel/presentation at 2022 NSFM Spring conference (May 5). Participating in scheduled NSFM calls / meetings. Attended NSFM Policing discussion November 7th.</p>

**Manager of Public Works & Transportation's Report - May 30, 2024**

<p><b>1</b></p>	<p><b>Streets &amp; Sidewalks</b></p>	<ol style="list-style-type: none"><li>1. Street line Painting Tender closed May 23rd and to completed by first of August.</li><li>2. Yellow No Parking and Sidewalk depression painting to begin again in June.</li><li>3. No Parking signage on Hawthorn Rd off of Kinburn is now posted.</li><li>4. Street sweeping - on going.</li><li>5. 3 stream recycling and dog waste stations to be installed at Long Hill and Main parking area in June.</li></ol>
<p><b>2</b></p>	<p><b>Other</b></p>	<ol style="list-style-type: none"><li>1. Thail mower to be installed on Wille by the end of May.</li><li>2. Edgewater and Marina Comfort Station are open.</li><li>3. VIC is open</li><li>4. Town Hall exterior Renovations to begin in October.</li><li>5. Renovations to Town Hall parking lots and greenspace to begin once tender has been created and awarded.</li><li>6. Old PW garage will be removed by the end on June.</li><li>7. Old Fire Hall renovations to occur once tender has been created and awarded.</li><li>8. Swimming Pool renovations are going well with new bracing and plumbing installed.</li></ol>

## Water/Wastewater System Manager's Report - Mar 28, 2024

1

### Water Supply, Treatment & Distribution

- Regular daily compliance monitoring and maintenance activities continued
- CBCL assisting as need for compliance monitoring, data collection
- Regular monitoring and maintenance activities continued. Routine or as required flushing of water mains conducted in various locations throughout the water distribution system
- Auto Flush Unit for South Main St operating daily, residential AFU installed in 647 Main St and working well, portable AFU re-installed on Fairmont St. & improvements noted. Edgewater St. AFU location TBD (possible line extension)
- Cross Connection Control Program in progress, draft by-law/ UARB under review. Staff working to identify and surveying risk locations, and customer mailout in the works.
- Winter Leak Survey completed and repairs made on Pleasant St. and Main St.
- Spring High Velocity flushing completed in May, only a few complaints post flushing.  
Spring HV flushing identified a customer lateral leak that has since been repaired.
- Notices for Annual Lead Sampling volunteers to be sent this spring
- WSP in the design stage for the Main St Water/Wastewater and Storm upgrades
- New fire hydrant for Welcome st to be installed this summer.

2	<b>Sewage Collection &amp; Treatment</b>	<ul style="list-style-type: none"><li>•Regular daily compliance monitoring and maintenance activities continued</li><li>•Tender for pumping station repairs and upgrade posted with no interest, Project to be reviewed and re-tendered</li><li>•Door modifications of chemical room WWTP for PAA tote delivery. Completed</li><li>•Treatment cell #3 drain and cleaning planning started, quotations requested for sludge hauling and disposal. Pending approval and weather for 2024</li><li>•Sewer main cleaning and inspections completed on Pine Grove and Fairmont Streets. Parish St. + others TBD</li><li>•New service connections on Stovepipe Ln, Hawthorn Rd, &amp; LongHill Rd scheduled for Spring 2024</li><li>•CBCL sent an update for PAA Pilot Project Final Report including recommendations and budgets</li><li>•Investigations started to locate sources of Tidal infiltration affecting collection system. New tidal check valve installed on Edgewater St with improvements seen immediately.</li><li>•Stormwater Infiltration Study Jan-Mar 2024, completed.</li><li>•Two sewer lateral repairs completed (town side), others as required.</li></ul>
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## Climate & Energy Program Manager's Report - May 30, 2024

1	<b>Climate and Environment Advisory Committee</b>	The committee is meeting monthly. The last meeting of the C&E committee took place on May 1st 2024.
2	<b>HOME program reboot</b>	Greenfoot Energy Solutions are the contractors for the HOME program. A brochure is now available at the front office for new residents. The contract between AREA and Greenfoot has been extended until May 31st 2024.
3	<b>HOME Program Review</b>	Navigate Energy 's review of the HOME program has been completed and a report has gone to Council.
4	<b>Solar Garden</b>	The solar garden has been officially switched on as of January 2024. Preparations for tours, beginning in the fall, have begun.
5	<b>Home EV Charger Pilot</b>	Work on a brochure has begun, and a few EV owners have been contacted in terms of their participation in the program.
6	<b>Urban Forest Management Plan</b>	A contract is being done up between the company Atlantic Tree Solutions and the Town, to carry out some work in regards to the management of street trees.
7	<b>Living Shoreline Extension</b>	Funding for the 100 meter extension of the Living Shoreline was officially announced by the province at Oh My Cod! on Thursday, November 23rd. This project is being funded through the Sustainable Communities Challenge Fund. Lauren is working with Coastal Action on getting permission from all upland property owners. Geotechnical work has been completed and the results from that are undergoing assessments. Design work will be started as soon as the geotechnical assessments have been completed.

<b>8</b>	<b>Grant Applications</b>	<p>We have been successful in receiving funding from the Clean Foundation for 2 summer students, one Climate Adaptation Intern and one GHG Inventory Intern. These internship positions have been filled. The positions go from May 13th until August 23rd. The Town submitted a Connect2 application for the NSLC active transportation trail and were not successful.</p> <p>We have been successful in our application to the Community Climate Capacity program and now have a part-time staff member, Hayley Drapeau, who will be dedicating 30 hours a month towards forwarding the Town's natural asset initiatives for the next 3 years.</p> <p>We are planning to apply to the Low Carbon Communities Fund, the FCM Tree Planting program and the Building to Net-Zero Cohort program.</p>
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## Finance Manager's Report - May 30, 2024

<b>1</b>	<b>Tax Bills</b>	Dated: July 31
<b>2</b>	<b>22/23 Audit/FIR</b>	Expected to be completed by June/July 2024
<b>3</b>	<b>23/24 Audit/FIR</b>	Audit expected to start July 2024
<b>4</b>	<b>NSUARB</b>	Dylan and Ashley to attend meeting with board on June 14 (along with other AREA partners)
<b>5</b>	<b>New Staff</b>	Expected to advertise for new staff in May - hiring in June.

## Deputy CAO's Report - May 30, 2024

1	<b>Grant and External Funding Research/Applications</b>	Currently conducting research into funding opportunities for the construction of a pool and housing related funding.
2	<b>Managerial and Staff Support</b>	Working with management and staff in a supportive role on several things including: Work Order Management Software Selection Human Resource Policy Implementation Development of 2024-2025 Business Plan Accessibility Implementation Planning
3	<b>Protective Services</b>	Attendance at regular REMO meetings including, Planning Committee, CAOs Meetings, Advisory Committee, Simulations and Trainings.  Continued communications with RCMP and attendance at a Policing Services meeting in Liverpool.  Attendance at the Maders Cove Fire Protection Commission annual rate payers meeting in May.
4	<b>Policy, Bylaw, and Organizational Development</b>	Currently working to implement new Human Resource Policy Manual. Continued work on Policy/Bylaw Development such as: Parking Bylaw, Noise Bylaw, Subdivision Bylaw.
5	<b>Recreation and Community Development</b>	The Town has join an inter-municipal initiative called Project Volunteer which launched in January to encourage volunteerism in our communities. DCAO attended a Volunteer Recruitment Fair at the Mahone Bay Centre to represent the town in search for volunteers for committees and comfort centre. Continued work on grant applications and fundraising planning in cooperation with the Pool Society on the construction of a new pool.



6	IT	Working with MJSB IT to bring forth TOMB IT priorities to contribute to their strategic planning and budgeting processes.
7	External Relations and Organizational Development	Continued work with other municipal units in Lunenburg County and Queens County on shared initiatives and interests to examine areas for increased efficiency and efficacy. Attended the AMANS Spring Conference in May. Attends regular AMANS regional meetings and regular communications with Municipal Advisor.

**By-law and Policy Review - May. 30, 2024**

1	Stormwater Management By-law	Target	Staff to draft Stormwater Management By-law in context of Plan Review.
		27-May-24	
2	Subdivision By-law	Target	Based on feedback from the Chester Planning staff and the Planning Advisory Committee, a draft bylaw was created and is currently under review.
		27-Jun-24	
3	Noise By-law	Target	New draft presented at the May 27, 2023 Policy and Strategy Committee Meeting.
		27-May-24	
4	Parking By-Law	Target	Draft presented at the May 27, 2023 Policy and Strategy Committee Meeting.
		27-Jun-24	
5	Human Resources	Target	Draft Human Resource Policy Manual has been adopted by Council and staff are working on the implementation.

**Service Statistics - May. 30, 2024**

1	By-law Enforcement	Apr, 2024	Parking Tickets: 2		
		Notes: The Bylaw Enforcement Officer continues to be a presence in town with regular foot patrol. Some complaints about noise, both pedestrian and vehicular. The Bylaw Enforcement Officer continues to be a resource during bylaw developments to offer insights into enforceability.			
2	Police Services (founded & SUI occurrences)	Q4 2023	66	CalendarYTD: 303	
		Notes:			
3	Mahone Bay & District Fire Department	Jan-Mar (Q1)	16	YTD: -	
		Fire Calls: 3; Fire Alarms: 2; Mutual Aid: 7; Medical Calls: 1; Motor Vehicle: 1; Other: 2.			
		Notes:			
4	Traffic (Speed Signage)	Apr, 2024	<b><u>MAIN STREET (50 km/h)</u></b> Median Speed ~57 km/h		
			<b><u>EDGEWATER STREET (50 km/h)</u></b> Median Speed ~56 km/h		
			<b><u>51 LONG HILL ROAD (40 km/h)</u></b> Average Speed 35 km/h		
		Notes: Tube counters taken in for the winter.			
5	Solid Waste (Tonnage) - Feb	2023-24 YTD	1149.06	2022-23: 1065.26	
		Notes: Recyclables = 128.87 (including cardboard); Organics = 246.28; Garbage/Other = 764.68; Septic/Treatment Plant = 9.23.			

6	HOME Program	Leads: 60	Installations: 6	
		Notes: A review of the HOME program has recently been completed and staff are working on an application to FCM for renewal / expansion of the program.		
7	Water Utility	Pumped	Q4 2024 (flow meter total)	
			56,442,000 Litres <i>Q3: 55,203,000 Litres</i>	
		Treated	Q4 2024 (4th Quarter total)	
			43,631,000 Litres <i>Q3: 43,942,000 Litres</i>	
		Sold	Q4 2024 (4th Quarter total)	
			22,650,539 Litres <i>Q3: 22,892,000 Litres</i>	
		Accounted NRW (flushing, etc.)	Q4 2024 (Calculated quarterly total)	
			3,246,600 Litres <i>Q3: 4,978,900 Litres</i>	
		Losses NRW	Q4 2024 (4th Quarter total)	
			17,733,861 <i>Q3: 16,071,100 Litres</i>	
8	Electrical Utility (Q4)	Purchased (AREA)		\$137,096
		Purchased (NBP)		\$501,356
		TOTAL Purchased		\$638,451
		Sold (Commercial)		\$50,183
		Sold (Residential)		\$554,998
		Sold (Power & Demand)		\$332,491
		TOTAL Sold		\$937,672
9	Solar Garden	April, 2024	262 MWh (vs. 209.3 Anticipated)	

10	EV Chargers (updated May 27th 2024)	YTD	1,798 Charging Sessions	4,057 Hrs / \$5,956	23,501 kWh
		April 2024	74 Charging Sessions	193 Hrs / \$287	1,202 kWh
11	Development Services	Approved Subdivisions		Apr, 2024	0
		Development Permits		Apr, 2024	3
12	Comfort Stations (Aug 2023)	Edgewater Street	1,968 (9,411 YTD)	Main St.	524 in May (Counter Down)
13	CodeRED Registrations	30/04/2024	Residential: 454; Business: 17; Email: 241; Text: 349; TDD: 5.		
		31/01/2024	Residential: 454; Business: 17; Email: 238; Text: 345; TDD: 5.		
		31/12/2023	Residential: 455; Business: 17; Email: 238; Text: 345; TDD: 5.		
		31/1/2023	Residential: 412; Business: 19; Email: 208; Text: 286		
		31/12/2022	Residential: 412; Business: 19; Email: 209; Text: 286		
		31/1/2022	Residential: 336; Business:10; Email: 176; Text: 231		
		31/12/2021	Residential: 326; Business: 10; Email: 170; Text: 220		
		31/01/2021	Residential: 285; Business: 10; Email: 150; Text: 189		
		31/12/2020	Residential: 285; Business: 10; Email: 146; Text: 189		
		31/03/2020	Residential: 243; Business: 12; Email: 134; Text: 157		

# 2021-25 Strategic Plan - May 30, 2024

## Sustainable Municipal Services

		2021				2022				2023				2024			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
<b>1.1.1</b>	<b>Undertake water, wastewater &amp; electrical rate studies</b>	Operating Initiatives															
	Water																
	Wastewater																
	Electrical																
		<p>Electrical rate study by BDR (contracted by AREA), presented to Council's October 20th meeting. Application submitted to NSUARB; hearing took place February 14th. Decision Issued April 28th, required compliance filling made May 12th. Flow through application approved effective Jan 1, 2024. Water utility rate study now underway, report anticipated to Council in July.</p>															
<b>1.1.2</b>	<b>Implement initiatives to increase utility demand</b>	Operating Initiatives															
		<p>EV Home Charger Pilot approved to begin April 1, 2024. FCM-funded HOME Program review/expansion report delivered to Council. Funds for FCM application to revamp Program along with other MEUs included in 2024-25 budget.</p>															

**1.1.3 Complete water and wastewater system diagnostics** **Operating Initiatives**

Water



Water Distribution System Audit with Xylem Inc. completed; recommendations incorporated into 2022-23 budget / business plan and ongoing.

Wastewater



Wastewater (stormwater) system diagnostic project carried out in 2023-24 to inform future year capital projects.

**1.1.4 Strategically replace/upgrade utility infrastructure** **Capital Projects**

Project 1

Project 2

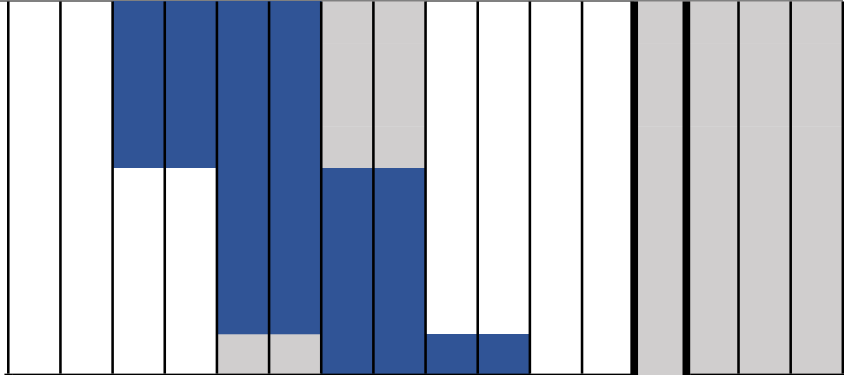
Project 3



Project to upgrade lines from Main Street to Water Treatment Plant (with MacLeod Group) complete. Investing in Canada Infrastructure Program supported project on Main Street West in 2024-25 budget (engineering); construction anticipated in 2025.

**1.2.1 Develop 10-year asset management plans for each asset class**

- Electrical
- Water
- Wastewater
- Stormwater
- Buildings and facilities
- Transportation
- Recreational facilities
- Equipment & Vehicles
- Natural infrastructure



AIM Cohort 2.0 completed. Development of draft Water, Wastewater, Stormwater and Transportation asset management plans currently underway with AM Committee. GIS for AM transitioned from ESRI to Civitas/QGIS.

**1.2.2 Integrate asset management plans into 10-year capital budget**



**1.3.1 Accessibility Operational Plan**

**Operating Initiative / Capital Projects**

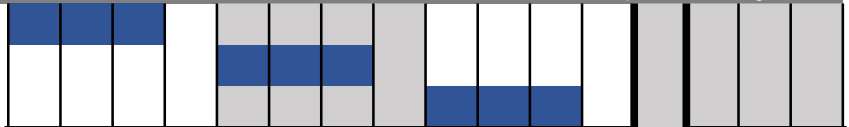


Draft operational plan presented to Council March 9, 2023. Referred to Lunenburg County Accessibility Advisory Committee for recommendation back to Council. Recommendation from LCAAC received Sept 28, 2023; Operational Plan adopted on Committee recommendation. Recommendations included in 2024-25 budget.



**1.3.2 Improve transportation infrastructure to support healthy living** Capital Projects

- Project 1
- Project 2
- Project 3




Crossings at Anglican Church, Lutheran Church (pride crossing), Medical Clinic, Kedy's Landing, and Main/Long Hill completed. Trail crossing signage improved. Speed humps on Clairmont/Kinburn and Pleasant/Fauxburg completed. Tee-up of Pleasant/Main in engineering stage. WSP engineers presented concepts report for Edgewater/Main intersection Apr 21, 2023. Edgewater multi-use trail (with anticipated external funding) included in 2023-24 budget approved June 13th. Several active transportation projects included in 2024-25 budget.

## Equitable & Inclusive Growth

		2021				2022				2023				2024			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
<b>2.1.1</b>	<b>Complete Plan Mahone Bay MPS/LUB Process</b>	Operating Initiative															
		■	■	■													
		<p>Draft MPS/LUB documents presented to Oct 3rd, 2023 Planning Advisory Committee meeting, recommended to Council, received first reading October 26th, Public Hearing took place December 5th. Revised documents given first reading January 12th; hearing took place January 31st. Documents given second reading January 31st. Ministerial approval received; documents now in force.</p>															
<b>2.1.2</b>	<b>Develop and implement Housing Strategy</b>	Operating Initiatives															
						■	■	■	■	■	■	■	■				
		<p>Housing needs assessment received from Province July 2023. Housing Accelerator Fund application submitted in August, 2023 including Housing Action Plan component. HAF funding not approved. Studies proceeding on Hawthorne/Kinburn properties.</p>															
<b>2.2.1</b>	<b>Review service levels and align with residents' ability to pay</b>																
										■	■	■	■				
		<p>Low Income Tax Exemption process enhanced in 2022-23 annual budget. Service standards report requested by Council now under development, anticipated in Feb 2024. Intercommittee service levels discussion proposed by Asset Management Committee scheduled by Council for early in 2025.</p>															

**2.2.2 Explore shared services and partnerships for efficient service delivery**



Discussions underway through AREA for expanded electrical service partnership with RELC. MIP project underway to explore shared electrical services with Berwick / RELC. Staff have approached MoDC and MoDL re shared engineering services; discussions stalled due to staff turnover in those units. Discussion of shared services through MJSB prioritized in recent MJSB strategic planning process / intermunicipal review; OHS shared service proceeding this Fall.


**2.2.3 Establish inclusive strategies for provision of municipal services**







Development of service standards underway at Council's direction. Town participating in Lunenburg County Anti-Racism & Anti-Discrimination Committee initiative with other municipal units in Lunenburg County; recommendations regarding services anticipated.

**2.2.4 Expand existing infrastructure to support planned growth** **Capital Projects**

Project 1  
Project 2



Major extension of services on Edgewater Street included in 2024-25 budget for construction in 2025.

2.3.1	Align staff capacity, capital and operating plans with strategic plan	 <p data-bbox="634 226 1469 590">2022-23 annual budget included investments in staff capacity in Public Works and Finance, 2023-24 budget included separation of Town Clerk and Deputy CAO positions to improve strategic focus, 2024-25 budget enhanced staff capacity in several areas including water treatment.</p>
2.3.2	Update policies and by-laws for effective governance / Plan implementation	 <p data-bbox="634 674 1469 789">Numerous policies and by-laws developed / amended.</p>
2.3.3	Prioritize public engagement processes supporting Plan implementation	 <p data-bbox="634 873 1469 1083">Council adopted Public Engagement Policy and has subsequently approved numerous Public Engagement Plans in relation to Council's strategic priorities.</p>
2.3.4	Regularly review progress and continually improve strategic plan	 <p data-bbox="634 1167 1469 1323">Most recent annual strategic plan review completed April 9, 2024 with no amendment of strategic plan.</p>

## Environmental Leadership

		2021				2022				2023				2024			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
<b>3.1.1</b>	<b>Community Greenhouse Gas (GHG) Reduction Action Plan</b>	<b>Operating Initiatives</b>															
		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
		<p>Implementation of Community Greenhouse Gas (GHG) Reduction Action Plan proceeding apace. Climate &amp; Environment Committee established with a mandate to review the GHG Reduction Action Plan and recommend updates to Council. Most recent annual GHG Reduction Plan review and update for completed with Committee / Council in March, 2024.</p>															
<b>3.1.2</b>	<b>Expand home heating program</b>	<b>Operating Initiative</b>															
		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
		<p>Joint review of HOME Program - Berwick, Antigonish and Mahone Bay - completed in March, work on FCM application for program expansion underway now.</p>															
<b>3.1.3</b>	<b>Expand electric vehicle charging infrastructure</b>	<b>Capital Projects</b>															
		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
		<p>Equipment received, installations completed at all locations (town hall, marina, clairmont street, MBC, main street, fire station). Chargers now online. Promotion of EV chargers will continue.</p>															

**3.1.4 Invest in renewables (e.g., community solar garden) Capital Project**

The construction phase continues, with completion anticipated in late October / early November. The second open house on the project took place October 19th 2022 and was well attended with ~90 participants. Third and final open house took place December 11th. Solar garden came online January 12th.

**3.1.5 Support regional initiatives that contribute GHG reduction Operating Initiatives**

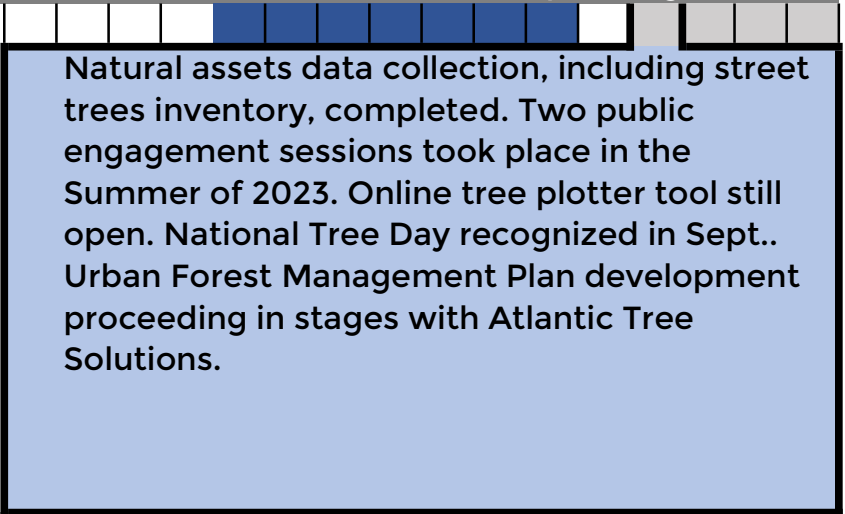
Ongoing discussions concerning regional transit system. CAO participating on Joint Regional Transportation Committee. Staff have been in discussions with MODL concerning potential cooperation on GHG reduction initiatives. South Shore Sustainability Summit organized by Town of Mahone Bay, Town of Bridgewater and Municipality of the District of Lunenburg took place Sept. 22-23. Town participating in Clean NS Climate Capacity initiative along with MODL.

**3.2.1 Develop and implement policies / by-laws supporting adaptation measures**

**3.2.2 Invest in infrastructure (shoreline and stormwater management) Capital Project**

Demonstration project with Coastal Action completed in 2022. 2024-25 budget approved May 14 included extension of shoreline to Kedy's Landing with Provincial funding confirmed and federal funding sought.

**3.3.1 Urban Forest Management Plan (including parks) Operating Initiative**

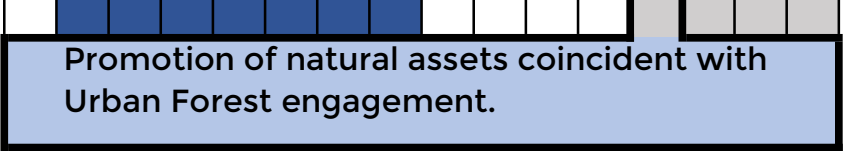


Natural assets data collection, including street trees inventory, completed. Two public engagement sessions took place in the Summer of 2023. Online tree plotter tool still open. National Tree Day recognized in Sept.. Urban Forest Management Plan development proceeding in stages with Atlantic Tree Solutions.

**3.3.2 Invest in infrastructure (straight pipes) and land acquisitions Capital Projects**



**3.3.3 Encourage recognition of the value of natural assets Operating Initiatives**



Promotion of natural assets coincident with Urban Forest engagement.

## **2024-25 Budget**

**The 2024-25 budget was adopted by Council on May 14th, it can be reviewed on the  
Town's website at**

**[https://www.townofmahonebay.ca/uploads/1/3/0/6/130665195/2024-05-16\\_final\\_budget\\_document.pdf](https://www.townofmahonebay.ca/uploads/1/3/0/6/130665195/2024-05-16_final_budget_document.pdf)**



## Kelly Munroe

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**From:** Penny Carver  
**Sent:** May 23, 2024 1:24 PM  
**To:** Kelly Munroe  
**Subject:** Motion for Council Items, May 30

Hi Kelly,

Please include this motion in the Council Items section of the May 30<sup>th</sup> agenda.

Be it resolved that Council of the Town of Mahone Bay direct staff to prepare a draft Film Production Policy for the Town that will ensure that filming has minimal disruption to the daily life of citizens, businesses, and visitors by describing requirements for such factors as permitting, traffic control, and effective communication protocols with all stakeholders, as well as any other relevant factors, and further that the Mahone Bay Tourism and Chamber of Commerce be consulted in the preparation of the draft policy.

Thank you,

*Penny*

Penny Carver  
Councillor, Town of Mahone Bay

A meeting of the Climate and Environment Advisory Committee for the Town of Mahone Bay was held on Wednesday, May 1<sup>st</sup>, 2024, at 9:05 a.m. at the Mahone Bay Centre (45 School Street).

Present

Councillor Penny Carver

Councillor Kelly Wilson

Veryan Haysom

John Evarts

Gregg Little

Amanda Montgomery

Lauren Clark, Climate & Energy Program Manager (Secretary)

Absent:

Dylan Heide, CAO (with regrets)

Richard Wilson

1. Approval of Agenda

A motion by V. Haysom, seconded by G. Little, "THAT the agenda be approved" Motion carried.

2. Approval of the Minutes

A motion by V. Haysom, seconded by G. Little, "THAT the minutes of April 10th, 2024 be approved as amended to add the word "decision" after the word "Council" in 3. c." Motion carried.

3. Updates

3.a) MBARC document – April 9<sup>th</sup> Council meeting decision

It was reiterated that the MBARC public engagement plan had been approved and that communications to the community about the project should begin soon.

3.b) Communities in Bloom (CiB)

Councillor Carver and A. Montgomery (informal liaison for CiB) communicated various details about the program. Committee members discussed potential avenues for involvement with Communities in Bloom going forward.



### 3.c) Coastal Protection Act

A motion by V. Haysom, seconded by A. Montgomery

#### **“Whereas:**

1. On 26 February 2024 the Government of Nova Scotia announced a plan to protect people, homes and nature in a document titled *The Future of Our Coastline* (“the plan”);
2. The plan is intended, amongst other things, to support municipal leadership to adapt to the impacts of climate change in the belief that municipalities are best equipped to take critical action designing and building coastal communities that are safe and resilient to climate change;
3. The Town of Mahone Bay lacks jurisdictional control over the shoreline and near shore necessary to (i) take effective action for protection of the community, (ii) adapt to climate-driven changes to the ocean and the shoreline, and (iii) transition to a safe and resilient coastal community; and
4. The Town of Mahone Bay is not equipped to take the critical actions necessary to protect our community and coastline in the face of climate change, including sea-rise, storm surges, and increasing wave intensities and heights,

#### **Now, therefore, the Climate and Environment Advisory Committee recommends to Mahone Bay Town Council that:**

By way of responding to the letter sent on February 26, 2024, to all municipalities by The Hon. John A. Lohr, Minister of Municipal Affairs and Housing and The Hon. Timothy Halman, Minister of Environment and Climate Change, the Council formally request the Federation of Nova Scotia Municipalities to engage with the Government of Nova Scotia to ensure that all coastal communities are fully equipped to effectively protect and manage our coast and to adapt to climate change, including by:

1. enacting amendments to the *Municipal Government Act*:
  - (a) to grant coastal municipalities clear regulatory powers with respect to the control and management of all aspects of coastal protection and development; and

- (b) to extend the territorial jurisdiction of coastal municipalities to adjacent near shore areas that are
    - (i) solely under provincial jurisdiction; and
    - (ii) reasonably necessary for purposes of protecting the community from, and facilitating its adaptation to, the oceanic effects of climate change; and
  - (c) to exempt municipalities, their councilors and staff from any action or proceeding in respect of anything done or omitted to be done by any of them in the good faith exercise of a power or performance of any duty or function related to coastal protection and development including any errors or omissions in decisions, maps, plans and zoning designations or boundaries and any decision, action taken or structure installed or erected for purposes of protecting the community from sea-level rise, flooding, and other impacts attributable to climate change; and
2. establishing arrangements by which regular and adequate funding will be provided:
- (a) to equip Nova Scotia communities to be safe and resilient to climate change; and
  - (b) to enable coastal communities to provide programs, services and infrastructure related to coastal protection and management; and
  - (c) without limiting the generality of the foregoing, to ensure that municipal governments possess the capacities and resources necessary for climate change adaptation and resilience and for coastal protection and management including: staff; the data and technologies required for site-specific flood and erosion mapping; relocation and re-engineering of municipal infrastructure; development of community adaptation and resilience; enhancement and management of green infrastructure; nature-based solutions for coastal protection; and administration and enforcement of community coastal management and climate change adaptation regimes.”

Motion carried.



#### 4. Hemlock Woolly Adelgid

Committee members discussed the invasive species, hemlock woolly adelgid in the context of old growth hemlock trees in town, including in Jubilee Woods. There was a discussion of various preventative methods and treatments being applied by the Department of Natural Resources and Renewables, the Town of Bridgewater, and Atlantic Tree Solutions. There was some discussion around public engagement, economies of scale in terms of prevention and treatment, and the importance of hemlocks, particularly when it comes to water retention, as they grow in wetlands and how areas of Jubilee Park would be flooded if the hemlocks were to disappear.

#### 5. NSFM Low Carbon Leadership Conference

L. Clark relayed information to committee members about this upcoming event.

#### 6. Adjournment

The committee adjourned at 10:51 a.m.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Chair, Councillor Penny Carver

Climate and Energy Program Manager  
Lauren Clark (Acting Recording Secretary)



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The meeting of the Town of Mahone Bay's Council Remuneration Committee was held on Wednesday, May 1, 2024 at 11:00 a.m.

**Present:**

Deputy CAO, Eric Levy  
Colleen O'Neill (virtual)  
Kim Saunders

**Absent:**

Manager of Finance, Ashley Yeadon-Wentzell (with regrets)  
David Lesiuk

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

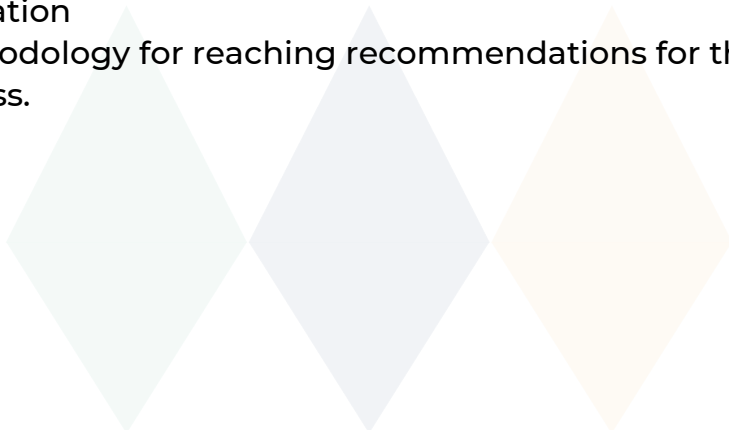
1. Approval of Agenda

The agenda was approved by the Committee members present.

2. Agenda Items

2.1. Discussion on Council Remuneration

The Committee discussed the methodology for reaching recommendations for the Council remuneration review process.



TOWN OF MAHONE BAY



Chair, Colleen O'Neill



Deputy CAO, Eric J. Levy



The meeting of the Town of Mahone Bay's Council Remuneration Committee was held on Wednesday, May 14, 2024 at 1:00 p.m.

Present:

Colleen O'Neill

Kim Saunders

David Lesiuk (virtual)

Deputy CAO, Eric Levy

Manager of Finance, Ashley Yeadon-Wentzell

Absent:

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

1. Approval of Agenda

The agenda was approved by the Committee members present.

2. Approval of Minutes

The minutes of the May 1, 2024 meeting were approved by the Committee.

3. Agenda Items

3.1. Data Freeze

The Committee reviewed the data collected thus far and refined the data set. The Committee agreed that the data collected would be a good basis to assess the current state of Council requirements to form a recommendation on remuneration.

3.2 Working Discussion

The Committee discussed next steps in their process. It was determined that there would be comparator municipalities selected to survey to draw a basis of comparison



for the compensation review. Eleven (11) potential comparator municipalities in Nova Scotia were selected to survey. The survey will be developed by team members and distributed by the Deputy CAO.

4. Next Meeting

The next meeting will be May 28, 2024 at 1:00pm in Council Chamber

5. Adjournment

The meeting adjourned at 3:00pm.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

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Chair, Colleen O'Neill

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Deputy CAO, Eric J. Levy





A meeting of the Heritage Advisory Committee for the Town of Mahone Bay was held on Wednesday, May 8, 2024 at 3:00 p.m. in Council Chambers.

Present:

- Councillor Joseph Feeney
- Councillor Penny Carver
- Bryan Palfreyman
- Garry Macey
- Colin Kingsmill
- Deborah Trask, Heritage Researcher
- Kelly Munroe, Town Clerk

Absent:

- Annette St. Onge

Colin Kingsmill, new committee member, was introduced to committee members.

1. Approval of Agenda

A motion by Mr. Palfreyman, seconded Councillor Carver, “THAT the agenda be approved as presented.” Motion carried.

2. Minutes

A motion by Councillor Carver, seconded by Mr. Palfreyman, “THAT the minutes of the April 10, 2024 meeting of the Heritage Advisory Committee be approved as presented.” Motion carried.

3. Heritage Trust Presentation Planning

The committee discussed logistics concerning the Heritage Trust of Nova Scotia presentation taking place on May 28<sup>th</sup>.

4. Scoring of 640 Main Street

The committee scored 640 Main Street for heritage value.

The properties at 640 Main Street and 630 Main Street will be added to the list of properties whose owners are sent an invitation to the Heritage Advisory Committee’s May 28<sup>th</sup> event with HTNS.

The meeting adjourned at 4:24 p.m. at the conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Chair, Councillor Joseph Feeney

Town Clerk, Kelly Munroe

Future Items for Discussion

Individualized heritage plaques (like in Town of Lunenburg)

DRAFT

A meeting of the Cemetery Committee for the Town of Mahone Bay was held on Friday, May 16, 2024 at 9:00 a.m. in Council Chambers.

Present:

Councillor Feeney

Councillor Nowe

Mayor Devenne

B. Morse

S. Maples (left at 10:11am)

D. Heide, CAO

J. Uhlman, Manager of Public Works & Transportation

A. Yeadon-Wentzell, Manager of Finance

K. Munroe, Town Clerk

Absent:

1. Approval of Agenda

A motion by Ms. Maples, seconded by Mayor Devenne, "THAT the agenda be approved as amended to add correspondence from Commonwealth War Graves." Motion carried.

2. Minutes

A motion by Mr. Morse, seconded by Ms. Maples, "THAT the minutes of the July 7, 2023 meeting be approved as presented." Motion carried.

3. Operations Report

Jonathan Uhlman, Manager of Public Works & Transportation, provided the Operations Report to the committee. The committee discussed how to address toppled stones in Park Cemetery.

A motion by Mayor Devenne, seconded by Councillor Nowe, "THAT the committee recommend that Council direct staff to bring a revised draft Cemetery Bylaw to the next meeting of the Cemetery Committee with revisions focusing on updating fee structures." Motion carried.

Mr. Heide updated the committee on assessments that have been carried out on the aging trees in Park Cemetery. Staff are waiting for more advice on the trees and will report back to the committee once received.

#### 4. Old Business

##### a. Expansion – Park Cemetery

The committee reviewed the proposal from Landscape Architect, Oliver Bence.

##### b. Fee Review – Differential Resident Rates

The committee received a memo from staff with recommendations concerning plot fee increases for Park Cemetery. Staff will incorporate updated fee structure in bylaw revision on Council's direction.

#### 5. New Business

##### a. Green Burials

Mr. Morse informed the committee that the Municipality of the District of Lunenburg has permitted green burials on private property in their municipality; people can be buried on their property as long as the burial is registered on the property deed.

##### a. Commonwealth War Graves Agreement

The committee reviewed an agreement from Commonwealth War Graves concerning a maintenance and annual contribution agreement.

Discussion at next meeting:  
Draft revised Cemetery Bylaw  
Park Cemetery sign concept

The meeting adjourned at 10:30 am.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Chair, Councillor Joseph Feeney

Town Clerk, Kelly Munroe

The regular meeting of the Asset Management Committee for the Town of Mahone Bay was held on Thursday, May 16, 2024, at 12:10 PM via video conference.

**Present:**

Mayor, D. Devenne

Councillor R. Nowe

N. Pavlinic

D. Waterfield (arrived at 12:22)

H. Baxter

CAO, D. Heide

**Absent:**

Manager of Finance, A. Yeadon-Wentzell (with regret)

**Gallery:**

None

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

Approval of Agenda

A motion by, N. Pavlinic seconded by H. Baxter, "THAT the agenda be approved as amended to add Land Use Planning & Availability of Services as item #4."

Motion Carried

Approval of Minutes

A motion by N. Pavlinic, seconded by Councilor Nowe, "THAT the minutes of the March 28, 2024, Asset Management Committee be approved as amended to include the Comments on March 28 Agenda Items from Nicholas Pavlinic document which had been circulated in the meeting package."

Motion Carried

Review of 2024-25 Capital Budget & Next Steps for Asset Management Plans

CAO D. Heide reported to the Committee on the passage of the Town's annual operating and capital budgets on May 14<sup>th</sup>. The 10-year capital investment plan included in the budget, with additional detail, will be provided to the Town's AM consultants to

update the Town's AM database and enable the generation of updated maps, tables and graphs for the draft asset management plans. Going forward the updating process could be performed annually following the approval of the budget.

Staff plan to introduce the updated draft Water, Wastewater, Transportation and Stormwater plans to the Committee in June.

#### Land Use Planning & Availability of Services

N. Pavlinic addressed the Committee concerning the intersection of municipal services and land use planning, in particular with respect to as-of-right development.

Committee members discussed how to factor in service risk from growth and development in Mahone Bay (essentially the probability that existing infrastructure will fail to service a growing population without investment). Regardless of condition undersized infrastructure will fail to deliver services in a growth environment.

The difficulty of prioritizing infrastructure investments across asset classes was also discussed.

Staff will follow up in this regard with the Town's AM consultants and it was agreed this item would appear on the Committee's next regular meeting agenda for further discussion.

#### Proposed Cross-Committee Meeting re Service Levels

CAO D. Heide updated the Committee that Council had recently received and approved a recommendation from the Planning Advisory Committee – citing the prior recommendation of the AM Committee – to hold the proposed facilitated session early in 2025.

#### Municipal Specifications Update

CAO D. Heide provided an update on the status of the municipal specifications update and how this related to the Subdivision By-law under development. Committee members discussed and provided feedback on identified areas of the existing standard specifications from 2002, to inform the update of the standards with an external engineering consultant hired for this purpose.

#### Training Opportunities

Training opportunities will be updated when available. Annual AIM conference (in Newfoundland this year) will be in November 2024.

#### Committee Membership

The Committee does not expect changes in its membership prior to the new year.

#### Next Meeting

June 20, 2024

The meeting adjourned upon motion at 1:57 PM

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Dylan Heide, Recording Secretary (Acting)





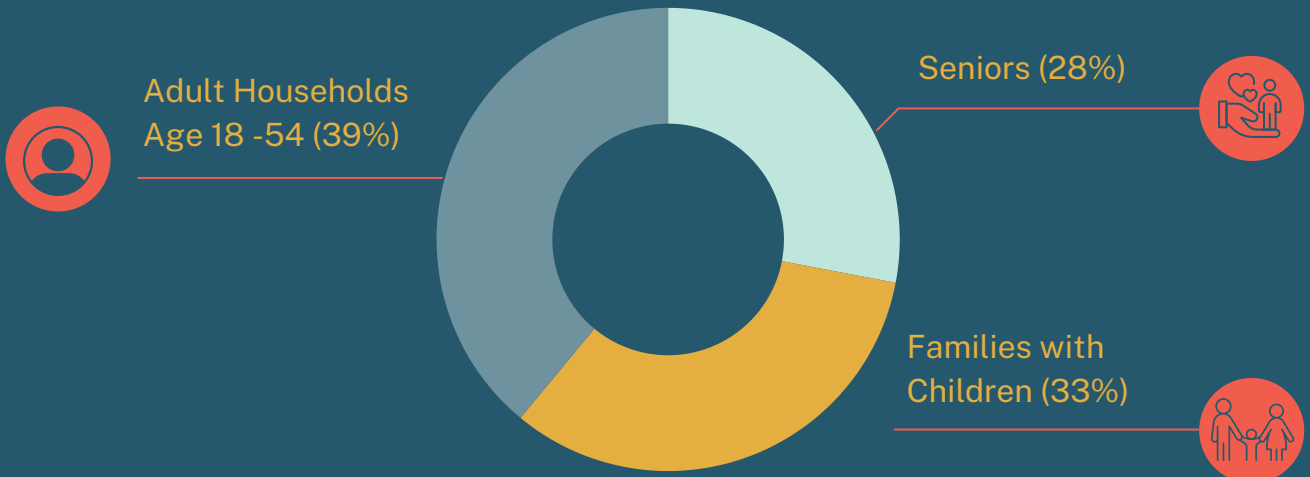
A LOOK AT OUR NUMBERS...

# April 2024

Next month is SSODA's 2nd anniversary. In those 2 years we have completed **over 500** intakes for folks in our community facing housing insecurity and homelessness.

## CURRENT STATE OF HOMELESSNESS

A breakdown of the actively homeless/housing insecure that are currently on our By-Name-List (BNL).



## HOUSED



# 122

HOUSEHOLDS HAVE BEEN CONNECTED TO HOUSING SINCE MAY 2022

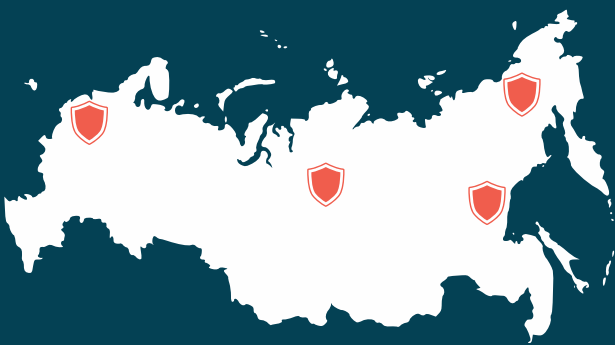
## HOUSEHOLD BREAKDOWN

SSODA has completed **521** intakes to date. Here are some of the demographics reflected from those intakes.



## ORIGIN OF HOUSEHOLD

Geographic region identified at time of intake.



Bridgewater	243	
MODL	142	
Queens	61	
Lunenburg	16	
Chester	18	
Mahone Bay	17	
Did not disclose	24	

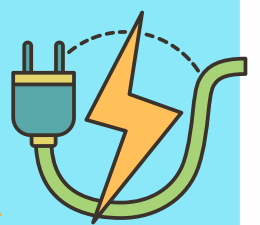
## CHRONICITY

Chronic homelessness is defined as being in a state of homelessness for 6 months or more in a 12 month period, or 18 months or more in the last 3 years.

On our BNL we currently have **47** active individuals that are chronically homeless.

## ENERGY AND HOUSING LOSS

Since May 2022, SSODA has identified **177** households as experiencing energy poverty. Totalling **\$140,262.49** in NS Power arrears.



## SLEEPING ARRANGEMENTS/HOUSING LOSS

Top Reasons for Housing Loss:

- Building being Sold
- Leaving Home Due to Domestic Violence
- Eviction due to Renovations

Top Sleeping Arrangements at Time of Intake:

- Renting - Pending Eviction
- Couch Surfing - Safe
- Hotel Stay