



**Town of Amherst
Regular Council Meeting
Agenda**

Date: **Monday, January 23, 2017**
Time: **7:00 pm**
Location: **Council Chambers, Town Hall**

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9. ADJOURNMENT

MEMORANDUM

To: Mayor Kogon and Members of Amherst Town Council
From: Jason MacDonald, Deputy CAO
Date: January 23, 2017
Subject: 10 Newton Avenue

As Council is aware, the owner of the property at 10 Newton Avenue has appealed the decision of the Planning Advisory Committee to order the demolition of the building on the property.

The process for the hearing is outlined in the Dangerous and Unsightly Premises Procedure and is as follows:

- a) The Administrator will summarize his report;
- b) Committee members may ask questions of the Administrator;
- c) The owner or representative may address the Committee;
- d) Committee members may ask questions of the owner;
- e) The complainant may address the Committee;
- f) Committee members may ask questions of the complainant;
- g) Upon motion the Committee will decide if the property is Dangerous or Unsightly;
- h) Where a property is found to be dangerous or unsightly, the Committee will determine, in detail, the specific elements of the property which cause it to be dangerous or unsightly, the specific remedies to be undertaken, and extent of such remedies. The Committee will also give the Administrator a deadline to bring the property into compliance.

The procedure for an appeal hearing before Council shall be the same as the procedure for the initial hearing before the Committee.

Regarding the appeal, the Council may make any decision that the Planning Advisory Committee could have made. In essence Council can:

- a) Uphold the Order of the PAC to demolish the building;
- b) Not uphold the order to demolish the building and order that other remedial work be undertaken.

A short summary of the issue is as follows:

1. April 22, 2016 – Complaint regarding physical condition of the building located at 10 Newton Avenue is received;
2. The Administrator determined the property to be dangerous and unsightly as per the definition of such contained in the Municipal Government Act;
3. The Administrator determined that the condition of the dwelling does not meet the minimum standards for residential occupancy and is considered to be unsafe, structurally unsound, unfit for human habitation and also poses a risk to the neighbourhood because of rodent activity and potential transient activity. **And furthermore** that there is also a large amount of debris, building materials, scattered around the property that needs to be removed;
4. At a Planning Advisory Committee Meeting held June 6, 2016 the following motion was passed:

That the dwelling at 10 Newton Avenue be demolished and foundation backfilled within 30 days from the date of this Committee meeting, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work.
5. On June 8, 2016 the owner of the property contacted the Town to appeal the order to demolish the building on the property;
6. Recent inspections of the property indicate that the condition of the dwelling has not been improved by the owner.

Staff are recommending that Council uphold the decision of the Planning Advisory Committee and order the building to be demolished.

Special Guests

Regular Council Meeting

January 23, 2016

Olivia Pulsifer – Amherst Youth Town Council Member

Youth Councillor Olivia Pulsifer is a grade 7 student at E B Chandler. Olivia lives on Rhodes Avenue in Amherst and is very involved in her school and extracurricular activities. She is a member of EBC Students Council, We Club, and volunteers with the CanSkate program with the Amherst Skating Club. This is Olivia's first year on Amherst Youth Town Council. She is very interested in policy and looks forward to taking part in the process. Olivia says she really wants to focus on making this town a better place and creating fun activities for people of all ages.

Casey Arseneau– National Anthem Singer

Casey Arseneau is a grade 6 French Immersion student at Cumberland North Academy. Casey loves to sing and act. Last year she auditioned for a role in a Halifax Anne of Green Gables movie. Casey also plays basketball and enjoys skiing. Let's all welcome Casey and ask her to lead off the Council meeting by singing O'Canada.

TOWN OF AMHERST

Regular Council Meeting

Minutes

Date of Meeting: Monday, December 19, 2016
Location: Council Chambers, Town Hall

Members Present: Mayor David Kogon
Deputy Mayor Sheila Christie
Councillor Jason Blanch
Councillor Vince Byrne
Councillor Darrell Jones
Councillor Wayne MacKenzie
Councillor Terry Rhindress

Staff Present: Greg Herrett, CAO
Jason MacDonald, Deputy CAO Operations
Ian Naylor, Police Chief
Vince Arbing, Treasurer
Bill Schurman, Director Recreation
Greg Jones, Fire Chief
Rebecca Purdy, Executive Assistant
Andrew Fisher, Planning & Economic Development

Others Present: Madelynn Carter, Junior Mayor - AYTC

1. CALL TO ORDER

Mayor Kogon called the meeting to order at 7:00 PM. He introduced Elle Stubbert, a grade three student at Spring Street Academy who led the singing of the National Anthem, and Madelynn Carter, the Junior Mayor from the Amherst Youth Town Council.

2. O'CANADA

3. HEARINGS/PRESENTATIONS/PETITIONS

3.1. Barry Patriquin - Employer Engagement Specialist (4088)

Barry Patriquin, Employer Engagement Specialist with CANSA, a Nova Scotia Works Employment Services Centre, made a presentation to Council on the programs, services and tools available to employers throughout the region through Nova Scotia Works. A copy of his PowerPoint presentation is included in the post-meeting agenda.

4. APPROVAL OF AGENDA/MINUTES

4.1. Approval of the Agenda (4137)

**Moved By: Councillor MacKenzie
Seconded By: Councillor Byrne
To approve the agenda**

Motion Carried

4.2. Approval of Minutes - November 28, 2016 Regular Meeting (4138)

**Moved By: Councillor Blanch
Seconded By: Councillor Rhindress
That Council approve the minutes of the November 28, 2016 regular meeting**

Motion Carried

5. REQUESTS FOR DECISION

5.1. Fuel Tender (4075)

**Moved By: Deputy Mayor Christie
Seconded By: Councillor MacKenzie
That Council award the tender for the provision of fuel products to be used in Town of Amherst and CJSMA buildings, vehicles and equipment to Bluewave Energy at their low supplier's margin price of \$0.03/Liter for gasoline, \$0.03/Liter for diesel and \$0.045/Liter for furnace oil**

Motion Carried

5.2. Facility Naming Policy (3590)

**Moved By: Councillor Rhindress
Seconded By: Councillor Byrne
That Council approve the Naming Public Lands and Town Owned Facilities Policy, number 2000-03**

Motion Defeated 2-5

Opposed: D/Mayor Christie, Councillors Blanch, Byrne Jones and MacKenzie

**Moved By: Councillor Blanch
Seconded By: Councillor MacKenzie
That the policy be referred back to staff for further revisions, to make it more concise and clear**

Motion Carried 5-2

Opposed: Councillor Jones and Councillor Rhindress

5.3. **Water Rates Study (2084)**

Moved By: Councillor Byrne

Seconded By: Councillor Rhindress

That Council approve the Town of Amherst Water Utility's application to the Nova Scotia Utility and Review Board for changes in its rates for water and water service, fire protection to the Town of Amherst and changes to its rules and regulations for customers served by the Utility, as set out in the Water Rate Study prepared by G. A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited

Motion Carried

5.4. **Little League Baseball - Funding from Christie Foundation (4072)**

Moved By: Councillor Jones

Seconded By: Councillor Blanch

That Council approve the request to receive a donation of \$10,000 from the Christie Foundation to fund a corresponding contribution to Amherst Little League Baseball in the amount of \$10,000

Motion Carried

5.5. **Multi-Use Trail - Amendment to Memorandum Of Understanding (3138)**

Moved By: Councillor MacKenzie

Seconded By: Councillor Jones

That Council adopt the revised Memorandum of Understanding (MOU) with Cumberland County Riders ATV Club, Cumberland Snowmobile Club, and Amherst and Area Trail Society to initiate a one-year pilot project for a shared-use trail corridor

Motion Carried

MEMORANDUM OF UNDERSTANDING SHARED USE TRAIL ACCESS

THIS MEMORANDUM OF UNDERSTANDING (MOU) made as of this ___ day of _____, 2016.

AMONG:

The **Town of Amherst**, a municipal body corporate pursuant to Section 8 of the Municipal Government Act (hereinafter called the "Town");

OF THE FIRST PART

AND

The **Cumberland County Riders ATV Club**, a society registered under the Societies Act of Nova Scotia (hereinafter called the "ATV Club");

AND

The **Cumberland Snowmobile Club**, a society registered under the Societies Act of Nova Scotia (hereinafter called the “Snowmobile Club”);

AND

The **Amherst and Area Trail Society**, a society registered under the Societies Act of Nova Scotia (hereinafter called the “Trail Society”)

(Collectively hereinafter called the “User Groups”)

OF THE SECOND PART

WHEREAS the Town intends to grant access over Town-owned property for use by the User Groups on the route shown in Schedule “A” of this agreement, subject to the terms of this agreement;

AND WHEREAS the ATV Club is a member in good standing of the ATV Association of Nova Scotia;

AND WHEREAS the Snowmobile Club is a member in good standing of the Snowmobilers Association of Nova Scotia;

AND WHEREAS the Amherst and Area Trails Society is a member in good standing of the Nova Scotia Trails Federation.

THE PARTIES HERETO HAVE AGREED AS FOLLOWS:

1. Grant of User Groups

1.1 The Town hereby grants to the User Groups permission to enter, establish, maintain, groom, enforce, sign, and use that portion of Town-owned lands indicated in Schedule “A” for the purpose of establishing and operating a Shared Use Trail.

1.2 For the purposes of this MOU, Shared Use Trail is defined as a trail that permits more than one type of trail user at the same time or during different seasons and shall include pedestrians, cyclists, skiers, and Off Highway Vehicles as defined by the *Off-highway Vehicles Act. R.S., c.323, s.1.*

2. Term

2.1 Unless terminated or suspended, this MOU is valid for a period of one year, starting

_____, and ending _____, and may be renewed subject to a review process to be determined by the Town.

3. Termination or Suspension

3.1 The Town may terminate or suspend this MOU at any time for any reason whatsoever following thirty (30) days written notice to the User Groups. All parties agree; however, that prior to terminating or suspending this MOU, mutual consultation and concerted effort will be made to seek a resolution.

3.2 The Town may terminate or suspend any individual party to this MOU at any time for any reason whatsoever following thirty (30) days written notice to the User Groups. Termination or suspension by the Town of any individual party to this MOU does not extend to the other parties. All parties agree;

however, that prior to terminating or suspending any party to this MOU, mutual consultation and concerted effort will be made to seek a resolution.

3.3 The User Groups, acting together or separately, may terminate their involvement in this MOU at any time for any reason whatsoever following thirty (30) days written notice to all parties.

3.3 The Town or the User Groups with permission from the Town, following notification of all parties, may close the Shared Use Trail, or any specific portion of the Shared Use Trail or related site, for a period which may be specified or indefinite, for any reason whatsoever. The Town and the User Groups shall promptly cooperate in the closure and the Town shall not be liable for any damage, expense or loss the User Groups may incur as a result of the closure.

3.4 Upon termination of this MOU, the Town may request, within a specified time period, that the User Groups remove any or all of the structures, fixtures, signage, facilities, and works which have been installed by the User Groups. Any such structures, fixtures, signage, facilities, and works not removed within the specified time period shall become the property of the Town and no compensation shall be payable to the User Groups.

4. Liability and Insurance

4.1 The User Groups, acting together or separately, shall provide and maintain during the term of this MOU General Liability insurance covering bodily injury, personal injury or death to any person and property damage, with the Town of Amherst named as an insured party. The minimum limit of coverage shall not be less than \$2,000,000 with respect to each occurrence or accident, \$2,000,000 annual aggregate on an occurrence (not claims made) basis.

4.2 The User Groups, acting together or separately, shall provide a certificate of insurance confirming the Town as an insured party to the policy, and shall provide thirty (30) days written notice to the Town should said policy or policies be cancelled.

5. Use of Third Party Lands

5.1 Where the route shown in Schedule 'A' requires access over lands not owned by the Town, the User Groups, acting together or separately, shall provide to the Town written confirmation of permission to access said lands.

5.2 Permission to access lands not owned by the Town must be for the purpose of operating a Shared Use Trail that includes use by non-motorized users.

6. Construction and Commencement

6.1 Any construction project on Town owned lands shall require prior approval by the Town, excluding regular maintenance from normal wear and tear.

7. Signage

7.1 The User Groups must submit to the Town a signage plan. The User Groups are responsible for posting and maintaining signs at the usual point of access, at all road crossings, and at any other hazards to warn users and users of the road crossings. At usual points of access, particularly at 'trail head' locations, signs must be erected to indicate that the route is a Shared Use Trail and stress desired behaviour of riders and clearly communicate which uses are allowed on the Shared Use Trail.

7.2 Signs shall be erected at regular intervals indicating the speed limit, as determined by the Town of Amherst Traffic Authority, in consultation with the User Groups.

8. Ongoing Operation

8.1 The ongoing operation, maintenance, and use of Town owned lands subject to this MOU shall be at the User Group's expense. The User Groups shall be responsible for providing all needed equipment, labour and materials to maintain the subject lands to ensure safe conditions.

8.2 During the period of the MOU the User Groups shall report to the Town any damage, unauthorized entry or unsafe conditions at any of the lands subject to this MOU of which the User Groups have knowledge, whether or not such damage, unauthorized entry or condition was caused by the User Groups.

8.3 The User Groups shall actively work with the Town to minimize or mitigate any nuisance or damage to adjacent lands, whether Town owned or third party owned.

8.4 The User Groups acknowledge that different trail users may have different trail standard requirements, and that no individual user group shall have the authority through this MOU to impose standards on another user group.

9. Shared Use Trail User Responsibilities

9.1 Operators of off-highway vehicles on the Shared Use Trail shall:

- a) be a member in good standing of an approved Provincial Association, and / or have an approved trail permit;
- b) obey the posted speed limit and any other signage;
- c) not operate an off-highway vehicle if the noise level of the vehicle is higher than the level originally set by the manufacturer as per section 15A of the Off-Highway Vehicles Act;
- d) not be in violation of any other section of the Off-highway Vehicles Act, including but not limited to requirements for: training, license, registration, and insurance; and,
- e) comply with all applicable Federal, Provincial, and Municipal laws and regulations;

9.2 Non-motorized users of the Shared Use Trail shall obey all posted signs.

10. Safety

The User Groups shall, in cooperation with the appropriate authorities, submit a plan to promote safety and compliance.

11. Assignment

The User Groups agree that they may not assign nor transfer their rights and status under this MOU.

SIGNED, SEALED AND DELIVERED

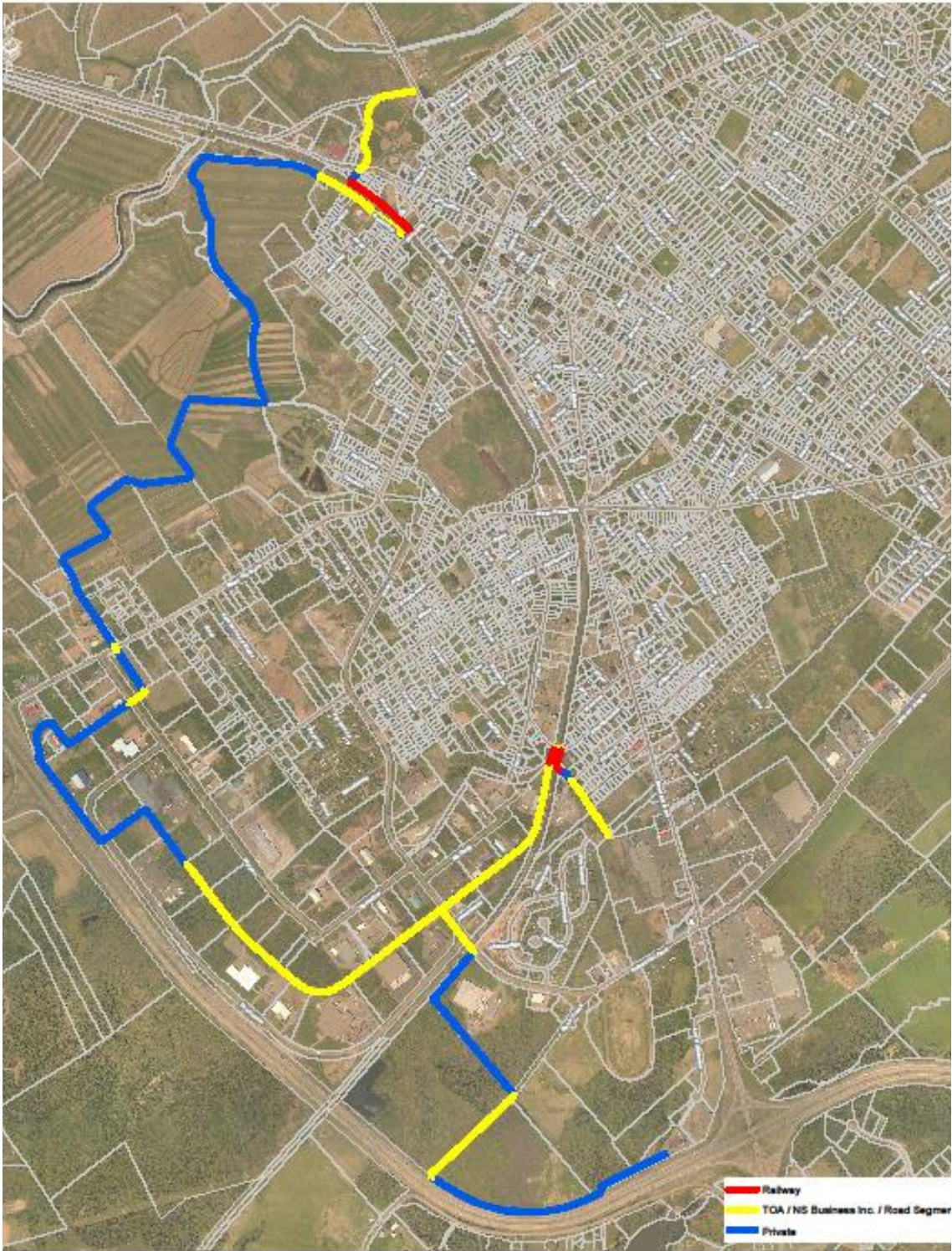
FOR THE TOWN OF AMHERST

FOR THE ATV CLUB

FOR THE SNOWMOBILE CLUB

FOR THE TRAIL SOCIETY

SCHEDULE 'A'



6. INFORMATION / DISCUSSION ITEMS

6.1. Letter from Hon. Leo Glavine, Minister of Health and Wellness (3945)

Mayor Kogon reported on the letter received from the Minister of Health and Wellness, providing written confirmation of the lack of any plans the Province has to change the status of the Cumberland Regional Health Care Centre. The Minister will be attending a public meeting with the community on January 5 at 7:00 PM at the Amherst Fire Hall.

7. INTERNAL COMMITTEE REPORTS

7.1. Amherst Youth Town Council (4145)

Junior Mayor Madelynn Carter presented the report of the Amherst Youth Town Council and addressed comments and enquiries from members of Council. The Terms of Reference for the Youth Council is presently being reviewed; Council appointees to AYTC will be made once that is complete.

8. EXTERNAL COMMITTEE REPORTS

8.1. Cumberland Joint Services Management Authority & Northern Region (4146)

Councillor Rhindress presented the report on behalf of the CJSMA and Northern Region and addressed comments and enquiries from members of Council. The CAO explained the Efficiency Study currently underway at the provincial level, and the need to develop a new cell at the local (CJSMA) level. The CJSMA Board will discuss at its January meeting the decision to proceed with the new cell against the possibility that the results of the Province's study are toward regionalization.

9. ADJOURNMENT

Moved By: Councillor Jones
Seconded By: Councillor Rhindress
To adjourn at 7:45 PM

Gregory D. Herrett, CPA, CA
Town Clerk and CAO

David Kogon
Mayor

Synopsis

Smart-Grid / Smart-Community Pilot Project Feasibility Study

On November 28, 2016 Council expressed its support in principle to proceed with a Request for Proposals (RFP) to engage an independent consultant to do a feasibility study that will identify opportunities, level of investment required, potential partners, payback and return on investment, and local and regional economic development benefits of a Net Zero Energy Project, and make applications to ACOA and the Province for funding support for the feasibility study.

Since then, an application was submitted to ACOA under the Innovative Communities Fund for the Feasibility Study of a Smart-Grid / Smart-Community Pilot Project. The Feasibility Study will provide an opportunity analysis and guiding framework for a full scale smart-grid pilot project in Amherst. This study will define the scope of work, economics, emissions impact, and job creation opportunities that could be realized under the pilot project. It is anticipated that the subsequent pilot project would involve the installation of a suite of distributed energy generation, and smart-grid technologies in one or two municipal buildings, and possibly a commercial building.

The pilot would position Amherst as an incubator for studying the deployment of smart-grid technology bringing together expertise from local industry, the electrical utility, and researchers from colleges and universities, all while saving the Town on energy costs and reducing GHG emissions.

In consultation with our private sector and government partners, we understand \$50,000 has been budgeted for the Feasibility Study, with a request for \$25,000 (50%) from ACOA. The Province has indicated a strong interest in being a partner, and it is anticipated that they will provide 25% (\$12,500) or more of the project cost. In order to qualify for the ACOA program, as the proponent, the Town must contribute at least 10% (\$5,000) of the project cost; however, staff feel it is prudent to commit up to 25% (12,500) to avoid any delays. It should be noted that it is very likely other communities are pursuing similar projects and funding under the same ACOA program.

MOTION:

That Council commit the Town to spend at least \$5,000 (10%), and up to \$12,500 (25%) as the Town's contribution to a \$50,000 Smart-Grid / Smart-Community Pilot Project Feasibility Study, to be funded from the Economic Development budget



REGULAR COUNCIL

RFD# 2017079

Date: January 23, 2017

TO: Mayor Kogon and Members of Amherst Town Council

SUBMITTED BY: Andrew Fisher, Senior Planner & Business Development Officer (acting)

DATE: January 23, 2017

SUBJECT: Smart-Grid / Smart-Community Pilot Project Feasibility Study

ORIGIN:

November 28, 2016 Council motion:

That Council express its support in principle to proceed with a Request for Proposals (RFP) to engage an independent consultant to do a feasibility study that will identify opportunities, level of investment required, potential partners, payback and return on investment, and local and regional economic development benefits of a Net Zero Energy Project, and make applications to ACOA and the Province for funding support for the feasibility study.

LEGISLATIVE AUTHORITY:

Municipal Government Act (MGA), section 65, "*The council may expend money required by the municipality for: (m) promotion and attraction of institutions, industries and businesses, the stabilization and expansion of employment opportunities and the economic development of the municipality;*"

RECOMMENDATION:

That Council commit the Town to spend at least \$5,000 (10%), and up to \$12,500 (25%) as the Town's contribution to a \$50,000 Smart-Grid / Smart-Community Pilot Project Feasibility Study, to be funded from the Economic Development budget.

BACKGROUND:

Since the November 28th Council presentation, an application to ACOA was made under the Innovative Communities Fund for a Feasibility Study of a Smart-Grid / Smart-Community Pilot Project. The Feasibility Study will provide an opportunity analysis and guiding framework for a full scale smart-grid pilot project in Amherst. This study will define the scope of work, economics, emissions impact, and job creation opportunities that could be realized under the pilot project. It is anticipated that the subsequent pilot project would involve the installation of a suite of distributed energy generation, and smart-grid technologies in one to two municipal buildings, and possibly a commercial building. The pilot would position Amherst as an incubator for studying the deployment of smart-grid technology, bringing together expertise from local industry, the electrical utility, and researchers from colleges and universities, all while saving the Town on energy costs and reducing GHG emissions.



DISCUSSION:

In consultation with our private sector and government partners, we understand \$50,000 has been budgeted for the Feasibility Study, with a request for \$25,000 (50%) from ACOA. The Province has indicated a strong interest in being a partner, and it is anticipated that they will provide 25% (\$12,500) or more of the project cost. In order to qualify for the ACOA program as the proponent, the Town must contribute at least 10% (\$5,000) of the project cost; however, staff feel it is prudent to commit up to 25% (12,500) to avoid any delays. It should be noted that it is very likely other communities are pursuing similar projects and funding under the same ACOA program.

FINANCIAL IMPLICATIONS:

Up to \$12,000 for the feasibility study, the outcome of which might show the potential for significant energy cost savings in the longer term.

COMMUNITY ENGAGEMENT:

Should this be approved, community engagement will be in the form of the Town's procurement process – Request for Proposals. The subsequent feasibility study will involve relevant community engagement.

ENVIRONMENTAL IMPLICATIONS:

None for the study, but the potential positive environmental benefits (ex. Reduced GHG emissions) could be significant.

ALTERNATIVES:

Direct staff to stop pursuing this project.

ATTACHMENTS:

Draft Feasibility Study RFP.

Report prepared by: Andrew Fisher

Report and Financial approved by:

Town of Amherst RFP: Smart-Grid Pilot Feasibility Study & Proposal

Background

The Town of Amherst wishes to retain a consulting engineering firm to develop a Feasibility Study and proposal for a smart-grid networking demonstration project. This will include converting two existing commercial buildings to net zero energy facilities and incorporating load shifting technology on a 20-1000 residential homes. Both the commercial and residential buildings will be networked to the utility via an Advanced Metering Infrastructure (AMI) smart-meter deployment.

The selected consultant will be provided with the following information for the two commercial buildings under consideration for net-zero energy:

- Mechanical / Electrical design drawings
- Utility bill history for 2014 and 2015
- History of recent upgrades, renovations, and energy efficiency audits or studies

The role of the consultant will be to define in a detailed report the scope, technologies, budget, payback, GHG emissions, and job creation opportunities that could be realized through a large scale smart-grid demonstration project in the Town of Amherst including both commercial / residential buildings and a utility networking system.

Credentials and Expertise

The engineering firm selected to complete the study will be a key consortium member during the evaluation period. The role of the engineering firm will be to work with the Town of Amherst and other consortium members to develop a Feasibility Study that will define the scope of work, technologies, economics, emissions impact, and job creation opportunities that could be realized under a full scale smart-grid pilot project in Amherst. Consultants bidding on this project should meet the following requirements:

- Multi-disciplinary engineering firm with experience in electrical, lighting, renewable energy, and transportation sectors for municipal, utility, and government clients
- Experience with both renewable energy, energy storage and energy efficiency deployments
- Specialization and expertise on utility power systems
- Extensive experience developing standards, studies, and best practices guides for governments
- Experience with smart-grid, renewable energy, and smart-metering technology
- Lead firm has at minimum 15 years of experience providing engineering consulting services

Proponents shall provide a minimum of three (3) client references which are considered identical or similar to the scope of work specified under this proposal. Specific consideration will be given to municipal reference projects.

Timeline

The consultant will have three (3) weeks to complete their proposal for this project. Upon award, the selected consultant will have eight (8) weeks to complete the report. The consultant will work with the Town of Amherst, the local utility, and other project stakeholders and technology providers to complete the Scope of Work and Deliverables outlined below. The consultant will be required to give a status

update via teleconference to the Town of Amherst and other stakeholders every two (2) weeks during the project.

Scope of Work & Deliverables

The selected consultant shall provide a detailed Feasibility Study and budgets in the form of a report that covers the following deliverables:

- Coordinate with local utility and report on the following with budgets, engineering drawings and specifications for two commercial buildings:
 - Load shedding opportunities including lighting and occupancy sensors, mechanical and HVAC, electrical equipment
 - Recommended technologies for net-zero energy buildings including engineering drawings and equipment specifications
 - Report on solar options, potential energy yield and structural suitability of the buildings
 - Battery storage options for emergency power and demand charge management
 - Options for other energy sources and smart-grid technologies (ex. Natural gas or propane fired combined heat and power generator)
 - Connection to utility grid and interface with utility smart-grid software and load management system
- Recommendations on residential load shedding technology from 20-1000 homes for utility controlled Reduce And Shift Demand (RASD) via AMI smart-meter deployment. Recommendations should include options for controllable residential water tanks. The consultant should include budgets, energy shifting/savings, and payback.
- Consult with metering and network providers on how Amherst can deploy AMI smart-meters on two commercial buildings and between 20-1000 homes to communicate with controllable loads (ex. Residential water heater or commercial battery storage). Ensure recommended AMI & networking technology suppliers align with utility objectives.
- Budgets for capital cost, operations & maintenance, levelized cost of energy (LCOE), payback, and Return On Investment (ROI) for all technologies and options considered. Specifically, budgets must be provided for the two net-zero commercial buildings, between 20-1000 home water heater controllers and AMI smart-meters and networking infrastructure.
- Define, compare and contrast potential procurement/business models that could be used for a full scale smart-grid project (ex. purchase outright, ESCO, BOO)
- Warranty, maintenance and operational requirements for all recommended equipment
- Provide a list of requirements for full scale project detailed design and construction
- Identification of Canadian content opportunities (products and services) and regional job creation opportunities were the full project undertaken.
- Opportunities for local content (products, technology, IP, or services) sourced from Atlantic Canadian companies. Identification and recommendations of potential local partners.
- List potential funding mechanisms and government (Federal, Provincial, and Municipal) programs that could be leveraged for a full scale project.

- Recommendations, benefits and budget on how existing LED street lighting can be leveraged for smart-city / smart-grid activities. Specifically, how existing LED street lights can be incorporated into an AMI smart-meter deployment to augment the network.
- Detailed analysis on Green House Gas (GHG) emissions impact of all technologies considered.
- Define smart-grid demonstration project value to various stakeholders (community, utility, end-client etc.). This should include energy savings, ROI, job creation, rebate opportunities, etc.

Proposals

Proposals shall be less than 12 pages excluding resumes, references and firm profile. Proposals will be evaluated both on price, quality, references, understanding of scope and innovative ideas presented in the submission.

Synopsis

10 Newton Avenue Demolition Appeal

Whereas a complaint had been received on April 22, 2016 regarding the physical condition of the building located at 10 Newton Avenue; and

Whereas the property was inspected by the Dangerous and Unsightly Premises Administrator and deemed to be dangerous and unsightly as per the definition of such contained in the Municipal Government Act; and

Whereas it was determined that the condition of the dwelling does not meet the minimum standards for residential occupancy and is considered to be unsafe, structurally unsound, unfit for human habitation and also poses a risk to the neighbourhood because of rodent activity and potential transient activity. **And furthermore** that there is also a large amount of debris, building materials, scattered around the property that needs to be removed; and

Whereas at a meeting held June 6, 2016 the following motion was passed:

That the dwelling at 10 Newton Avenue be demolished and foundation backfilled within 30 days from the date of this Committee meeting, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work; and

Whereas on June 8, 2016 the owner of the property contacted the Town to appeal the order to demolish the building on the property; and

Whereas recent inspections of the property indicate that the condition of the dwelling has not been improved by the owner; and

Whereas on this date Amherst Town Council held a hearing to consider the appeal of the aforementioned demolition order;

Therefore I make the following motion:

That the dwelling at 10 Newton Avenue be demolished and foundation backfilled, and further, that all debris, rubbish and building materials be removed from the property within 30 days of this date, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work and adding the costs to the tax account of the property



REGULAR COUNCIL

RFD# 2017080

Date: January 23, 2017

TO: Mayor Kogon and Members of Amherst Town Council

SUBMITTED BY: Jason MacDonald, Deputy CAO

DATE: January 23, 2017

SUBJECT: 10 Newton – Demolition Appeal

ORIGIN:

An appeal by the property owner of a decision of the Planning Advisory Committee to order the demolition of the building located at 10 Newton Avenue.

LEGISLATIVE AUTHORITY:

Municipal Government Act Part 15, Section **346 (1)** Where a property is dangerous or unsightly, the council may order the owner to remedy the condition by removal, demolition or repair, specifying in the order what is required to be done.

RECOMMENDATION:

That Council approve a motion ordering that the dwelling at 10 Newton Avenue be demolished and foundation backfilled, and further, that all debris, rubbish and building materials be removed from the property within 30 days of this date, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work and adding the costs to the tax account of the property.

BACKGROUND:

1. April 22, 2016 – Complaint regarding physical condition of the building located at 10 Newton Avenue is received;
2. The Administrator determined the property to be dangerous and unsightly as per the definition of such contained in the Municipal Government Act;
3. The Administrator determined that the condition of the dwelling does not meet the minimum standards for residential occupancy and is considered to be unsafe, structurally unsound, unfit for human habitation and also poses a risk to the neighbourhood because of rodent activity and potential transient activity. **And furthermore** that there is also a large amount of debris, building materials, scattered around the property that needs to be removed;
4. At a Planning Advisory Committee Meeting held June 6, 2016 the following motion was passed:

That the dwelling at 10 Newton Avenue be demolished and foundation backfilled within 30 days from the date of this Committee meeting, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work.



5. On June 8, 2016 the owner of the property contacted the Town to appeal the order to demolish the building on the property;
6. Recent inspections of the property indicate that the condition of the dwelling has not been improved by the owner.

DISCUSSION:

This property has been a Dangerous and Unightly Premises file since April 22, 2016. The property owner has not undertaken any remedial work during this time and most of our correspondence has gone unanswered. As a dangerous and unsightly premises, the property is lowering the value of the surrounding properties. It is a danger and allurement to children. Staff estimate that the cost of renovating the building far exceeds any potential value of the property.

FINANCIAL IMPLICATIONS:

The cost of the demolition will likely be in the \$5,000 - \$10,000 range. While this cost will be applied to the tax account of the property, there is a chance that the owner will not pay it and the cost will have to be recouped by the Town.

COMMUNITY ENGAGEMENT:

Significant correspondence has taken place with the property owner; orders have been posed on the property; complainant has been notified of the hearing; an advertisement has been included in the local newspaper.

ENVIRONMENTAL IMPLICATIONS:

All materials will be sorted and taken to Little Forks Landfill for disposal as per Provincial guidelines.

ALTERNATIVES:

Council may order the property to be fixed by the owner with strict deadlines for each phase of the renovation.

ATTACHMENTS:

None

Report prepared by: Jason MacDonald, Deputy CAO

Report and Financial approved by:

Catering/Bar Services Policy for CCUBIC (3741)

Materials related to this item are included in COW agenda package but subject to Council's decision as to whether they are forwarded to this meeting for final decision.

Facility Naming Policy (3590)

Materials related to this item are included in COW agenda package but subject to Council's decision as to whether they are forwarded to this meeting for final decision.

Internal Committee Report

Planning Advisory Committee

January 23, 2017

The Planning Advisory Committee (PAC) met on January 9th. Items on the agenda included a Public Participation Opportunity for an application for a Development Agreement for 150 East Victoria Street to permit the conversion of an existing motel to an 11-unit apartment complex, as well as an application for a Development Agreement for 34 Mallard Drive to construct two four-unit townhouse dwellings. In both cases, the Committee made a motion to defer the application and instruct staff to provide more information or negotiate changes to the agreement as a result of the Public Participation Opportunity.

Also on the agenda was a recommendation for demolition of 26 Park Street. The Committee passed a motion that the dwelling be demolished and foundation backfilled within 30 days from the date of the PAC meeting, with all work to be done by the property owner(s). Failure to do so will result in the Town completing the work.

Internal Committee Report

Amherst Youth Town Council

January 23, 2017

The Amherst Youth Council met December 19, 2016 at the Community Credit Union Business Innovation Centre and January 11, 2017 at the Police Station Community Room. AYTC members have discussed the following subjects within the past two meetings:

- School survey - Having an online survey where students can give their input on the town in a quick three question survey
 - Have you heard of Amherst Youth Town Council
 - Are you informed about activities around town
 - What would you like to see more of in the Town of Amherst pertaining to youth?
- Having a youth board through Facebook where parents or kids can see local youth activities throughout Amherst
- 24 hour activity day including things like police/fire fighter appreciation, youth talent show with different age groups
- Potential sledding hills - Hauling snow to Dickey Park to create hills for sledding.
- 2017 Winter Carnival Valentine run- Amherst Youth Town Council will be running a water station at the 2017 Valentine's run on February 18th at 9 am.
- Relay for Life planning: different fundraisers and opening up our team to youth to make it a youth team.
- AYTC's main focus of the 2016-17 school year is getting students (grades 7-12) out of the house

External Committee Report

Cumberland Public Libraries Board

January 2017

Election of Officers

The Board elected Dale Fawthrop as President, and Councillor Wayne MacKenzie as Treasurer.

Food for Fines

For the tenth year, during the month of December, the Cumberland Public libraries collected Food for Fines. In December 2016 the Amherst library forgave \$976 in fines while collecting 479 food items for the Amherst Food Bank.

Annual Booksale

Cumberland Public Libraries held their annual book sale in the first weekend of December at the Four Fathers Library and our grand total this year was \$1,040. Book sale proceeds to go purchase new books for the Cumberland Public Libraries.

Statistics

In the month of November, Cumberland Public Libraries signed out over 9,340 items, 3,838 items in Amherst alone. This includes books, movies, TV shows, magazines and more.

Also in November, the Four Fathers Library held 24 programs for children and adults, with 503 people in attendance.

4,936 people visited in the Four Fathers Library during the month of November

Next Board meeting will be February 2, 2017.

External Committee Report

Cumberland Public Libraries Board

January 23, 2017

As of January 3, 2017 the Cumberland YMCA membership number is 946. 150 are sponsored members. This number is quite low but neither the Biggest Challenge and the Swim Lesson memberships are included, nor the big surge of new members in January that we normally see. Later January will see this number much higher. For comparison membership on January 26th, 2016 was 1,262 and 1,143 on January 26, 2015.

Try the Y final numbers: 155 people got Try the Y passes in November; 31 became members.

Home for the Holidays promotion: 24 people took advantage of the Home for the Holidays promotion.

Y Canada Network Advisory Group: Trina Clark's additional year on the Advisory Group to the CEO of Y Canada was complete with the close of 2016. Trina served on this committee for four years.

The Winter Schedule for Aquatics and Fitness is now underway. There are lots of great programs this winter including new classes and activities in our Youth Centre.

The YMCA has received a \$25,000 donation to its Endowment Fund and the Cumberland Y Service Club donated \$15,000 to the Y Strong Kids Campaign in December.



CUMBERLAND JOINT SERVICES MANAGEMENT AUTHORITY

SOLID WASTE SERVICES

January 2017



Solid Waste Matters

New Landfill Cell Design

The landfill design project is progressing well. It is currently anticipated that work will be completed in time for the March 16th Board meeting.

Divert NS Funding

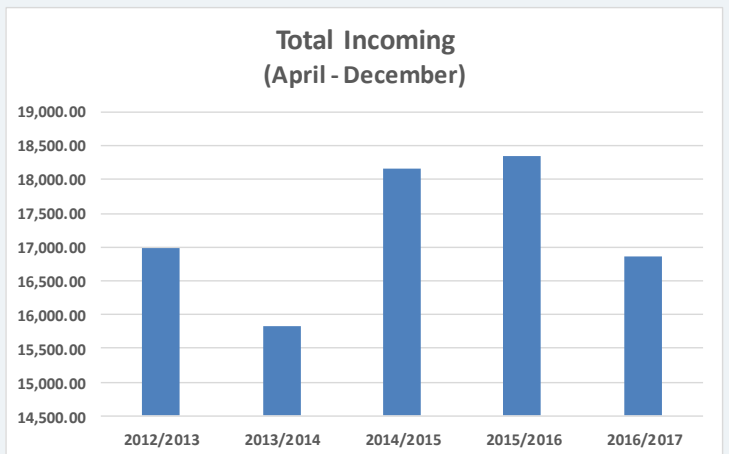
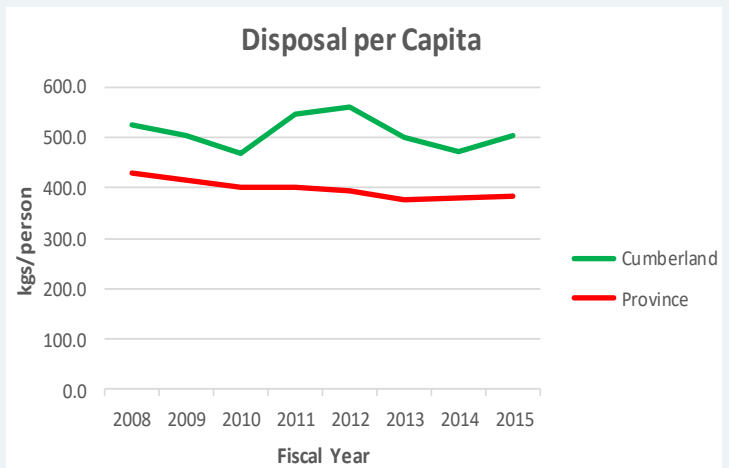
NSE has directed Divert NS to restore \$700,000 in bridge funding to the seven Solid Waste Regions. This is one time funding coming from Divert NS's unrestricted surplus, I anticipate this one time funding will be recovered by corresponding reductions in funding from Divert NS over future years.

Provincial Efficiency Study

The Priorities Group met before Christmas to discuss the requested Provincial Solid Waste Efficiency Study. Phase 1 of the project, hiring a consultant to create a scope, cost estimate, and timeline for the study itself, must begin before the end of this fiscal year. This project is also being paid for by Divert NS's unrestricted surplus.

CJSMA Board Meeting - January 19th, 2017

Management has been working on a Board Orientation package to present on January 19th. We will also be presenting the draft FY 2017/18 budget at this meeting.



Happy New Year!

Your Partners in Waste Reduction

www.cjsma.ns.ca

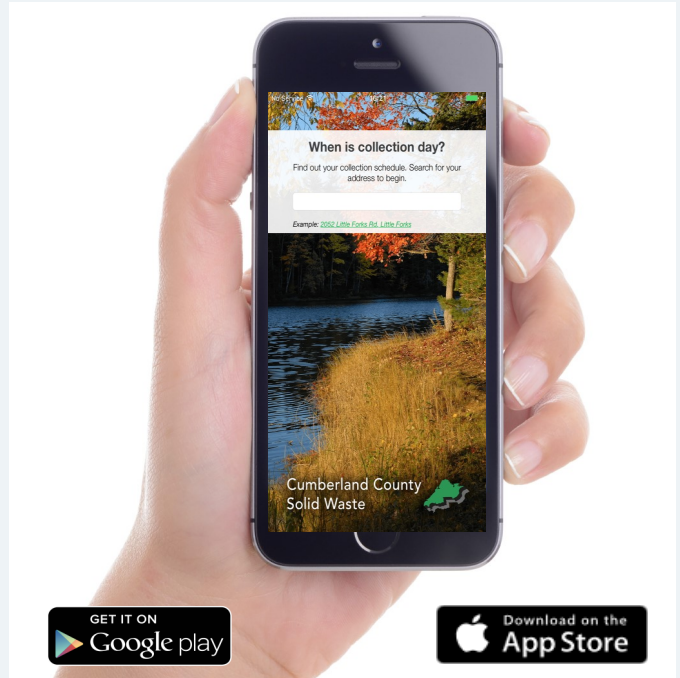
902-667-5141

solwaste@cjsma.ns.ca

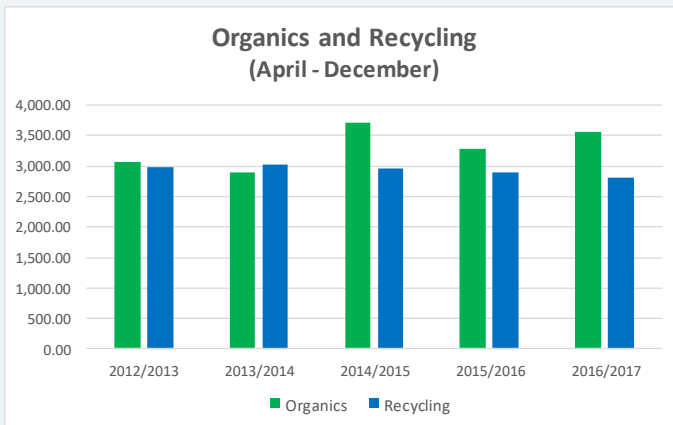


Education

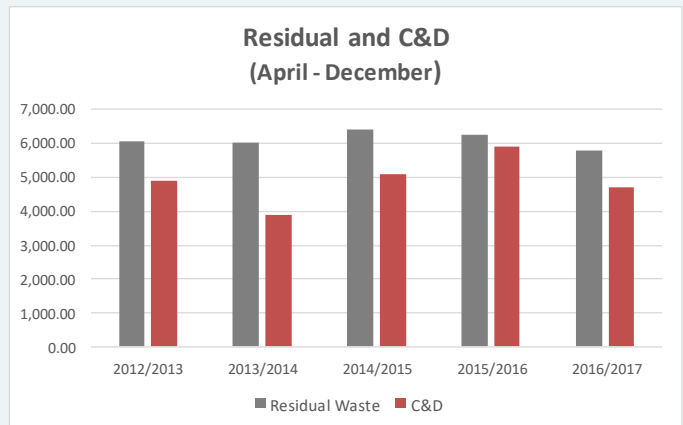
- Staff continue to provide source separation signs to the schools in Cumberland County.
 - CJSMA launched the ReCollect App to the public on December 12th. This program allows residents to have online and mobile access to solid waste information. Residents can learn what goes where, view their collection schedule, and sign up to receive collection reminders and service alerts for interruptions to their collection such as cancellations due to weather.
 - ReCollect stats 3 weeks after launching:
 - ◆ 120 Mobile App Installs
 - ◆ 132 Service Alert Contacts
 - ◆ 286 Items Searched
- Top 5 Items Searched: wrapping paper, Christmas trees, styrofoam, wooden food crates, and empty aerosol cans.



Total Diverted



Total Disposed



Upcoming Meetings

Regional Coordinators	January 9, 2017	Kempton
CAO Advisory Committee	January 11, 2017	Amherst
Northern Region	January 13, 2017	Truro
CJSMA Board	January 19, 2017	Amherst
Solid Waste Priorities Group	TBD	Truro
Managers & Directors	TBD	Truro
Regional Chairs	TBD	Lower Sackville

External Committee Report

Northern Region Update

January 2017

In November 2016 the Nova Scotia Department of Environment provided bridge funding in the amount of \$100,000 to each of the seven solid waste regions in Nova Scotia in order to offset reductions in funding received from Divert Nova Scotia. At a meeting held January 13, 2017 the Northern Region Solid Waste Committee passed a motion to distribute this funding according to the population served by each of East Hants, Colchester and Cumberland. As such, CJSMA will receive \$29,104.72 from this allotment.

Also at the meeting, the Committee elected Tom Taggart to the position of Chair.