



## Regular Meeting of Council

Continuation from June 24, 2020

### Public Hearing

(held via Virtual Video Conferencing and live-streamed)

June 25, 2020

- PRESENT:** Warden Jim D. Smith  
Deputy Warden Michael Perry
- Councillors: Cecil Dixon      Elie Moussa  
Eldon Hebb      Keith Rhyno  
Stephen King      Heather Smith  
Pam MacInnis
- REGRETS:** Councillor Wayne Greene  
Councillor Eleanor Roulston
- STAFF** Ms. Kim Ramsay, Chief Administrative Officer  
Ms. Kate Friar, Deputy Chief Administrative Officer  
Mr. John Woodford, Director of Planning & Development  
Mr. Adam Clarkson, Director of Parks, Recreation & Culture  
Mr. Jesse Hulsman, Director of Infrastructure & Operations  
Ms. Sue Surette, Director of Finance  
Ms. Jody MacArthur, Communications Officer  
Mr. Tom Gignac, Manager of Information Systems  
Ms. Rachel Gilbert, Manager of Planning  
Ms. Debbie Uloth, Project Planner  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Lisa Jobb, Human Resources Generalist

#### CALL TO ORDER

Warden Smith called the meeting to order at 7:00 p.m.

#### PUBLIC HEARING

The Public Hearing was live-streamed through the municipal website and YouTube.

Note: All comments/questions have been summarized and are not to be considered a verbatim transcript.

Warden Smith noted that there are three (3) items on the public hearing agenda. The purpose of the hearings is to hear input from the public, prior to making a decision on the application.

To the members of the public who have chosen to participate this evening, welcome. Anyone who wants to comment or ask questions will be provided an opportunity to do so via previously submitted written comments, pre-arranged telephone call-in, and live chat tonight via our YouTube livestream on the municipal website.

Warden Smith noted Council's Procedural Policy. He advised that Council may approve, reject or defer its decision on the proposal to a later date. Council approval is required for the proposal to proceed.

Warden Smith asked the Chief Administrative Officer/Municipal Clerk to outline when the public hearing advertisements were published.

The Chief Administrative Officer/Municipal Clerk noted that the public hearing notice appeared in the June 10th and 17th edition of The Chronicle Herald. The notices described the proposal, gave the date, time and location of the public hearing, and indicated that staff reports were available to the public. Details were also provided on how the public may make written and verbal submissions at the public hearing.

#### [ETTINGER FUNERAL HOME PROPOSAL, 860 HIGHWAY 2, ELMSDALE](#)

Warden Smith noted the public hearing is a proposal from 3273265 Nova Scotia Limited (Ettinger Funeral Home) to enter into a development agreement with the Municipality to permit a funeral home. No embalming facilities or a crematorium are proposed.

Warden Smith asked the Chair of the Planning Advisory Committee to present his report.

Councillor Dixon, as Vice Chairperson of the Planning Advisory Committee noted that the Planning Advisory Committee considered the proposal on behalf of Municipal Council, reviewed staff's reports, completed their evaluation and would make a recommendation to Council during the Hearing.

The Project Planner presented the staff report titled "3273265 Nova Scotia Limited Development Agreement Application", dated June 10, 2020. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Smith opened the floor to comments or questions from members of Council.

Councillors Perry and King had their questions answered by staff.

Warden Smith asked if the owner or a representative had any comments or would like to make a presentation.

The Communications Officer confirmed the applicant will not be providing comments.

Warden Smith asked if there were comments or questions from members of the public by written submission.

The Assistant Municipal Clerk read one (1) submission from the following members of the public:

- L. Oakley and R. Dean Webb - 952 Highway 2, Elmsdale

The written submission is attached to these minutes.

Warden Smith asked if there were comments or questions from members of the public by pre-arranged telephone call in.

There were none.

Warden Smith asked if there were comments or questions from members of the public via live chat on YouTube.

There were none.

Warden Smith made a last call for comments or questions via live chat on YouTube.

The Communications Officer confirmed there were none.

Warden Smith asked if staff had any final comments.

There were none.

### RECOMMENDATION

C20(175)  
June

On the motion of Councillors Dixon and Smith:

Woodford

***Moved that Council give final consideration and approve entering into a development agreement with 3273265 Nova Scotia Limited to enable the development of a funeral home on lands zoned Two Dwelling Unit Residential (R2) Zone; within one year of Council's approval.***

### **MOTION CARRIED**

Warden Smith asked Councillors if they had any final comments or questions.

Councillor King made final comments.

### JARSKY ARCHITECTURE LTD. - DEVELOPMENT AGREEMENT AMENDMENT

7:14 p.m.

Warden Smith noted the public hearing is a proposal from Jarsky Architecture Ltd. on behalf of 3313013 Nova Scotia Limited to substantially amend an existing development agreement, to increase to the size of a proposed mixed-use building by 152.1 metres squared, adding two additional dwelling units to the building.

Warden Smith asked the Chair of the Planning Advisory Committee to present his report.

Councillor Dixon, as Vice Chairperson of the Planning Advisory Committee noted that the Planning Advisory Committee considered the proposal on behalf of Municipal Council, reviewed staff's reports, completed their evaluation and would make a recommendation to Council during the Hearing.

The Project Planner presented the staff report titled "*Dean Shea Substantial Development Agreement Amendment Application*", dated June 10, 2020. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Smith opened the floor to comments or questions from members of Council.

Councillors Rhyno and King had their questions answered by staff.

Warden Smith asked if the owner or a representative had any comments or would like to make a presentation.

The Communications Officer confirmed the applicant will not be providing comments.

Warden Smith asked if there were comments or questions from members of the public by written submission.

There were none.

The written submissions are attached to these minutes.

Warden Smith asked if there were comments or questions from members of the public by pre-arranged telephone call in.

There were none.

Warden Smith asked if there were comments or questions from members of the public via live chat on YouTube.

The Communications Officer confirmed there were none.

Warden Smith made a last call for comments or questions via live chat on YouTube.

The Communications Officer confirmed there were none.

Warden Smith asked if staff had any final comments.

There were none.

### RECOMMENDATION

C20(176)  
June

On the motion of Councillors Dixon and Hebb:  
*Moved that Council give final consideration and approve an application to substantially amend an existing development agreement with 3313013 Nova Scotia Limited to permit the addition of two dwelling units for a total of ten dwelling units; and*

Woodford

- *Enter into the amendment within one year of Council's approval; and*
- *Discharge the 1998 and 2006 development agreements regarding the neighbouring home hardware store.*

**MOTION CARRIED**

Warden Smith asked Councillors if they had any final comments or questions.

There were none.

**[SHAW GROUP \(CLAYTON\) MIXED USE MASTER PLANNED DEVELOPMENT, HIGHWAY 2, LANTZ](#)** 7:30 p.m.

Warden Smith noted the public hearing is a from The Shaw Group Ltd. to enter into a development agreement for a mixed-use master plan development, including a mixture of residential, commercial, and open space uses. A maximum of 1,500 dwelling units are proposed. The four properties under consideration through this application are identified as PID 45411162, PID 45410115, PID 4541170, and PID 45282167 Highway 2, Lantz.

Warden Smith asked the Chair of the Planning Advisory Committee to present his report.

Councillor Dixon, as Vice Chairperson of the Planning Advisory Committee noted that the Planning Advisory Committee considered the proposal on behalf of Municipal Council, reviewed staff's reports, completed their evaluation and would make a recommendation to Council during the Hearing.

The Manager of Planning presented the staff report titled "*Application by Clayton Development, to enter into a Development Agreement for mixed-used Master Plan Development*", dated June 8, 2020. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Smith opened the floor to comments or questions from members of Council.

Councillors Dixon, Rhyno, King and Hebb had their questions answered by staff.

Warden Smith asked if the owner or a representative had any comments or would like to make a presentation.

The Communications Officer had the applicant's representative, Mr. Kevin Neatt, Director, Planning & Development, Clayton Developments Limited, ready to speak via telephone and staff displayed the applicant's presentation on screen.

Mr. Kevin Neatt - Director of Planning & Development for Clayton Developments

- The development will provide a complete community with walkability, community amenities and employment opportunities, mixed housing options and an enhanced public realm.
- This development will allow residents to age in the community with the mixed housing options.
- The Stormwater Management Plan will have a low impact development.

Warden Smith opened the floor to comments or questions from members of Council.

Councillors Smith and King provided positive comments.

Warden Smith asked if there were comments or questions from members of the public by written submission.

The Assistant Municipal Clerk read two (2) submissions from the following members of the public:

- Joanne Hale - Rhodas Lane
- L. Oakley and R. Dean Webb - 952 Highway 2, Elmsdale

The written submissions are attached to these minutes.

Warden Smith asked if there were comments or questions from members of the public by pre-arranged telephone call in.

There were none.

Warden Smith asked if there were comments or questions from members of the public via live chat on YouTube.

The Communications Officer read two (2) comments submitted via live chat on YouTube:

Comment 1 - Colin Flynn - Cody's Lane

As a resident of Cody's Lane, the only current family area impacted by this development, I would ask council to consider having the developer either make the adjacent homes single dwelling only. This will allow for the current residents to continue to enjoy our quiet neighborhood and maintain pride of ownership.

Other option would be to create a larger easement between the back of Cody's property line and the new development

Mr. Flynn had his comments addressed by staff.

Comment 2 - Carolyn Gillis - 18 Cody's Lane

As a resident of the north side of Cody's Lane we would like a green space between our street and the new sub division to be considered. Or as Colin says even single-family homes would be preferable.

What are the plans going forward for schools and water/sewer? Neither is able to handle that level of population increase.

Ms. Gillis had her comments addressed by staff.

Warden Smith made a last call for comments or questions via live chat on YouTube.

The Communications Officer confirmed there were none.

Warden Smith asked if staff had any final comments.

There were none.

### RECOMMENDATION

C20(177)  
June

On the motion of Councillors Dixon and Smith:

Woodford

*Moved that Council give final consideration and approval to enter into a development agreement with The Shaw Group Ltd. to enter into a Development Agreement for their WCDD lands to permit a mixed-use master planned development.*

### **MOTION CARRIED**

That concluded the public hearings and the Warden thanked members of the public for their comments and for those attending via livestream.

### ADJOURNMENT

C20(178)  
June

On the motion of Councillors Hebb and Dixon:

*Moved that Council adjourn at 8:22 p.m.*

### **MOTION CARRIED**



Approved By: Kim Ramsay, Chief Administrative Officer  
Date: June 26, 2020



Approved By: James D. Smith, Warden  
Date: July 29, 2020

/lj



### Regular Meeting of Council (held via Virtual Video Conferencing)

June 24, 2020

**PRESENT**

Warden Jim D. Smith  
Deputy Warden Michael Perry

Councillors: Cecil Dixon      Elie Moussa  
Wayne Greene      Keith Rhyno  
Eldon Hebb      Heather Smith  
Stephen King      Eleanor Roulston  
Pam MacInnis

**STAFF**

Ms. Kim Ramsay, Chief Administrative Officer  
Ms. Kate Friar, Deputy Chief Administrative Officer  
Mr. John Woodford, Director of Planning & Development  
Mr. Adam Clarkson, Director of Parks, Recreation & Culture  
Mr. Jesse Hulsman, Director of Infrastructure & Operations  
Ms. Sue Surette, Director of Finance  
Ms. Jody MacArthur, Communications Officer  
Mr. Tom Gignac, Manager of Information Systems  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Tutu Erikitola, Administrative Assistant

**CALL TO ORDER**

Warden Smith called the meeting to order at 7:00 p.m.

**LAND ACKNOWLEDGEMENT**

Warden Smith respectfully acknowledged that East Hants is in the Ancestral Unceded Territory of the Mi'kmaq people.

**MOMENT OF SILENT CONTEMPLATION**

A moment of silent contemplation was observed.

**APPROVAL OF OR AMENDMENTS TO THE AGENDA**

C20(152)      On the motion of Councillors Roulston and King:  
June      *Moved that the Agenda be approved as presented.*

**APPROVAL & SIGNING OF THE MINUTES**

C20(153)      On the motion of Councillor Greene and Deputy Warden Perry:

June ***Moved that the minutes of the May 19<sup>th</sup>, and May 27<sup>th</sup>, 2020 Regular Meetings of Council be approved.***

**MOTION CARRIED**

**CORRESPONDENCE FOR INFORMATION**

A complete copy of “Correspondence for Information” is attached to and forms part of the minutes.

There were no comments.

**CORRESPONDENCE FOR DECISION**

**Item 60 - Old Elmsdale School Site**

[00:01:42]

Staff are recommending that the original scope of the project be reconsidered and allow staff to fully prepare a project scope that will provide Council with a feasibility study and a number of options to consider for development of the site which meets the longer-term vision for the Village Core.

If Council is agreeable, staff will develop a project plan and present it as part of the 20/21 Budget process.

C20(154) On the motion of Councillors MacInnis and Dixon:

Deputy CAO

June

***Moved that Council rescind Motion C19(296) requesting a site plan for the Old Elmsdale School property; and***

***That staff prepare a project scope and budget to develop a comprehensive feasibility study with several site planning options for the Old Elmsdale School property for consideration in the 2020/2021 Budget.***

**MOTION CARRIED**

During Councillors Business Reports, staff noted that there was a Correspondence for Information that should have been filed under Correspondence for Decision.

[00:35:18]

**Item 13 - Letter from Christine Blair, Mayor of Colchester**

Staff received a letter from Christine Blair, Mayor of Colchester suggesting a joint committee to consider opportunities to collaboratively memorialize the victims of the April 18th and 19th tragedy.

C20(155) On the motion of Deputy Warden Perry and Councillor King:

CAO

June

***Moved that Council direct the CAO to respond in favor of being part of the joint committee to consider opportunities to collaboratively memorialize the victims of the April 18th and 19th tragedy.***

Clarkson

**MOTION CARRIED**

COMMITTEE REPORTS

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

[00:02:24]

Councillor Roulston, as Chair, presented the Corporate & Residential Services Committee report from meeting held on June 16, 2020. The minutes from that meeting were made available to all members of Council. The following motions are coming forward to Council as a result of that meeting.

TEMPORARY BORROWING RESOLUTION FOR COVID-19 PROPERTY TAX FINANCING PROGRAM

C20(156)  
June

On the motion of Councillors Roulston and Moussa:  
*Moved that Council seek Ministerial approval for a temporary borrowing resolution related to the COVID-19 Property Tax Financing Program in the amount of \$5,000,000 to provide tax relief through short term loans to tax payers impacted negatively by the COVID-19 pandemic;*

Surette

*And that, Council give pre-approval to borrow up to \$5,000,000 for a term not to exceed three years and at a rate not to exceed 1.1%;*

*And that, Council give pre-approval to temporarily finance from reserves up to \$2,500,000 if subscription to the Program is less than \$2,500,000 or if the Program subscription exceeds \$5,000,000 up to \$7,500,000.*

**MOTION CARRIED**

YEAR END MEMO REPORT 2020

C20(157)  
June

On the motion of Councillors Roulston and Greene:  
*Moved that Council approve the year-end adjustments to the operating and capital funds as presented in the staff report dated June 10th, 2020 at the Executive Committee meeting on June 16th, 2020.*

Taylor

**MOTION CARRIED**

COUNCIL PROCEDURAL POLICY CHANGES

00:05:00

C20(158)  
June

On the motion of Councillors Roulston and Smith:  
*Moved that Council direct staff to prepare changes to the Council Procedural Policy as follows:*

MacEwan/  
MacArthur

- *Livestreaming - recordings of all meetings of Council to remain on the Municipality's YouTube channel for three (3 months) until such a time that Council begins meeting in-person again and has the opportunity to restart the discussion about broadcasting/recording in-person meetings.*

**MOTION CARRIED**

C20(159)

On the motion of Councillors Roulston and Hebb:

MacEwan/

June **Moved that Council direct staff to prepare changes to the Council Procedural Policy as follows:** MacArthur

- **Audio-Recordings of in-camera meetings are to be destroyed after three (3) months and any recordings older than three (3) months that currently exist shall be destroyed.**

**MOTION CARRIED**

C20(160) On the motion of Councillors Roulston and Smith: MacEwan/  
June **Moved that Council direct staff to prepare changes to the Council Procedural Policy as follows:** MacArthur

- **Posting of staff reports to the public website - staff reports will be posted following the Executive Committee/Council meeting with the meeting minutes.**

**MOTION CARRIED**

C20(161) On the motion of Councillors Roulston and King:  
June **Moved the adoption of the report.**

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS**

[00:08:43]

Councillor Dixon, as Chair, presented the Corporate & Residential Services Committee report from meeting held on June 16, 2020. The minutes from that meeting were made available to all members of Council. The following motions are coming forward to Council as a result of that meeting.

**HIGHWAY 214 CAPITAL PROJECT 10-041 SEWER UPGRADE**

C20(162) On the motion of Councillors Dixon and Moussa: Hulsman  
June **Moved that Council approve to proceed with the full scope of Project 10-041, funded by Gas Tax, and as listed within the updated Capital Project form as attached to the Executive Committee Agenda of June 16, 2020.**

**MOTION CARRIED**

**MUNICIPAL ENGINEERING STANDARDS UPDATE**

C20(163) On the motion of Councillors Dixon and Moussa: Hulsman  
June **Moved that Council approve the proposed updates to the Municipal Standards as attached to the Executive Committee agenda of June 16, 2020.**

**MOTION CARRIED**

C20(164) On the motion of Councillors Roulston and King:  
June **Moved the adoption of the report.**

**MOTION CARRIED**

**PARKS, RECREATION & CULTURE**

[00:11:39]

Councillor Rhyno, as Chair, presented the Parks, Recreation & Culture Committee report from the meeting held on June 16, 2020. The minutes from that meeting were made available to all members of Council. The following motions are coming forward to Council as a result of that meeting.

**TOURISM GRANT APPLICATION - EAST NOEL HERITAGE SCHOOLHOUSE SOCIETY**

C20(165)  
June

On the motion of Councillors Hebb and Smith:  
***Moved that Council approve the Tourism Grant Application from the East Noel Heritage Schoolhouse Society in the amount of \$1,500 and that the source of funds will be the Tourism Grant Reserve.***

Clarkson

**MOTION CARRIED**

C20(166)  
June

On the motion of Councillors Hebb and MacInnis:  
***Moved the adoption of the report.***

**MOTION CARRIED**

**PLANNING ADVISORY COMMITTEE**

[00:14:50]

Councillor Greene, as Chair, presented the report on the Planning Advisory Committee from the meeting held on June 16, 2020. The minutes from that meeting were made available to all members of Council.

Applications from Ettinger Funeral Home, Dean Shea and Clayton Developments were considered. A recommendation from the Planning Advisory Committee regarding all three applications will be presented to Council at the public hearing scheduled for tomorrow evening (June 25, 2020).

C20(167)  
June

On the motion of Councillors Greene and Smith:  
***Moved the adoption of the report.***

**MOTION CARRIED**

**SECOND READING, BYLAW A-100-1, AN AMENDMENT TO BYLAW A-100, ALTERNATIVE VOTING BYLAW**

[00:15:33]

C20(168)  
June

On the motion of Councilors Roulston and MacInnis:  
***Moved that Council give second reading to Bylaw A-100-1, an amendment to Bylaw A-100, Alternative Voting Bylaw, the option without mobile polling.***

CAO

**MOTION CARRIED**

[SECOND READING, BYLAW P-1200, AN AMENDMENT TO BYLAW LOT GRADING, GRADING AND DRAINAGE BYLAW](#) [00:16:18]

C20(169) On the motion of Councillors Greene and King: Woodford  
June *Moved that Council give second reading to Bylaw P-1200, an amendment to Bylaw Lot Grading, Respecting Grading and Drainage.*

**MOTION CARRIED**

[WARDENS REPORT](#) [00:17:14]

At the request of the Warden, Deputy Warden Perry assumed the Chair.

The Warden provided a verbal report on his recent activities.

The Warden resumed the Chair.

[COUNCILLORS BUSINESS REPORT](#) [00:20:40]

Councillors provided verbal reports on their recent activities and had their questions answered by staff.

[BOARDWALK - UNIACKE FIRE](#) [00:21:45]

There are two boardwalks and walking trails at the rear of the Mount Uniacke Fire Hall, the Fire Department are requesting funds to make necessary repairs.

C20(170) On the motion of Deputy Warden Perry and Councillor Moussa: Clarkson  
June *Moved that Council approve the Mount Uniacke Volunteer Fire Department with a District Recreation Fund (DRF) of up to \$15,000.00 for their boardwalk and walking trail improvement project with the funding being shared equally (50/50) by District 8 and District 9.*

**MOTION CARRIED**

[SUSTAINABILITY INITIATIVES](#) [00:39:04]

Staff have been contacted by Clean Foundation regarding funding for a summer internship. This position would be to research sustainability options for the municipality.

Clean Foundation would pay 60% of the wage, based on a 35 hour work week, the municipality would pay 40%. The internship would be for nine weeks. Clean Foundation have prospective applicants and would hire through their payroll and the municipality would be invoiced at the end of the internship.

C20(171) On the motion of Councillor Greene and King: CAO  
June *Moved that Council direct staff to apply for the Sustainability Internship program by Clean Foundation with additional funding from General Wages.*

**MOTION CARRIED**

IN-CAMERA SESSION

[00:40:00]

C20(172) On the motion of Councillors King and MacInnis:  
June *Moved that Council go In-Camera at 7:40 p.m.*

**MOTION CARRIED**

Executive Committee returned to open Council at 7:58 p.m.

Warden Smith noted that Council met in-camera to discuss one legal issue.

Direction was given to staff.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

[00:58:00]

C20(173) On the motion of Councillors and Moussa and per:  
June *Moved that the next Regular Meeting of Council be held on July 21<sup>st</sup>, 2020 (Policy) and July 29<sup>th</sup>, 2020.*

**MOTION CARRIED**

ADJOURNMENT

[00:58:10]

C20(174) On the motion of Councillors Smith and Hebb:  
June *Moved that Council adjourn at 7:58 p.m.*

**MOTION CARRIED**



Approved By: Kim Ramsay, Chief Administrative Officer  
Date: June 25, 2020



Approved By: James D. Smith, Warden  
Date: July 29, 2020

/te