



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

September 23, 2020

PRESENT	Warden Jim D. Smith Deputy Warden Michael Perry
	Councillors: Cecil Dixon      Elie Moussa Wayne Greene      Keith Rhyno Eldon Hebb      Eleanor Roulston Stephen King Pam MacInnis
REGRETS/ABSENT	Heather Smith
STAFF	Ms. Kim Ramsay, Chief Administrative Officer Ms. Kate Friars, 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 Surrette, 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(232)      On the motion of Councillors Greene and King:  
September      ***Moved that the Agenda be approved as presented.***

### APPROVAL & SIGNING OF THE MINUTES

C20(233) On the motion of Councillors Moussa and Dixon:  
September *Moved that the minutes of the July 21<sup>st</sup> and July 29<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.

**Item 7 - Letter from Tiffany Bartlett, Colchester-East Hants Public Library Eliminates Late Fines**

Councillor King commended the elimination of late fines and hoped this would be an incentive for residents to continue to use library services.

**CORRESPONDENCE FOR DECISION**

There were none.

**COMMITTEE REPORTS**

**FIRE ADVISORY COMMITTEE**

[00:01:50]

**FIRE DEPARTMENT REGISTRATIONS**

C20(234) On the motion of Councillors Roulston and Deputy Warden Perry: Friars  
September *Moved that Council approve the 2020-21 Fire Department registrations.*

**MOTION CARRIED**

**PRESUMPTIVE CANCERS AND WCB COVERAGE**

C20(235) On the motion of Councillors Roulston and Greene: Friars  
September *Moved that Council approve that the Municipality absorb the cost of WCB coverage for volunteer firefighters.*

**MOTION CARRIED**

**EMO PLANNING COMMITTEE FIRE SERVICE REPRESENTATIVE**

C20(236) On the motion of Councillors Roulston and Moussa: Friars  
September *Moved that Council direct staff to draft a Terms of Reference for the EMO Planning Committee.*

**MOTION CARRIED**

C20(237) On the motion of Councillors Roulston and Moussa:  
September *Moved the adoption of the report.*

**MOTION CARRIED**

**POLICE ADVISORY COMMITTEE**

[00:07:32]

Councillor Rhyno, as Chair, presented the Police Advisory Committee report from the meeting held on September 15, 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.

**TERMS OF REFERENCE / UPDATE TO COUNCIL PROCEDURAL POLICY**

C20(238) On the motion of Councillors Rhyno and Greene: CAO  
September *Moved that Council approve the Council Procedural Policy and the Police Advisory Committee Terms of Reference as attached to the Executive Committee agenda dated September 15, 2020.*

**MOTION CARRIED**

**RCMP - REPORT REQUEST - 12-HOUR SHIFT MODEL**

C20(239) On the motion of Councillors Rhyno and King: CAO  
September *Moved that Council direct the RCMP to prepare a report for the Police Advisory Committee on the cost and feasibility of moving to a 12-hour shift policing model for East Hants.*

**MOTION CARRIED**

C20(240) On the motion of Councillors Rhyno and Roulston:  
September *Moved the adoption of the report.*

**MOTION CARRIED**

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE**

[00:10:47]

Councillor Roulston, as Chair, presented the Corporate & Residential Services Committee report from the meeting held on September 15, 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.

**UNIACKE BUSINESS PARK LOT PRICING AND AVAILABILITY - PHASE ONE EXPANSION**

C20(241) On the motion of Councillors Roulston and Moussa: Friars  
September *Moved that Council approve The Uniacke Business Park Lot Pricing and Availability document as attached to the September 15, 2020 Executive Committee agenda.*

**MOTION CARRIED**

**EAST HANTS AQUATIC CENTRE - FINAL UPDATES**

C20(242) On the motion of Councillors Roulston and Hebb: Friars  
September *Moved that Council approve that the source of funding for the East Hants Aquatic Centre (Capital Budget item 13-008) be updated as presented to Executive Committee on September 15th, 2020 in the report titled 'East Hants Aquatic Centre Project - Final Budget Report'.*

**MOTION CARRIED**

**SUSTAINABILITY UPDATE - PROPERTY ASSESSED CLEAN ENERGY FINANCING**

C20(243) On the motion of Councillors Roulston and Moussa: Friars  
September *Moved that Council direct staff to enter into discussions with the Clean Foundation to join their Clean Energy Financing Program for a one (1) year contract to gauge community appetite for a Property Assessed Clean Energy (PACE) financing program, to be included in the 2021/2022 budget for consideration.*

**MOTION CARRIED**

C20(244) On the motion of Councillors Roulston and Greene:  
September *Moved the adoption of the report.*

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS**

[00:15:20]

Councillor Dixon, as Chair, presented the Parks, Recreation & Culture Committee report from the meeting held on September 15, 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.

**BULK WATER OPERATIONAL PRIORITY ALIGNMENT**

C20(245) On the motion of Councillors Dixon and King: Hulsman  
September *Moved that Council recognize that going forward the Water Utility will henceforth categorize the Bulk Water service being a core customer, which should be integrated into future strategy documents and related procedures going forward; and that the Chief Administrative Officer has authority, in consultation with the Warden and the Municipal Engineer, to shut down bulk water services in order to provide essential service to metered customers or to preserve minimum fire protection flows.*

**MOTION CARRIED**

**STORMWATER PROGRAM REVIEW & POLICY AMENDMENTS**

C20(246) On the motion of Councillors Dixon and Greene: Hulsman  
September *Moved that Council adopt the updated Storm Drainage Policy as attached to the Executive Committee agenda dated September 15, 2020.*

**MOTION CARRIED**

**SHUBIE WASTEWATER TREATMENT PLANT & BURGESS ROAD CAPITAL PROJECT BUNDLE FOR FUNDING**

C20(247) On the motion of Councillors Dixon and Moussa: Hulsman  
September *Moved that Council combine capital projects 20-015: Wastewater Collection Upgrade - Burgess Road and 20-020: Watermain Renewal - Burgess Road back into capital project 10-022: Wastewater Treatment Plant Replacement - Shubenacadie and for the budget for 10-022 to be updated to total \$5,500,000, funded through reserves as listed in the attached capital budget sheet.*

**MOTION CARRIED**

C20(248) On the motion of Councillors Dixon and Hebb:  
September *Moved the adoption of the report.*

**MOTION CARRIED**

**PARKS, RECREATION & CULTURE**

[00:20:57]

Councillor Rhyno, as Chair, presented the Parks, Recreation & Culture Committee report from the meeting held on September 15, 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.

**DISTRICT RECREATION FUND - M & M RECREATION**

C20(249) On the motion of Councillors Rhyno and Greene : Clarkson  
September *Moved that Council approve \$3,036 of District Recreation Funding 2020-2021 for M&M Recreation Association's DRF application with \$1,856 to be funded by district 6 and \$1,180 to be funded by district 5.*

**MOTION CARRIED**

**OPEN SPACE DEDICATION POLICY UPDATES**

C20(250) On the motion of Councillors Rhyno and King: Clarkson  
September *Moved that Council approve the 2020 Open Space Dedication Policy replacing the 2002 Open Space Policies and the 2014 Open Space Agreement Policy, as attached to the September 15, 2020 Executive Committee agenda.*

**MOTION CARRIED**

C20(251) On the motion of Councillors Rhyno and Moussa:  
September *Moved the adoption of the report.*

**MOTION CARRIED**

PLANNING ADVISORY COMMITTEE

[00:23:59]

Councillor Greene, as Chair, presented the report on the Planning Advisory Committee from the meeting held on September 15, 2020. The minutes from that meeting were made available to all members of Council.

MAPLE RIDGE STABLES - MPS & LUB MAPPING AMENDMENT

C20(252) On the motion of Councillors Greene and Moussa: Woodford  
September ***Moved that Council not proceed to the Public Information Meeting and deny the application received by Maple Ridge Stables.***

Eight (8) voting in favor. Two (2) voting against. Councillors Dixon and Hebb voting nay.

**MOTION CARRIED**

ELMSDALE LUMBER COMPANY LIMITED - MPS AND LUB AMENDMENTS AND AMENDMENT TO AN EXISTING DEVELOPMENT AGREEMENT

C20(253) On the motion of Councillors Greene and King: Woodford  
September ***Moved that Council authorize staff to schedule a public information meeting to consider an application from Elmsdale Lumber Company Limited to amend the MPS and LUB by changing the designation and zone of a portion of PID 45342938 to Industrial Commercial (IC), and to consider substantially amending an existing development agreement for the existing lumber mill (PID 45082773) to permit a biochar production facility; and***

***authorize staff to send a letter indicating the time and date of the PIM which will be mailed to all property owners within 500m of the subject property.***

**MOTION CARRIED**

C20(254) On the motion of Councillors Greene and Roulston:  
September ***Moved the adoption of the report.***

**MOTION CARRIED**

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

NOMINATING COMMITTEE

[00:28:30]

AUDIT COMMITTEE APPOINTMENT

C20(255) On the motion of Warden Smith and Councillor Hebb: Surrette  
September ***Moved that Council appoint Neil Morley to the Audit Committee.***

**MOTION CARRIED**

C20(256) On the motion of Warden Smith and Councillor Hebb:

September ***Moved the adoption of the report.***

**MOTION CARRIED**

**WARDENS REPORT**

[00:29:34]

The Warden provided a verbal report on his recent activities.

**CCOA**

The CCOA is moving forward with purchasing land in the Elmsdale Business Park for their new facility, however, they have not budgeted for the Deed Transfer Tax and the Municipal Government Act (MGA) prevents the waiving of this fee.

C20(257) On motion of Warden Smith and Councillor Hebb: Friars  
September

***Moved that where the CCOA is by the letter of the MGA required to pay the Municipality the Deed Transfer Tax on the purchase of the land for the expansion project, Council recognize their non-profit status afforded to them under Bylaw F-400, and will pay a grant to the CCOA for the amount equal to the Deed Transfer Tax paid on that transaction.***

**MOTION CARRIED**

The Warden resumed the Chair.

**COUNCILLORS BUSINESS REPORT**

[00:31:00]

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

**SNOW CLEARING OPERATIONS**

C20(258) On the motion of Councillors King and MacInnis: Hulsman  
September

***Moved that Council direct staff to prepare a high-level report on the snow clearing services, to include items such as, timing, primary streets and equipment size, based on the calls and letters received from residents.***

Seven (7) voting in favor. Three (3) voting against. Warden Smith and Councillors Moussa and Greene voting nay.

**MOTION CARRIED**

**OFFICIAL PLAN UPDATE**

Councillor King was contacted by a resident after they had received a bylaw enforcement inspection report, regarding their 8'x8' plastic utility shed that is tucked in amongst the trees along the side of his property set well back from the street. It has been in place for approximately four years with no concerns raised by his neighbors.

C20(259) On the motion of Councillors King and Roulston: Woodford  
September

***Moved that Council direct staff to include the following issue in the upcoming Official Plan Update: a review of regulations that prevent homeowners from erecting accessory structures in their front yards within serviced areas.***

Nine (9) voting in favor. One (1) voting against. Warden Smith voting nay.

**MOTION CARRIED**

**RURAL GAS TAX SWAP (BELNAN PLAYGROUND)**

Councillor Roulston brought forward for discussion a proposal for a Rural Gas Tax swap to fund the playground project in Belnan. [00:44:00]

C20(260) On the motion of Councillors Roulston and Moussa: Surette  
September ***Moved that Council set aside \$60,000 in the Rural Fire Department Capital Reserve Fund from 2020-2021 general revenue, in exchange for \$60,000 of money from the Rural Gas Tax Reserve Fund and that the \$60,000 in Gas Tax be used to fund the playground Project # 18-008 (2020-2021).***

**MOTION CARRIED**

**MANAGEMENT GROWTH MANAGEMENT AREA, MOUNT UNIACKE** [00:46:55]

A developer has raised concerns about subdivision within the Management Growth Area and the cost to pave roads, which is stopping growth in Mount Uniacke.

C20(261) On the motion of Councillor Moussa and Deputy Warden Perry: Woodford  
September ***Moved that Council direct staff prepare a report on the current Growth Management Area and should it be revised with regards to paving of roads for new development.***

Eight (8) voting in favor. Two (2) voting against. Councillors Greene and Dixon voting nay.

**MOTION CARRIED**

**NOISE BYLAW AMENDMENT - FORESTRY OPERATIONS** [00:49:00]

Councillor Rhyno has received numerous complaints concerning noise in the early morning and late evening with a forestry operation bordering on a residential area.

C20(262) On the motion of Councillors Rhyno and Greene: Woodford  
September ***Moved that Council direct staff prepare a report on amending the noise bylaw to include forestry operations which border on a residential area.***

Nine (9) voting in favor. One (1) Voting against. Councillor Hebb voting nay.

**MOTION CARRIED**

**SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL** [00:54:50]

C20(263) On the motion of Councillors MacInnis and King:  
September ***Moved that the next Regular Meeting of Council be held on October 6<sup>th</sup> (Policy) and October 14<sup>th</sup>, 2020.***



**MOTION CARRIED**

**IN-CAMERA SESSION**

[00:55:00]

On the motion of Councillors MacInnis and Moussa:  
***Moved that Council go In-Camera at 7:56 p.m.***

**MOTION CARRIED**

Council returned to open Council at 8:18 p.m.

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

Direction was given to staff.

**COUNCIL CHAMBERS RENOVATIONS - COVID 19**

C20(264)  
September

On the motion of Deputy Warden Perry and Councillor MacInnis:  
***Moved that Council direct staff the CAO to proceed with modifications to Council Chambers to enable meetings to resume in Chambers while meeting public health requirements for the prevention of the spread of COVID-19, and that the cost be recovered from the COVID-19 Safe Re-Start funding announced by the Province of Nova Scotia in September 2020.***

CAO

**MOTION CARRIED**

**ADJOURNMENT**

C20(265)  
September

On the motion of Councillors Moussa and King:  
***Moved that Council adjourn at 8:20 p.m.***

**MOTION CARRIED**



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



Approved By: James D. Smith, Warden  
Date: October 14, 2020

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