



## Regular Meeting of Council

November 18, 2020

PRESENT

Warden Eleanor Roulston  
Deputy Warden John A. MacDonald

Councillors: Sandra Garden-Cole     Wayne Greene  
                         Norval Mitchell         Michael Perry  
                         Eldon Hebb                             Elie Moussa  
                         Ian Knockwood                         Tom Isenor  
                         Keith Rhyno

Guests:

Scott Forward, General Manager, East Hants Sportsplex  
William H. Falkenberg, President, East Hants Arena Association

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. Evan MacDougall, Manager of Parks and Buildings  
Mr. Tom Gignac, Manager of Information Systems  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Tutu Erikotola, Administrative Assistant

### CALL TO ORDER

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

### LAND ACKNOWLEDGEMENT

Warden Roulston respectfully acknowledged that East Hants is in Mi'kma'ki and the District of Sipekne'katik, the ancestral and 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(322)     On the motion of Deputy Warden MacDonald and Councillor Greene:  
November     ***Moved that the Agenda be approved as presented.***

### APPROVAL & SIGNING OF THE MINUTES

C20(323) On the motion of Councillor Greene and Deputy Warden MacDonald:  
November *Moved that the minutes of the October 6<sup>th</sup> and October 14<sup>th</sup>, 2020 Regular Meetings of Council be approved.*

**MOTION CARRIED**

[APPROVAL OF THE SPECIAL MEETING OF COUNCIL \(INAUGURAL MEETING OF COUNCIL\) FOR THE PURPOSE OF SWEARING IN OF NEW COUNCIL MINUTES OF OCTOBER 28, 2020](#)

C20(324) On the motion of Councillor Mitchell and Deputy Warden MacDonald:  
November *Moved that the minutes of the October 28<sup>th</sup> 2020 Special Meeting of Council be approved.*

**MOTION CARRIED**

[PRESENTATION: EAST HANTS ARENA ASSOCIATION \(EH SPORTSPLEX\)](#)

[00:02:14]

Mr. Falkenberg, President East Hants Arena Association (EHAA) and Mr. Scott Forward, General Manager of the East Hants Sportsplex presented to Council their request for immediate, short-term and long-term financial assistance for the East Hants Sportsplex:

Major events impacting operational revenue:

- Dome collapse November 28, 2019
- COVID-19 shutdown March 17, 2020
- TV Bingo operations ceased April 1, 2020
- Golf Tournament cancelled June 18, 2020

The EHAA requests council to consider the options below:

1. An immediate payment of \$140,690 to cover the replacement of the ice plant compressor and provide cashflow crisis relief. A further consideration of an additional \$225,606 to meet the remaining fiscal 2020/21 needs.
2. To provide a two rink with Dome operational model, EHAA requests an operating grant of \$250,000 starting fiscal 2021/22 for 10 years.
3. To De-risk the operating model, the EHAA requires MEH to underwrite a Capital Fund that would serve to guarantee future repairs should the Dome fail, to replace the Dome and for other facility requirements.

Although the EHAA has partnered with the Municipality over the years on a number of projects, the EHAA has now reached a point where immediate and annual financial support from the Municipality needs be explored in order for the East Hants Sportsplex to remain viable while weathering these unprecedented times.

Deputy Warden MacDonald and Councillors Rhyno and Perry had their questions answered by Mr. Forward and Mr. Falkenberg.

Warden Roulston noted this subject is also listed within Agenda Item 11, Correspondence for Decision.

Warden Roulston suggested further discussion be held later in the meeting during the in-camera session. All Council members were in agreement.

Warden Roulston thanked Mr. Forward and Mr. Falkenberg for their presentation.

### DEMOLITION HEARING

[00:30:19]

Warden Roulston welcomed those in attendance and advised that pursuant to Section 345 of the MGA, only Municipal Council has the authority to order the demolition of a building and should be in a position to make a decision on the property in question following the staff reports and any presentations from the property owners.

### 727 HIGHWAY 1, MOUNT UNIACKE

The Director of Planning & Development presented the staff report titled “Demolition Order - 727 Highway 1, Mount Uniacke” dated November 10, 2020. A copy of the report and related documents were attached to the agenda and available to all Council members.

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

Deputy Warden MacDonald and Councillors Rhyno and Perry had their questions answered by staff.

Warden Roulston opened the floor to comments or questions from the representative(s) of the owner.

There were no representatives in attendance.

Warden Roulston asked members of Council if they had any final comments or questions.

There were none.

### RECOMMENDATION

[00:40:00]

C20(325)  
November

On the motion of Councillors Greene and Deputy Warden MacDonald:  
***Moved that Council authorizes the Administrator to issue an Order to the owner of PID 45136538, 727 Highway 1, Mount Uniacke, to remedy the dangerous or unsightly condition of the property by the demolition and removal of the structure within 30 days of an Order being served.***

Woodford

**MOTION CARRIED**

That concluded the demolition hearing.

[CORRESPONDENCE FOR INFORMATION](#)

[00:40:57]

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

[Item 67 - Response from Minister Suzanne Lohnes-Croft, Communities, Culture & Heritage Re: Letter of support for temporary funding for community arenas.](#)

Deputy Warden MacDonald sought confirmation that staff are responding and making contacting as per the letter. Clarkson

Staff confirmed they will be contacting Peter McCracken, Fundy Regional Manager, as suggested by Minister Lohnes-Croft.

[CORRESPONDENCE FOR DECISION](#)

[00:42:18]

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

[Item 57 - Request from the Hants North Community Food Bank](#)

Hants North Community Food Bank is seeking funding for the total purchase of Four Point Community Hall building, as their new location.

The total cost of the building was \$6,019.50 and this is the amount they are requesting.

C20(326)  
November

On the motion of Councillor Rhyno and Deputy Warden MacDonald:  
***Moved that Council grant the request from the Hants North Community Food Bank for \$6,019.50, with funds to come from the General Government Grant reserve (to support their purchase of the Four Points Community Hall).***

[00:46:23]  
Clarkson

**MOTION CARRIED**

[Item 52 - Letter from Milford Recreation Association \(MRA\) Re: COVID-19 and the financial effects on the Milford Recreation Association](#)

[00:47:22]

Milford Recreation Association is seeking support from the municipality to create a plan to maintain what the volunteer groups offer communities and to provide financial support through this pandemic.

C20(327)  
November

On the motion of Councillors Hebb and Knockwood:  
***Moved that Council direct staff prepare a report on the needs of the Milford Recreation facility, as well as, other recreation facilities to understand their needs to maintain and run their properties.***

[00:49:55]  
Clarkson

**MOTION CARRIED**

[Item 36 - Letter from East Hants Arena Association \(EHAA\) seeing funding support](#)

[01:03:43]

This was dealt with during the EHAA presentation and further discussion will be held in an In-camera session at the end of the meeting.

**Item 34 - Covid 19 - Safe Restart Program Funding Award**

[01:04:0]

As part of the Safe Restart Program Funding award, East Hants received \$1,496,669 in funding. Due the collective submission made on the behalf of the municipality; we were able to receive this funding.

The Association of Municipal Administrators (AMANS) has submitted an invoice for a one-time Safe Restart fee of \$5,403 which is our portion of 15% of the additional allocation (\$36,000) that was received in funding.

AMANS are requesting this increase in their rates to aid in their continued sustainability due to the pandemic.

C20(328)  
November

On the motion of Deputy Warden MacDonald and Councillor Perry:  
***Moved that Council approve the additional fees of \$5,403.71 to The Association of Municipal Administrators.***

[01:07:12]  
Surrette

**MOTION CARRIED**

**Item 17 - Royal Canadian Legion, Br. #48 Elmsdale, Wreath and Poppy donations**

There is significant concern that this years' campaign will be drastically affected by the COVID pandemic.

The RCL Branch 48 Elmsdale are hoping in addition to the Municipality purchasing wreaths that a donation can be made to the Poppy Fund to assist their cause this year.

Council has budgeted \$450 towards the purchases of wreaths, with \$199 donated to this year's wreaths leaving a balance of \$251.

C20(329)  
November

On the motion of Councillors Greene and Rhyno:  
***Moved that Council direct staff to donate \$251 to the Poppy Trust Fund of the Royal Canadian Legion.***

[01:08:00]  
MacEwan

**MOTION CARRIED**

**Item 11 - Knights of Columbus offer to donate a painting by Forrestall**

[01:09:06]

The Municipality has received an offer to donate a painting by Tom Forrestall to East Hants in honor of the late Brother Knight Tom Bagley, of Enfield, who died along with 22 other people on April 18 and 19.

C20(330)  
November

On the motion of Deputy Warden MacDonald and Councillor Greene :  
***Moved that Council accept the donation of the Tom Forrestall painting from the Knights of Columbus.***

[01:11:36]  
Clarkson

**MOTION CARRIED**

C20(331) On the motion of Councillors Hebb and Perry: [01:15:00]  
November *Moved that Council direct staff prepare a report to review if the municipality needs an art donations policy or if donations are to be considered on a case-by-case basis.* Clarkson

**MOTION CARRIED**

**POLICE ADVISORY COMMITTEE**

**RCMP QUARTERLY REPORT**

[01:16:10]

C20(332) On the motion of Councillors Rhyno and Deputy Warden MacDonald: CAO  
November *Moved the Council direct staff, in consultation with the RCMP, to contact the Department of Justice and ask what the preferred package of policing services fit the municipality needs and examine and compare it with the current model to see if it is working or not.*

**MOTION CARRIED**

C20(333) On the motion of Councillors Rhyno and Greene:  
November *Moved the adoption of the report.*

**MOTION CARRIED**

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE**

[01:19:00]

Deputy Warden MacDonald, as Chair, presented the Corporate & Residential Services Committee report from the meeting held on November 10, 2020. The minutes from that meeting were made available to all members of Council. The following motion is coming forward to Council as a result of that meeting.

**APPROVAL OF 2021 COUNCIL CALENDAR**

C20(334) On the motion of Deputy Warden MacDonald and Councillor Greene: MacEwan  
November *Moved that Council accept the 2021 Council Calendar as presented.*

**MOTION CARRIED**

**POST-ELECTION REPORT**

C20(335) On the motion of Deputy Warden MacDonald and Councillor Moussa: CAO  
November *Moved that Council, based on the information in the staff report dated October 28th, 2020, attached to the November 10th, Executive Committee agenda, the 2021-2022 budget be drafted with a \$35,000 per year transfer to the Election Reserve.*

Ten (10) voting in favour. One (1) voting against. Councillor Rhyno voting nay.

**MOTION CARRIED**

**MUNICIPAL TAX ASSISTANCE PROGRAM POLICY**

C20(336) On the motion of Deputy Warden MacDonald and Councillor Rhyno: Surette  
November *Moved that Council approve the changes to the Municipal Tax Assistance Program (MTAP) Council Policy as attached to the Executive Committee agenda dated November 10th, 2020.*

**MOTION CARRIED**

C20(337) On the motion of Deputy Warden MacDonald and Councillor Mitchell: Surette  
November *Moved that Council direct staff prepare a report to review the Municipal Tax Assistance Program Policy's eligibility criteria for consideration during 2021-2022 budget discussions or before the next annual review.*

**MOTION CARRIED**

C20(338) On the motion of Deputy Warden MacDonald and Councillor Mitchell:  
November *Moved the adoption of the report.*

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS**

[01:23:00]

Councillor Moussa, as Chair, presented the Infrastructure & Operations Committee report from the meeting held on November 10, 2020. The minutes from that meeting were made available to all members of Council. The following motion is coming forward to Council as a result of that meeting.

C20(339) On the motion of Councillors Moussa and Perry: Hulsman  
November *Moved that that Council direct staff to have official correspondence submitted to the Province to bring attention to the significant strain on the Nova Scotia Recycling Supply Chain, along with the foreseeable negative financial and environmental impacts that are likely to effect Nova Scotia in the near future.*

**MOTION CARRIED**

C20(340) On the motion of Councillors Moussa and Greene:  
November *Moved the adoption of the report.*

**MOTION CARRIED**

**PLANNING ADVISORY COMMITTEE**

[01:26:00]

Councillor Greene, as Chair, presented the report on the Planning Advisory Committee from the meeting held on November 10, 2020. The minutes from that meeting were made available to all members of Council.

[WM FARES ARCHITECTS ON BEHALF OF MONK MOBILE CORPORATION LTD. - MPS AND LUB MAPPING AMENDMENTS AND DEVELOPMENT AGREEMENT APPLICATION](#)

C20(341) On the motion of Councillor Greene and Deputy Warden MacDonald: Woodford  
November *Moved that Council authorize staff to schedule a public information meeting to consider an application from WM Fares Architects to amend the MPS and LUB by changing the land use designation and zone to Walkable Comprehensive Development District (WCDD), which permits Council to consider entering into a development agreement with the applicant, to permit a mixed use development of townhouses and mixed use capable buildings on lands identified as PID 45329901, PID 45379864, and PID 45410503, Enfield.*

**MOTION CARRIED**

[SANGSTERS AUTOMOTIVE - UNSUBSTANTIAL AMENDMENT TO DEVELOPMENT AGREEMENT TO INCREASE EXISTING BUILDING SIZE - INITIAL REPORT](#)

C20(342) On the motion of Councillor Greene and Deputy Warden MacDonald: Woodford  
November *Moved that Council approve the application by Sangster's Automotive (J.I.Z. Holdings Inc.) for an unsubstantial amendment to their existing Development Agreement, with the Municipality of East Hants, to permit a 10% increase in existing floor area for their business located at 622 Highway 2, Elmsdale; and*  
*enter into the amendment within one year of Council's approval*

**MOTION CARRIED**

[COMMUNITY STANDARDS BYLAW P-100 AMENDMENT - INITIAL REPORT](#)

C20(343) On the motion of Councillor Greene and Hebb: Woodford  
November *Moved that Council authorize staff to consult with the forestry industry and residents of East Hants on the proposed amendments to Bylaw P-100, Community Standards, to regulate noise from forestry operations.*

Ten (10) voting in favour. One (1) voting against. Councillor Knockwood voting nay.

**MOTION CARRIED**

C20(344) On the motion of Councillors Greene and Mitchell:  
November *Moved the adoption of the report.*

**MOTION CARRIED**

[WARDENS REPORT](#)

[01:33:00]

Deputy Warden MacDonald assumed the chair.

The Warden provided a verbal report on her recent activities.



Warden Roulston resumed the chair.

COUNCILLORS BUSINESS REPORT

[01:36:44]

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

LITTER ON HIGHWAYS

[01:37:22]

Councillor Rhyno noted a rise in complaints received due to an increase of litter around the 100 series highways. Especially around Exit 10.

A resident is currently clearing as much litter as he can, however, it is now at a level where is unable to manage to the continuing increase in litter.

C20(345)  
November

On the motion of Councillors Rhyno and Greene:

[01:38:38]

***Moved that Council direct staff prepare a report on litter reduction programs and options with specific attention to the 100 series highway overpasses throughout East Hants.***

Hulsman

**MOTION CARRIED**

CROSSWALKS

[01:41:10]

Councillor Garden-Cole brought forward for discussion a request for a crosswalk at the Enfield Fire Hall intersection.

C20(346)  
November

On the motion of Councillor Garden-Cole and Deputy Warden MacDonald:

[01:43:00]

***Moved that Council direct staff to prepare a report to review of the Enfield Fire Hall intersection, for the consideration of a crosswalk; and to include the feasibility of crossing Highway 2, to get to the Enfield Fire Hall and general overview as it relates to crossing Nova Scotia Transportation & Infrastructure Renewal roads.***

Hulsman

**MOTION CARRIED**

MEETING WITH INDIAN BROOK BAND COUNCIL

[01:53:38]

Councillor Knockwood noted that with the dispute over Nova Scotia's Indigenous lobster fishery, following talks with the Chief, there is an opportunity to sell lobster here in East Hants with half the profits going the food banks here in East Hants.

There was also a request from The Chief and Council of Sipekne'katik to meet with staff to discuss development at Exit 10.

Due to the number of attendees for this meeting due to COVID restrictions, it was agreed it will likely be held via Zoom video conferencing.

C20(347) On the motion of Councillors Knockwood and Perry: CAO  
November *Moved that Council direct staff to arrange a meeting, via Zoom, with The Chief and Council of Sipekne'katik, to discuss development at Exit 10.*

**MOTION CARRIED**

[CLEAN DRINKING WATER IN MOBILE HOME PARK](#) [01:59:00]

Councillor Moussa brought forward for discussion Mobile Home Park residents concerns on their drinking water.

C20(348) On the motion of Councillor Moussa and Deputy Warden MacDonald: [02:05:00]  
November *Moved that Council direct staff bring a report back to Council, either at a future committee meeting or through the interim Plan Review, around mechanisms the Municipality can put in place to ensure clean drinking water is available for East Hants residents who live in mobile home parks.* Woodford/  
Hulsman

Ten (10) voting in favor. One (1) voting against. Councillor Hebb is a nay vote as he was not present for the motion.

**MOTION CARRIED**

[SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL](#)

C20(349) On the motion of Councillors Greene and Perry:  
November *Moved that the next Regular Meeting of Council be held on December 8<sup>th</sup> (Policy) and December 16<sup>th</sup>, 2020.*

**MOTION CARRIED**

[IN-CAMERA SESSION](#)

C20(350) On the motion of Deputy Warden MacDonald and Councillor Greene:  
November *Moved that Council go In-Camera at 9:09 p.m.*

**MOTION CARRIED**

Council returned to open Council at 10:36 p.m.

Warden Roulston noted that Council met in-camera to discuss land/legal issues.

Direction was given to staff and the following motions are coming forward.

[NINE MILE RIVER WATER ACCESS - LAND EXCHANGE](#)

C20(351)  
November

On the motion of Deputy Warden MacDonald and Councillor Greene:  
***Moved that Council authorize the following:***

Clarkson

1. ***The CAO to proceed with negotiations for the open space land exchange for 1.6 acres +/- of PID 45084878 for Lot P-1 0.52 acres on Ashford Place PID 45354396 based on the terms discussed and that the CAO has the authority proceed with the land exchange and any related agreements.***
2. ***Staff to initiate the open space disposal process for PID 45354396; and***
3. ***Staff to initiate MPS and LUB mapping amendments that would change the designation of PID 45354396 from Community Use (CU) Designation to the Established Residential Neighbourhood (ES) Designation and change the zone of the subject lands from Open Space (OS) Zone to the Established Residential Neighbourhood (R1) Zone.***

**MOTION CARRIED**

**EAST HANTS ARENA ASSOCIATION (EH SPORTSPLEX)**

C20(352)  
November

On the motion of Deputy Warden MacDonald and Councillor Greene:  
***Moved that Council direct staff draft an agreement for discussion at the December Executive Committee meeting to provide the East Hants Sportsplex with their immediate cash flow need and that the agreement be drafted to secure the long term community interest in this asset.***

Clarkson

**MOTION CARRIED**

**ADJOURNMENT**

C20(353)  
November

On the motion of Councillors Rhyno and Greene:  
***Moved that Council adjourn at 10:38 p.m.***

**MOTION CARRIED**



Approved By: Kim Ramsay, Chief Administrative Officer  
Date: November 19, 2020

*Eleanor Roulston*

Approved By: Eleanor Roulston, Warden  
Date: December 16, 2020

/te