



Regular Meeting of Council

April 28, 2021

PRESENT

Warden Eleanor Roulston
Deputy Warden John A. MacDonald

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

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 Surette, Director of Finance
Ms. Jody MacArthur, Communications Officer
Mr. Tom Gignac, Manager of Information Systems
Ms. Sheralee MacEwan, Assistant Municipal Clerk
Ms. Alana Mosher, Administrative Assistant

CALL TO ORDER

Warden Roulston called the meeting to order at 7:21 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

C21(119) On the motion of Councillors Greene and Moussa:

7:22

Moved that the Agenda be approved as presented.

MOTION CARRIED

APPROVAL & SIGNING OF THE MINUTES

C21(120) On the motion of Councillors Mitchell and Deputy Warden MacDonald:

Moved that the minutes of the March 9th and March 24th, 2021 Regular Meetings of Council be approved.

MOTION CARRIED

CORRESPONDENCE FOR INFORMATION

7:23

A complete copy of “Correspondence for Information” is attached to and forms part of the agenda. No items were raised.

CORRESPONDENCE FOR DECISION

7:23

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

ITEM 58 - Letter from Evelyn Jones, (Provincial) Returning Officer - Hants East requesting lease space in the Nova Centre (former Elmsdale Elementary School building) for 6-8 weeks for the upcoming provincial election (dates unknown).

On March 15, 2021, the Returning Officer for Hants East with Elections Nova Scotia reached out to municipal staff looking to rent space to support the Provincial election, with specific interest in the Former Elmsdale School Site (Nova Centre) at 224 Highway 214, Elmsdale, PID 45147998.

Staff recommend that should Council wish to entertain a rental agreement with Elections Nova Scotia that terms and conditions should be similar to the arrangement with CCRCE, balancing the Municipality’s role as a community partner while ensuring protection of Municipal interest.

C21(121) On the motion of Deputy Warden MacDonald and Councillor Mitchell:

Friars

Moved that Council entertain a rental agreement with Elections Nova Scotia that terms and conditions should be similar to the arrangement with CCRCE.

Discussion was held and Staff addressed questions from Councillors.

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

MOTION CARRIED

ITEM 56 - Temporary Borrowing Resolution (TBR) is required to borrow from Municipal Finance Corporation (MFC) for Capital Project #20-035 Active Transportation - Hwy 214 in the amount of \$400,000.

A Temporary Borrowing Resolution (TBR) is required to borrow from Municipal Finance Corporation (MFC). As per the Motion of Council forming part of the current approved

Capital Budget for the Municipality of East Hants, we are seeking to secure a Temporary Borrowing Resolution.

C21(122) On the motion of Deputy Warden MacDonald and Councillor Greene: Surrette

Moved that Council approve the Temporary Borrowing Resolution and the Resolution for Pre-approval for the Active Transportation - Hwy 214 Project in the amount of \$400,000 as attached to the Council Agenda report dated April 23, 2021;

And that the average interest rate of the debentures not exceed the rate of 6.5%.

MOTION CARRIED

[ITEM 55 - 2021 Federation of Canadian Municipalities \(FCM\) Annual Conference \(virtual\) May 31-June 4, 2021](#)

Discussion was had.

Councillors asked to contact the Assistant Municipal Clerk, if interested, by May 12.

[ITEM 22 - Municipal funding for libraries](#)

The province has kept library funding for 2021-2022 at the current levels. However, the East Hants Colchester Library Board is seeking an increase a year early to the expected 2022-2023 level. A previous request was made last year and Council approved Motion C20(32) as a result (increase the Library contribution as long as Colchester and Truro also agree to proceed). The increase was not provided. However, the increase was included in the 2021-2022 budget should Council choose to proceed this year. If Council prefers to stay with the required level, the extra funding can be put in Reserves.

C21(123) On the motion of Councillors Mitchell and Perry: CAO
Surrette

Moved that Council approve moving to the new funding model and increase the funding level for the East Hants Colchester Library Board for fiscal 2021-2022.

MOTION CARRIED

[HERITAGE REGISTRATION HEARING - WEST GORE CEMETERY](#) 7:35

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

Warden Roulston noted that there is one (1) item on the hearing agenda. The purpose of the hearing is to hear input from the property owner, prior to making a decision on the application.

She 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.

The Municipal Clerk noted that the Notice of Recommendation for Registration was mailed to a representative of the two cemetery properties more than thirty (30) days prior to this hearing. The notice gave the date, time and location of the hearing and how they can participate in the hearing.

The Warden noted the request this evening if from the West Gore Cemetery Association/Trustees or the west Gore Cemetery to register the cemetery as a Municipal Heritage Property. The Warden asked the Chair to present the Planning Advisory Committee Report.

The 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 Chair of the Planning Advisory Committee asked Staff to present their report on the proposed application.

The Manager of Planning presented the staff report titled "Application for Municipal Heritage Building Designation" dated April 28, 2021. 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.

Staff addressed questions from Council members.

Warden Roulston noted that representatives of the property owner were given the opportunity to participate but have decided not to. Prior to the hearing, they did confirm that all directors of the West Gore Cemetery Cooperative voted that they support the registration.

Warden Roulston asked staff if anyone had any final comments.

There were none.

Warden Roulston asked the Chairperson of the Planning Advisory Committee to present the Committee's recommendation.

RECOMMENDATION

C21(124) On the motion of Councillors Greene and Deputy Warden MacDonald:

Woodford

Moved that Council approve the registration of the West Gore Cemetery, located at PID 45149317 and PID 45129111, as a Municipal Heritage Property.

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

There were none.

MOTION CARRIED

That concluded the hearing.

RATIFICATION - NSFM SPRING WORKSHOP DELEGATION

7:43

C21(125) On the motion of Deputy Warden MacDonald and Councillor Greene:

MacEwan

Moved that Council approve the following delegates for the 2021 Virtual Nova Scotia Federation of Municipalities Spring Workshop 2021: Warden Eleanor Roulston; Councillor Norval Mitchell; and Kim Ramsay, Chief Administrative Officer.

MOTION CARRIED

RATIFICATION - EAST HANTS SPORTSPLEX - CONDITIONAL GRANT

7:45

C21(126) On the motion of Deputy Warden MacDonald and Councillor Mitchell:

Surette

Moved that Council provide the East Hants Arena Association with a conditional grant in the amount of \$162,000 to support the costs associated with the repairs to the Dome from the 2019 collapse;

And that, funds be allocated from the Sportsplex Reserve.

MOTION CARRIED

NOVA SCOTIA REMEMBERS MEMORIAL

7:47

At Council's June 2020 meeting a letter was received from Mayor Blair of Colchester County regarding participation in a joint municipal committee to consider opportunities to collaboratively memorialize the victims of the April 18 and 19 tragedy. With the Municipal election in fall of 2020, the initial meeting was postponed until April 23, 2021. The meeting attendees included Wardens/Mayors and staff from Colchester County, Halifax Regional Municipality, Cumberland County and East Hants.

The Deputy Warden assumed the Chair.

Discussion was held regarding continuation of participation in the committee, possible funding support, and approach should some family members not be supportive.

C21(127) On the motion of Councillors Moussa and Mitchell:

Clarkson

Moved that Council support the Warden and Director of Parks, Recreation and Culture continue participation in the Memorial Committee.

MOTION CARRIED

C21(128) On the motion of Warden Roulston and Councillor Greene: Clarkson

Moved that Council's position is that the East Hants participation is contingent on support of all affected families being supportive of the (Nova Scotia Remembers Memorial) initiative.

Discussion was held and Staff addressed questions from Councillors.

Ten (10) voting in favour. One (1) voting against. Councillor Hebb voting Nay.

MOTION CARRIED

The Warden resumed the Chair.

COMMITTEE REPORTS:

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

8:21

Deputy Warden MacDonald, as Chairperson of the Corporate & Residential Services Committee, presented the Corporate & Residential Services Committee report from the meeting held on April 20, 2021. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

COUNCIL PROCEDURAL POLICY - ANNUAL REVIEW

C21(129) On the motion of Deputy Warden MacDonald and Councillor Perry: MacEwan

Moved that Council approves the Council Procedural Policy as attached to the April 20, 2021 Executive Committee agenda.

MOTION CARRIED

TERMS OF REFERENCE TEMPLATE

C21(130) On the motion of Deputy Warden MacDonald and Councillor Greene: MacEwan

Moved that Council direct staff to prepare a standard Committee Terms of Reference template including:

1. Setting a limit or cap on consecutive terms held by public members and find a balance by going to public every term to ensure openness, accountability and transparency vs. setting hard terms limits.

2. Setting an attendance requirement and consequences if not upheld. Example: A Committee member, without leave of the Committee, is absent from three consecutive meetings of the Committee, ceases to be qualified to serve.

MOTION CARRIED

UNIACKE BUSINESS PARK - PHASE 2 - CAPITAL BUDGET INCREASE

C21(131) On the motion of Deputy Warden MacDonald and Councillor Greene: Friars

Moved that Council set a Capital Budget of \$875,000 for Capital Project# 20-005 to be funded from Business Park Lot Sales Reserves.

MOTION CARRIED

PLANNING - STAFFING RESOURCES

C21(132) On the motion of Deputy Warden MacDonald and Councillor Mitchell: Surrette

Moved that Council approve a \$140,000 budget (over two years, beginning in 2021) to address the current and anticipated increase in development activity, to be funded through savings in vacant positions during 2020- 2021.

MOTION CARRIED

C21(133) On the motion of Deputy Warden MacDonald and Councillor Moussa:

Moved the adoption of the report.

MOTION CARRIED

Councillor Knockwood excused himself at 8:28 p.m. due to a prior work engagement. 8:28

PARKS, RECREATION & CULTURE

Councillor Rhyno, as Chairperson of the Parks, Recreation and Culture Committee, presented the report on the Planning Advisory Committee from the meeting held on April 20, 2021. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

COVID GRANTS

C21(134) On the motion of Councillors Rhyno and Deputy Warden MacDonald: Clarkson

Moved that Council approve Community Recreation Facilities COVID-19 Relief Grant funding Streams B & C totaling \$37,000 as follows:

- ***Enfield Elmsdale Lions Club, \$2,500***
- ***East Gore Community Hall, \$2,500***

- *Gore Fire Department, \$2,500*
- *Hardwood Lands Community Hall, \$2,500*
- *Maitland Fire Department, \$2,500*
- *Noel Road Community Club, \$2,000*
- *Tenescape Community Hall, \$2,500*
- *Upper Nine Mile River Community Hall, \$2,500*
- *Walton Fire Department, \$2,500*
- *Hants North Recreation Association, \$5,000*
- *Milford Recreation Association, \$10,000*

MOTION CARRIED

TOURISM GRANTS 2021

8:30

C21(135) On the motion of Councillors Rhyno and Greene:

Clarkson

Moved that Council that the Tourism Grants, totaling \$39,500, be awarded to the following groups, and that funds in excess of the \$30,000 budget be funded from the Tourism Grant Reserve:

- *CHArt Society - \$4,000*
- *East Hants Historical Society - \$12,000*
- *East Noel Heritage Schoolhouse Society - \$4,000*
- *Maitland District Development Association - \$13,000*
- *Walton Area Development Association - \$6,500*

And that, Staff release approved funds as confirmation of external funding proposed project is received from each group.

And that, the 2022/2023 draft budget include \$40,000 instead of \$30,000 for Tourism Grants.

MOTION CARRIED

C21(136) On the motion of Councillors Rhyno and Mitchell:

Moved the adoption of the report.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

Councillor Greene, as Chairperson of the Planning Advisory Committee, presented the report on the Planning Advisory Committee from the meeting held on April 20, 2021. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

8:32

FH DEVELOPMENT - WCDD APPLICATION - INITIAL REPORT

C21(137) On the motion of Councillors Greene and Mitchell: Woodford

Moved that Council give initial consideration to enter into a Development Agreement for a WCDD development on properties identified as PID# 45244225, PID 45084399 and PID 45083581, Elmsdale; and authorize staff to schedule a public information meeting.

MOTION CARRIED

DR. DAVID SHEEHY - MPS AND LUB AMENDMENTS - INITIAL REPORT

C21(138) On the motion of Councillors Greene and Moussa: Woodford

Moved that Council authorize staff to schedule a public information meeting to consider the proposal from Dr. David Sheehy to amend the MPS and LUB to enable an existing building to be used as an alternative use.

MOTION CARRIED

PORTREE JACC - MPS AND LUB AMENDMENTS - FIRST READING

C21(139) On the motion of Councillors Greene and Mitchell: Woodford

Moved that Council give First Reading to amendments to the MPS & LUB that would change a portion of PID 45141496 from Rural Use (RU) to Established Residential Neighbourhood (ER) designation and from Rural Use (RU) to Two Dwelling Unit Residential (R2) zone for the purpose of authorizing a public hearing; and Authorize staff to schedule a public hearing; Planning Advisory Committee - April 21, 2021; And that, notice be given to residents within 500 metres.

MOTION CARRIED

WM FARES ARCHITECTS ON BEHALF OF MONK MOBILE - FIRST READING OF AMENDMENTS AND INITIAL CONSIDERATION OF DEVELOPMENT AGREEMENT

C21(140) On the motion of Councillors Greene and Moussa: Woodford

Moved that Council give first reading to 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); Give initial consideration to entering into a development agreement with the applicant, to permit a mixed-use development, including townhouses and mixed-use capable buildings on lands identified as PID 45329901, PID 45379864, and PID 45410503, Enfield; Enable a public hearing and authorize staff to schedule a public hearing; and Discharge the 2009 development agreement regarding the neighbouring childcare facility.

Discussion was held and Staff addressed questions from Councillors.

Eight (8) voting in favour. Three (3) voting against. Warden Roulston and Councillors Garden-Cole and Rhyno voting Nay.

MOTION CARRIED

C21(141) On the motion of Councillors Greene and Mitchell

Moved the adoption of the report.

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS

Councillor Moussa, as Chairperson of the Infrastructure & Operations Committee, presented the report on the Infrastructure & Operations Committee from the meeting held on April 20, 2021. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

SOUTH MAITLAND VIEWING PLATFORM

8:50

C21(142) On the motion of Councillors Moussa and Rhyno:

Hulsman

Moved that Council that the Municipality proceed with the installation of monitoring infrastructure to monitor the structural integrity of the South Maitland Viewing Platform substructure, which includes adding \$10,000 to Capital Project 20-009, to be funded by \$6,000 from special reserves (TED Fund) and \$4,000 from the "Tourism Operating & Capital Reserve".

Discussion was held and Staff addressed questions from Councillors.

MOTION CARRIED

C21(143) On the motion of Councillors Moussa and Rhyno:

Moved the adoption of the report.

MOTION CARRIED

EAST HANTS SOURCE WATER PROTECTION COMMITTEE

Deputy Warden MacDonald, as Chairperson of the East Hants Source Water Protection Committee, presented the report from the meeting held on April 26, 2021. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

GRAND LAKE WATERSHED ALUMINIM LEVELS

9:01

C21(144) On the motion of Deputy Warden MacDonald and Councillor Moussa:

Hulsman

Moved that The Source Water Protection Advisory Committee recommends to Council that Council direct staff to review information from other local source water monitoring programs, summarize and validate if high aluminum levels were

experienced across the province and if aluminum levels in the Grand Lake Watershed require further investigation.

MOTION CARRIED

WETLAND COMPENSATION LETTER

C21(145) On the motion of Deputy Warden MacDonald and Councillor Greene: Hulsman

Moved that The Source Water Protection Advisory Committee recommends to Council that Council direct staff to send a letter to the Deputy Minister, Project Lead (TAT) and NSE indicating the support and desire to have compensation spent in this watershed and benefit the 3 drinking water utilities. Include a map highlighting East Hants.

MOTION CARRIED

C21(146) On the motion of Deputy Warden MacDonald and Councillor Mitchell:

Moved the adoption of the report.

MOTION CARRIED

SECOND READING - BYLAW F-100-7, AMENDMENT TO BYLAW F-100, LOCAL IMPROVEMENT CHARGES BYLAW

C21(147) On the motion of Deputy Warden MacDonald and Councillor Greene: Surette

Moved that Council give second reading to Bylaw F-100-7, an amendment to Bylaw F-100, Local Improvement Charges Bylaw to add:

- *prior local improvements for Hwy 214 and Kali Lane not previously included; and,*
- *the extension of sidewalks from the Elmsdale Superstore property to the subject property PID 45085248*

MOTION CARRIED

WARDEN'S REPORT

Deputy Warden MacDonald assumed the Chair.

The Warden provided a verbal report on her recent activities.

RECEIPTS FOR TAX PAYMENTS MADE ONLINE

C21(148) On the motion of Warden Roulston and Councillor Mitchell: Surette

Moved that Council direct Staff to bring forward a report on how we can enable a receipt for tax payments made online without a cost to tax payers.

Discussion was held.

MOTION CARRIED

Warden Roulston resumed the Chair.

BUSINESS FROM COUNCILLORS

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

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C21(149) On the motion of Councillors Greene/Moussa: 9:31

Moved that the next Regular Meeting of Council (Policy) be held on May 18, 2021 and the Regular Meeting of Council May 26, 2021.

MOTION CARRIED

ADJOURNMENT

C21(150) On the motion of Councillors Perry/Greene:

Moved that Council adjourn at 9:32 p.m.

MOTION CARRIED



Approved By: Kim Ramsay, Chief Administrative Officer
Date: April 30, 2021



Approved By: Eleanor Roulston, Warden
Date: May 26, 2021

/AM