



## Regular Meeting of Council

September 29, 2021

### PRESENT

Warden Eleanor Roulston  
(Newly Elected) Deputy Warden Norval Mitchell

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

### 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  
Mr. Tom Gignac, Manager of Information Services  
Ms. Clancy Waite, Communications Coordinator  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Alana Mosher, Administrative Assistant

### CALL TO ORDER

Warden Roulston called the meeting to order at 7:02 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

The Warden advised that Kate Friars, Deputy CAO requested an opportunity to address Council later in the meeting to say good-bye before her retirement later in the week.

Council agreed to amend the agenda to allow for time following Business From Councillors.

### APPROVAL & SIGNING OF THE MINUTES

C21(261)      On the motion of Councillors Greene and Perry

***Moved that the minutes of the July 20, 2021 Regular Meeting of Council (Policy) July 28, 2021 Regular Meeting of Council be approved.***

**MOTION CARRIED**

**ELECTION OF DEPUTY WARDEN - TERM ENDING OCTOBER 2022**

**NOMINATIONS**

The Warden opened the floor for nominations.

Councillor Keith Rhyno nominated Councillor Norval Mitchell - accepted nomination.

Councillors Michael Perry & Ian Knockwood nominated Elie Moussa - declined nomination.

No other nominations were made.

The Warden called for nominations three more times. There were none.

Warden Roulston declared Norval Mitchell as Deputy Warden for a one-year term ending in October 2022.

**ACCEPTANCE COMMENTS BY THE DEPUTY WARDEN**

Deputy Warden Norval Mitchell made his acceptance comments and thanked Council.

**CORRESPONDENCE FOR INFORMATION**

A complete copy of "Correspondence for Information" is attached to and forms part of the agenda.

**CORRESPONDENCE FOR DECISION**

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

**LETTER FROM MALCOLM NOBLE, CHAIR - EAST HANTS FIRE SERVICE ASSOCIATION REQUESTING A REVIEW OF THE FINANCIAL GUIDELINES FOR VOLUNTEER FIRE DEPARTMENTS**

Discussion was held.

C21(262) On the motion of Councillors Greene and Hebb:

Clarkson  
Surrette

***Moved that Council direct staff to review the financial guidelines with the consultation of the three members of the Fire Chief's group (Deputy Chief Lee Roulston - Rawdon, Chief Tyler Dauphinee - Nine Mile River, and Deputy Chief Jeff Van De Reit - Shubenacadie), and bring back the findings to Council.***

**MOTION CARRIED**

**[COVID 19 OPEN HOUSE AND PUBLIC HEARING UPDATE MEMO](#)**

Discussion was held. Staff will proceed with the Open Houses and Public Hearings as scheduled following Phase 5 Public Health restrictions.

**[VIRTUAL NSFM FALL CONFERENCE 2021](#)**

Discussion was held.

C21(263) On the motion of Councillors Perry and Greene: MacEwan

*Moved that Council approve Warden Roulston and the CAO attend the virtual NSFM Fall Conference 2021, and that any other Councillor interested to advise staff before the October 14<sup>th</sup> early bird deadline.*

**MOTION CARRIED**

**[LETTER TO NOVA SCOTIA UTILITY AND REVIEW BOARD \(NSUARB\) REGARDING NEW 4"- METER BASE RATE](#)**

Discussion was held.

C21(264) On the motion of Deputy Warden Mitchell and Councillor Greene: 7:25  
Surrette

*Moved that Council direct staff to send a letter to the Nova Scotia Utility and Review Board regarding the new 4"- meter base rate.*

**MOTION CARRIED**

**[REQUEST FROM THE MOUNT UNIACKE VOLUNTEER FIRE DEPARTMENT SEEKING FUNDING TOWARDS THE REVITALIZATION OF THEIR OUTDOOR RINK BEHIND THE FIRE HALL](#)**

Discussion was held.

C21(265) On the motion of Councillors Perry and Moussa: Clarkson

*Moved that Council provide a grant to the Uniacke and District Volunteer Fire Department in the amount of \$37,375 to be funded from the Uniacke Recreation Area Rate and that this funding be awarded upon receipt of federal funding for the Rink Renewal project.*

**MOTION CARRIED**

**[COMMITTEE REPORTS:](#)**

**[CORPORATE & RESIDENTIAL SERVICES COMMITTEE](#)**

Councillor Perry, as Vice Chairperson of the Corporate & Residential Services Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on September 21, 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:

[TIN SMITH AND WALTON LIGHT HOUSE LEASES](#)

C21(266) On the motion of Councillors Perry and Greene: Clarkson

*Moved that Council direct staff to have discussions with both organizations on the financial need at the facilities (Tin Smith and Walton Light House Leases).*

**MOTION CARRIED**

[CLARKSVILLE COMMUNITY HALL](#)

C21(267) On the motion of Councillor Perry and Deputy Warden Mitchell: Clarkson

*Moved that Council deem the former Clarksville School Property, PID 45149283, surplus to municipal needs.*

**MOTION CARRIED**

C21(268) On the motion of Councillors Perry and Hebb: Clarkson

*Moved that Council instruct staff to discuss with the remaining trustee and member (of the Clarksville Community Club) and provide some preliminary information to the community that it would be the Municipality's intent to dispose of the property once it is owned and perhaps wait until October Committee to determine at that time if this is the process that will be taken and for decision on how to dispose of the property.*

**MOTION CARRIED**

C21(269) On the motion of Councillor Perry and Moussa: Clarkson

*Moved that any costs incurred for required mothball activities (Re: Clarksville Community Hall) be funded through year end surplus or Professional Services Reserves up to an amount of \$13,000.*

**MOTION CARRIED**

[TAX SALE REPORT](#)

C21(270) On the motion of Councillors Perry and Hebb: 7:31

Surette

***Moved that Council, in response to the COVID-19 pandemic and to maintain compliance with the Municipal Government Act section 134(3), authorize that the tax sale process for the below listed properties be deferred until June 14th, 2022.***

| Name                                          | AAN      | District |
|-----------------------------------------------|----------|----------|
| Dartmouth Auto Auction Ltd                    | 00084212 | 3        |
| Spicer, Ashley Beverly & Taylor, Derek Allan  | 01434756 | 4        |
| Singh Satinder Paul                           | 03292193 | 5        |
| Terra Firma Development Corp Ltd              | 02412446 | 8        |
| Terra Firma Development Corp Ltd              | 00843776 | 8        |
| Kirvin, William Joseph                        | 02381494 | 8        |
| Robinson, Raymond Russel & Robinson, Gail May | 00369519 | 11       |

**MOTION CARRIED**

**TAX & WATER COLLECTION COUNCIL POLICY**

C21(271) On the motion of Councillors Perry and Greene: 7:32

***Moved that Council give approval to the changes to the Tax and Water Collection Council Policy as attached to the Executive Committee agenda dated September 21st, 2021.*** Surrette

**MOTION CARRIED**

**RECORDS MANAGEMENT POLICY**

C21(272) On the motion of Councillor Perry and Deputy Warden Mitchell: Clarkson

***Moved that Council approve the Records & Information Management Policy, to replace the current Destruction of Documents Policy, as attached to the Executive Committee agenda dated September 21, 2021.***

**MOTION CARRIED**

**MANDATED ZONING IN MUNIICIPALITIES IN NOVA SCOTIA**

C21(273) On the motion of Councillors Perry and Rhyno: 7:34

***Moved that Council write a letter to the Provincial government (copying the Premier, Minister of Municipal Affairs & Housing and the three MLAS responsible for part of East Hants) stating that the Municipality was never in agreement with this mandate, that the Municipality does not feel that adequate consultation was done, and given that all municipalities had the ability to zone where they deemed appropriate, requesting that this requirement toward mandatory zoning be either rescinded or at the very least a moratorium put on its implementation until*** Woodford

*such time that true, real consultation with rural municipalities can take place. It should also be copied to members of NSFM.*

**MOTION CARRIED**

C21(274) On the motion of Councillors Perry and Greene:

*Moved the adoption of the report.*

**MOTION CARRIED**

**PARKS, RECREATION & CULTURE COMMITTEE**

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report on the Parks, Recreation & Culture Committee from the meeting held on September 21, 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:

**CURLING BACKGROUND REPORT**

C21(275) On the motion of Councillors Rhyno and Hebb:

Clarkson

*Moved that Council receive and file the report "East Hants Curling Association - Summary of Council Decisions" dated September 13, 2021.*

**MOTION CARRIED**

**PARKING NAMING POLICY**

C21(276) On the motion of Councillors Rhyno and Hebb:

7:37

*Moved that Council approves the Park Naming Policy, as attached to the September 21, 2021 Executive Committee agenda.* Clarkson

**MOTION CARRIED**

C21(277) On the motion of Councillor Rhyno and Deputy Warden 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 September 21, 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:

[SCOTT BLOIS - DISCHARGE DEVELOPMENT AGREEMENT REPORT](#)

- C21(278) On the motion of Councillor Greene and Deputy Warden Mitchell: 7:38  
*Moved that Council approve the discharge agreement for lands located at 485 Highway 2, Enfield, to enable the subject property to be regulated by the provisions of the Land Use Bylaw.* Woodford

**MOTION CARRIED**

[SALVAGE YARDS - BACKGROUND REPORT FOR THE PLAN UPDATE](#)

- C21(279) On the motion of Councillors Greene and Rhyno: Woodford  
*Moved that Council acknowledge the receipt of the background report (on Salvage Yards) and that it will be parked until further discussion is held for future planned area.*

**MOTION CARRIED**

[MILFORD GROUNDWATER STUDY - PLAN UPDATE BACKGROUND PAPER](#)

- C21(280) On the motion of Councillors Greene and Hebb: Woodford  
*Moved that Council authorize staff to begin preparing land use policies and regulations for the Growth Management Area of Milford to create an overlay zone, based on the direction in staff's report dated September 14, 2021; and authorize staff to organize an open house in Milford to discuss the proposed policies and regulations.*

**MOTION CARRIED**

[PRIVATE ROADS - BACKGROUND REPORT FOR THE PLAN UPDATE](#)

- C21(281) On the motion of Councillors Greene and Hebb: Woodford  
*Moved that Council authorize staff to maintain the current private road regulations.*

**MOTION CARRIED**

[ENFIELD TRAIN WHISTLE COMPLAINT](#)

- C21(282) On the motion of Councillor Greene and Deputy Warden Mitchell: 7:42  
*Moved that Council forward correspondence (from Edward Kainola) to CN, explaining it comes from a concerned resident and while we are not following the process to end the whistle blowing, we are looking for more information on potential changes to the whistle pattern.* Woodford

**MOTION CARRIED**

**SHAW BRICK ROAD NAMING**

C21(283) On the motion of Councillor Greene and Deputy Warden Mitchell: Woodford

*Moved that Council approve the proposed provincial road name Clay Brick Way for the entrance of the Shaw Brick plant off of Highway 2, Lantz and direct staff to request road name approval and implementation from the Nova Scotia Department of Public Works.*

**MOTION CARRIED**

C21(284) On the motion of Councillor Greene and Deputy Warden Mitchell: 7:44

*Moved the adoption of the report.*

**MOTION CARRIED**

**POLICE ADVISORY COMMITTEE**

Councillor Rhyno, as Chairperson of the Police Advisory Committee, presented the report on the Police Advisory Committee from the meeting held on September 21, 2021. The minutes from that meeting were made available to all members of Council. There were no motions coming forward as a result of the meeting.

C21(285) On the motion of Councillors Rhyno and Greene:

*Moved the adoption of the report.*

**MOTION CARRIED**

**NOMINATING COMMITTEE**

Deputy Warden Mitchell assumed the Chair at the request of Warden Roulston.

Warden Roulston as Chairperson of the Nominating Committee, presented a verbal report from the Nominating Committee as a result of the meeting held on September 29, 2021 prior to the Council meeting.

C21(286) On the motion of Warden Roulston and Councillor Greene: CAO

*Moved that the Nominating Committee recommend Crystal Randell to be appointed to the Police Advisory Committee as the Corridor Area representative for a term ending April 2024.*

**MOTION CARRIED**

Warden Roulston resumed the Chair.



Councillor Moussa had inquired about Councillor appointment for vacancies on several Committees as a result of former Councillor MacDonald's resignation. Warden Roulston advised that these would be looked at after the Special Election is complete.

Warden Roulston asked Council if they would prefer that she appoint someone to the vacancy on the Nominating Committee in keeping with process used last year or if Council preferred to make an appointment. Council agreed to maintain the process.

Warden Roulston asked Councillor Sandra Garden-Cole if she would be interested in serving on the Nominating Committee. Councillor Garden-Cole agreed. Warden Roulston appointed Councillor Garden-Cole as a result.

#### BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities and had their questions answered by staff. Some motions resulted below. 7:50

#### COUNCILLOR RESIGNATION FROM EH SOURCE WATER PROTECTION COMMITTEE

Councillor Knockwood resigned from the East Hants Source Water Protection Committee and explained his reasons. The Warden asked if Council supported Councillor Knockwood's resignation. Discussion was held.

C21(287) On the motion of Councillors Hebb and Moussa: CAO

***Moved that Council accept Councillor Knockwood's resignation from the East Hants Source Water Protection Committee.***

**MOTION CARRIED**

#### FARMER'S MUSEUM PRESENTATION

Councillor Knockwood advised that Mr. Ralph Ballam would like to make a presentation to Council introducing the idea of a Farmer's Museum in Shubenacadie. Staff will contact Mr. Ballam and provide information on the application process. No motion required. MacEwan

#### LETTER TO NS PUBLIC WORKS - SPEEDING CONCERNS - MOUNT UNIACKE

C21(288) On the motion of Councillors Perry and Knockwood: Hulsman

***Moved that Council direct staff write a letter to Nova Scotia Public Works with a specific review of speed limits between the Exit 3 interchange and the Uniacke Mines Road, citing previous letters that Council has sent and the ongoing concern of vehicle safety specifically fast-moving large vehicles.***

**MOTION CARRIED**

DUST CONTROL COMPLAINTS - MOUNT UNIACKE

Councillor Moussa shared complaints from residents experiencing issues with inadequate dust control in Mount Uniacke near Withrow's Farm Market.

C21(289) On the motion of Councillors Moussa and Perry: Clarkson

*Moved that Council direct staff to investigate what possible agreement may be in place with the property owner and business (Withrow's), and any alternative solutions to the problem (dust control).*

**MOTION CARRIED**

MUNICIPAL ROAD OWNERSHIP EFFICIENCIES

C21(290) On the motion of Councillors Moussa and Perry: Hulsman

*Moved that a staff report be developed on options for Municipal Road ownership efficiency.*

**MOTION CARRIED**

WARDEN'S REPORT

Deputy Warden Mitchell assumed the Chair.

The Warden provided a verbal report on her recent activities.

Warden Roulston resumed the Chair.

GOODBYE FROM KATE FRIARS

The Warden invited the Deputy Chief Administrative Officer to say a few words about the highlights of her career at the Municipality and her retirement.

Council expressed well wishes.

(IN CAMERA) BI-ANNUAL CAO PRIORITY SESSION

C21(291) On the motion of Councillors Greene and Deputy Warden Mitchell:

*Moved that Council move to an In-Camera Session regarding a Contractual issue at 8:34 p.m.*

**MOTION CARRIED**

Council returned to an open meeting at 10:06 p.m.

Warden Roulston reported that Council met In-Camera to discuss the CAO Priorities. Staff was given direction while in-camera.

**SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL**

C21(292) On the motion of Councillors Rhyno and Greene:

***Moved that the Regular Meeting of Council (Policy) be held on October 19, 2021 and the Regular Meeting of Council October 27, 2021.***

**MOTION CARRIED**

**ADJOURNMENT**

C21(293) On the motion of Councillors Rhyno and Greene:

***Moved that Council adjourn at 10:07 p.m.***

**MOTION CARRIED**



Approved By: Kim Ramsay, Chief Administrative Officer  
Date: October 1, 2021



Approved By: Eleanor Roulston, Warden  
Date: October 27, 2021

/AM