



Regular Meeting of Council

November 24, 2021

PRESENT

Warden Eleanor Roulston
Deputy Warden Norval Mitchell

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

STAFF

Ms. Kim Ramsay, Chief Administrative Officer
Mr. John Woodford, Director of Planning & Development
Mr. Adam Clarkson, Director of Corporate Services
Ms. Alana Tapper, Director of Parks, Recreation & Culture
Mr. Jesse Hulsman, Director of Infrastructure & Operations
Ms. Sue Surette, 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 7:01 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(321) On the motion of Councillors Moussa and Greene:

Moved that the Agenda be approved as presented.

MOTION CARRIED

APPROVAL & SIGNING OF THE MINUTES

Note: The agenda for this meeting indicated approval would be given to minutes of the October 19, 2021 Regular Meeting of Council (Policy) and the Regular Meeting of Council held October 27, 2021. There was no meeting held on October 19, 2021. Therefore, there were no minutes requiring approval from that date.

C21(322) On the motion of Deputy Warden Mitchell and Councillor Moussa:

Moved that the minutes of the October 27th, 2021 Regular Meeting of Council be approved.

MOTION CARRIED

DECLARATION OF ELECTION RESULTS

The Municipal Clerk read the results of the District 7 Special Election.

Julie BENOIT - 58

Carrie MACDOUGALL - 249

Glen D. PAUL - 167

WALTER J. TINGLEY - 401

Total Votes Cast 875

Total Eligible voters - 2,076

Participation Rate - 42.1%

Voted by Internet - 664

Voted by Phone - 211

OATH OF OFFICE

Councillor-Elect Tingley stood and repeated the Oath of Office, signed the Oath document and returned it to the Municipal Clerk for the record. 7:05

CODE OF CONDUCT

Councillor-Elect Tingley signed the East Hants Elected Officials Code of Conduct document and returned it to the Municipal Clerk for the record. 7:06

CORRESPONDENCE FOR INFORMATION

A complete copy of "Correspondence for Information" is attached to and forms part of the agenda. No motions resulted.

CORRESPONDENCE FOR DECISION

A complete copy of "Correspondence for Decision" is attached to and forms part of the agenda. The following motions resulted:

[ITEM 66 - DRAFT LETTER TO MINISTER JOHN LOHR, MINISTER OF MUNICIPAL AFFAIRS & HOUSING REGARDING MANDATORY ZONING EXTENSION REQUEST](#)

- C21(323) On the motion of Councillors Perry and Greene: 7:09
- Moved that Council direct staff to send the presented draft letter (What's New Item #66 posted November 24, 2021) to Minister Lohr, Municipal Affairs & Housing.* CAO/
Woodford

MOTION CARRIED

[ITEM 65 - INFRASTRUCTURE & OPERATIONS - SOLAR FEASIBILITY STUDY FUNDING](#)

- C21(324) On the motion of Councillors Perry and Greene: Hulsman
- Moved that Council endorses a Solar Feasibility Study with a total project cost of \$75,000 and will commit to approving 25% funding of the project up to \$18,750 if the funding application is successful through the Province's Low Carbon Communities Program to be funded from Professional Services Reserve.*

MOTION CARRIED

[ITEM 64 - INFRASTRUCTURE & OPERATIONS - WATER METER PURCHASE](#)

- C21(325) On the motion of Councillors Moussa and Greene: 7:16
- Moved that Council approve an additional \$130,000 for Capital Project 21-034, "Water Meter Replacement - New Meters" for this current fiscal (2021/2022), to be funded through Water Utility Capital Reserves.* Hulsman

MOTION CARRIED

[ITEM 59 - DRAFT LETTER OF SUPPORT FOR PROPOSED RED SPRUCE WIND ENERGY PROJECT](#)

- C21(326) On the motion of Councillors Greene and Hebb: 7:19
- Moved that Council send the draft Letter of Support as presented to Council (Re: Proposed Red Spruce Wind Energy Project).* CAO

MOTION CARRIED

[ITEM 48 - EMAIL FROM REG AND ALANA CROFT REQUESTING A REVIEW OF THE LAND USE BYLAW THAT ALLOWS ROOSTERS TO BE KEPT IN RESIDENTIAL SUBDIVISIONS](#)

- C21(327) On the motion of Councillors Perry and Hebb: Woodford
- Moved that Council direct staff to review this matter during the planning update for the zoned area and staff notify the residents that this will be undertaken in the plan review.*

MOTION CARRIED

PUBLIC HEARING

The Public Hearing was live-streamed through the municipal website and YouTube. 7:37

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

Warden Roulston noted that there was one (1) item on the public hearing agenda. The purpose of the hearings was to hear input from the public, prior to making a decision on the applications.

The Warden welcomed those in attendance. She advised that anyone who wanted to comment or ask questions would be provided an opportunity to do so.

Warden Roulston noted Council's Procedural Policy. She advised that Council may approve, reject or defer its decision on the intent to dispose of the property to a later date. Council approval is required for the intent to dispose of the property to proceed.

Warden Roulston 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 November 9th and November 16th editions of The Chronicle Herald.

DISPOSAL OF UNIACKE FIRE LANDS - 654 HIGHWAY 1, MOUNT UNIACKE

Councillor Perry, as Vice-Chairperson of the Corporate and Residential Services Committee noted that the Corporate and Residential Services 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. Councillor Perry, as Vice-Chairperson of the Corporate and Residential Services Committee asked staff to present their final report on the proposal.

The Manager of Real Estate and Corporate Projects presented the staff report titled "*Consideration of Surplus Disposal, 654 Highway 1, Mount Uniacke PID 45136892*", dated November 24, 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 asked if the owner or a representative had any comments or would like to make a presentation. No-one came forward.

Warden Roulston asked if there were comments or questions from members of the public. There were none.

Warden Roulston made a last call for comments or questions. There were none.

Warden Roulston asked if staff had any final comments.

There were none.

The Warden asked the Vice-Chair of the Corporate & Residential Services Committee to present the committees' recommendation.

RECOMMENDATION

C21(328) On the motion of Councillors Perry and Garden-Cole:

Clarkson

Moved that Council enter into an agreement of purchase and sale with Uniacke and District Volunteer Fire Department for surplus municipal property situated at 654 Highway 1, Mount Uniacke, PID 45136892 for \$1.00 (one dollar); the agreement of purchase and sale shall include standard clauses of right of first refusal, and shall require the Uniacke and District Volunteer Fire Department to provide an easement over a portion of PID 45136892 in favour of the Municipality of East Hants.

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

Discussion was held.

MOTION CARRIED

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

That concluded the public hearings and the Warden thanked members of the public for their comments.

DEMOLITION HEARING

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. 7:46

91 MACKAY ROAD, MILL VILLAGE, PID 45369782

The Director of Planning & Development presented the staff report titled "Demolition Order - 91 MacKay Road, Mill Village" dated November 24, 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.

Councillors 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

C21(329) On the motion of Councillor Greene and Deputy Warden Mitchell: Woodford

Moved that Council hereby authorizes the Administrator to issue an Order to the owner of PID 45369782, 91 MacKay Road, Mill Village, to remedy the dangerous or unsightly condition of the property by the demolition and removal of the accessory building, and all other debris on the property that is deemed unsightly within 30 days of an Order being served.

MOTION CARRIED

That concluded the demolition hearing.

CORRESPONDENCE FOR DECISION (CONTINUED)

ITEM 14 - DRAFT 2022 COUNCIL CALENDAR

C21(330) On the motion of Councillor Greene and Deputy Warden Mitchell: CAO

Moved that Council accept the 2022 Council Calendar as presented.

MOTION CARRIED

COMMITTEE REPORTS:

CORPORATE AND RESIDENTIAL SERVICES COMMITTEE

Councillor Perry, as Vice-Chairperson of the Corporate & Residential Services Committee, presented the report on the Planning Advisory Committee from the meeting held on November 16, 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: 7:56

LEBANESE HERITAGE MONTH - REQUEST TO RAISE FLAG

C21(331) On the motion of Councillors Perry and Moussa: CAO

Moved that Council approves the raising of the flag of Lebanon in place of the municipal flag for a three-day period starting on November 22, 2021.

MOTION CARRIED

ALTERNATIVE PROCUREMENT

C21(332) On the motion of Councillors Perry and Greene: CAO

Moved that Council approve the alternative procurement practices used for the acquisition of picnic shelters and storage servers, as outlined in the report titled Alternative Procurement, as attached to the November 16th agenda.

And that; Council gives notice of intent to approve the changes to the Procurement Policy (around alternative procurement thresholds), as outlined in the report titled Alternative Procurement, as attached to the November 16th, 2021 Executive Committee agenda.

MOTION CARRIED

COVID 19 - PROOF OF VACCINATION POLICIES

C21(333) On the motion of Councillors Perry and Moussa: CAO

Moved that Council adopt the Council & Public Members Mandatory Proof of Vaccination Policy, as attached to the Council agenda dated October 27th, 2021 and with minor adjustments as required following legal and jurisdictional review (now complete and attached to the Council agenda dated November 24th, 2021); and that, the same regulations will apply to Public Members on Committees and Council Members.

MOTION CARRIED

C21(334) On the motion of Councillor Perry and Deputy Warden Mitchell: 8:00

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 November 16, 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:

RESIGNATION - REUBEN HATT - VERBAL UPDATE

C21(335) On the motion of Councillors Rhyno and Perry: CAO

Moved that Council direct staff write thank you letter to Reuben Hatt to thank him for his service on the East Hants Police Advisory Committee.

MOTION CARRIED

C21(336) On the motion of Councillors Rhyno and Knockwood:

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 November 16, 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: 8:02

CLAYTON DEVELOPMENTS - UNSUBSTANTIAL AMENDMENT TO GARDEN HOMES DEVELOPMENT AGREEMENT

C21(337) On the motion of Councillor Greene and Deputy Warden Mitchell: Woodford

Moved that Council approve the application by Clayton Developments Ltd. for unsubstantial amendments to their Development Agreement, with the Municipality of East Hants for the property located at PID 45409844.

MOTION CARRIED

Eight (8) voting in favour, three (3) voting against. Warden Roulston, and Councillors Rhyno and Garden-Cole voting nay.

BOB BONA - APPLICATION FOR REZONING TO R2 ON WHITE ROAD, ENFIELD

C21(338) On the motion of Councillors Greene and Moussa: Woodford

Moved that Council give first reading to an amendment to the land use by-law that would rezone PID 45290178 and PID 45386737 on White Road from Established Residential Neighborhood Zone (R1) to Two Dwelling Unit Residential Zone (R2); and authorize staff to schedule a public hearing.

MOTION CARRIED

CITIZEN COMMUNITY ENGAGEMENT - PLAN UPDATE BACKGROUND PAPER

C21(339) On the motion of Councillors Greene and Knockwood: Woodford

Moved that Council authorize staff to send questionnaires to residents before First Reading.

MOTION CARRIED

C21(340) On the motion of Councillors Greene and Knockwood: Woodford

Moved that Council authorize staff to send questionnaires to both residents and property owners within 300 m.

MOTION CARRIED

Ten (10) voting in favour, one (1) voting against. Councillor Moussa voting nay.

RURAL RESIDENTIAL - PLAN UPDATE BACKGROUND PAPER

C21(341) On the motion of Councillors Greene and Rhyno: 8:15
Woodford

Moved that a workshop be scheduled between Planning Staff and the Councillors of the areas that currently have no land-use planning in place and that a report based on this come back after such meeting has been held.

MOTION CARRIED

CAMPGROUNDS - PLAN UPDATE BACKGROUND PAPER

C21(342) On the motion of Councillor Greene and Deputy Warden Mitchell: Woodford

Moved that Council authorize staff to draft proposed amendments to the Official Community Plan in regards to permitting campgrounds by site plan approval, as presented to Executive Committee on November 16, 2021 and outlined in the staff report.

MOTION CARRIED

Eight (8) voting in favour, three (3) voting against. Councillors Knockwood, Rhyno and Garden-Cole voting nay.

C21(343) On the motion of Councillors Greene and Rhyno: Woodford

Moved that Council direct Staff to investigate options by way of policies, licensing, etc. which would allow us to address concerns with pre-existing campgrounds.

MOTION CARRIED

C21(344) On the motion of Councillor Greene and Deputy Warden Mitchell:

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 November 16, 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:

SHUBENACADIE HALL & GROUNDS - COMMUNITY GRANT REQUEST

C21(345) On the motion of Councillors Rhyno and Knockwood: Tapper

Moved that Council approve the insurance funding request from the Shubenacadie Hall and Grounds Society for \$1,823 from the 2021-2022 Community Grant Program.

MOTION CARRIED

GENERAL GOVERNMENT GRANTS

C21(346) On the motion of Councillors Rhyno and Greene: Tapper

Moved that Council approve the following General Government Grants for the 2021/2022 fiscal year:

- *Hants County Exhibition \$500*
- *East Hants Crime Prevention \$825*
- *Hants County Christmas Angels Society \$1,000*
- *East Hants Foodbanks \$5,000*
- *Kids Action Program \$1,000 (pending application)*

MOTION CARRIED

C21(347) On the motion of Councillor Rhyno and Greene:

Moved the adoption of the report.

MOTION CARRIED

WARDEN'S REPORT

Deputy Warden Mitchell assumed the Chair.

The Warden provided a verbal report on her recent activities.

C21(348) On the motion of Warden Roulston and Councillor Perry: CAO

Moved that Council direct staff to write a letter (to the Province) outlining the possible impact of the RCMP retro pay costs on the Municipality.

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. 8:32

LETTER TO NS HOUSING - ELEVATOR AT COBEQUID BAY MANOR

C21(349) On the motion of Councillors Rhyno and Greene: CAO

Moved that Council write a letter to the (Nova Scotia) Housing Department to ask once again for further consideration for the installation of an elevator at Cobequid Bay Manor.

MOTION CARRIED

LETTER TO NS PUBLIC WORKS - PASSING LANE HIGHWAY 1

C21(350) On the motion of Councillors Moussa and Greene: Hulsman

Moved that staff correspond with Nova Scotia Public Works regarding an inquiry of the passing lane between the pub and the Uniacke Business Park (on Highway 1 in Mount Uniacke).

MOTION CARRIED

LETTER TO IRVING - SHRUBS AT MT UNIACKE LOCATION

C21(351) On the motion of Councillor Moussa and Deputy Warden Mitchell: Hulsman

Moved that staff correspond with Irving regarding shrubs on their property blocking the line of sight in Mount Uniacke (on Highway 1).

MOTION CARRIED

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C21(352) On the motion of Councillors Perry and Greene:

Moved that the Regular Meeting of Council (Policy) be held on December 14, 2021 and the Regular Meeting of Council December 22, 2021.

MOTION CARRIED

ADJOURNMENT

C21(353) On the motion of Deputy Warden Mitchell and Councillor Greene:

Moved that Council adjourn at 9:06 p.m.

MOTION CARRIED



Approved By: Kim Ramsay, Chief Administrative Officer

Date: November 26, 2021



Approved By: Eleanor Roulston, Warden

Date: December 22, 2021

/AM