



Regular Meeting of Council

January 26, 2022

(Virtual)

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 (joined at 7:15 pm)
 Walter Tingley

STAFF

Ms. Kim Ramsay, Chief Administrative Officer
Mr. John Woodford, Director of Planning & Development
Ms. Alana Tapper, Director of Parks, Recreation & Culture
Ms. Sue Surette, Director of Finance
Mr. Tom Gignac, Manager of Information Services
Ms. Juliann Cashen, Communications Officer
Ms. Erin Taylor, 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

C22(1) On the motion of Councillors Greene and Moussa:

Moved that the agenda be approved as presented.

MOTION CARRIED

APPROVAL & SIGNING OF THE MINUTES

C22(2) On the motion of Deputy Warden Mitchell and Councillor Greene:

Moved that the minutes of the December 22, 2021 Regular Meeting of Council be approved.

MOTION CARRIED

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. 7:05

ITEM 50 - ENFIELD EARTHKEEPERS REQUEST TO PRESENT TO COUNCIL

C22(3) On the motion of Councillors Rhyno and Tingley: Clarkson

Moved that Council hear the staff report prior to hearing a presentation from the Earthkeepers.

MOTION CARRIED

ITEM 49 - LETTER FROM LANTZ & ELMSDALE FIRE DEPARTMENTS (& ITEM 14 - ELMSDALE & ENFIELD FIRE DEPARTMENTS) REGARDING CHANGE IN FIRE BOUNDARIES

C22(4) On the motion of Deputy Warden Mitchell and Councillor Knockwood: Clarkson

Moved that Council approve the proposed change of boundaries between Elmsdale/Lantz and Elmsdale/Enfield.

MOTION CARRIED

ITEM 39 - LETTER FROM NS PUBLIC WORKS REGARDING OFFER TO CONVEY SYLVIA AVENUE, MILFORD

C22(5) On the motion of Councillors Rhyno and Hebb:

Moved (later defeated) that this consideration to be dealt with at the next Parks, Recreation & Culture Committee.

MOTION DEFEATED

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

Discussion was held and questions addressed by staff.

C22(6) On the motion of Councillors Hebb and Greene: Clarkson

Moved that Council authorize staff to purchase the property (at Sylvia Avenue, Milford).

MOTION CARRIED

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

Councillor Isenor joined the meeting in progress.

[ITEM 38 - REQUEST FROM ROBIN WILBER SEEKING A LETTER OF SUPPORT FOR NORTHERN PULP](#)

C22(7) On the motion of Councillors Greene and Rhyno:

Moved that Council receive the letter and put it on file (Re: Request from Robin Wilber seeking a letter of support for Northern Pulp).

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

[ITEM 33 - REQUEST FROM THE TRUSTEES OF THE SOUTH RAWDON HALL TO TURN THE FACILITY OVER TO THE MUNICIPALITY](#)

Deputy Warden Mitchell assumed the Chair.

Discussion was held.

C22(8) On the motion of Warden Roulston and Councillor Tingley: Clarkson

Moved to have the request (from the trustees of the South Rawdon Hall to turn the facility over to the Municipality) ***sent to the next Parks, Recreation & Culture Committee meeting (February or March), and to authorize staff to start consultation, and use District 11 District Recreation funds to provide fuel and power to the Hall in the interim.***

MOTION CARRIED

Warden resumed Chair.

[ITEM 14 - REQUEST TO CHANGE THE ENFIELD - ELMSDALE FIRE DISTRICT BOUNDARY](#)

Dealt with earlier during discussion of Item 49.

COMMITTEE REPORTS:

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Councillor Perry, as Chairperson of the Corporate & Residential Services Committee, 7:30 presented the report on the Corporate & Residential Services Committee from the meeting held on January 18, 2022. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

2022-2023 BUDGET PRESENTATION, BUSINESS PLANS & TAX ANALYSIS

The Director of Finance started the report titled “Budget and Tax Analysis 2022/2023” and ended on Page 49 at the January 18th Executive Committee meeting. She will continue the presentation at the upcoming Budget meeting scheduled for February 3rd, 2022. No motions resulted.

2022 POLLING DISTRICT REVIEW REPORT #1

C22(9) On the motion of Councillors Perry and Greene: Woodford

Moved that Council direct staff to bring a further report back to Council (Re: Mayor vs. Warden).

MOTION CARRIED

C22(10) On the motion of Councillors Perry and Moussa: Woodford

Moved that Council authorize staff to write a letter to the Government seeking an extension, up to one year, due to Covid restrictions hoping we can have public consultation in person (Re: 2022 Polling District Review)

MOTION CARRIED

C22(11) On the motion of Councillors Perry and Moussa: Woodford

Moved that Council authorize staff to conduct the 2022 Polling District Review using the process outlined in the staff report “2022 Polling District Review Report #1” attached to the Executive Committee Agenda dated January 18th, 2022.

MOTION CARRIED

C22(12) On the motion of Councillors Perry and Moussa:

Moved the adoption of the report.

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Moussa, as Chairperson of the Infrastructure & Operations Committee, presented the report on the Infrastructure & Operations Committee from the meeting held on January 18, 2022. 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 WASTEWATER TREATMENT PLANT CONSTRUCTION BUDGET

C22(13) On the motion of Councillors Moussa and Knockwood: Hulsman

Moved that Council increase the total budget for project 10-022 “Wastewater Treatment Plant Replacement - Shubenacadie” to \$7,705,000, with the additional \$2,205,000 to be funded through reserves.

MOTION CARRIED

2022 INFRASTRUCTURE CAPITAL FUNDING PRIORITIES

C22(14) On the motion of Councillor Moussa and Deputy Warden Mitchell: Hulsman

Moved that Council prioritize capital project 20-038, the Enfield Water Treatment Plant Capacity Upgrade, and are in support of a funding application.

MOTION CARRIED

RECYCLING PROCESSING CONTRACT

C22(15) On the motion of Councillors Moussa and Hebb: Hulsman

Moved that Council approve a single source procurement with the Municipality of Colchester for the recycling processing of East Hants materials for a period of 2-years at the rates proposed.

MOTION CARRIED

C22(16) On the motion of Councillor Moussa 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 January 18, 2022. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting: 7:35

PORTREE JACC - REZONING AND REDESIGNATION MOUNT UNIACKE - FIRST READING

C22(17) On the motion of Councillors Greene and Moussa: 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 Established Residential Neighbourhood (R1) zone for the purpose of authorizing a public hearing; and authorize staff to schedule a public hearing.

MOTION CARRIED

ROAD GAP PROJECT

C22(18) On the motion of Councillors Greene and Hebb: Woodford

Moved that Council direct staff to bring another report back to Committee regarding further funding alternatives for Scenario 2 and more detail on the (Road Gap) project.

MOTION CARRIED

PROTECTIVE FENCING FOR CONSTRUCTION SITES - BYLAW P-900-1, AN AMENDMENT TO BYLAW P-900, BUILDING BYLAW

C22(19) On the motion of Councillors Greene and Moussa: Woodford

Moved that Council direct staff to bring a report back to Committee with further actions and information to consider for immediate response for emergency situations (Re: Protective Fencing for Construction Sites).

MOTION CARRIED

C22(20) On the motion of Councillors Greene and Perry: Woodford

Moved that Council direct staff to write a report on the construction site at 428 Highway 2, Enfield, including photos and bring it to Council next week (later in this meeting) to determine if action should be taken.

MOTION CARRIED

PLAN UPDATE - FLOODLANDS BACKGROUND PAPER

C22(21) On the motion of Councillors Greene and Moussa: Woodford

Moved that Council authorize staff to prepare land use policies and regulations for floodlands, based on the direction in staff's report dated January 5, 2022, and also taking into account existing structures and those not considered permanent.

MOTION CARRIED

C22(22) On the motion of Councillors Greene and Hebb:

Moved the adoption of the report.

MOTION CARRIED

FIRST READING - BYLAW P-900-1, AN AMENDMENT TO BYLAW P-900, BUILDING BYLAW

C22(23) On the motion of Councillors Greene and Moussa:

Woodford

Moved that Council gives first reading to Bylaw P-900-1, an amendment to Bylaw P-900, Building Bylaw to regulate protective construction fencing.

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.

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities.

SOUTH UNIACKE ROAD BRIDGE CONDITION

C22(24) On the motion of Councillors Perry and Moussa:

Hulsman

Move that Council direct staff monitor the South Uniacke Road bridge and that any deterioration concerns that are received gets reported to Nova Scotia Department of Public Works so it stays on their radar.

MOTION CARRIED

SNOW CLEARING STANDARDS - EAST UNIACKE ROAD

C22(25) On the motion of Councillors Moussa and Perry:

Hulsman

Move that Council direct staff to contact Nova Scotia Department of Public Works to request that they clear the East Uniacke Road earlier than their current schedule because it is a well-travelled road and there is a lot of residents that will not wait and will travel on it.

MOTION CARRIED

WINTER MAINTENANCE - MUNICIPAL PATHS

- C22(26) On the motion of Councillors Tingley and Perry: 8:08
Tapper
Hulsman
- Move that Council direct staff to bring a report back to Committee for budget deliberation on the options and related costs to maintaining the Municipality owned paved paths as part of the Winter Maintenance Budget.*

MOTION CARRIED

IN CAMERA - LAND ISSUE

- C22(27) On the motion of Councillors Perry and Knockwood:
- Moved that Council move to an In-Camera Session regarding various land, legal and contractual matters at 8:09 p.m.*

MOTION CARRIED

The Council returned to open meeting at 9:28 p.m.

The Warden reported that Council met in camera to discuss a number of issues and staff was given direction. The following motions are coming forward as a result:

SHUBENACADIE HALL & GROUNDS

- C22(28) On the motion of Councillors Greene and Hebb: Tapper
- Moved that Council authorize the CAO to enter into a purchase and sale agreement with the Shubenacadie Hall and Grounds society to acquire the property at 2848 and 2850 Highway 2, Shubenacadie, Nova Scotia, PID 45096237 for the purpose of park and playground development and with the intent to subdivide and declare the hall and the land associated with the hall surplus to Council needs once acquired.*

And, that once ownership has been transferred, Council enters into a short-term lease with Lighthouse Ministry and a long-term lease with Lions Club for the current buildings being used on the property.

MOTION CARRIED

RENEWABLE ENERGY PARTNERSHIPS

- C22(29) On the motion of Councillors Perry and Greene: Ramsay
- Moved that Council send a letter to the Minister of Municipal Affairs requesting enabling legislation to allow municipalities to partner with business in renewable energy projects.*

MOTION CARRIED

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C22(30) On the motion of Councillor Greene and Deputy Warden Mitchell:

Moved that the Regular Meeting of Council (Policy) be held on February 15th, 2022 and the Regular Meeting of Council February 23rd, 2022.

MOTION CARRIED

ADJOURNMENT

C22(31) On the motion of Councillor Greene and Deputy Warden Mitchell:

Moved that Council adjourn at 9:42 p.m.

MOTION CARRIED



Approved By: Kim Ramsay, Chief Administrative Officer

Date: February 1, 2022



Approved By: Eleanor Roulston, Warden

Date: February 23, 2022

/AM



Regular Meeting of Council - Public Hearing

January 27, 2022

(Continuation of the Regular Meeting of Council held on January 26, 2022)

(Virtual)

PRESENT

Warden Eleanor Roulston
Deputy Warden Norval Mitchell

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

STAFF

Ms. Kim Ramsay, Chief Administrative Officer
Mr. John Woodford, Director of Planning & Development
Ms. Alana Tapper, Director of Parks, Recreation & Culture
Ms. Sue Surette, Director of Finance
Mr. Tom Gignac, Manager of Information Services
Ms. Juliann Cashen, Communications Officer
Ms. Erin Taylor, Communications Coordinator
Ms. Sheralee MacEwan, Assistant Municipal Clerk
Ms. Alana Mosher, Administrative Assistant

CALL TO ORDER

Warden Roulston called the meeting to order at 6:37 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.

Councillor Isenor gave notice at the Planning Advisory Committee meeting that he would be declaring a conflict of interest during discussion of this topic.

PUBLIC HEARING

6:40

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

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 public hearing agenda. The purpose of the hearing is to hear input from the public prior to making a decision on the proposal.

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 proposal to a later date. Council approval is required for the proposal 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 January 12th and January 19th editions of The Chronicle Herald. The notice described the proposal, gave the date and time of the public hearing, and indicated that staff reports were available to the public.

[WM FARES ARCHITECTS - MIXED USE DEVELOPMENT IN ENFIELD](#)

Warden Roulston noted the public hearing item was a proposal to amend the Municipal Planning Strategy and Land Use Bylaw, and to enter into a development agreement for a mixed-use development

Warden Roulston asked the Chair of the Planning Advisory Committee to present his report.

Councillor Greene, as 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. Councillor Greene, as Chairperson of the Planning Advisory Committee asked staff to present their final report on the proposal.

The Project Planner presented the staff report titled "WM Fares Architects Proposed Municipal Planning Strategy & LUB Mapping Amendments and Development Agreement Consideration" dated December 8, 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.

The Applicant, Cesar Saleh gave a prepared presentation on behalf of WM Fares Architects, which was attached to the agenda. Mr. Salaeh addressed questions from Council members.

Warden Roulston asked if there were comments or questions from members of the public via Zoom or live chat on YouTube.

The following members of the public asked questions and provided comments with regards to the proposal:

Via Zoom

NaDeanna Norris (26 Tyler Street, Enfield)

- Traffic and lighting concerns
- Concerned about school capacity
- Council - what legacy would you like to see when you are done as a Council member?

Leno Ribhai

- Commented on business growth
- What impacts will other land owners have around this development

Travis Simmonds (36 White Road, Enfield)

- Traffic Concerns
- Parking requirements for the development

Kirby Bradley (9 Catherine Street, Enfield)

- Concerns with the view around the development
- Tax concerns for existing residents of the area
- Subdivision and application concerns

Erin Smiley (14 White Road, Enfield)

- Original submitter of a petition (provided to Councillors)
- Noted disappointment from lack of response from Council
- Traffic and safety concerns

Christina Richard & Alex Richard (45 Lacy Anne Avenue, Enfield)

- Concerned with parking on Lacy Anne and White Road
- Disappointment from lack of response from Council
- Subdivision Bylaw concerns, had questions answered by Debbie
- Concerned about school capacity
- Wetland changes concerning
- Affordable housing - what is it?
- Eyesore to the community
- Buffers in between residents

Kevin Ashley (24 White Road, Enfield)

- Disappointment from lack of response from MEH
- Traffic and crosswalk concerns
- Commercial development concerns
- Tax concerns for residents, “money grab” by the municipality
- Pro-development, but only for the right development
- Staff seems to be running Council instead of vice-versa
- Not the HRM - go back to thinking like small municipality
- Wondering if residents will be compensated for increase of traffic

Beth Oakley (16 White Road, Enfield)

- Traffic is over capacity

- “Just because you can, doesn’t mean you should”

Wanda Leese (40 Lacy Anne Avenue, Enfield)

- Discussed street light issue with MLA
- Suggested MEH and MLA should communicate

Ted Sawa (17 Catherine Street, Enfield)

- Concerned about school capacity
- Should listen to parents as they are the “subject experts”
- Wondering about the qualitative responses from the survey
- Concerned about the height requirement

Alan Davidson

- Concerned about NS Dept. of Environment Wetland report
- Noted he was not able to receive a copy from MEH

Anonymous Viewer

- Vehicle traffic concerns from highway to Lacy Anne
- Barrier for commercial vs. residents of the complex

Via YouTube

Charlee Mills (13 White Road, Enfield)

- How long are current residents expected to live next to, and be subjected to this VERY large-scale development?
- Is there a timeline?
- Noted applicant is “clearly disinterested”
- Has any consideration been given to how having huge apartment buildings looming over our backyards will impact our property values?
- peaking of traffic, what will be the impact in the area as a whole? Not just the proposed White Rd intersection, but the ripple effect to the surrounding areas and back up at lights and stop signs?
- Does anyone representing us actually live in the subdivision this is affecting?

Michael Gervais (50 Lacy Anne Avenue, Enfield)

- Disappointed in the Council in the fact that every meeting held it comes across as if they have already made up their mind
- How many underground parking stall per building?
- Noted he has yet to meet anyone in the area who is for the development.
- Noted that his comment about bias and unbiased comes from the previous meetings, it was the general feel of the meeting, not any conflict-of-interest comments made

Paul Wood

- With the supporting traffic controls, sidewalks, etc. associated with this proposal would there be any betterment fees expected for existing residents?

Warden Roulston made a last call for comments or questions via Zoom or live chat on YouTube.

The Communications Officer confirmed there were none.

Warden Roulston asked if staff had any final comments. There were none.

RECOMMENDATION

C22(32) On the motion of Councillors Greene and Garden-Cole:

Moved that Council refuse the application (from WM Fares).

Six (6) voting in favour, four (4) voting against. Deputy Warden Mitchell, and Councillors Hebb, Moussa and Tingley voting against.

MOTION CARRIED

Warden Roulston asked Councillors if they had any final comments or questions. Staff addressed questions from Council members.

ADJOURNMENT

C22(33) On the motion of Councillor Greene and Moussa:

Moved that Council adjourn at 10:18 p.m.

MOTION CARRIED



Approved By: Kim Ramsay, Chief Administrative Officer

Date: February 1, 2022



Approved By: Eleanor Roulston, Warden

Date: February 23, 2022

/AM