



## Regular Meeting of Council

April 27, 2022

PRESENT                      Warden Eleanor Roulston  
Deputy Warden Norval Mitchell

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

STAFF                              Ms. Sue Surrette, Director of Finance & Acting Chief  
Administrative Officer  
Mr. John Woodford, Director of Planning & Development  
Ms. Alana Tapper, Director of Parks, Recreation & Culture (arrived  
at 7:44 p.m. following attendance at the Maritime North Jr C  
Hockey opening ceremony representing the municipality)  
Mr. Jesse Hulsman, Director of Infrastructure & Operations  
Mr. Tom Gignac, Manager of Information Services  
Ms. Juliann Cashen, Communications Officer  
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

C22(127)                      On the motion of Councillors Greene and Hebb:

*Moved that the agenda be approved as presented.*

**MOTION CARRIED**

### APPROVAL OF MINUTES

C22(128) On the motion of Deputy Warden Mitchell and Councillor Greene:

*Moved that the minutes of the March Council (Policy) Meeting and the March 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.

**ITEM 58 - LETTER FROM JOHN MACDONELL CONCERNING A POSSIBLE CAMPGROUND BYLAW**

In response to a question from Councillor Hebb, staff confirmed another report will be coming forward regarding a possible Campground Bylaw.

**ITEM 22 - LETTER FROM DEPARTMENT OF JUSTICE REGARDING RCMP SERVICES BUDGET 2022-2023**

Deputy Warden Mitchell had questions regarding the budget for RCMP services and if Council would receive a breakdown of the services. Staff confirmed a breakdown of the invoice is expected.

**CORRESPONDENCE FOR DECISION**

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

**ITEM 76 - LETTER OF RESIGNATION FROM COUNCILLOR IAN KNOCKWOOD**

C22(129) On the motion of Councillors Perry and Greene:

S. MacEwan

*Moved that Council accept the resignation of Councillor Ian Knockwood.*

**MOTION CARRIED**

C22(130) On the motion of Councillor Perry and Deputy Warden Mitchell:

S. MacEwan

*Moved that Council authorize staff to proceed with planning a Special Election for District 4 - Shubenacadie and bring a report back to Executive Committee in May.*

**MOTION CARRIED**

The Warden expressed thanks on behalf of Council for Councillor Knockwood's service.

**ITEM 70 - COUNCIL IS ASKED TO CONSIDER OPTIONS FOR "RESPECT IN THE WORKPLACE FOR LEADERS" TRAINING, AS PART OF THE 2021-2024 EAST HANTS STRATEGIC PLAN**

C22(131) On the motion of Councillors Greene and Deputy Warden Mitchell:

7:13

***Moved that Council direct staff to schedule the in-person Respect training in Council Chambers on either of the extension nights in May or June.*** S. MacEwan

**MOTION CARRIED**

**[ITEM 57 - STAFF MEMO AND RECOMMENDATION FOR THE LEASE RENEWAL FOR THE FORMER CN TRAIN STATION SITE IN ELMSDALE. 30-DAY DEADLINE TO RENEW](#)**

C22(132) On the motion of Councillors Greene and Moussa: A. Clarkson

***Moved that Council authorize the CAO to enter into a lease renewal with the Canadian National Railway company for the former CN Train Station lands for a term of five (5) years, ending August 14, 2027.***

**MOTION CARRIED**

**[ITEM 56 - REQUEST FOR A LETTER OF SUPPORT FROM BILL MACLEAN, PRESIDENT OF COMMUNITY WIND FARMS INC. FOR THE MELVIN LAKE WIND PROJECT](#)**

C22(133) On the motion of Councillors Perry and Hebb: J. Woodford

***Moved that Council send a letter of support to Community Wind Farms Inc. for the Melvin Lake Wind Project.***

**MOTION CARRIED**

**[ITEM 51 - FLAG REQUEST TO COUNCIL FROM AFFIRM TEAM, RIVERVIEW UNITED CHURCH](#)**

C22(134) On the motion of Councillors Greene and Tingley: 7:19

***Moved that the Progress Pride Flag be flown (at the Municipal Office in Elmsdale) as requested in the letter by the Affirm Team (for the month of June).*** CAO

**MOTION CARRIED**

**[ITEM 21 - APPOINTMENT OF BUILDING OFFICIAL & FIRE INSPECTOR - HENRY BLACK](#)**

C22(135) On the motion of Councillors Greene and Perry: J. Woodford

***Moved that Council appoint Henry Black as Building Official for the Municipality of East Hants per Section 5(2) of the Building Code Act.***

**MOTION CARRIED**

C22(136) On the motion of Councillor Greene and Deputy Warden Mitchell: J. Woodford

***Moved that Council appoints Henry Black as Municipal Fire Inspector per Section 19(1)(b) of the Fire Safety Act.***

**MOTION CARRIED**

**ITEM 18 - COPY OF CORRESPONDENCE FROM CHESTER AND GUYSBOROUGH - OPPOSING NEW PROPOSED PROVINCIAL NON-RESIDENT PROPERTY TAX AND DEED TRANSFER TAX (BILL 149), AS WELL AS, CORRESPONDENCE FROM RESIDENT BRIAN CANAVAN**

Deputy Warden Mitchell assumed the Chair.

Warden Roulston spoke about the meeting with NSFM regarding the non-resident Property Tax and Deed Transfer Tax, Bill 149.

Warden Roulston resumed the Chair.

C22(137) On the motion of Councillors Tingley and Greene: 8:12

*Moved that Council direct staff to write a letter to the Province expressing concerns regarding the lack of consultation, infringement on a municipal property tax area, and possible unintended consequences copied to the local MLA's and NSFM.* S. Surrette

**MOTION CARRIED**

Nine (9) voting in favour, One (1) voting against with Councillor Perry voting nay.

C22(138) On the motion of Councillors Rhyno and Tingley: 8:13

*Moved that Council direct staff to prepare a report on the pros and cons of Bill 149 and bring it back to next Executive Committee.* S. Surrette

**MOTION CARRIED**

**PUBLIC HEARING**

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 Assistant Municipal Clerk to outline when the public hearing advertisements were published.

The Assistant Municipal Clerk noted that the public hearing notice appeared in the April 13<sup>th</sup> and April 20<sup>th</sup> 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.

#### **BONA INVESTMENTS LIMITED - ZONING OF TWO PROPERTIES ON WHITE ROAD**

Warden Roulston noted the public hearing item was a proposal to rezone two properties to Two Dwelling Unit Residential (R2) Zone.

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 Director of Planning & Development presented the staff report titled "Bona Investments Limited - rezoning from R1 to R2" dated April 8, 2022. 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. There was none.

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

#### **RECOMMENDATION**

C22(139) On the motion of Councillors Greene and Garden-Cole: 7:44

***Moved that the Planning Advisory Committee recommend that Council refuse the application by Bona Investments limited to rezone property located at PID 45290178 and PID 45386737 on White Road from Established Residential Neighbourhood (R1) Zone to Two Dwelling Unit Residential (R2) Zone.*** J. Woodford

#### **MOTION CARRIED**

Seven (7) voting in favour, Three (3) voting against with Councillors Hebb and Isenor and Deputy Warden Mitchell voting nay.

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

C22(140) On the motion of Councillor Rhyno and Deputy Warden Mitchell: 7:52

*Moved that Council take a short recess to address live streaming issues, and return at 8:02 p.m.*

**MOTION CARRIED**

Warden Roulston called the meeting back to order at 8:05 p.m.

**COMMITTEE REPORTS:**

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE**

Councillor Perry, as Chairperson of the Corporate & Residential Services Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on April 19, 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:

**CORRIDOR COMMUNITY OPTIONS FOR ADULTS (CCOA)**

C22(141) On the motion of Councillor Perry and Deputy Warden Mitchell: 8:14

*Moved that the ask of the Corridor Community Options for Adults be brought back for discussion and a report on possible sources of funding be brought back by Staff.* A. Clarkson

**MOTION CARRIED**

**COUNCIL PROCEDURAL POLICY**

C22(142) On the motion of Councillors Greene and Hebb: S. MacEwan

*Moved that Council remove Section 2.6.12 (prohibiting use of alcohol prior to and during breaks from Council and Committee meetings), from the Council Procedural Policy.*

**MOTION CARRIED**

C22(143) On the motion of Councillors Perry and Greene: S. MacEwan

*Moved that Council approve the Council Procedural Policy as attached to the April 19, 2022 Executive Committee agenda with the proposed changes.*

**MOTION CARRIED**

C22(144) On the motion of Councillors Perry and Greene:

*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 19, 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:

**PLAN UPDATE BACKGROUND PAPER - WCDD DESIGNATED PROPERTIES**

- C22(145) On the motion of Councillors Greene and Perry: 8:19
- Moved that Council direct staff to prepare amendments to the MPS that would change the designation of lands in Enfield that are zoned R2-T from WCDD to MR and change the designation of lands zoned R2 from WCDD to ER, except for lands currently part of an application from Elmsdale Lumber.* J. Woodford

**MOTION CARRIED**

**AMENDMENTS TO THE DANGEROUS AND UNSIGHTLY PREMISES POLICY - REGARDING EXCAVATION SITES**

- C22(146) On the motion of Councillors Greene and Moussa: J. Woodford
- Moved that Council approve the amended Dangerous or Unsightly Premises Policy, which includes a new provision for a risk of falling into an excavation related to construction as a dangerous premises, as attached to the April 19, 2022 Executive Committee agenda.*

**MOTION CARRIED**

**FH DEVELOPMENT GROUP - WCDD APPLICATION**

- C22(147) On the motion of Councillor Greene and Deputy Warden Mitchell: J. Woodford
- Moved that Council authorize staff to schedule a public hearing for the application by FH Development Group to enter into a development agreement for a WCDD in Elmsdale.*

**MOTION CARRIED**

**PLAN UPDATE BACKGROUND PAPER - VILLAGE CORE ZONE**

- C22(148) On the motion of Councillors Greene and Garden-Cole: J. Woodford
- Moved that that Council authorize staff to draft proposed amendments to the Official Community Plan in regards to changes to the Village Core (VC) Zone, as presented to Executive Committee on April 19, 2022 and outlined in this staff report.*

**MOTION CARRIED**

**PLAN UPDATE BACKGROUND PAPER ROOSTERS**

C22(149) On the motion of Councillor Greene and Deputy Warden Mitchell: 8:29

*Moved that Council direct staff to review any other regulations rural municipalities have in place and look at the average lot size in the GMA to come up with a solution to managing roosters.* J. Woodford

**MOTION CARRIED**

Nine (9) voting in favour, One (1) voting against with Councillor Moussa voting nay.

**PLAN UPDATE BACKGROUND - MIXED USE CENTRE ZONE**

C22(150) On the motion of Councillors Greene and Garden-Cole: J. Woodford

*Moved that Council direct staff to review zoning in the areas outlined on the map to see what type of zone could look like to encourage residential and some small-scale commercial as has been discussed.*

**MOTION CARRIED**

Seven (7) voting in favour, Three (3) voting against with Councillors Perry and Moussa and Deputy Warden Mitchell voting nay.

C22(151) On the motion of Councillors Greene and Perry:

*Moved the adoption of the report.*

**MOTION CARRIED**

**PARKS, RECREATION AND CULTURE COMMITTEE**

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on April 19, 2022. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

**2022 TOURISM GRANT APPLICATIONS**

C22(152) On the motion of Councillors Rhyno and Greene: 8:35

*Moved that the Tourism Grant funding recommendations, totaling \$27,000 be approved for the following organizations:* A. Tapper

- *CHart Society - \$4,000*
- *East Hants Historical Society - \$5,000*



- *Maitland District Development Association - \$15,000*
- *Walton Area Development Association - \$3,000*

*And that staff release approved funds as confirmation of external funding sources for proposed projects are received from each group.*

**MOTION CARRIED**

C22(153) On the motion of Councillor Rhyno and Hebb:

*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 April 19, 2022. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

**CURBSIDE COLLECTION CONTRACT 2023-2028**

C22(154) On the motion of Councillors Moussa and Hebb:

J. Hulsman

*Moved that Council approve the award of the Curbside Collection Contract (RFP50458) to Royal Environmental Inc., with a start date of April 1, 2023 for a period of 5-years, with a value of \$6.8M.*

**MOTION CARRIED**

C22(155) On the motion of Councillors Moussa and Greene:

*Moved the adoption of the report.*

**MOTION CARRIED**

Deputy Warden Mitchell assumed Chair.

**NOMINATING COMMITTEE**

Warden Roulston, as Chairperson of the Nominating Committee, presented the report on the Nominating Committee from the meeting held on April 21, 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:

**POLICE ADVISORY COMMITTEE - PUBLIC MEMBERS**

C22(156) On the motion of Warden Roulston and Rhyno:

CAO

***Moved that Council appoints Ruth Anne Greenough and Greg Densmore to the Police Advisory Committee to the end of the current term to April 2024.***

**MOTION CARRIED**

**ACCESSIBILITY ADVISORY COMMITTEE - PUBLIC MEMBERS**

C22(157) On the motion of Warden Roulston and Councillor Greene: 8:40

***Moved that Council appoints the following public members to the Accessibility Advisory Committee:*** CAO

- ***Pam Kay - Citizen at Large***
- ***Tanya Burke - Stakeholder Community***
- ***Linda Coolen - Stakeholder Community***
- ***Jenesta Kimball - Stakeholder Community***

**MOTION CARRIED**

C22(158) On the motion of Warden Roulston and Councillor Hebb:

***Moved the adoption of the report.***

**MOTION CARRIED**

Warden Roulston assumed Chair.

**FIRST READING - BYLAW IO-500: PROPERTY ASSESSED CLEAN ENERGY PROGRAM (P.A.C.E)**

C22(159) On the motion of Councillors Moussa and Perry: J. Hulsman

***Moved that Council give first reading to Bylaw IO-500: Property Assessed Clean Energy Program (P.A.C.E).***

**MOTION CARRIED**

Nine (9) voting in favour, One (1) voting against with Councillor Rhyno voting nay.

**WARDEN'S REPORT**

Deputy Warden Mitchell assumed the Chair. 8:43

The Warden provided a verbal report on her recent activities.

**NSFM MODEL CHANGE**

C22(160) On the motion of Warden Roulston and Councillor Hebb: CAO/  
S. MacEwan

***Moved that Council direct staff to write a letter to NSFM to express thanks for the presentation made at the April Executive Meeting and to provide feedback on the proposed organizational change and to copy all municipal units on the letter.***

**MOTION CARRIED**

Warden Roulston resumed the Chair.

**BUSINESS FROM COUNCILLORS**

Councillors provided verbal reports on their recent activities. The following motion resulted:

**UNIACKE VOLUNTEER FIRE DEPARTMENT**

C22(161) On the motion of Councillors Perry and Moussa: 8:48

***Moved that Council award a further \$8,400.00 (to come from the Uniacke Community Recreation Fund) to the Uniacke Volunteer Fire Department to cover the increased cost of the sports pad project.*** A. Tapper

**MOTION CARRIED**

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

C22(162) On the motion of Councillors Greene and Moussa:

***Moved that the Regular Meeting of Council (Policy) be held on May 17, 2022 and the Regular Meeting of Council be held on May 25, 2022.***

**MOTION CARRIED**

**ADJOURNMENT**

C22(163) On the motion of Councillor Greene and Deputy Warden Mitchell:

***Moved that Council adjourn at 9:10 p.m.***

**MOTION CARRIED**

Approved By: Sue Surrette, Acting Chief Administrative Officer  
Date: April 28, 2022



Approved By: Eleanor Roulston, Warden  
Date: May 25, 2022  
/AM

