



Regular Meeting of Council

July 27, 2022

PRESENT	Warden Eleanor Roulston Deputy Warden Norval Mitchell
	Councillors: Sandra Garden-Cole Keith Rhyno Walter Tingley
	Elie Moussa Tom Isenor Wayne Greene Carl MacPhee
STAFF	Ms. Kim Ramsay, Chief Administrative Officer Ms. Sue Surette, Director of Finance Mr. Adam Clarkson, Director of Corporate Services Mr. John Woodford, Director of Planning & Development 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
REGRETS	Councillor Michael Perry Councillor Eldon Hebb

CALL TO ORDER

Warden Roulston called the meeting to order at 7:00 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 and acknowledged that Mi'kmaw has officially been recognized as Nova Scotia's first language.

MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

APPROVAL OF OR AMENDMENTS TO THE AGENDA

C22(257) On the motion of Councillors Greene and Deputy Warden Mitchell:

Moved that the agenda be approved as presented.

MOTION CARRIED

APPROVAL OF MINUTES

C22(258) On the motion of Deputy Warden Mitchell and Councillor Greene:

Moved that the minutes of the June 21, 2022 Council (Policy) Meeting and the June 29, 2022 Regular Meeting of Council be approved.

MOTION CARRIED

DECLARATION OF ELECTION RESULTS

The Returning Officer read the results of the District 4 Special Election.

Carl MACPHEE - 168

Kendalene (Bo) WAMBOLT - 129

Total Votes Cast 297

Total Eligible voters - 1,963

Participation Rate - 15.3%

Voted by Internet - 210

Voted by Phone - 87

OATH OF OFFICE

Councillor-Elect MacPhee stood and repeated the Oath of Office, signed the Oath document and returned it to the Returning Officer for the record.

CODE OF CONDUCT

Councillor-Elect MacPhee signed the East Hants Elected Officials Code of Conduct document and returned it to the Returning Officer for the record.

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.

ITEM 47 - BUSINESS EXCELLENCE AWARDS 2022 RE: SPONSORSHIP OPPORTUNITY

C22(259) On the motion of Councillor Greene and Deputy Warden Mitchell:

A. Clarkson

Moved that Council be an Event Sponsor \$400 for the 2022 East Hants & Districts Chamber of Commerce Business awards banquet.

MOTION CARRIED

Eight (8) voting in favour, one (1) voting against with Councillor Rhyno voting nay.

C22(260) On the motion of Councillor Greene and Deputy Warden Mitchell: A. Clarkson

Moved that the Warden or Designate attend the East Hants & District Chamber of Commerce Business awards banquet.

MOTION CARRIED

C22(261) On the motion of Councillors Greene and Isenor: A. Clarkson

Moved that Council make the East Hants & District Chamber of Commerce Business awards banquet sponsorship a standing event in the annual budget.

MOTION CARRIED

Eight (8) voting in favour, one (1) voting against with Councillor Rhyno voting nay.

[LETTER FROM THE EAST HANTS CURLING ASSOCIATION REGARDING THE GICB PROGRAM](#)

C22(262) On the motion of Councillors Tingley and Greene: A. Tapper

Moved that Council direct staff to respond to the East Hants Curling Association to advise that their request to meet will be on hold until the assessment (on the East Hants Sportsplex) and the Recreation Needs Assessment are complete.

MOTION CARRIED

[ITEM 11 - COMPLAINT FROM MARILYN MCINNES RE: ROAD GAP PAVING PROJECT](#)

C22(263) On the motion of Councillors Greene and Garden-Cole: CAO

Moved that Council receive this correspondence (Road Gap Paving Project complaint from Marilyn McInnes dated July 6, 2022) and place it on file.

MOTION CARRIED

[DEMOLITION HEARING](#)

Warden Roulston welcomed those in attendance and advised that pursuant to Section 7:31 345 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 report and any presentations from the property owners.

[5999 HIGHWAY 215, NOEL SHORE \(PID 45065844\)](#)

The Director of Planning & Development presented the staff report titled “Demolition Order - 5999 Highway 215, Noel Shore” dated July 27, 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

C22(264) On the motion of Councillors Rhyno and Greene:

J. Woodford

Moved that Council hereby authorizes the Administrator to issue an Order to the owner of PID 45065844, 5999 Highway 215, Noel Shore, to remedy the dangerous or unsightly condition of the property by the demolition and removal of the building, and all other debris on the property within 30 days of an Order being served.

MOTION CARRIED

That concluded the demolition hearing.

CORRESPONDENCE FOR DECISION Continued...

ITEM 8 - TEMPORARY BORROWING RESOLUTION - ROAD GAP II PAVING PROJECT

C22(265) On the motion of Councillors Greene and Tingley:

S. Surette

Moved that Council approve the Temporary Borrowing Resolution and Pre-approval to borrow for the Road Gap II Project in the amount of \$300,000 as attached to the Council Agenda report dated July 27, 2022; and that the average interest rate of the debentures not exceed the rate of 6.5% and for a term not to exceed 10 years.

MOTION CARRIED

COMMITTEE REPORTS:

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Councillor Tingley, as Vice-Chairperson of the Corporate & Residential Services Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on July 19, 2022. The minutes from that meeting were made 7:45

available to all members of Council. The following motions came forward as a result of that meeting:

ANNUAL REPORT/TREASURER'S REPORT

C22(266) On the motion of Councillors Tingley and Moussa: S. Surrette

Moved that the 2021/2022 Annual Report and Treasurer's Report be accepted as presented.

MOTION CARRIED

SHUBENACADIE ANGLICAN CHURCH - HIGH WATER CONSUMPTION REPORT

C22(267) On the motion of Councillor Tingley and Deputy Warden Mitchell: S. Surrette

Moved that Council provide a one-time COVID-19 Relief grant in the amount of \$10,000 from general contingency reserves to the Shubenacadie Anglican Church and Hall for financial assistance as per the Shubenacadie Anglican Church & Hall High Water Consumption report attached to the Executive Committee agenda dated July 19th, 2022.

MOTION CARRIED

C22(268) On the motion of Councillors Tingley and Greene:

Moved the adoption of the report.

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Moussa, as Chairperson of the Infrastructure & Operations Committee, 7:48 presented the report on the Infrastructure & Operations Committee from the meeting held on July 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:

UPDATES TO THE MUNICIPAL STANDARDS

C22(269) On the motion of Councillors Moussa and Greene: J. Hulsman

Moved that Council approves the revisions to the Municipal Standards as attached to the Executive Committee agenda of July 19, 2022.

MOTION CARRIED

UPDATE REPORT ON THE STATUS OF FLYERS

C22(270) On the motion of Councillors Moussa and Greene: J. Hulsman

Moved that Council receive the report titled “Flyer Litter Mitigation Options - Status Update”, dated July 8, 2022.

MOTION CARRIED

SUMMARY OF IMPACTS FROM NEW PROVINCIAL CONSTRUCTION & DEMOLITION REGULATIONS

C22(271) On the motion of Councillor Moussa and Deputy Warden Mitchell: J. Hulsman

Moved that Council send a letter to the Minister of Environment & Climate Change, copy the 3 MLA’s representing East Hants, and copy the Minister of Municipal Affairs & Housing on concerns related to the Construction & Demolition Debris Regulation changes communicated on July 7, 2022.

MOTION CARRIED

C22(272) On the motion of Councillors Moussa and Greene: J. Hulsman

Moved that Council direct staff to bring back a report outlining the operations and capital costing estimates based on the four (4) options available to East Hants and a high-level report on second generation landfill under the regulation changes.

MOTION CARRIED

C22(273) On the motion of Councillor Moussa and Deputy Warden Mitchell: J. Hulsman

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 July 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:

MARCHAND/POWELL - REDESIGNATION AND REZONING IN MOUNT UNIACKE

C22(274) On the motion of Councillors Greene and Moussa: J. Woodford

Moved that Council authorize staff to schedule a Public Information Meeting to consider a proposal for a portion of PID 45143237 to change the designation from Rural Use (RU) to Established Residential Neighbourhood (ER) and the zone from Rural Use (RU) to Established Residential Neighbourhood (R1).

MOTION CARRIED

CUSTOM MILLWORK ATLANTIC INC. - DEVELOPMENT AGREEMENT FOR STORAGE BUILDING

C22(275) On the motion of Councillors Greene and Moussa: J. Woodford

Moved that Council give initial consideration to enter into a Development Agreement for a 1115 m² (12,000 square foot) building development on a property identified as PID 45402955; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

PLAN UPDATE BACKGROUND PAPER - RURAL NORTH (RU-2) ZONE & PLAN UPDATE BACKGROUND PAPER - DRAFT ZONING MAPS

C22(276) On the motion of Councillors Greene and Rhyno: J. Woodford

Moved that Council defer discussion on the Plan Update Background Paper - Rural North (RU-2) Zone and the Plan Update Background Paper - Draft Zoning Maps to a special meeting in September (September 7, 2022).

MOTION CARRIED

PLAN UPDATE BACKGROUND PAPER - MIXED USE CENTRE (MC) ZONE

C22(277) On the motion of Councillors Greene and Rhyno: J. Woodford

Moved that Council direct staff to prepare amendments to the MC designation and zone to require commercial space on ground floors of new buildings and limit the height of new buildings south of the Daycare property to 12.2 m and 3 storeys.

MOTION CARRIED

C22(278) On the motion of Councillors Greene and Garden-Cole: J. Woodford

Moved that Council direct staff to attend to preparing (MC designation and zone) amendments immediately.

MOTION CARRIED

BYLAW P-1400, ROOSTER CONTROL BYLAW

C22(279) On the motion of Councillor Greene and Deputy Warden Mitchell: J. Woodford

Moved that Council maintain the status quo with regards to rooster regulations.

MOTION CARRIED

Seven (7) voting in favour, two (2) voting against with Councillors Rhyno and Garden-Cole voting nay.

PRE-APPLICATION DISCUSSION WITH DEVELOPERS POLICY

C22(280) On the motion of Councillors Greene and Tingley: J. Woodford

Moved that Council approves the “Pre-Application Policy” as attached to the July 19, 2022 Executive Committee meeting agenda.

MOTION CARRIED

C22(281) On the motion of Councillor Greene and Deputy Warden Mitchell:

Moved the adoption of the report.

MOTION CARRIED

Deputy Warden Mitchell assumed the Chair.

AUDIT COMMITTEE

Warden Roulston, as Vice Chair of the Audit Committee, presented the report on the Audit Committee from the meeting held on June 29, 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:

FINANCIAL STATEMENTS 2021/2022 & MUNICIPAL AUDITOR 2022/2023

C22(282) On the motion of Warden Roulston and Greene: S. Surrette

Moved that Council adopt the March 31st, 2022 Financial Statements as presented by Deloitte at the June 29th, 2022 Audit Committee meeting, and that Deloitte LLP be appointed as Municipal Auditor for the 2022/2023 fiscal year.

MOTION CARRIED

MEMBERSHIP APPOINTMENT 2022/2023

C22(283) On the motion of Warden Roulston and Councillor Moussa:

Moved (later amended) that Council appoints the membership of the Audit Committee for 2022/2023 be comprised of the Warden, the Chair of Corporate & Residential Services Committee, and one additional Councillor and one public member.

C22(284) On the motion of Warden Roulston and Councillor Moussa:

Moved that Motion C22(283) be amended that the membership of the Audit Committee for 2022/2023 be comprised of the Warden, the Chair of Corporate & Residential Services Committee, and two additional Councillors and one public member.

AMENDMENT CARRIED

AMENDED MOTION CARRIED

For further clarification, Motion C22(283) is as follows:

S. Surette

That Council appoints the membership of the Audit Committee for 2022/2023 be comprised of the Warden, the Chair of Corporate & Residential Services Committee, and two additional Councillors and one public member.

C22(285) On the motion of Warden Roulston and Councillor Greene:

Moved the adoption of the report.

MOTION CARRIED

NOMINATING COMMITTEE

PUBLIC MEMBER VACANCY ON THE ACCESSIBILITY ADVISORY COMMITTEE

C22(286) On the motion of Warden Roulston and Councillor Greene:

J. Woodford

Moved that Council appoint Ian Brown as the new member of the Accessibility Advisory Committee.

MOTION CARRIED

C22(287) On the motion of Warden Roulston and Councillor Greene:

Moved the adoption of the report.

MOTION CARRIED

Warden Roulston resumed the Chair.

ADDITIONAL FUNDING REQUEST TO CONSTRUCT THE SHUBENACADIE WASTEWATER TREATMENT PLANT

C22(288) On the motion of Councillor Greene and Deputy Warden Mitchell:

J. Hulsman

Moved that Council approve an additional \$1,835,000, which includes net HST, to capital project 10-022 "Wastewater Treatment Plant Replacement - Shubenacadie" to be funded by debt, in order to award the construction contract for this project.

MOTION CARRIED

C22(289) On the motion of Deputy Warden Mitchell and Councillor Greene:

S. Surette

Moved that Council approve the Temporary Borrowing Resolution and Pre-approval to borrow for the Shubenacadie Wastewater Treatment Capital Project in the amount of \$1,835,000 as attached to the Council Agenda report dated July 27,

2022; and that the average interest rate of the debentures not exceed the rate of 6.5% and for a term not to exceed 25 years.

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. The following motions 8:35 came forward.

TREES IN DISTRICT 5

After hearing concerns of dying trees in Maitland, the following motion is coming forward.

C22(290) On the motion of Councillors Rhyno and Greene: A. Tapper

Moved that Council write a letter to the appropriate provincial departments to request more information and any plans regarding disease impacting trees in Maitland.

MOTION CARRIED

CROSSWALK IN ENFIELD

After being repeatedly declined a crosswalk in Enfield by the Nova Scotia Department of Public Works, the following motion is coming forward.

C22(291) On the motion of Councillors Garden-Cole and Greene: J. Hulsman

Moved that Council request a meeting with the Minister of Nova Scotia Public Works regarding options for a crosswalk in Enfield.

MOTION CARRIED

Deputy Warden Mitchell assumed the Chair.

AAA KENNETCOOK BASEBALL TEAM AT NATIONALS

C22(292) On the motion of Councillors Greene and Rhyno:

Moved (later amended) that Council grant the application of a \$100 Community Grant per athlete to attend AAA baseball Nationals in Alberta and that staff bring back a report regarding possible changes to the policy.

C22(293) On the motion of Warden Roulston and Councillor Greene:

Moved that Motion C22(292) for the grant of \$100 per athlete be extended to those East Hants athletes attending the Canada Games.

**AMENDMENT CARRIED
AMENDED MOTION CARRIED**

For further clarification, Motion C22(292) is as follows:

A. Tapper

That Council grant the application of a \$100 Community Grant per athlete to attend AAA baseball Nationals in Alberta and that staff bring back a report regarding possible changes to the policy; and that, the grant of \$100 per athlete be extended to those East Hants athletes attending the Canada Games.

Warden Roulston resumed the Chair.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C22(294) On the motion of Councillors Greene and Moussa:

Moved that the Special Meeting of Committee be held on September 7, 2022, the Regular Meeting of Council (Policy) be held on September 20, 2022 and the Regular Meeting of Council be held on September 28, 2022.

MOTION CARRIED

ADJOURNMENT

C22(295) On the motion of Councillor Greene and Deputy Warden Mitchell:

Moved that Council adjourn at 9:12 p.m.

MOTION CARRIED



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: July 28, 2022

Eleanor Roulston

Approved By: Eleanor Roulston, Warden
Date: September 28, 2022

/AM