



Regular Meeting of Council

September 28, 2022

PRESENT

Warden Eleanor Roulston
Deputy Warden Norval Mitchell

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

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 Carl MacPhee
Ms. Alana Tapper, Director of Parks, Recreation & Culture

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 September 30th as Orange Shirt Day in recognition of National Day for Truth and Reconciliation.

MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

APPROVAL OF OR AMENDMENTS TO THE AGENDA

C22(296) On the motion of Councillors Moussa and Greene:

Moved that the agenda be approved as presented.

MOTION CARRIED

APPROVAL OF MINUTES

C22(297) On the motion of Deputy Warden Mitchell and Councillor Greene:

Moved that the minutes of the July 19, 2022 Council (Policy) Meeting and the July 27, 2022 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 94 - LETTER FROM NADINE SINGER FROM HOLISTIC DOULA SERVICES REGARDING THE RIGHT TO BIRTH

Deputy Warden Mitchell asked if this correspondence was a request to Council or if it was for information only. The CAO advised this was for information only, however if Council did wish to respond, direction to staff would be required.

ITEM 87 - LETTER FROM CN ENCLOSING THE CN IN YOUR COMMUNITY 2022 REPORT

C22(298) On the motion of Councillors Moussa and Perry:

[6:19]

Moved that Council write a letter regarding the impacts of abandoned rail lines and the need to fix the environmental issues that result.

A. Clarkson

MOTION CARRIED

CORRESPONDENCE FOR DECISION

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

ITEM 90 - LETTER FROM THE COAT ASSOCIATION REQUESTING AN OPERATING GRANT

C22(299) On the motion of Councillors Moussa and Tingley:

A. Tapper

Moved that Council provide a General Government Grant to the C.O.A.T Association in the amount of \$2,000.

MOTION CARRIED

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

Suggestion was made that this organization be included in the annual budget for support.

ITEM 84 - SELECTION OF A DATE FOR A WORKSHOP FOR COUNCILLORS REGARDING THE FORMER ELMSDALE AND LANTZ SCHOOL SITES. SUGGESTING OCTOBER 4TH, 11TH, OR 27TH. CAN ALSO CONSIDER NOVEMBER DATES AT THE DISCRETION OF COUNCIL

C22(300) On the motion of Councillor Greene and Deputy Warden Mitchell: A. Clarkson

Moved that the Council Workshop for the former Lantz and School sites be held on October 27th, as that is a designated Council extension night

MOTION CARRIED

ITEM 41 - APPOINTMENT OF DEVELOPMENT OFFICER - L. MARTIN

C22(301) On the motion of Councillors Hebb and Perry: J. Woodford

Moved that Council appoints Lee-Ann Martin as Development Officer for the Municipality of East Hants per Section 191(d) and 243(1) of the Municipal Government Act.

MOTION CARRIED

ITEM 40 - NSFM FALL CONFERENCE DELEGATION

C22(302) On the motion of Councillors Perry and Moussa: CAO

Moved that the Warden, CAO (or designate), and Councillors Tingley, MacPhee and Isenor be delegates for the 2022 NSFM Fall Conference.

MOTION CARRIED

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 September 20, 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:

CUSTOMER SERVICE STRATEGY

C22(303) On the motion of Councillors Perry and Greene: CAO

Moved that Council adopt the Customer Service Strategy as presented at the September 20th, 2022 Executive Committee.

MOTION CARRIED

C22(304) On the motion of Councillors Perry and Greene:

Moved the adoption of the report.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

Councillor Moussa, as Vice-Chairperson of the Planning Advisory Committee, presented the report on the Planning Advisory Committee from the meeting held on September 20, 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:

BYLAW P-1300, CAMPGROUND BYLAW

C22(305) On the motion of Councillors Moussa and Hebb:

J. Woodford

Moved that Council authorize staff to use the existing Municipal Bylaw regulations to enforce items that need to be addressed instead of developing a Campground Bylaw in order to license campgrounds.

MOTION CARRIED

STEVENS GROUP - DA AMENDMENT FOR ASSISTED LIVING FACILITY

C22(306) On the motion of Councillor Moussa and Deputy Warden Mitchell:

J. Woodford

Moved that Council give initial consideration to substantially amend an existing Development Agreement for an assisted living facility on 410 Highway 2, Enfield to enable a public hearing; and authorize staff to schedule a public hearing.

MOTION CARRIED

MIXED USE CENTRE ZONE REVIEW

C22(307) On the motion of Councillors Moussa and Hebb:

J. Woodford

Moved that Council give initial consideration to substantially amend an existing Development Agreement for an assisted living facility on 410 Highway 2, Enfield to enable a public hearing; and authorize staff to schedule a public hearing.

MOTION CARRIED

PLAN UPDATE BACKGROUND PAPER - OMNIBUS AMENDMENTS

C22(308) On the motion of Councillors Moussa and Tingley:

J. Woodford

Moved that Council authorize staff to draft proposed amendments to the Official Community Plan in regards to proposed changes to the East Hants

Official Community Plan, as presented to Executive Committee on September 20, 2022 and outlined in this staff report.

MOTION CARRIED

PLAN UPDATE BACKGROUND PAPER - PARKING IN SHUBENACADIE VILLAGE CORE

C22(309) On the motion of Councillors Moussa and Deputy Warden Mitchell:

J. Woodford

Moved that Council authorize staff to prepare land use policies and regulations for parking in the Shubenacadie Village Core, based on options 1 & 2 in Staff's report dated September 7, 2022; and that staff include an item in the draft 2023/24 budget to design and layout parking on the property identified as PID 45330214.

MOTION CARRIED

C22(310) On the motion of Councillors Moussa and Perry:

Moved the adoption of the report.

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

The Municipal Clerk noted that the public hearing notice appeared in the September 14th and September 21st 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.

236 HIGHWAY 214 MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW AMENDMENTS

Warden Roulston noted the public hearing item was a proposal to redesignate and rezone a property to Village Core.

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 Manager of Planning & Development presented the staff report titled "236 Highway 214 Municipal Planning Strategy and Land Use Bylaw Amendments" dated August 18, 2022. A copy of the report and related documents were attached to the agenda and available to all Council members. 7:31

Warden Roulston opened the floor to comments or questions from members of Council. There were none at that time.

Warden Roulston asked if the owner or a representative had any comments or would like to make a presentation. The applicant declined.

Warden Roulston asked if there were comments or questions from members of the public.

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

In Person:

Timothy Bower (5 Brook Court, Elmsdale)

- Expressed fencing concerns for the development and his property on Brook Court.
- Expressed concerns regarding water issues along the 214, collapsed culvert & was advised (by Federal Employees) that there was Federal funding to repair the culverts.
- Expressed concerns regarding the Irving fencing concerns (not related to the proposed amendment).

Amy Ettinger (3 Brook Court, Elmsdale)

- Expressed fencing concerns for the development and her property on Brook Court.
- Expressed waste disposal and rodent issues for the proposed property.

- Asked to delay the consideration due to lack of information or plans from the Applicant.

Scott Blois, Applicant, addressed the questions and concerns from Residents:

- Site Plan Approval as well as other approvals are needed, so the building would not commence until a year out, once everything was obtained.
- Agreed to erect a fence that will meet or exceed regulations.
- Looking to complete a commercial building only, not residential as it is zoned now.

Staff addressed questions from members of the public.

Warden Roulston made a last call for comments or questions via in person attendees or live chat on YouTube. The Communications Officer confirmed there were none.

Warden Roulston asked if staff had any final comments. The Manager of Planning made a final comment.

RECOMMENDATION

C22(311) On the motion of Councillors Greene and Tingley:

J. Woodford

Moved that Council give second reading and approve the amendments to the MPS and LUB that would change the designation and zone of 236 Highway 214, Elmsdale to Village Core (VC).

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

Councillor Garden-Cole expressed concerns with regards to drainage in the area, and advised she was pleased to hear the Developer would be erecting a fence higher than what is required.

Deputy Warden Mitchell asked staff what the cause of the flooding in the area. Staff addressed the concerns with regards to the flooding, however this piece of land pre-dates current planning regulations and records.

Councillor Moussa agreed that the fencing concerns from residents were valid and he was pleased to hear the Developer was willing to accommodate.

Tim Bower (Resident, 5 Brook Court, Elmsdale) spoke again with regards to the flooding issues with regards to the area as well as the flood plain.

Warden Roulston asked if there were any final comments or questions from members of Council. There were none.

MOTION CARRIED

Warden Roulston concluded the Public Hearing.

COMMITTEE REPORTS (CONTINUED):

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 20, 2022. The minutes from that meeting were made available to all members of Council. No motions came forward as a result of that meeting. 8:04

C22(312) On the motion of Councillors Rhyno and Moussa:

Moved the adoption of the report.

MOTION CARRIED

Deputy Warden Mitchell assumed the Chair.

The Warden provided a verbal Nominating Committee report.

NOMINATING COMMITTEE

Warden Roulston, as Chairperson of the Nominating Committee, presented the verbal report from the Nominating Committee resulting from the meeting held on September 28, 2022. The following motions came forward as a result of that meeting:

AUDIT COMMITTEE MEMBERSHIP

C22(313) On the motion of Warden Roulston and Greene:

S. Surrette

Moved that Council appoint Matthew Carmichael to fill the Public Member vacancy on the Audit Committee and that Councillor Carl MacPhee & Deputy Warden Mitchell be appointed to fill the Councillor vacancies on the Audit Committee.

MOTION CARRIED

WARDEN'S REPORT

Deputy Warden Mitchell assumed the Chair.

The Warden provided a verbal report on her recent activities.

ATLANTIC MAYORS CONGRESS MEMBERSHIP

C22(314) On the motion of Warden Roulston and Councillor Greene:

MacEwan

Moved that Council endorse that East Hants becomes a member of the Atlantic Mayors' Congress

MOTION CARRIED

POLLING DISTRICT REVIEW WORKSHOP

C22(315) On the motion of Warden Roulston and Councillor Greene: J. Woodford

Moved that Council direct staff to prepare options for 12 Districts for Council to review during the Polling District Review workshop to be held on October 20th, 2022.

MOTION CARRIED

BUSSING STANDARDS

C22(316) On the motion of Warden Roulston and Councillor Rhyno: CAO

Moved that Council send a letter to the Chignecto-Central Regional Centre for Education & the provincial Department of Education to review bussing standards for school-aged children.

MOTION CARRIED

Warden Roulston resumed the Chair.

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities. Staff addressed questions from Councillors. The following motions came forward:

TRAFFIC LIGHT AT WHITE ESTATES SUBDIVISION

C22(317) On the motion of Councillors Garden-Cole and Tingley: [115:30]
Hulsman

Moved that Council write a letter to the Province requesting they follow their procedure for consideration of installation of lights at the junction of White Road and Highway 2 (White Estates Subdivision), Enfield.

MOTION CARRIED

Councillor Greene was not present in Council Chambers when the motion was made and did not vote as a result

RULES OF ORDER AND MEETING PROCESSES WORKSHOP (AMANS/NSFM)

C22(318) On the motion of Councillors Tingley and Moussa: MacEwan

Moved that Council allow Councillor Tingley to attend the Rules of Order and Meeting Processes Workshop.

MOTION CARRIED

C22(319) On the motion of Councillors Perry and Greene: MacEwan

Moved that Council allow Councillor MacPhees to attend the Rules of Order and Meeting Processes Workshop.

MOTION CARRIED

[REQUEST FOR LOGAN DRIVE ENTRANCE PAVING](#)

C22(320) On the motion of Councillors Tingley and Moussa: J. Hulsman

Moved that Council send a letter to Nova Scotia Public Works requesting that the first portion of Logan Drive (where it intersects with Towerview Court) be paved.

MOTION CARRIED

C22(321) On the motion of Councillors Greene and Moussa:

Moved that Council move to an In Camera Session at 9:25 p.m. to discuss various issues.

MOTION CARRIED

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

The Warden reported that Council met in camera to discuss various legal, land and personnel matters. Direction was given to staff and no motions resulted.

[SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL](#)

C22(322) On the motion of Councillors Greene and Moussa:

Moved that the Regular Meeting of Council (Policy) be held on October 18, 2022 and the Regular Meeting of Council be held on October 26, 2022.

MOTION CARRIED

[ADJOURNMENT](#)

C22(323) On the motion of Councillors Rhyno and Greene:

Moved that Council adjourn at 10:08 p.m.

MOTION CARRIED

SMacEwan

Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Date: September 29, 2022

Eleanor Roulston

Approved By: Eleanor Roulston, Warden

Date: October 26, 2022

/AM