



Regular Meeting of Council

May 17, 2023

PRESENT Warden Eleanor Roulston
Deputy Warden Michael Perry

Councillors: Sandra Garden-Cole Tom Isenor
Keith Rhyno Carl MacPhee
Walter Tingley Norval Mitchell
Elie Moussa Eldon Hebb

STAFF Ms. Kim Ramsay, Chief Administrative Officer
Ms. Sue Surrette, Director of Finance (Outgoing)
Mr. Wade Tattrie, Director of Finance
Mr. Adam Clarkson, Director of Corporate Services
Mr. John Woodford, Director of Planning & Development
Mr. Jesse Hulsman, Director of Infrastructure & Operations
Ms. Alana Tapper, Director of Parks, Recreation & Culture
Mr. Tom Gignac, Manager of Information Services
Ms. Juliann Cashen, Communications Officer
Ms. Sheralee MacEwan, Assistant Municipal Clerk
Ms. Alana Richards, Administrative Assistant

REGRETS Councillor Wayne Greene

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.

MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

APPROVAL OF OR AMENDMENTS TO THE AGENDA

C23(131) On the motion of Councillors Moussa and Mitchell:

Moved that the agenda be approved.

MOTION CARRIED

APPROVAL OF MINUTES

C23(132) On the motion of Councillors Moussa and Hebb:

Moved that the minutes of the April 18, 2023 Regular Meeting of Council (Policy & In-Camera) and April 26, 2023 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 37 - INVITATION TO ATTEND THE 652 MILFORD & DISTRICT LIONS ROYAL CANADIAN AIR SQUADRON 39TH ANNUAL CEREMONIAL REVIEW

Councillor Mitchell inquired about sending an RSVP to the 652 Milford & District Lions Royal Canadian Air Squadron 39th to attend the Annual Ceremonial Review. RSVP is not required.

ITEM 52 - LETTER FROM NS COMMUNITIES, CULTURE, TOURISM AND HERITAGE ADVISING THAT EAST HANTS ARENA ASSOCIATION WILL BE RECEIVING FUNDING TO ASSIST WITH CAPITAL COSTS FOR RINK UPGRADES UNDER THE RINK REVITALIZATION STREAM

C23(133) On the motion of Deputy Warden Perry and Councillor Mitchell:

A. Tapper

Moved that Council send a letter to Minister Dunn to thank them for the funding to assist with the costs for rink upgrades (and recent playground funding).

MOTION CARRIED

Staff confirmed letters of thanks will be sent whenever funding is received to support municipal projects including Item #38 funding under the Recreation Facility Development Program to assist with the installation of three inclusive playgrounds in the communities of Enfield, Walton and Maitland.

ITEM 49 - 12-MONTH NOTICE LETTER TO NSFM FROM THE MINISTER OF MUNICIPAL AFFAIRS & HOUSING REGARDING THE 12-MONTHS' NOTICE OF ANY PROVINCIAL LEGISLATION, REGULATION OR ADMINISTRATIVE ACTIONS THAT COULD HAVE THE EFFECT OF DECREASING REVENUES OR INCREASING THE REQUIRED EXPENDITURES OF MUNICIPALITIES

Councillors asked questions on how this would affect East Hants, particularly related to the Construction & Demolition (C&D) Debris Regulation and Guideline Changes and the consultation on regulations pertaining to the feeding of wildlife. . Discussion was held and staff answered Council’s questions.

CORRESPONDENCE FOR DECISION

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

ITEM 51 - EAST HANTS ARENA ASSOCIATION SEEKS TO INCREASE THE ICE AND FIELD RENTAL RATES

The East Hants Arena Association seeks to increase the ice and field rental rates. Under the management agreement, Article 8.2 indicates that “The Association shall establish user charges for the services offered at the facility subject to approval of East Hants. Any increases to fees shall be approved in writing by East Hants”.

The CAO noted that this request should have been brought forward in December as part of the budget process to consider how it would impact the operating budget.

C23(134) On the motion of Councillors Tingley and Rhyno: CAO/A. Tapper

Moved that Council direct the CAO to correspond with the East Hants Arena Association to ask what the rate increases will mean to the bottom line and request more information on how this will impact users, ask for rates at other facilities and any other information behind the rationale of this increase.

MOTION CARRIED

C23(135) On the motion of Councillors Mitchell and Garden-Cole: CAO/A. Tapper

Moved that Council authorize staff to arrange a business meeting with the East Hants Arena Association Board; including Council board representatives, the CAO, the Warden, and the Director of Finance to review the Facility Management Agreement.

MOTION CARRIED

ITEM 40 - THE APPLICATION PROCESS FOR THE PROVINCIAL CAPITAL ASSISTANCE PROGRAM (PCAP) OPENED ON MAY 8, 2023

C23(136) On the motion of Councillors Hebb and Tingley: J. Hulsman

Move that Council prioritize project 23-009, the “Generator - Waste Management Centre”, as the Municipality’s third priority for funding applications through the Provincial Capital Assistance Program for 2023.

MOTION CARRIED

C23(137) On the motion of Councillors Garden-Cole and Mitchell: J. Hulsman

Move that Council prioritize project 20-016, the “Lift Station Upgrade - Industrial Way”, as the Municipality’s first priority for funding applications through the Provincial Capital Assistance Program for 2023.

MOTION CARRIED

C23(138) On the motion of Councillors Mitchell and Moussa: J. Hulsman

Move that Council prioritize project 23-015, the “Water Main Upgrade Lantz”, as the Municipality’s second priority for funding applications through the Provincial Capital Assistance Program for 2023.

MOTION CARRIED

[ITEM 39 - REQUEST TO PRESENT TO COMMITTEE - DEAN SHEA](#)

C23(139) On the motion of Councillors Tingley and MacPhee: J. Woodford

Moved that Council allow Dean Shea to present at a future Planning Advisory Meeting.

MOTION CARRIED

Nine (9) voting in favor. One (1) voting against. Councillor Rhyno voting nay.

[ITEM 32 - 2023 NOVA SCOTIA LIBRARY ASSOCIATION CONFERENCE SPONSORSHIP REQUEST](#)

C23(140) On the motion of Councillors Mitchell and Moussa: A. Tapper

Moved that Council approve the 2023 Nova Scotia Library Association Conference sponsorship request at the Gold Level in the amount of \$2000 as a General Government Grant; and that, funds be set aside in the year-end memo in BRNCHLIBY Cost Centre to fund the request.

MOTION CARRIED

[\(IN CAMERA\) TWO LAND ISSUES - VERBAL UPDATES & CONTRACTUAL ISSUE](#)

C23(141) On the motion of Councillors Hebb and Moussa:

Moved that Council move to an in-camera session at 7:38 p.m. to discuss various land and contractual issues.

MOTION CARRIED

The Council returned to open meeting at 8:51 p.m.

The Warden reported that Council met in-camera to discuss land, and contractual issues. The following motion resulted.

[E.H. HORNE SCHOOL \(248 HIGHWAY 2, ENFIELD\)](#)

C23(142) On the motion of Councillors Rhyno and Mitchell: A. Clarkson

Moved that Council declare surplus for disposal 248 Highway 2, Enfield, PID 45147741, commonly known as the E.H. Horne School, providing first option to purchase to the E.H. Horne School Preservation Society for \$1.00 in accordance with Section 51 of the MGA; if the E.H. Horne School Preservation Society does not wish to acquire the property, then it is to be disposed of via a community focused Expression of Interest with submissions to be brought to Council for direction.

MOTION CARRIED

Seven (7) voting in favor. Two (2) voting against. Councillors Garden-Cole and Isenor voting nay. Councillor Hebb was absent during the motion.

COMMITTEE REPORTS:

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Deputy Warden Perry as Chairperson of the Corporate & Residential Services Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on May 9, 2023. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

ECONOMIC DEVELOPMENT PLAN

C23(143) On the motion of Deputy Warden Perry and Councillor Moussa: A. Clarkson

Moved that Council adopt the East Hants Economic Development Plan 2023-2027.

MOTION CARRIED

STREET LIGHTING POLICY

C23(144) On the motion of Deputy Warden Perry and Councillor MacPhee: CAO

Moved that Council approve the 'Street Lighting Policy' as attached to the Executive Committee agenda dated May 9, 2023.

Staff addressed questions from Councillors regarding process for installation of safety and streetlights.

MOTION CARRIED

TOURISM ECONOMIC DEVELOPMENT AND RURAL ECONOMIC DEVELOPMENT FUNDS

C23(145) On the motion of Deputy Warden Perry and Councillor Moussa: CAO/W. Tattrie

Moved that Council repeal the 'Tourism Economic Development Fund' and 'Rural Economic Development Fund' Policies, end the Rural Economic Development and Tourism Economic Development Funds, and transfer all remaining balances to the Tourism & Operating Capital Reserve.

MOTION CARRIED

DR. JAMES T. SNOW BURSARY & LEADERSHIP AWARD PRESENTER SELECTION

C23(146) On the motion of Deputy Warden Perry and Councillor Mitchell: CAO/S. MacEwan

Moved that that Council appoint the following presenters for the 2023 Dr. JT Snow Bursary awards:

- *Avon View High School - Deputy Warden Perry (Councillor Moussa as alternate) - (if presenters are needed)*
- *Hants East Rural High - Councillor Isenor*
- *Hants North Rural High School - Warden Roulston*

And that, Council also appoints the following presenters for the 2023 Leadership Awards:

- *Hants North Rural High School - Warden Roulston*
- *Riverside Education Centre - Councillor Garden-Cole (Councillor Mitchell as alternate)*
- *Uniacke District School - Deputy Warden Perry (Councillor Moussa as alternate)*

MOTION CARRIED

C23(147) On the motion of Deputy Warden Perry and Councillor Moussa:

Moved the adoption of the report.

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Garden-Cole, as Chairperson of the Infrastructure & Operations Committee, presented the report on the Infrastructure & Operations Committee from the meeting held on May 9, 2023. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

LOADER PURCHASE OPPORTUNITY

C23(148) On the motion of Councillors Garden-Cole and Hebb: J. Hulsman

Moved that Council approves an additional \$31,164 from the Landfill Heavy Equipment reserve towards the purchase of the 2023 loader for the Waste Management Centre.

MOTION CARRIED

SHUBENACADIE COMMUNITY HALL - EXPRESSIONS OF INTEREST RESULTS

C23(149) On the motion of Councillors Garden-Cole and Hebb: CAO

Moved to authorize the CAO to execute a right of way easement in favour of the Municipality over Parcel E-1 and Parcel E-2, PID 45427218, for the purpose of public access to the Shubenacadie River Park; and recommend to Council to authorize the CAO to negotiate an agreement of purchase and sale with Lighthouse Ministries for the Shubenacadie Community Hall, PID 45427218 as part of the disposal process a public hearing will be scheduled in accordance with the Municipal Government Act.

MOTION CARRIED

C23(150) On the motion of Councillors Garden-Cole and 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 May 9, 2023. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

PROPOSED DAIRY MUSEUM

C23(151) On the motion of Councillors Rhyno and Mitchell: A. Tapper

Moved to direct Council not to proceed with any further efforts related to the proposed Dairy Heritage Museum as proposed at this time.

MOTION CARRIED

Nine (9) voting in favor. One (1) voting against. Councillor Hebb voting nay.

C23(152) On the motion of Councillors Rhyno and Hebb:

Moved the adoption of the report.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report on the Planning Advisory Committee from the meeting held on May 9, 2023. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

PLN23-005 STILLMAN ONSITE INC. REDESIGNATION/REZONING

C23(153) On the motion of Councillors Mitchell and Moussa: J. Woodford

Moved that Council authorize staff to schedule a Public Information Meeting to consider a proposal for PID 45091519 to change the designation from Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and the zone from Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.

MOTION CARRIED

PLN23-004 CRAIG LANGILLE - REDESIGNATION/REZONING

C23(154) On the motion of Councillors Mitchell and MacPhee:

Moved (later amended) that Council authorize staff to schedule a Public Information Meeting to consider a proposal from Craig Langille to amend the designation and zone of the subject property and to extend the Shubenacadie GMA.

Deputy Warden Perry assumed the Chair at the request of the Warden.

C23(155) On the motion of Councillors Warden Roulston and Councillor Tingley: J. Woodford

Moved that Motion C23(154) be amended to change the word “consider” to “share”.

**AMENDMENT CARRIED
AMENDED MOTION CARRIED**

For clarification motion C23 (154) reads:

Moved that Council authorize staff to schedule a Public Information Meeting to share a proposal from Craig Langille to amend the designation and zone of the subject property and to extend the Shubenacadie GMA.

Warden Roulston resumed the Chair.

PLN23-003 DEAN SHEA - SUBSTANTIAL DEVELOPMENT AGREEMENT AMENDMENT

C23(156) On the motion of Councillors Mitchell and Rhyno:

Moved (later tabled) that Council do not give initial consideration to substantially amending an existing development agreement with 3313013 Nova Scotia Limited.

C23(157) On the motion of Deputy Warden Perry and Councillor Tingley:

J. Woodford

Moved to table Motion C23(156) to give time for Mr. Shea to make his presentation to the Planning Advisory Committee and at the next Council meeting it will be lifted from the table.

MOTION CARRIED

Nine (9) voting in favor. One (1) voting against. Councillor Rhyno voting nay.

PLAN UPDATE - REQUEST FOR FIRST READING

C23(158) On the motion of Councillors Mitchell and MacPhee:

Moved that Council give first reading to amendments to the East Hants Official Community Plan (Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw) as part of the ongoing Plan Update; and enable a public hearing and authorize staff to schedule a public hearing on a Council Extension Meeting date.

Discussion was held. Staff addressed questions from Council members regarding regulations in other municipalities, process to receive provincial approval, possible timeline, and implementation.

MOTION CARRIED

Nine (9) voting in favor. One (1) voting against. Councillor Moussa voting nay.

C23(159) On the motion of Councillors Mitchell and Hebb:

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 May 9, 2023. The minutes from that meeting were made available to all members of Council. No motions came forward as a result of that meeting.

C23(160) On the motion of Councillors Rhyno and Mitchell:

Moved the adoption of the report.

MOTION CARRIED

WARDEN'S REPORT

Deputy Warden Perry assumed the Chair.

The Warden provided a verbal report on her recent activities and made the following motions.

MI'KMAQ BLANKET EXERCISE

C23(161) On the motion of Warden Roulston and Councillor MacPhee: S. MacEwan

Moved to direct staff to contact Cheryl Copage-Gehue regarding her blanket exercise offer to the Municipality.

MOTION CARRIED

LAND ACKNOWLEDGEMENT

C23(162) On the motion of Warden Roulston and Councillor Tingley: CAO

Moved to direct staff to investigate a second land acknowledgement regarding African Nova Scotian history and what other municipalities do.

MOTION CARRIED

COUNCILLOR MEAL ALLOWANCES

C23(163) On the motion of Warden Roulston and Councillor Hebb: W. Tattrie

Moved that meal allowances for councillors that are eligible be reviewed by the CAO as part of the overall staff review and bring a report back including any required policy changes.

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.

RETIRED GREEN BIN USES

C23(164) On the motion of Councillors Garden-Cole and Tingley: J. Hulsman

Moved that staff reach out to connect with Lake City Woodworkers to see if they would be interested in receiving older green bins that are not in use for the Municipality.

MOTION CARRIED

[STREETLIGHTING IN THE EAST UNIACKE GROWTH MANAGEMENT AREA](#)

C23(165) On the motion of Councillor Moussa and Deputy Warden Perry: J. Hulsman
W. Tattrie

Moved that Council direct staff to complete a report on calculations and costs for extending the safety/streetlighting on roads (routes and trunks) in East Uniacke Growth Management Area.

MOTION CARRIED

[LAKECREST DRIVE ROAD STANDARDS](#)

C23(166) On the motion of Councillor Moussa and MacPhee: J. Hulsman

Moved that staff write a letter to Public Works outlining Lakecrest Drive maintenance and condition concerns, and copy the MLA.

MOTION CARRIED

[COMMUNITY GARDEN IN LANTZ](#)

C23(167) On the motion of Councillor Tingley and Moussa: A. Tapper

Moved that staff contact Patty McKenna with regards to her request to create a community garden at the old Lantz School Site.

MOTION CARRIED

The Warden reminded Councillors about the Transit Workshop Thursday, May 18th 7:00 pm - 8:30 pm.

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

C23(168) On the motion of Councillors Moussa and Mitchell:

Moved that the Regular Meeting of Council (Policy & In Camera) be June 20, 2023 and the Regular Meeting of Council be held on June 28, 2023.

MOTION CARRIED

[ADJOURNMENT](#)

C23(169) On the motion of Councillors Hebb and Moussa:

Moved that Council adjourn at 10:16 p.m.

MOTION CARRIED

Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Date: May 18, 2023

Approved By: Eleanor Roulston, Warden

Date:

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