



## Regular Meeting of Council

September 27, 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 (arrived at 7:33 p.m.) Eldon Hebb  
Wayne Greene

STAFF Ms. Kim Ramsay, Chief Administrative Officer  
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. Erin Taylor, Communications Coordinator  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Alana Richards, Business & Legislative Administrator

GUESTS Tiffany Bartlett, Colchester-East Hants Public Library  
Sarah Wood, Colchester-East Hants Public Library

### 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. East Hants further acknowledges the 50 African Nova Scotian communities whose 400-year history have contributed to the provinces culture, history and legacies. We are all Treaty people.

### MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

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

### APPROVAL OF OR AMENDMENTS TO THE AGENDA

C23(286) On the motion of Warden Roulston and Councillor Greene:

Moved (later amended) that the agenda be amended to allow for a short in-camera session regarding a land issue before the Warden's Report.

C23(287) On the motion of Councillors Rhyno and Mitchell:

***Moved to amend motion C23(286) that the in-camera session be held as Item 20a after Business from Councillors.***

**AMENDMENT CARRIED  
AMENDED MOTION CARRIED**

For further clarity, Motion C23(286) is as follows:

***That the agenda be amended to allow for a short in-camera session be held as Item 20a after Business from Councillors.***

Warden Roulston resumed the Chair.

#### APPROVAL OF MINUTES

C23(288) On the motion of Councillors Mitchell and Greene:

***Moved that the minutes of the July 26 and July 27, 2023 Regular Meetings 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. [05:15]

#### ITEM 11 - LETTER FROM RESIDENT REGARDING A REQUEST FOR ADDITIONAL ACCESS AND AN EXIT LANE TO BE ADDED IN THE ELMWOOD SUBDIVISION

Councillor Mitchell asked Staff if there was any update regarding a second exit for Elmwood Subdivision. The CAO advised that this topic has been added to the planning workplan for a future report as a result of a Council motion.

#### ITEM 23 - EMAIL FROM CYNDI CAMPBELL REGARDING ELMWOOD FLOODING CONCERNS

Councillor Mitchell asked Staff if there was any update or response regarding drainage concerns from residents. This resident was wondering if recent flooding in Elmwood was caused by drainage from the Elmsdale Business Park overflow. The Director of Infrastructure & Operations explained that expert studies would have to be done to look at the current watercourses in depth to look at the way the drainage works exactly in that area, as it is a complex issue.

CORRESPONDENCE FOR DECISION

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

ITEM 107 - REQUEST TO SELECT A DATE FOR THE NEXT FORMER ELMSDALE AND LANTZ SCHOOL SITES - DEVELOPMENT CONCEPT WORKSHOP

C23(289) On the motion of Councillors Rhyno and Greene: A. Clarkson

*Moved that a Council Workshop be held on October 24, 2023 to review the development concepts for the former Elmsdale & Lantz school sites.*

**MOTION CARRIED**

ITEM 93 - TEMPORARY BORROWING RESOLUTION REQUEST TO BORROW FROM THE MUNICIPAL FINANCE CORPORATION (MFC) FOR CAPITAL PROJECT #10-008 LAND ACQUISITION - ELMSDALE BUSINESS PARK MOTION C15(169).

C23(290) On the motion of Deputy Warden Perry and Councillor Mitchell: W. Tattie

*Moved that Council approve the Temporary Borrowing Resolution and the Resolution for Preapproval for land acquisition for the Elmsdale Business Park in the amount of \$2,300,000 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**

PRESENTATION - COLCHESTER-EAST HANTS PUBLIC LIBRARY [16:54]

Tiffany Bartlett and Sarah Wood from the Colchester-East Hants Public Library shared a presentation about the libraries programs as well as the pandemic response, regional highlights and funding needs

Note: Due to time constraints, the presenters were asked to remain in the gallery until after the scheduled Public Hearing to address questions. They agreed.

PUBLIC HEARING

The Public Hearing was live-streamed through the municipal website and YouTube. [39:04]

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 for the first item, in the September 13th, 2023 and September 20th, 2023 editions of the Chronicle Herald.

#### [PLN23-004 CRAIG LANGILLE - AMENDMENTS TO MPS AND LUB](#)

Warden Roulston noted the public hearing item was regarding amendments to the Municipal Planning Strategy and Land Use Bylaw.

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

Councillor Mitchell, as Chairperson of the Planning Advisory Committee noted that the Corporate & Residential Services 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 Mitchell, as Chairperson of the Planning Advisory Committee asked staff to present their final report on the proposal.

The Manager of Planning presented the staff report titled "*Craig Langille - MPS and LUB Amendments*" dated September 5, 2023. 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 any member of the public had any comments or would like to make a presentation. There were none.

Warden Roulston opened the floor to comments or questions from the Applicant. Mr. Langille explained his reasoning for building a second two-unit housing on the property.

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

#### [RECOMMENDATION](#)

C23(291) On the motion of Councillors Mitchell and Greene:

J. Woodford

***Moved that Council give second reading and approve the proposal from Craig Langille to amend the designation and zone of the subject property at 25***

*Burgess Road, Shubenacadie; and to extend the Shubenacadie GMA.*

**MOTION CARRIED**

The Warden concluded the Public Hearing.

**PRESENTATION - COLCHESTER-EAST HANTS PUBLIC LIBRARY (CONTINUED)**

Tiffany Bartlett and Sarah Wood from the Colchester-East Hants Public Library [50:20] returned to the presenter's table. Discussion was held and Council had their questions answered by the guests.

Warden Roulston thanked the presenters.

**ITEM 90 - DRAFT 2024 COUNCIL CALENDAR**

C23(292) On the motion of Councillors Greene and Moussa: CAO/S. MacEwan

*Moved that the draft 2024 Council Calendar be approved as presented.*

**MOTION CARRIED**

**ITEM 86 - TOURISM GRANT REQUEST - MAITLAND & DISTRICT DEVELOPMENT ASSOCIATION**

C23(293) On the motion of Councillors Rhyno and Mitchell: A. Tapper

*Moved that Maitland & District Development Association be granted permission to use their 2023 approved District Recreation Fund grant to purchase a computer instead of a projector.*

**MOTION CARRIED**

**ITEM 55 - HALIFAX COUNCILLORS PAM LOVELACE AND CATHY DEAGLE-GAMMON HAVE OFFERED TO MEET WITH COUNCIL TO DISCUSS SHARED BORDER INTERESTS WITH COUNCIL**

C23(294) On the motion of Deputy Warden Perry and Councillor Mitchell: CAO/S. MacEwan

*Moved that Council extend an invitation to have Halifax Councillors Pam Lovelace and Cathy Deagle-Gammon meet with Councillors to discuss shared border interests.*

**MOTION CARRIED**

**ITEM 30 - HANTS SENIOR SAFETY IS DISSOLVING AND ISSUED A CHEQUE TO EAST HANTS FOR \$46,874.26 REPRESENTING THE PORTION OF THE MUNICIPAL GRANT FUNDS THAT WERE UNSPENT/REMAINING.**

C23(295) On the motion of Councillors Greene and Tingley: W. Tattrie

*Moved that Council allocate the remaining unspent funds returned by the Hants Senior Safety back into the General Government Grant Reserve.*

**MOTION CARRIED**

**ITEM 20 - REQUEST FOR ENDORSEMENT - FIRST ANNIVERSARY OF THE IRANIAN PEOPLE'S UPRISING FOR FREEDOM**

C23(296) On the motion of Councillors Greene and Rhyno: CAO/S. MacEwan

*Moved that Council receive this letter and place it on file.*

**MOTION CARRIED**

**ITEM 19 - LETTER FROM NS PUBLIC WORKS RE: COST SHARE AGREEMENT 2023-010 ON THE PAVING OF SUBDIVISION (J CLASS) STREETS**

C23(297) On the motion of Deputy Warden Perry and Councillor Hebb: J. Hulsman

*Moved that Council direct Staff to respond to Public Works to advise them that East Hants currently does not have any roads to apply to the "J Class" Roads program at this time.*

**MOTION CARRIED**

**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 September 19, 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: [74:58]

**2023 NSFM FALL CONFERENCE - SELECTION OF DELEGATION**

C23(298) On the motion of Deputy Warden Perry and Councillor Moussa: S. MacEwan

*Moved that Council approve the following delegates to the 2023 NSFM Fall Conference:*

1. *CAO Kim Ramsay*
2. *Warden Eleanor Roulston*
3. *Councillor Walter Tingley*
4. *Councillor Carl MacPhee*
5. *Councillor Tom Isenor*

**MOTION CARRIED**

C23(299) On the motion of Deputy Warden Perry and Councillor Greene:

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

**MOTION CARRIED**

**FIRE ADVISORY COMMITTEE**

Councillor Greene, as Chairperson of the Fire Advisory Committee, presented the report on the Fire Advisory Committee from the meeting held on September 14, 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: [76:38]

**PROVINCIAL K CLASS ROADS**

C23(300) On the motion of Councillors Greene and Hebb:

J. Hulsman

***Moved that Council direct staff to write a letter to the Minister of Public Works with concern for the lack of maintenance on K class roads. Maintenance should include grading where possible, brush cutting and the upkeep of water crossings to allow emergency vehicles to access remote areas.***

**MOTION CARRIED**

C23(301) On the motion of Councillors Greene and Moussa:

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

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS COMMITTEE REPORT**

Councillor Garden-Cole, as Chairperson of the Planning Advisory Committee, presented the report on the Planning Advisory Committee from the meeting held on September 19, 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: [78:31]

**ORGANICS TRANSFER STATION STATUS UPDATE**

C23(302) On the motion of Councillors Garden-Cole and Mitchell:

J. Hulsman

***Moved that Council direct staff to bring a report back on options for organics management at the Waste Management Centre, including costing for the December meeting and that the Infrastructure & Operations Committee recommend that Council authorize the CAO to approve use of Solid Waste Reserve funds for the purpose of professional services fees for organics management options reports, as outlined in this staff report, not to exceed \$10,000.***

**MOTION CARRIED**

**EXTENDED PRODUCER RESPONSIBILITY FOR PACKAGING & PAPER PRODUCTS - NEW REGULATIONS**

C23(303) On the motion of Councillors Garden-Cole and Greene: J. Hulsman

*Moved that Council direct staff to register the Municipality of East Hants as opting in to the provincial Extended Producer Responsibility for Packaging and Paper Products by the deadline of January 1, 2024.*

**MOTION CARRIED**

C23(304) On the motion of Councillors Garden-Cole and Hebb: J. Hulsman

*Moved that Council direct staff to bring back a report outlining the next phase of the Extended Producer Responsibility for Packaging and Paper Products decisions and impacts to Council in Spring 2024.*

**MOTION CARRIED**

C23(305) On the motion of Councillors Garden-Cole and Greene:

*Moved the adoption of the report.*

**MOTION CARRIED**

**NOMINATING COMMITTEE REPORT**

Warden Roulston, as Chairperson of the Nominating Committee, presented the report on the Nominating Committee from the meeting held on August 30, 2023. The following motion came forward as a result of that meeting: [83:07]

C23(306) On the motion of Warden Roulston and Councillor Mitchell: CAO/S. MacEwan

*Moved that Council appoints Pearl Robinson as a public member of the Police Advisory Committee with the current term ending April 30, 2024.*

**MOTION CARRIED**

C23(307) On the motion of Warden Roulston and Councillor Greene:

*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 September 19, 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: [84:45]



[PLN21-009 FH DEVELOPMENT GROUP INC. - SUPPLEMENTAL REPORT ON EMERGENCY ACCESS](#)

C23(308) On the motion of Councillors Mitchell and Hebb: J. Woodford

*Moved that Council accept the use of the alternative emergency access point as described in the report dated September 13, 2023 and presented to PAC on September 19, 2023; and permit staff to include the requirement in the draft development agreement.*

**MOTION CARRIED**

Ten (10) voting in favor; one (1) voting against; Councillor Rhyno voting nay.

[COTTAGE COUNTRY - UNSUBSTANTIAL AMENDMENT TO EXISTING DA - TIME LIMITS](#)

C23(309) On the motion of Councillors Mitchell and Greene: J. Woodford

*Moved that Council approve the application by 3230225 Nova Scotia Limited for an unsubstantial amendment to their existing Development Agreement, with the Municipality of East Hants, to permit an extension of the time limits until January 2026; and enter into the amendment within one year of Council's approval.*

**MOTION CARRIED**

[MOUNT UNIACKE QUARRY EXPANSION - ENVIRONMENTAL ASSESSMENT COMMENTS](#)

C23(310) On the motion of Councillor Mitchell and Deputy Warden Perry: J. Woodford

*Moved that Council direct staff to submit the draft letter including wording that we are against the expansion in the introduction and closing of the letter and include strong language with concerns and background as to why East Hants is not in favour of the Mount Uniacke Quarry Expansion Environmental Assessment to Nova Scotia Environment and Climate Change.*

As a result of discussion, wording will be adding to the letter to include concerns about impacts to area wells and septic systems.

**MOTION CARRIED**

C23(311) 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 September 19, 2023. The minutes from that meeting were made available to all members of Council. No motions came forward as a result of that meeting. [92:39]

C23(312) On the motion of Councillors Rhyno and Greene:

*Moved the adoption of the report.*

**MOTION CARRIED**

WARDEN'S REPORT

[93:34]

Deputy Warden Perry assumed the Chair.

The Warden provided a verbal report on her recent activities.

CENTRE RAWDON COMMUNITY PLAYGROUND

C23(313) On the motion of Warden Roulston and Councillor Hebb:

A. Tapper

*Moved that Council authorize \$15,000 from District 11 District Recreation Funds to go towards the purchase of a larger spinner for the Centre Rawdon Playground.*

**MOTION CARRIED**

CLOSURE OF HIGHWAY 14 FOR CULVERT REPLACEMENT

C23(314) On the motion of Warden Roulston and Councillor MacPhee:

[104:55]  
J. Hulsman

*Moved that Council send a strongly worded letter to Provincial Public Works expressing the disappointment in the process, lack of consultation with emergency services, timing, notifications and reasoning why the decision was made to replace the culvert along Highway 14 in such a disruptive way.*

**MOTION CARRIED**

BUSINESS FROM COUNCILLORS

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

MACMILLAN DRIVE SPEED CONCERNS

Councillor Garden-Cole brought forward concerns from residents in her area of District 1 regarding the speed issues on MacMillan Drive in Elmsdale. The following motion resulted:

C23(315) On the motion of Councillors Garden-Cole and MacPhee:

J. Hulsman

*Moved that Council direct staff to have MacMillan Drive added to the queue for a temporary speed sign (DSDS) as soon as possible, as it is a school zone.*

Discussion was held.

**MOTION CARRIED**

Ten (10) voting in favor; one (1) voting against; Councillor Moussa voting nay.

**MUNICIPAL PARK WASTE MANAGEMENT**

C23(316) On the motion of Councillors Greene and Moussa: J. Hulsman

*Moved that Council direct staff to look into alternative storage methods to manage waste at all municipal parks.*

**MOTION CARRIED**

**RAINBOW COMMUNITY CLUB HALL EMERGENCY ROOF REPAIRS**

Councillor Greene brought forward a request for funding regarding emergency roof repairs to the Rainbow Community Club Hall. The following motion resulted:

C23(317) On the motion of Councillors Greene and Hebb: A. Tapper

*Moved that Council authorize the Rainbow Community Club be granted \$5,400 from District 6 (DRF) District Recreation funding for Emergency Roof Repairs to their Community Hall.*

**MOTION CARRIED**

**FLOOD RISK MITIGATION**

Councillor Tingley brought forward concerns from residents in his area of District 7 regarding the flooding issues in his District. The following motion resulted:

C23(318) On the motion of Councillors Tingley and Greene: J. Hulsman

*Moved that Staff prepare a report outlining past decisions of Council with respect to Stormwater Management and a timeline of potential stormwater reviews (with cost estimates) for East Hants to undertake. The report should guide Council to a decision on what level of service for Stormwater Management that East Hants' should and is able to provide in the short and long-term.*

Discussion was held, concerns raised and questions addressed by staff.

**MOTION CARRIED**

Six (6) voting in favor; five (5) voting against; Councillors MacPhee, Hebb, Moussa, Rhyno and Greene voting nay.

(IN CAMERA) - LAND ISSUE

C23(319) On the motion of Councillors Moussa and Deputy Warden Perry

*Moved that Council go in camera at 10:09 p.m. to discuss a land issue.*

**MOTION CARRIED**

Council returned to open meeting at 10:12 p.m. Warden Roulston noted that Council met in camera to discuss a land issue and no motions are coming forward. Staff were given direction in camera.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C23(320) On the motion of Councillors Mitchell and Hebb:

*Moved that the Regular Meeting of Council (Policy & In Camera) be held on October 17, 2023, the Regular Meeting of Council be held on October 25, 2023.*

**MOTION CARRIED**

ADJOURNMENT

C23(321) On the motion of Councillors Rhyno and Deputy Warden Perry:

*Moved that Council adjourn at 10:13 p.m.*

**MOTION CARRIED**



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk  
Date: September 28, 2023



Approved By: Eleanor Roulston, Warden  
Date: October 25, 2023  
/AR