



## Corporate & Residential Services Committee Executive Committee

January 16, 2024

A meeting of the Corporate & Residential Services Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Perry, as Chairperson of the Corporate & Residential Services Committee called the meeting to order at 9:00 a.m. All members of Council were present.

### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Ms. Kelly Ash, Manager of Development Services
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Erin Taylor, Communications Officer (until 11:23 a.m.)
- Ms. Juliann Cashen Communications Officer (from 3:06 p.m.)
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Jessica van den Hof, Business & Legislative Administrator

### LAND ACKNOWLEDGEMENT

Councillor Perry 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.

### APPROVAL OF MINUTES

CRS24(1)  
January

On the motion of Deputy Warden Greene and Councillor Hebb:

*Moved that the minutes of the Corporate & Residential Services Committee held on December 12, 2023 be approved.*

**MOTION CARRIED**

### APPROVAL OF AGENDA

CRS24(2)  
January

On the motion of Deputy Warden Greene and Councillor Hebb:

*Moved that the agenda be approved as presented.*

**MOTION CARRIED**

**NEW EMPLOYEE INTRODUCTIONS**

Jessica Silva - Civil Engineering Technician

**EMPLOYEE POSITION CHANGES**

None for January

**EMPLOYEE RECOGNITIONS**

Michael Hatfield, Procurement Officer - 10 years of Service

**SUSTAINABLE SERVICES GROWTH FUND (SSGF) - REVISION TO USE OF FUNDING**

The Director of Finance presented the report titled “Sustainable Services Growth Fund (SSGF) - Revision to Use of Funding” dated January 11, 2024. A copy of the report was attached to the agenda and available to all committee members.

CRS24(3)  
January

On the motion of Warden Roulston and Councillor Mitchell:

[7:32]

***Moved that the Corporate and Residential Services Committee recommend that Council approve a change in allocation of \$821,910 SSGF funding from the Industrial Park Lift Station to the Medical Centre Lift Station.***

**MOTION CARRIED**

**2024/2025 DRAFT BUDGET - PRELIMINARY INFORMATION**

The Director of Finance made a presentation titled “Preliminary Information - 2024/2025 Budget” dated January 16, 2024. A copy of the presentation was attached to the agenda and available to all committee members.

Councillor Rhyno stepped out briefly during discussion and returned at 9:27 a.m.

[24:00]

The Budget presentation will continue at the Budget meeting scheduled for January 30, 2024.

**BUSINESS TECHNICAL ASSISTANCE PROGRAM**

The Director of Corporate Services presented the report titled “Business Technical Assistance Program” dated January 3, 2024. A copy of the report was attached to the agenda and available to all committee members.

CRS24(4)  
January

On the motion of Councillors Mitchell and Tingley:

***Moved that the Corporate and Residential Services Committee recommends to Council, that Council approves the Business Technical Assistance Program pilot service.***

**MOTION CARRIED**

Ten (10) voting in favor, one (1) voting against. Councillor Rhyno voting nay. [33:45]

**2024/2025 DRAFT BUDGET - EHAA/SPORTSPLEX**

The Manager of the East Hants Sportsplex, Scott Forward, made a presentation titled “2024/2025 Budget Presentation” dated January 9, 2024. A copy of the presentation was attached to the agenda and available to all committee members.

Councillor Perry thanked Mr. Forward for his presentation.

**DEED TRANSFER TAX REPORT**

The Director of Finance and the Chief Administrative Officer presented the report titled “Deed Transfer Tax Report” dated January 11, 2024. A copy of the report was attached to the agenda and available to all committee members. [41:37]

Councillor Tingley stepped out briefly and returned at 9:55 a.m. [76:50]

Discussion was held and staff addressed questions from Committee members.

CRS24(5)  
January

On the motion of Councillors Tingley and Hebb:

*Moved that the Corporate and Residential Services Committee recommend that Council direct staff to prepare a draft policy on Deed Transfer Taxes, and a Draft Policy on Annual Grant to the Urban Tax Rate. These draft policies are to be based upon the recommendations of the staff report dated January 11, 2024.*

*And, that once the draft 2024-2025 budget is tabled with Executive Committee, staff bring a report on Deed Transfer Tax options to alter the budget based on information in this report.*

Staff addressed further questions from Committee members. [112:00]

**MOTION CARRIED**

**BREAK**

The Corporate & Residential Services Committee adjourned for a brief break at 11:06 a.m. Councillor Perry, as Chairperson, called the meeting back to order at 11:23 a.m.

**(IN CAMERA) LAND ISSUES - CHARLES DRIVE**

CRS24(6)  
January

On motion of Councillors Perry and MacPhee:

*Moved that the Corporate & Residential Service committee go in camera at 11:23 a.m.*

Committee returned to open session at 11:54 a.m. Councilor Perry, as Chairperson, reported that Committee met in-camera to discuss a land issue and the following motion resulted:

CRS24(7)  
January

On motion of Councillors Tingley and Moussa:

***Moved that the Corporate & Residential Services Committee recommends that Council authorizes the CAO to enter into discussions with the Uniacke and District Volunteer Fire Department with the intent to subdivide and declare surplus a portion of municipal property on Charles Drive, Mount Uniacke (PIDs 45150018, 45194644, 45194669, and 45344165), for a price not to exceed \$1.00.***

**MOTION CARRIED**

**ADJOURNMENT**

CRS24(8)  
January

On the motion of Deputy Warden Greene and Councillor Moussa:

***Moved that the Corporate & Residential Services Committee adjourn at 11:55 a.m. to reconvene later in the day for the CAO Priorities.***

**MOTION CARRIED**

Councillor Perry, as Chairperson, called the meeting back to order at 3:06 p.m.

**(IN CAMERA) CAO PRIORITIES**

CRS24(9)  
January

On motion of Councillors Green and Moussa:

***Moved that the Corporate & Residential Service committee go in camera at 3:06 p.m.***

Committee returned to open session at 3:56 p.m. Councilor Perry, as Chairperson, reported that Committee met in-camera to discuss the priorities of the Chief Administrative Officer. No motions resulted.

**ADJOURNMENT**

CRS24(10)  
January

On the motion of Councillors Tingley and Perry:

***Moved that the Corporate Residential Services Committee adjourn at 3:56 p.m.***

Approved by: Wade Tattrie, Director of Finance

Date: January 18, 2024

Approved by: Adam Clarkson, Director of Corporate Services

Date: January 18, 2024



## Planning Advisory Committee Executive Committee

January 16, 2024

A meeting of the Planning Advisory Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Mitchell, as Chair of the Committee, called the meeting to order at 1:30 p.m. All members of Council were present.

### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Ms. Lee-Ann Martin, Planner/Development Officer
- Ms. Debbie Uloth, Community Planner II
- Ms. Rachel Gilbert, Manager of Planning
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Jessica van den Hof, Business & Legislative Administrator

### Public Member:

- Mr. Sam Balcom
- Ms. Candace Stephens

### APPROVAL OF MINUTES

PAC24(1)  
January

On the motion of Deputy Warden Greene and Councillor Tingley:

***Moved that the minutes of the Planning Advisory Committee held on December 12, 2023, be approved.***

**MOTION CARRIED**

**PLN23-006 E.L.T. PROPERTY HOLDINGS LTD. - REDESIGNATION AND REZONING - FINAL REPORT**

The Community Planner II presented the report titled “E.L.T. Property Holdings Ltd. Application: MPS and LUB Mapping Amendments” dated January 10, 2024. A copy of the report was attached to the agenda and available to all committee members.

PAC24(2)  
January On the motion of Deputy Warden Greene and Warden Roulston:

*Moved that the Planning Advisory Committee recommends that Council give second reading and approve the application from E.L.T. Property Holdings Ltd. to amend the MPS and LUB by changing the land use designation of PID 45118221 and PID 45078748 to Medium Density Residential Neighbourhood (MR) and rezoning the same lands to Multiple Unit Residential (R3) Zone; subject to the existing site plan approval being discharged from the same properties.*

**MOTION CARRIED**

Eleven (11) voting in favor, two (2) voting against. Councillors Rhyno and Garden-Cole voting nay.

**PLN21-009 F.H. DEVELOPMENT GROUP INC. - REDESIGNATION, REZONING, AND DEVELOPMENT AGREEMENT - FINAL REPORT**

The Community Planner II presented the report titled “FH Development Group Inc. Application: Master Planned Community” dated January 10, 2024. A copy of the report was attached to the agenda and available to all committee members.

Staff answered questions from Councillors.

PAC24(3)  
January On the motion of Councillors Greene and Hebb:

*Moved that the Planning Advisory Committee recommend that Council give second reading and approve an application from FH Development Group Inc. to amend the MPS and LUB by changing the land use designation and zone of PID 45089802 to Walkable Comprehensive Development District (WCDD) to permit a mixed use master planned development; and*

*That Planning Advisory Committee recommends that Council give final consideration and approve entering into a development agreement with FH Development Group Inc. for lands identified as PID 45089802*

*Highway 2, Milford to permit a mixed-use master planned development, signed within one year of Council's approval, and contingent upon Council's approval of the MPS and LUB mapping amendments being approved by the Minister of Municipal Affairs.*

**MOTION CARRIED**

Twelve (12) voting in favor, one (1) voting against. Councillor Tingley voting nay.

**PLN23-012 TAMMY AND JOE FERGUSON - DEVELOPMENT AGREEMENT APPLICATION - INITIAL REPORT** [54:00]

The Development Officer/Planner presented the report titled "Tammy and Joe Ferguson - Development Agreement Application" dated January 9, 2024. A copy of the report was attached to the agenda and available to all committee members.

PAC24(4) On the motion of Councillor Hebb and Deputy Warden Greene:  
January

*Planning Advisory Committee recommends that Council give initial consideration to enter into a Development Agreement for an Educational Services Use on properties identified as PID 45123122 and 45123114; and authorize staff to schedule a Public Hearing.*

**MOTION CARRIED**

**SECOND ACCESS REPORT** [57:20]

The Community Planner II presented the report titled "Second Access Report - Motion C23(237)" dated January 9, 2024. A copy of the report was attached to the agenda and available to all committee members.

Deputy Warden Greene stepped out briefly at 2:27 p.m. and returned at 2:31 p.m.

Staff answered questions from Councillors.

PAC24(5) On the motion of Councillor Tingley and Warden Roulston:  
January

*Planning Advisory Committee recommends that Council authorize staff to take the Secondary Access Report dated December 20, 2023, to EMO Planning Committee for prioritization of communities for the Fire Smart Assessment; and*



*That Council authorize staff to review planning and subdivision regulations to aid in the implementation of Fire Smart principles.*

**MOTION CARRIED**

**ADJOURNMENT**

PAC24(6) On the motion of Councillors Tingley and Perry:  
January

*Moved that the Planning Advisory Committee Meeting adjourn at 3:05 p.m.*

**MOTION CARRIED:**

Approved By: John Woodford, Director of Planning & Development

Date: January 19, 2024