



Regular Meeting of Council

April 24, 2024

PRESENT Warden Eleanor Roulston
Deputy Warden Wayne Greene

Councillors: Sandra Garden-Cole Tom Isenor
Eldon Hebb Carl MacPhee
Elie Moussa Norval Mitchell
Keith Rhyno Walter Tingley (arrived at 7:25
Michael Perry pm)

STAFF Ms. Kim Ramsay, Chief Administrative Officer
Mr. Wade Tattrie, Director of Finance
Mr. Adam Clarkson, Director of Corporate Services
Mr. Jesse Hulsman, Director of Infrastructure & Operations
Ms. Alana Tapper, Director of Parks, Recreation & Culture
Mr. Tom Gignac, Manager of Information Services
Ms. Sheralee MacEwan, Assistant Municipal Clerk
Ms. Jessica van den Hof, Business & Legislative Administrator
Ms. Lee-ann Martin, Development Officer/Planner

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.

APPROVAL OF OR AMENDMENTS TO THE AGENDA

C24(111) On the motion of Deputy Warden Greene and Councillor Mitchell:

Moved that the agenda be approved.

MOTION CARRIED

APPROVAL OF MINUTES

C24(112) On the motion of Deputy Warden Greene and Councillor Mitchell:

Moved that the minutes of the March 27, 2024, 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 #47 COPY OF LETTER FROM BONNIE RANKIN LLB EXECUTIVE DIRECTOR OF POLICY AND CORPORATE SERVICES, DEPARTMENT OF PUBLIC WORKS TO ABRAHAM ZEBIAN, MAYOR OF WEST HANTS REGARDING THE RAILWAYS ACT AMENDMENTS AND THE WINDSOR AND HANTSPORT RAILWAY COMPANY [2:00]

Councillor Perry asked if East Hants received a response on this topic. Staff advised that no additional response or information has been received.

C24(113) On motion of Councillors Perry and Moussa: Clarkson/CAO

Moved that staff follow up and find out if there is any correspondence that we have not received and talk to our neighbours in West Hants to see if there are anything that they know on this topic (Re: Windsor Hantsport Railway Company).

MOTION CARRIED

ITEM # 76 COPY OF A LETTER FROM MP KODY BLOIS TO CN RAIL PRESIDENT AND CEO TRACY ROBINSON REGARDING CN RAILWAY INFRASTRUCTURE IN LANTZ

Councillor Mitchell wants to confirm that we are part of this discussion with CN Rail. The CAO confirms that the Municipality is part of the discussion.

CORRESPONDENCE FOR DECISION

A complete copy of “Correspondence for Decision” is attached to and forms part of the agenda. [5:00]

ITEM #73 - ROTARY CLUB OF SACKVILLE AND AREA ARE SEEKING A GENERAL GOVERNMENT GRANT IN THE AMOUNT OF \$500 TO SUPPORT THE RECYCLE YOUR CYCLE PROGRAM

C24(114) On motion of Councillors Perry and Mitchell: Tapper

Moved that Council approves a General Government Grant in the amount of \$500.00 to support the Recycle your Cycle Program again this year.

MOTION CARRIED

[ITEM #52 - EMAIL FROM ROBYN FENNELL - REQUEST TO PURCHASE 1175 HIGHWAY 2, LANTZ](#)

The Director of Corporate Services discussed the unsolicited request to purchase 1175 Highway 2, Lantz. Staff recommendation is to maintain the land at this time. Staff answered questions from Councillors, and the Director confirmed that he had explained Council's policy regarding disposal of surplus properties to Ms. Fennell. Councillors agreed not to dispose of the land at this time.

C24(115) On the motion of Councillors Rhyno and Perry: Clarkson

Moved that this letter be placed on file.

MOTION CARRIED

[ITEM # 44 - KIDS ACTION PROGRAM \(KAP\) - EAST HANTS REQUESTING THAT THE MUNICIPALITY PURCHASE A FACILITY OR HOME THAT COULD BE RENTED BY KAP](#)

The Director of Parks Recreation & Culture reviewed the request and the history, wherein KAP lost their affordable rental space due to an automobile accident. The group is looking at Municipal and Provincial funding, provincial funding is contingent on having a space.

Discussion followed. Councillors raised concerns that supporting this request would be precedent setting. It was noted that KAP is currently using space in the Noel Fire Hall.

C24(116) On the motion of Councillor Rhyno and Deputy Warden Greene: Tapper

Moved that this letter be placed on file.

MOTION CARRIED

Warden Roulston clarified that staff is to correspond with the group to inform them of Council's decision.

[ITEM #10 - SPONSOR REQUEST LETTER 2024 CST. HEIDI STEVENSON MEMORIAL GOLF TOURNAMENT](#)

The Director of Parks Recreation & Culture discussed the group and that the proceeds from the golf tournament go towards a bursary for East Hants students. This is the first time the Municipality has received this specific request and a request for this type of event.

Staff addressed questions from Councillors.

C24(117) On the motion of Councillors Perry and Moussa: [13:00]

Moved (later amended) ***that we sponsor this event by providing Municipal branded items for all participants of the Heidi Stevenson Memorial Golf Tournament.***

Further discussion was held. Suggestion was made that a cash donation would be appropriate, so that the donation would go directly to East Hants students. CAO suggests up to \$1000 in swag or cash, and for staff to work with the organizers to ensure that they get the donation that best supports their event.

C24(118) On the motion of Councillors Hebb and Mitchell:

Moved to amend motion C24(117) that we sponsor the Heidi Stevenson Memorial Golf Tournament; and that, staff correspond with organizers to see what their preference is, for either \$1000 cash or up to \$1000 of Municipally branded SWAG.

Councillor Tingley arrived at 7:24 p.m.

AMENDMENT CARRIED

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

AMENDED MOTION CARRIED

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

For further clarification, Motion C24(117) is as follows:

That we sponsor the Heidi Stevenson Memorial Golf Tournament; and that, staff correspond with organizers to see what their preference is, for either \$1000 cash or up to \$1000 of Municipally branded SWAG.

Tapper

Discussion continued and turned to potential partnership with the organization or others in support of bursaries at the high schools.

C24(119) On motion of Councillors Perry and Mitchell:

Tapper

Moved that Staff prepare a report on partnering with organizations that are providing scholarships/bursaries for students in East Hants.

The CAO asked the mover to clarify his intent of the motion, which was to identify all of the current bursaries/organizations and options how we can support these organizations in the future, once we understand the current state.

MOTION CARRIED

[PUBLIC HEARING](#)

[33:00]

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 proposals 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 notices for the first item appeared in the April 10th and 17th editions of the Chronicle Herald. The notices described the topic, gave the date and time of the public hearing, and provided details and noted that staff reports were available to the public.

TAMMY AND JOE FERGUSON - DEVELOPMENT AGREEMENT APPLICATION

Warden Roulston noted the public hearing item was regarding a Development Agreement Application that had been brought forth by Tammy and Joe Ferguson.

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 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 Mitchell, as Chairperson of the Planning Advisory Committee asked staff to present their final report on the proposal.

The Development Officer/Planner presented the staff report titled "*Tammy and Joe Ferguson -Development Agreement Application*" dated April 8, 2024. 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. There were none.

PUBLIC COMMENTS/QUESTIONS

Warden Roulston asked if any member of the public in attendance had any comments or would like to make a presentation. There were none.

Warden Roulston asked if there were any questions or comments via YouTube Chat. There were none.

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

RECOMMENDATION

C24(120) On the motion of Councillors Mitchell and Hebb: Woodford

Moved that Council give final consideration and approve entering into a Development Agreement for an Educational Services Use on properties identified as PID 45123122 and 45123114.

Staff addressed questions from Council.

MOTION CARRIED

The Warden concluded the Public Hearing and thanked those in attendance.

RATIFICATION - HOUSING ACCELERATOR FUND (HAF) AGREEMENT

C24(121) On motion of Councillor Mitchell and Deputy Warden Greene: Woodford
[41:00]

Moved that the CAO be authorized to work with CMHC staff and Minister Fraser's office to enter into a Housing Accelerator Fund Agreement for \$5.885 million dollars, which adds an initiative to review the East Hants Planning documents to increase housing density as appropriate, including greater use of accessory dwelling units across the municipality, and densification of Village Core areas of the serviced communities of Enfield, Elmsdale, Lantz and Shubenacadie by increasing as-of-right permissions from 12 units to 16;

And that, the Housing Accelerator Fund agreement shall be available to the public.

Councillor Rhyno spoke against the motion.

MOTION CARRIED

Ten (10) voting in favour, one (1) voting against, Councillor Rhyno voting nay.

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT

Councillor Perry as Chairperson of the Corporate & Residential Services Committee, presented the report on the Corporate & Residential Services Committee from the meeting held on April 16, 2024. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting.

COUNCIL REMUNERATION & TRAVEL REIMBURSEMENT POLICY

C24(122) On the motion of Councillor Perry and Deputy Warden Greene: Tattrie

Moved that Council approve the amendments to the Council Remuneration and Travel Reimbursement Policy as attached to the Executive Committee agenda dated April 16th, 2024.

MOTION CARRIED

Ten (10) voting in favour, one (1) voting against, Councillor Rhyno voting nay.

RECOGNITION POLICY

C24(123) On the motion of Councillors Perry and Mitchell: Clarkson

Moved that Council approve the changes to the Recognition Policy which provides more clarity around firefighter long service recognition, as attached to the Executive Committee Agenda on April 16, 2024.

MOTION CARRIED

COUNCIL PROCEDURAL POLICY

C24(124) On the motion of Councillor Perry and Deputy Warden Greene: CAO

Moved that Council approve the Council Procedural Policy as attached to the Executive Committee agenda dated April 16, 2024 and amended.

Change #1 - as included in the report.

Change #2 - as included in the report.

Change #3 - Section 9.1.3. as amended to read "Except when dealing with the local MLA or MP on a local District issue or advocating for a constituent with provincial local area staff (clearly indicating they are not representing Council), Council members shall not engage or communicate with members of other levels of government, government departments/agencies, municipal vendors, or other corporations on specific to East Hants municipal matters unless authorized to do so by Council or the Warden. If Council has directed Staff to engage members of other levels of government or an organization on a specific topic, local or otherwise, individual Councillors may not speak on behalf of Council on the issue unless authorized to do so by Council or the Warden. Nothing in this provision shall prohibit a Councillor from communicating with the Councillor's constituents.

MOTION CARRIED

Ten (10) voting in favour, one (1) voting against, Councillor Tingley voting nay.

BEAUTIFICATION GRANT FUNDING

C24(125) On the motion of Councillor Perry and Deputy Warden Greene: Woodford
MacEwan

Moved that Council directs staff to facilitate a grant under the Heritage Incentive Program Policy for the Uniacke Union Church Trustees Association for \$5000, if criteria are met; And that, Council also approves use of Beautification Grant Reserve funds from District 8 for \$5000 and District 9 for \$12,000 to fund the Union Church roof project.

MOTION CARRIED

C24(126) On motion of Councillors Perry and Moussa:

Moved the adoption of the Report.

MOTION CARRIED

PLANNING AND DEVELOPMENT COMMITTEE REPORT

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the Planning Advisory Committee from the meeting held on April 16, 2024. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

ACCESSORY DWELLING UNIT FEES

C24(127) On the motion of Councillors Mitchell and Hebb: Woodford

Moved that Council authorize the waiver of building permit fees for Accessory Dwelling Units retroactively from April 1, 2024 until December 31, 2026.

MOTION CARRIED

Ten (10) voting in favour, one (1) voting against, Councillor Rhyno voting nay.

UNIACKE SECONDARY PLANNING STRATEGY - SURVEY RESULTS

C24(128) On the motion of Councillors Mitchell and Moussa: Woodford

Moved that Council accept the Uniacke Secondary Planning Strategy Survey Results report; and authorize staff to hold an open house and public information meeting in the community of Mount Uniacke.

MOTION CARRIED

UNIACKE SECONDARY PLANNING STRATEGY - COMMERCIAL LAND

C24(129) On the motion of Councillors Mitchell and Perry: Woodford
[52:00]

Moved that Council authorize staff to include the recommendations outlined in the Uniacke Commercial Review report in the draft Uniacke Secondary Planning Strategy Report.

Staff addressed questions from Council members.

MOTION CARRIED

C24(130) On motion of Councillor Mitchell and Deputy Warden Greene:

Moved the adoption of the Report.

MOTION CARRIED

[PARKS RECREATION & CULTURE COMMITTEE REPORT: COUNCILLOR RHYNO, CHAIRPERSON](#)

Councillor Rhyno, as Chairperson of the Parks Recreation & Culture Committee, presented the report on the Parks Recreation & Culture Committee from the meeting held on April 16, 2024. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

[TOURISM GRANTS](#)

C24(131) On the motion of Councillor Rhyno and Deputy Warden Greene:

Tapper

Moved that Council approve the Tourism Grant funding recommendations totaling \$40,050 be approved for the following organizations:

- ***East Hants Historical Society - \$5,000***
- ***Maitland District Development Association - \$13,500***
- ***Walton Area Development Association - \$4,050***
- ***CHArt Society - \$11,300***
- ***Gore Trails - \$6,200***

And that staff release approved funds as confirmation of external funding sources for proposed projects are received from each group.

MOTION CARRIED

C24(132) On motion of Councillor Rhyno and Hebb:

Moved the adoption of this report.

MOTION CARRIED

[EAST HANTS SOURCE WATER PROTECTION COMMITTEE REPORT](#)

Councillor Garden-Cole as Chairperson of the East Hants Source Water Protection Committee, presented the report on the Nominating Committee from the meeting held on April 10, 2024. The minutes from that meeting were made available to all members of Council. No motions came forward as a result of that meeting.

C24(133) On motion of Councillors Garden-Cole and Mitchell:

Moved the adoption of the Report.

MOTION CARRIED

NOMINATING COMMITTEE

Deputy Warden Greene assumed the chair. [56:00]

Warden Roulston as Chairperson of the Nominating Committee, presented the report from the Nominating Committee dated April 24, 2024. The following motion came forward as a result of that meeting.

POLICE ADVISORY COMMITTEE - PUBLIC MEMBERSHIP

C24(134) On motion of Warden Roulston and Councillor Moussa: CAO

Moved that Council appoints Greg Densmore and Nicole Cluett as public members to the Police Advisory Committee with a three-year term ending April 30, 2027.

MOTION CARRIED

C24(135) On motion of Warden Roulston and Councillor Mitchell:

Moved the adoption of the Report.

MOTION CARRIED

Warden Roulston resumed the chair.

WARDEN'S REPORT

Deputy Warden Greene assumed the Chair.

The Warden provided a verbal report on her recent activities. No motions resulted from her report.

Warden Roulston resumed the Chair.

BUSINESS FROM COUNCILLORS

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

MEMORIAL PARK IN MOUNT UNIACKE

Direction to Staff Councillor Perry raised concerns about the Memorial Park in Mount Uniacke's small parking area that the path to the accessible spinner and swing, as it is a small, rocky gravel path. There is an accessible parking spot, but it is very awkward getting from the spot to the path; Councillor Perry asked staff to review the issue and to come back with options to enhance accessibility. Staff agreed. No motion. [70:00] Tapper

ELMSDALE ROUTE 214 ON BROOK COURT CROSSWALK

C24(136) Councillor MacPhee raised a concern regarding the crosswalk in Elmsdale on Route 214 at Brook Court and asked how to make it more visible. [78:00] Hulsman

On motion of Councillors MacPhee and Perry:

Moved for staff to engage with the Province to request consideration for a switch to an Rectangular Rapid Flashing Beacon (RRFB) at the Hwy 214/Brook Court Crosswalk.

MOTION CARRIED

BUS STOP AT CONLEY HILL, SHUBENACADIE

C24(137) On motion of Councillors MacPhee and Perry: [80:00] CAO

Moved (later held) that Council write a letter requesting reinstatement of the bus stop on Conley Hill in Shubenacadie to serve many young families who live in the subdivision. Removal of this bus service a few years ago has had a significant impact on families and children travelling to school. This letter should be directed to the Minister of Education and Early Childhood Development, copied to the Deputy Minister and the Acting Executive Director of the Chignecto Central Regional Centre for Education.

MOTION CARRIED

Motion later held by Motion C24(139). No action at this time.

REZONING POLICY

C24(138) On motion of Councillors Rhyno and Garden-Cole: [113:00] Woodford

Moved that staff look at circumstances surrounding the rezoning of land.

Further discussion was held. Concerns were raised that following rezoning approvals, land owners are selling their lands and the public is confused as to what may or may not be built on these properties.

MOTION CARRIED

Seven (7) voting in favour and four (4) voting against, Deputy Warden Greene and Councillors Hebb, Moussa, and Isenor voting nay.

BUS STOP AT CONNOLLY HILL, SHUBENACADIE

Councillor MacPhee, the mover of C24(137) asked that staff not act on this motion until he received clarification on the impact of the motion, as the bus stop is less than 1.6 km from the school.

C24(139) On the motion of Councillors MacPhee and Perry: CAO

Moved that no action be taken on Motion C24(137) at this time; and that, the CAO will action only pending further direction from Councillor MacPhee following further consultation in the community.

MOTION CARRIED

(IN CAMERA) CONTRACTUAL MATTER

C24(140) On the motion of Deputy Warden Greene and Councillor Rhyno:

Moved that Council go in camera at 9:04 p.m. to discuss three land issues.

MOTION CARRIED

Council returned to open meeting at 10:08 p.m. Warden Roulston noted that Council met in camera to discuss some land issues, direction was given to staff in-camera and no motions are coming forward.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C24(141) On the motion of Deputy Warden Greene and Councillor Mitchell:

Moved that the Regular Meeting of Council (Policy & In Camera) be held on May 21, 2024, Regular Meeting of Council (Policy & In-Camera) and May 29, 2024, Regular Meeting of Council.

MOTION CARRIED

ADJOURNMENT

C24(142) On motion of Councillors Rhyno and Perry:

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

MOTION CARRIED



By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: May 1, 2024



Approved By: Eleanor Roulston, Warden
Date: May 29, 2024

/Jv