



## Regular Meeting of Council

December 18, 2024

PRESENT Warden Eleanor Roulston  
Deputy Warden Carl MacPhee

Councillors: Cecil Dixon  
Walter Tingley  
Elie Moussa  
Keith Rhyno  
Michael Perry

Craig Merriam  
Norval Mitchell  
Eldon Hebb  
Sandra Garden-Cole

STAFF Ms. Kim Ramsay, Chief Administrative Officer  
Ms. Wade Tattrie, Director of Finance  
Mr. John Woodford, Director of Planning & Development  
Mr. Jesse Hulsman, Director of Infrastructure & Operations  
Mr. Adam Clarkson, Director of Corporate Services  
Ms. Amy Pyne, Manager, Real Estate and Corporate Projects  
Ms. Alana Tapper, Director of Parks, Recreation & Culture  
Mr. Tom Gignac, Manager of Information Services  
Ms. Juliann Cashen, Communications Officer  
Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk  
Ms. Alana Richards, Business & Legislative Administrator

### CALL TO ORDER

Warden Roulston called the meeting to order at 7:01 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

Councillor Tingley requested the addition of an in-camera land item. Council members agreed.

C24(428) On the motion of Councillors Dixon and Mitchell:

December

*Moved that the agenda, with the addition of an in-camera land item be approved.*

**MOTION CARRIED**

**APPROVAL OF MINUTES**

C24(429)  
December

On the motion of Deputy Warden MacPhee and Councillor Mitchell:

*Moved that the minutes of the Regular Meeting of Council (Policy & In-Camera) Meeting held November 12, 2024 and Regular Meeting of Council held November 20, 2024, be approved.*

**MOTION CARRIED**

**CORRESPONDENCE FOR INFORMATION**

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

**ITEM 47. NOTICE OF APPLICATION - THE SHAW GROUP LTD. - LANTZ - APPLICATION TO AMEND THE OFFICIAL COMMUNITY PLAN TO ENABLE THE CONSTRUCTION OF FOUR, 8-UNIT STACKED TOWNHOUSE BUILDINGS, FOR A TOTAL OF 32 DWELLING UNITS**

Councillor Mitchell asked for a location of the proposed property. The Director of Planning provided clarification advising that Staff will be providing a report during PAC in January.

**ITEM 16. EAST HANTS RCMP MEMBER RECIPIENT OF COMMISSIONER'S COMMENDATION FOR BRAVERY - CST. JEFFERY CROUSE**

Councillor Perry recognized Cst. Jeffery Crouse for receiving the Commissioner's Commendation for Bravery, and thanked him as well as others who saved lives during the flooding event.

**CORRESPONDENCE FOR DECISION**

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

**ITEM 59. FEEDBACK ON THE MELVIN LAKE WIND INC. PROJECT**

The Province is seeking feedback on the Melvin Lake Wind Inc. (Melvin Lake Wind Project, Halifax and Hants Counties) as part of the Environmental Assessment application. Staff suggested a response letter attached to the agenda for Council's consideration.

C24(430)  
December

On motion of Councillors Tingley and Merriam:

Woodford

***Moved (later amended) that Council send the letter as written.***

C24(431)  
December

On motion of Councillors Perry and Moussa:

Woodford

***Moved to amend the letter to strike out the part of the letter regarding Visual impacts from Mount Uniacke are missing from the EA.***

Discussion was held and staff addressed questions.

**AMENDMENT CARRIED**

**AMENDED MOTION CARRIED**

**ITEM 17. LETTER FROM THE MAITLAND AND DISTRICT VOLUNTEER FIRE DEPARTMENT SEEKING FUNDING SUPPORT**

The CAO outlined the letter received from the Maitland and District Volunteer Fire Department seeking funding for a truck replacement.

Councillor Rhyno declared a Conflict of Interest for this agenda item, signed the Book of Disclosure and left the Chambers.

Deputy Warden MacPhee assumed the Chair, at the request of the Warden.

Warden Roulston suggested ideas for funding in the rural fire departments going forward that would result in the Rural Fire Department Capital Fund divided equally to the six (6) rural fire departments.

C24(432)  
December

On motion of Warden Roulston and Councillor Perry:

Clarkson

***Moved that Council grant Maitland and District Volunteer Fire Department \$100,000 towards the replacement of their main engine/pumper truck (from the Rural Fire Department Capital Fund).***

Discussion was held and staff addressed questions.

**MOTION CARRIED**

Councillor Rhyno returned to his seat in the Chambers.

C24(433)  
December

On motion of Warden Roulston and Councillor Tingley:

[27:00]

Clarkson

***Moved that Council that Rural Fire Department Capital Fund be partitioned among the remaining 3 departments who have not received funding, and that any interest or other funding that accrues after year end would be equally distributed amongst the six (6) rural departments with the caveat that the departments may discuss amongst themselves regarding specific funding; and that, any necessary policy changes come back to Council for consideration.***

The CAO noted that the Fire Service Funding Policy would need to be updated and it would be January or February before that can occur and the changes come into effect.

#### **MOTION CARRIED**

Warden Roulston resumed the Chair.

#### **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 were two (2) items on the public hearing agenda. The purpose of the hearing is to hear input from the public prior to making a decision on the proposals.

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 referenced 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 appeared in the December 4th and 11th editions of the Chronicle Herald. The notices described the topics, gave the date and time of the public hearing, and provided details and noted that staff reports were available to the public.

#### **PLN24-008 DEVELOPMENT AGREEMENT - BELNAN**

Warden Roulston noted the first public hearing item is a proposal regarding a Development Agreement application in Belnan to be considered by Council.

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 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 asked staff to present their final report on the proposal.

The Community Planner II presented the staff report titled "*Gurmehar Singh Walia - Development Agreement for an Automobile Dealer & Automobile Vehicle Repair and*

*Maintenance*” dated December 11, 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. Staff addressed questions from Council with respect to zoning of surrounding properties.

### APPLICANT COMMENTS

Warden Roulston asked if the applicant had any comments or would like to make a presentation. Gurmehar Singh provided comments on why he wanted to start his business in Elmsdale selling vehicles. He addressed environmental concerns from neighbours and assured them that he would take precautions to avoid any unnecessary impacts.

### PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor for comments and questions from members of the public in attendance.

- Jennifer Hatfield (974 Highway 214, Elmsdale) - discussed concerns regarding air quality and the daycare next door. Supports Singh and his development, but also noted traffic concerns primarily from the daycare next door.
- Kevin Douglas, Sunny Ridge Equestrian (1004 Highway 214, Elmsdale) - discussed concerns regarding negative impact on horses and loud noises that might spook them. He also noted water concerns regarding the wells in the area and mentioned that he also wrote a letter outlining them to staff.
- Theresa Battcock (1057 Highway 214, Elmsdale) - she discussed the previous concerns from other property owners, but fully supports Singh and his development application.

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(434)  
December

On the motion of Councillors Mitchell and Tingley:

Woodford

***Moved that Council give final consideration and approve entering into a development agreement for an automobile dealer and automobile vehicle repair and maintenance use located on property identified as PID 45431129, Highway 214, Belnan; within one year of Council’s approval.***

The Warden asked if there were any final comments or questions.

Staff addressed questions from Council members.

## **MOTION CARRIED**

Nine (9) voting in favor; Two (2) voting against, Councillors Hebb and Dixon voting nay.

## **DISPOSAL HEARING**

Warden Roulston referenced 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 appeared in the December 4th and 11th editions of the Chronicle Herald. The notices described the topics, gave the date and time of the public hearing, and provided details and noted that staff reports were available to the public.

## **CONSIDERATION OF DISPOSAL PIDS 45336922, 45149093 AND 45347036, WALTON**

Warden Roulston noted the second public hearing item is regarding a proposal to dispose of surplus municipal property situated at PIDs 45336922, 45149093 and 45347036 Walton, as part of a land exchange with Minas Select Inc.

Warden Roulston asked staff to present their report.

The Manager of Real Estate and Corporate Projects presented the staff report titled "*Consideration of Surplus Disposal Walton Wharf and Breakwater Lands PIDs 45336922, 45149093 and 45347036*" dated December 18, 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. Staff addressed questions regarding water access for Walton Fire Department.

## **PUBLIC COMMENTS/QUESTIONS**

Warden Roulston opened the floor for comments and questions from members of the public in attendance.

- Darren Porter, Minas Select Inc. (458 Main Street, Kentville) - thanked staff for being a pleasure to work with through this process and over the last number of years.

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(435) On the motion of Councillors Rhyno and Perry: Clarkson  
December

*Moved that Council authorize the CAO to enter into an agreement of purchase and sale to acquire a portion of PID 45380375 and PID 45430287 (as subdivided) from Minas Select Inc. in exchange for PIDs 45347036, 45149003, and 45336922 and \$27,000 to Minas Select Inc., pending successful public hearing, and authorize the CAO to grant an easement in favour of Minas Select Inc. over a portion of PID 45380375; and that Council repeals motion C23(339); and that Council ratifies all in-camera direction supporting this proposal.*

**MOTION CARRIED**

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

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT**

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services 82:00  
Committee, presented the report from the meeting held on December 10, 2024. The minutes of that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

**TRANSIT PLAN UPDATE - PRESENTATION**

C24(436) On motion of Councillors Garden-Cole and Tingley: Clarkson  
December

*Moved that Council move forward with next steps as outlined in this “East Hants Public Transit Business Plan Update 2024” staff report dated December 05, 2024.*

**MOTION CARRIED**

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

**MOUNT UNIACKE BUSINESS PARK - INTERSECTION UPGRADES**

C24(437) On motion of Councillors Garden-Cole and Merriam: Hulsman  
December

*Moved that the construction design for the intersections at Highway 1 and James Boyle Drive, and Highway 1 and Richard John Drive be completed in the current 2024-25 fiscal year and that \$30,000 be allocated from the Business Parks Land Sales Reserve to fund the project.*

**MOTION CARRIED**

C24(438) On motion of Councillors Garden-Cole and Mitchell: Hulsman  
December

*Moved that an analysis of Alicia Scott Avenue, Andrew Mitchel Drive, and Lady Mary Way intersections be completed in the current 2024-25 fiscal year and that any capital improvements be brought back to Council for discussion.*

MOTION CARRIED

[ELMSDALE BUSINESS PARK - PHASE 7](#)

C24(439) On motion of Councillors Garden-Cole and Mitchell: Clarkson  
December

*Moved that Council approve the allocation of \$180,000 for Capital Project #24-009 - Elmsdale Business Park Phase 7, for expenditure in 2024-25.*

MOTION CARRIED

[POST-ELECTION REPORT](#)

C24(440) On motion of Councillors Garden-Cole and Dixon: CAO  
December

*Moved that Council receive this report “Post-Municipal Election 2024 Report” as attached to the December 10th, Executive Committee agenda and place it on file for future planning consideration for the 2028 Municipal Election.*

MOTION CARRIED

[STRATEGIC PLAN REPORT](#)

C24(441) On motion of Councillors Garden-Cole and Tingley: CAO  
December

*Moved that Council proceed with an update of the organization Strategic Plan, to be drafted by the CAO, through preparing a survey to send to councillors to get input on the priorities they see for the community and then prepare a draft update to the Plan for Council consideration (Option 1).*

MOTION CARRIED

[EXPENSES & HOSPITALITY POLICY REPORT](#)

C24(442) On motion of Councillors Garden-Cole and Mitchell: CAO  
December

*Moved that that per Section 23(7) of the Municipal Government Act, the Corporate & Residential Services Committee recommends to Council that Council re-adopt the Hospitality Policy and the Council Remuneration & Travel Reimbursement Policy, as attached to the Executive Committee agenda dated December 10th, 2024.*

MOTION CARRIED

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



C24(443) On motion of Councillors Garden-Cole and Perry:  
December

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

**MOTION CARRIED**

**[PLANNING ADVISORY COMMITTEE REPORT](#)**

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on December 10, 2024. The minutes of that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

**[PLN24-008 - GURMEHAR SINGH WALIA - DEVELOPMENT AGREEMENT - FINAL REPORT](#)**

Dealt with during the Public Hearing.

**[UNIACKE SECONDARY PLANNING STRATEGY - VILLAGE CORE EXTENSION](#)**

C24(444) On motion of Councillors Mitchell and Perry:  
December

Woodford

***Moved that as part of the Mount Uniacke Secondary Planning Strategy, that staff investigate a possible zone for R1 and R2 properties along Highway 1 that would be appropriate for mixed use and multi-unit developments.***

**MOTION CARRIED**

**[SUBDIVISION BYLAW - REQUIRED FUTURE CONNECTIONS MAP AMENDMENT](#)**

C24(445) On motion of Councillors Mitchell and Merriam:  
December

Woodford

***Moved that Council give First Reading to amend the Subdivision Bylaw to include a required connection from Park Road, Elmsdale (through PID 45248192) as per the amended map; and authorize staff to schedule a Public Hearing.***

**MOTION CARRIED**

**[P-800-2, AMENDMENT TO BYLAW P-800, CIVIC ADDRESSING BYLAW - 5-YEAR REVIEW](#)**

C24(446) On motion of Councillors Mitchell and Perry:  
December

Woodford

***Moved that Council directs Staff to correspond with Province on Section A3 with regards to Mi'kmaq and Acadian (as well as any other naming) of provincial roads and to authorize staff to schedule a Public Hearing.***

**MOTION CARRIED**

C24(447) On motion of Councillors Mitchell and Dixon:  
December

Woodford  
/CAO

*Moved that Council approves that notices related to bylaws may appear on the municipal website and on social media in keeping with updated provincial regulations.*

**MOTION CARRIED**

C24(448) On motion of Councillors Mitchell and Dixon:  
December

*Moved the adoption of this report.*

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS COMMITTEE REPORT**

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on December 10, 2024. The minutes from that meeting were made available to all members of Council. The following motion is coming forward as a result of that meeting.

**LANTZ LAGOON DESLUDGING PLAN**

C24(449) On motion of Councillors Perry and Mitchell:  
December

Hulsman

*Moved that Council amend Capital Project 24-033 "Sludge Management Infrastructure - Lantz Lagoon" to have \$350,000 for cell 1 approved for fiscal 2024-25 and \$600,000 for cell 2 approved for fiscal 2025-26, funded from the "De-Sludge Reserve" fund and with an updated amount of \$1,550,000 for cell 3 be listed in Fiscal year 2026/27 for further study with funding to be determined.*

**MOTION CARRIED**

C24(450) On motion of Councillor Perry and Dixon:  
December

*Moved the adoption of this report.*

**MOTION CARRIED**

**PARKS RECREATION & CULTURE COMMITTEE REPORT**

Councillor Rhyno, as Chairperson of the Parks Recreation & Culture Committee, presented the report from the meeting held on December 10, 2024. The minutes of that meeting were made available to all members of Council. There are no motions that came forward as a result of that meeting:

**IN CAMERA - LAND ISSUE**

Councillor Rhyno advised that at the December 10, 2024 meeting of the Parks, Recreation & Culture Committee, there was an in-camera discussion on a land matter. Direction was given to staff, and no motions are coming forth.

C24(451) On motion of Councillors Rhyno and Mitchell:

December

*Moved the adoption of the Report.*

**MOTION CARRIED**

**NOMINATING COMMITTEE REPORT**

Deputy Warden MacPhee assumed the chair.

Warden Roulston, as Chairperson of the Nominating Committee, presented the report from the meeting held on December 10, 2024. The following motions came forward as a result of that meeting:

**AGRICULTURAL ADVISORY COMMITTEE - PUBLIC MEMBERSHIP**

C24(452) On motion of Warden Roulston and Councillor Merriam: Woodford  
December

*Moved that Council appoints the following public members to the Agricultural Advisory Committee, with a term ending December 2028:*

- *Kyler Dingle (farmer)*
- *Philip Vroegh (farmer)*
- *Jeff van de Reit (at large)*
- *Logan Stephens (at large)*
- *Joshua White (at large)*

**MOTION CARRIED**

**PLANNING ADVISORY COMMITTEE - PUBLIC MEMBERSHIP**

C24(453) On motion of Warden Roulston and Councillor Rhyno: Woodford  
December

*Moved that that Council appoints the following public members to the Planning Advisory Committee, with a term ending December 2028:*

- *Sam Balcom*
- *Pamela Harvie*

**MOTION CARRIED**

**ACCESSIBILITY ADVISORY COMMITTEE - PUBLIC MEMBERSHIP**

C24(454) On motion of Warden Roulston and Councillor Mitchell: Woodford  
December

*Moved that that Council appoints the following public members to the Accessibility Advisory Committee, with a term ending December 2028:*

- *Ian Brown (stakeholder)*
- *Lauren Galbraith (stakeholder)*

- *Tanya Burke (stakeholder)*
- *Jack Chaisson (stakeholder)*
- *Ruth Miller (at large)*

**MOTION CARRIED**

C24(455) On motion of Warden Roulston and Councillor Dixon:  
December

*Moved the adoption of the Report.*

**MOTION CARRIED**

**FIRST READING - BYLAW P-800-2, AN AMENDMENT TO BYLAW P-800, CIVIC ADDRESSING BYLAW**

C24(456) On motion of Councillors Mitchell and Perry:  
December

Woodford

*Moved that Council give first reading to Bylaw P-800-2, a Bylaw to amend Bylaw P-800, Civic Addressing Bylaw.*

**MOTION CARRIED**

**WARDEN'S REPORT**

Deputy Warden MacPhee assumed the chair, at the request of the Warden. The Warden provided a verbal report on her recent activities. The following motion resulted from her report.

C24(457) On motion of Warden Roulston and Councillor Mitchell:  
December

CAO

*Moved that Council send congratulation letters to the elected MLAs (Hants East, Hants West & Sackville-Uniacke) and Chief and Council of Sipekne'katik.*

**MOTION CARRIED**

Warden Roulston resumed the Chair.

**BUSINESS FROM COUNCILLORS**

Councillors provided verbal reports on their recent activities. Councillors extended best wishes to fellow Councillors, staff and residents for the holiday season.

Staff addressed questions from Councillors. The following motions resulted from their reports.

**ACCOMMODATIONS FOR MEETINGS (FEBRUARY)**

C24(458) On motion of Councillors Tingley and Merriam:  
December

CAO

***Moved to accommodate Councillor Tingley's request to attend meetings virtually while he is away on vacation in February.***

**MOTION CARRIED**

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

**RULES OF ORDER TRAINING**

C24(459) On motion of Deputy Warden MacPhee and Councillor Rhyno: 121:00  
December

***Moved to direct CAO to investigate Robert's Rules of Order training for CAO Councillors prior to the annual review of the Council Procedural Policy.***

**MOTION CARRIED**

Eight (8) voting in favor; three (3) voting against, Warden Roulston and Councillors Moussa and Perry voting nay.

Warden Roulston resumed the chair.

**(IN CAMERA) LAND ACQUISITION AND CAO PRIORITIES**

C24(460) On motion of Councillors Mitchell and Dixon:  
December

***Moved that council go in camera at 9:18 p.m. to discuss land issues and the CAO Priorities session.***

**MOTION CARRIED**

Council returned to open meeting at 10:38 p.m. Warden Roulston noted that Council met in camera to discuss two land issues and the CAO Priorities session. There were no motions coming forth from that discussion. Directions to staff was made during the in-camera session.

**BED & BREAKFAST FEE**

C24(461) On the motion of Councillors Rhyno and Tingley: Woodford  
December

***Moved that staff be directed to prepare a report on the potential exemption & refund of the \$75.00 fee required to obtain a municipal zoning confirmation letter that is now required to register under the provincial Short-term Rentals Registration Act.***

**MOTION CARRIED**

**SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL**

C24(462) On the motion of Councillors Mitchell and Dixon:  
December

***Moved that the January 21, 2025, Regular Meeting of Council (Policy & In-Camera) and January 29, 2025, Regular Meeting of Council.***

**MOTION CARRIED**

**ADJOURNMENT**

C24(463) On motion of Councillors Garden-Cole and Perry:

December

*Moved that Council adjourn at 10:41 p.m.*

**MOTION CARRIED**



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Date: December 19, 2024



Approved By: Eleanor Roulston, Warden

Date: January 29, 2025

/ar