



Regular Meeting of Council

February 26, 2025

PRESENT Warden Eleanor Roulston
Deputy Warden Carl MacPhee

Councillors: Cecil Dixon
Walter Tingley (via Zoom)
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. 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 7:00 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

C25(39) On the motion of Councillors Mitchell and Moussa:
February

Moved that the agenda be approved as presented.

MOTION CARRIED

APPROVAL OF MINUTES

C25(40)
February

On the motion of Councillors Dixon and Perry:

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

MOTION CARRIED

CORRESPONDENCE FOR INFORMATION

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

ITEM #66. EMAIL FROM BILL SANSON, RESIDENT OF EAST UNIACKE REGARDING CONCERNS WITH THE CONDITION OF THE EAST UNIACKE ROAD AND NEGATIVE IMPACTS OF ADDING NEW HOMES WITHOUT IMPROVED INFRASTRUCTURE

Councillor Moussa noted the very poor condition of the East Uniacke Road, especially from Lakecrest to Cottage Country.

C25(41)
February

On the motion of Councillors Moussa and Garden-Cole:

Moved (later amended) that staff start a discussion with Public Works regarding the road conditions on the East Uniacke Road and note the pressure of development on that road.

C25(42)
February

On the motion of Councillors Perry and Mitchell:

Moved to amend Motion C25(41) that an official letter be sent with a request for a meeting with Nova Scotia Public Works, included in that letter should be the scheduled and already approved developments and future developments (under application) to show the need for upgrading on that road, also highlighting the heavy truck traffic that comes from the Quarry and Asphalt Plant in East Uniacke/Beaverbank.

AMENDMENT CARRIED

AMENDED MOTION CARRIED

For further clarification, Motion C25(41) is as follows:

Hulsman

Moved that staff start a discussion with Public Works regarding the road conditions on the East Uniacke Road and note the pressure of development on that road; and that, an official letter be sent with a request for a meeting with Nova Scotia Public Works, included in that letter should be the scheduled and already approved developments and future developments (under application) to show the need for upgrading on that road, also highlighting the heavy truck

traffic that comes from the Quarry and Asphalt Plant in East Uniacke/Beaverbank.

ITEM #29. LETTER FROM THE FCM ADVISING THAT THE WALTON LIGHTHOUSE RELOCATION PROJECT DID NOT MEET THE APPROVAL THRESHOLDS FOR FUNDING

Councillor Mitchell asked staff what part of the Walton Lighthouse Relocation did not meet the approval for the funding. Discussion was held and questions answered by Staff.

ITEM #63. EMAIL FROM BARB HARRIS, AUTHOR "OUT OF CONTROL: NOVA SCOTIA'S EXPERIENCE WITH FRACKING FOR SHALE GAS (2013) AND COPY OF HER LETTER TO MARCO MACLEOD, MLA RE: MUNICIPAL RESPONSE TO MINISTER LOHR RE. RESOURCE DEVELOPMENT.

Councillor Rhyno expressed concerns that he has heard from residents expressing concerns with the provincial messaging regarding resource development including fracking. The Warden noted the minister's letter was included under Correspondence for Decision and a meeting was held earlier in the day regarding new proposed legislation.

CORRESPONDENCE FOR DECISION

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

ITEM #86. EMAIL FROM THE EAST HANTS MULTI USE TRAILS ASSOC. REGARDING PROPOSAL FROM THE DRIFTCLIMBERS SNOWMOBILE CLUB

C25(43)
February

On the motion of Councillors Perry and Hebb:

Tapper

Moved for Council to send a letter of support regarding funding for The Driftclimbers Snowmobile Club and the East Hants Multi Use Trails Association working in collaboration on the trail project (DAR line) subject to the funding agreement of the OHVIF and the Wagner Trust.

Discussion was held and questions answered by Staff.

MOTION CARRIED

ITEM #85. LETTER FROM NAVID SABERI REGARDING GFR STEEL MANUFACTURERS IN UNIACKE BUSINESS PARK (GNF COMMERCIAL MANAGEMENT LTD)

C25(44)
February

On the motion of Councillors Perry and Moussa:

Moved for Council to go in camera at 7:16 p.m. to discuss a contractual matter.

MOTION CARRIED

Council returned to open meeting at 7:41 p.m. Warden Roulston noted that Council met in camera to discuss a contractual issue. Direction to staff was made during the in-camera session.

ITEM #82. THE EMO PLANNING COMMITTEE REQUESTS COUNCIL SEND A LETTER TO MINISTER MASLAND REGARDING CONCERNS WITH POOR CELL PHONE COVERAGE AND THE RISKS IN AN EMERGENCY SITUATION.

C25(45)
February

On the motion of Councillors Perry and Hebb:

CAO

Moved for Council to send a letter to Minister Masland regarding concerns with poor cell phone coverage and the risks in an emergency situation, as written.

Discussion was held and questions answered by Staff.

MOTION CARRIED

ITEM #67. LETTER FROM CHIGNECTO CENTRAL SCIENCE FAIR COMMITTEE LOOKING FOR FUNDING FOR THE MARCH 2025 SCIENCE FAIR

C25(46)
February

On the motion of Councillors Merriam and Dixon:

Tapper

Moved that Council send a letter to the Chignecto Central Science Fair Committee and notify them that we have a grant structure in place that could support students from East Hants.

Discussion was held and questions answered by Staff.

MOTION CARRIED

ITEM #61. RCMP 'H' DIVISION HEADQUARTERS TOUR - MARCH 28TH, 2025.

Staff noted that a headcount is needed for planning purposes. Discussion was held and questions answered by Staff, Councillor Dixon expressed that he is able to get a bus to take up to 8 participants as well.

Warden Roulston, Deputy Warden MacPhee, Councillors Merriam, Perry, Dixon, Rhyno, and Garden-Cole confirmed attendance.

ITEM #39. COUNCIL IS ASKED TO CONSIDER APPOINTING THEIR DELEGATES FOR THE 2025 NSFM SPRING CONFERENCE AND THE 2025 FCM ANNUAL CONFERENCE

Discussion was held and questions answered by Staff. Warden Roulston raised the possibility of also sending a Director, if interested. Discussion was held.

C25(47)
February

On the motion of Councillors Perry and Mitchell:

CAO

Moved that if a Director is available to attend the FCM Conference, they can take my (Councillor Perry's) spot.

MOTION DEFEATED

Seven (7) voting against and four (4) voting in favour, with Warden Roulston and Councillors Perry, Mitchell and Garden-Cole voting yay.

C25(48) On the motion of Councillor Moussa and Deputy Warden MacPhee: CAO
February

Moved that Council allow a Director to attend the 2025 FCM Conference (depending on availability and program interest) to be funded from FCM Reserves, and determine if there is value for future discussion on the practice next year.

MOTION CARRIED

Eight (8) voting in favour and three (3) voting against, with Councillors Tingley, Hebb and Rhyno voting nay.

C25(49) On the motion of Councillors Mitchell and Dixon: CAO
February

Moved that Council appoint the following delegations:

2025 NSFM Spring Conference:

- CAO
- *Warden Eleanor Roulston*
- *Deputy Warden Carl MacPhee*
- *Councillor Walter Tingley*

2025 FCM Annual Conference:

- CAO
- *Warden Eleanor Roulston*
- *Councillor Craig Merriam*
- *Councillor Michael Perry*
- *Deputy Warden Carl MacPhee*

MOTION CARRIED

[ITEM #25. CORRESPONDENCE FROM MINISTER LOHR REGARDING GREATER RESOURCE DEVELOPMENT WITHIN THE PROVINCE - BY LETTER OR PRESS RELEASE.](#)

The Warden provided details on the NSFM meeting held earlier today with CAOs and Mayors/Wardens regarding proposed legislation. The CAO also included details from the meeting. Discussion was held.

C25(50) On the motion of Warden Roulston and Councillor Merriam: CAO
February

Moved that be it resolved that the Municipality of East Hants supports the work of the NSFM in advocating for Nova Scotia Municipalities to be at the table with provincial legislative and policy makers when legislation that affects municipalities is being contemplated, and that the Warden has autonomy to sign

a letter expressing support of the NSFM in representing the needs of municipalities that support municipal autonomy, strong decision making and municipal engagement.

Discussion continued and concerns were expressed with the proposed legislation to open the province for more resource development.

MOTION CARRIED

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

C25(51)
February

On the motion of Councillors Mitchell and Dixon:

Woodford

Moved that Council give second reading to the proposed Bylaw P-800-2, an amendment to Bylaw P800, Civic Addressing Bylaw.

MOTION CARRIED

SECOND READING - BYLAW F-400-10, AN AMENDMENT TO BYLAW F-400, TAX EXEMPTION BYLAW

C25(52)
February

On the motion of Councillors Garden-Cole and Mitchell:

Tattrie

Moved that Council give second reading to the proposed Bylaw F-400-10, an amendment to Bylaw F400, Tax Exemption Bylaw and be amended to reflect the following changes:

- *Add Property #01078852, Tots Academy Child Care Society to Schedule B;*
- *Remove Property #00088897, Anglican Church of Canada (Christ Church) from Schedule A;*
- *Remove Property #10560985, Corridor Community Options Society*
- *Update addresses:*
 - *Property #10560977, Corridor Community Options Society to 201 Park Rd*
 - *Property #07840764, Hants North Food Bank to 7070 Hwy 236*

MOTION CARRIED

HIGHWAY 214 POWER POLE EASEMENT

The Director of Corporate Services presented a report titled “*Easement Request over portion of PID 45085289, Highway 214*” dated February 3, 2025. The report was attached to the agenda and available to all committee members.

C25(53)
February

On motion of Councillors Mitchell and Perry:

Clarkson/
CAO

Moved that Council authorize the CAO to enter into an easement agreement for power and telecommunication services over a portion of PID 45085289 to support Riverstone 214 LTD's development on Highway 214, Elmsdale.

MOTION CARRIED

COMMITTEE REPORTS

ACCESSIBILITY ADVISORY COMMITTEE REPORT

Councillor Tingley, as Chairperson of the Accessibility Advisory Committee, presented the report from the meeting held on February 10, 2025. The minutes of that meeting were made available to all members of Council. There are no motions coming forward as a result of that meeting.

C25(54)
February

On motion of Councillors Tingley and Deputy Warden MacPhee:

Moved the adoption of this report.

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the Budget meetings on January 30, 2025, February 6, 2025, February 11, 2025, February 13, 2025 and its regular meeting on February 18, 2025. The minutes of those meetings were made available to all members of Council. The following motion came forward as a result of that meeting:

BELNAN PLAYGROUND

C25(55)
February

On motion of Councillors Garden-Cole and Hebb:

Tapper

Moved that Council request options and costs associated with a new playground in Belnan (replacing the one that was removed), for study this year (2025/2026) and for an install next year (2026/2027).

MOTION CARRIED

COMMUNITY PARTNERSHIP FUND 2025/2026

C25(56)
February

On motion of Councillors Garden-Cole and Mitchell:

Tapper

Moved that Council approve the list of recommended Community Partnership Fund Organizations to be included in the draft 2025/2026 budget and grants to be disbursed following final budget approval:

- ***Corridor Community Options for Adults, \$15,000***
- ***East Hants Community Rider, \$50,000***
- ***East Hants Family Resource Centre, \$20,000***

- *East Hants Historical Society, \$20,000*
- *East Hants Sports Heritage Society, \$5,000*
- *East Hants Youth Links, \$8,000*
- *Kids Action (Annapolis Valley-Hants Community Action Program), \$10,000*

MOTION CARRIED

GENERAL GOVERNMENT GRANTS 2025/2026

C25(57)
February

On motion of Councillors Garden-Cole and Dixon:

Tapper

Moved that pending appropriate documentation is received, and the passing of 2025/2026 budget, Council approve the following General Government Grants for disbursement in 2025/2026:

- *Safe Grad Activities (for any eligible East Hants students) \$ 7,000*
- *Remembering Canada's Heroes \$1,000*
- *Hants County Exhibition \$ 500*
- *Dr. Snow Bursaries \$3,000*
- *East Hants Foodbanks/Christmas Programs (Caring & Sharing, Hants North Food Bank, Shumiliacke, Indian Brook Food Bank, Uniacke Wishgivers, Kids Action Angel Tree Program, Hants County Christmas Angels) \$7,000*
- *COAT Association \$2,000*
- *Cst. Heidi Stevenson Memorial Golf Tournament, RCMP \$1,000*
- *Recycle Your Cycle (Rotary Club) \$ 500*
- *4H Sponsorships \$ 200*
- *Braeden Bannister Memorial, RCMP/HERH \$ 650*

MOTION CARRIED

2025/2026 - 2029-2030 5-YEAR CAPITAL BUDGET (INCLUDING SPORTSPLEX)

C25(58)
February

On motion of Councillors Garden-Cole and Mitchell:

Tattrie

Moved that the five-year Capital Budget for the fiscal years 2025/2026 to 2029/2030 as presented, be approved and adopted effective April 1st, 2025. Administration is given approval to proceed with the previously approved capital projects and those in the "Approval Sought" sections, subject to any conditions limiting such projects in previous motions of Council or in policies of Council. Should time permit, staff are authorized to embark on projects in this Capital Budget that require long-term pre-planning prior to April 1st, 2025. Projects "Approved for Further Study" are approved in principle only; amounts identified as "Approved for Further Study" cannot be expended prior to presentation of a full report to Council for consideration or approval through a future capital budget process. Where time permits, staff are given approval to proceed with "Approval Sought" projects from 2026/2027 prior to April 1st, 2026;

And that, any projects approved in the 2024/2025 Capital Budget not reflected as carried forward to the 2025/2026 Capital Budget, but that are substantially

committed at March 31st, 2025, shall be carried forward to 2025/2026, based on the remaining budget at March 31st, 2025;

And that, this five-year estimate of capital spending from the Capital Investment Plan (CIP) as required by the Federal and Provincial government funding agreements;

And that, the Water Utility sections of this budget are permitted to stand alone as the East Hants Water Utility Capital Budget as required by the Nova Scotia Utility and Review Board (UARB);

And that, staff be given authority to alter the source(s) of funding where necessary, but in no case shall the amounts to be debentured increase without prior approval of Council;

And that, Council seek Ministerial approval for a temporary borrowing resolution (TBR) for any amounts in this Capital Budget under the “Debenture/Debt” category of funding;

And that, pre-approval to borrow amounts in this Capital Budget under the “Debenture/Debt” category of funding for a term not to exceed twenty-five (25) years at a rate not to exceed 6.5%.

MOTION CARRIED

2025/2026 DISCUSSION OF BUDGET WRAP-UP ITEMS - OPERATING BUDGET

C25(59)
February

On motion of Councillors Garden-Cole and Merriam:

Tattrie

Moved that Council approve the draft 2025/2026 Operating Budget, amended as follows:

Proposed 25/26 Operating Budget Adjustments

GENERAL TAX RATE BUDGET ADJUSTMENTS		
Sackville River Floodplain Study - Reduce Professional Fees	Planning	(160,000)
Sackville River Floodplain Study - Reserves adjustment		160,000
Beautification Grants - Increase	Council	11,000
Fund from General Contingency Reserves		(11,000)
Physical Security Audit - Professional Fees	Corporate Services	60,000
Fund from Professional Fees Reserves		(60,000)
Safe Grad - General Government Grant	Parks and Recreation	7,000
Fund from General Government Reserves		(7,000)
Fire Protection Revenue - Elmsdale Additional .02 cents	Finance/Council	(83,758)
Fire Protection Expense - Elmsdale Additional .02 cents	Finance/Council	83,758
Fire Protection Revenue - Lantz Additional .02 cents	Finance/Council	(64,507)
Fire Protection Expense - Lantz Additional .02 cents	Finance/Council	64,507
Total		\$ -

URBAN SERVICE RATE BUDGET ADJUSTMENTS		
Highway 214 Wastewater Forcemain (Remaining Easements)	Infrastructure & Operations	\$ 150,000
Fund from Wastewater Obligatory Reserves		\$ (150,000)
Total		\$ -

And that the following tax rates be set by Council for the 2025/2026 fiscal year:

FINAL TAX RATES 2025/2026		
General Tax Rate - Residential*		\$ 0.2857
General Tax Rate - Resource*		\$ 0.2857
General Tax Rate - Commercial*		\$ 2.0607
General Tax Rate - Mandatory Provincial Funding*		\$ 0.2880
General Tax Rate - RCMP Services**		\$ 0.2213
Waste Management Fee (Per Dwelling Unit)		\$ 230.00
Commercial Serviced Levy Rate (R2)		\$ 0.6250
Commercial Serviced Levy Rate - Milford (M2)		\$ 1.2000
Residential Serviced Levy Rate (R1)		\$ 0.0700
Residential Serviced Levy Rate - Shubenacadie (SR1)		\$ 0.1900
Residential Serviced Levy Rate - Milford (M1)		\$ 0.3800
Urban Sidewalks and Streetlights Rate (R4)		\$ 0.0400
Urban Sidewalks Rate (R5)		\$ 0.0200
Urban Sidewalks Rate (R6)		\$ 0.0200
Mt Uniacke Streetlights- Park/Subdivision Rate (L9)		\$ 0.0200
Mt Uniacke Safety Streetlights Rate (L10)		\$ 0.0038
Rawdon Streetlights Rate (L8)		\$ 0.0430
Shubenacadie (differential on USR)		\$ 0.1200
Milford (differential on USR)		\$ 0.1250
Sportsplex Area Rate (Commercial and Residential only)		\$ 0.0400
Mount Uniacke Recreation Rate		\$ 0.0070
Enfield Fire Department Levy (K1)		\$ 0.1400
Elmsdale Fire Department Levy (K2)		\$ 0.1600
Lantz Fire Department Levy (K3)		\$ 0.1600
Milford Fire Department Levy (K4)		\$ 0.1700
Shubenacadie Fire Department Levy (K5)		\$ 0.1700
Maitland Fire Department Levy (K6)		\$ 0.2100
Noel Fire Department Levy (K7)		\$ 0.2100
Walton Fire Department Levy (K8)		\$ 0.2100
Gore Fire Department Levy (G1)		\$ 0.2100
Kennetcook Fire Department Levy (G2)		\$ 0.2100
Nine Mile River Fire Department Levy (G3)		\$ 0.1700
Rawdon Fire Department Levy (G4)		\$ 0.2200
Mt Uniacke Fire Department Levy (G5)		\$ 0.1340
Brooklyn Fire Department Levy (G6)		\$ 0.2100
Wastewater Management Fee (rate/cubic metre)(Full Recovery \$2.49)		\$ 2.40

And that the "Mandatory Provincial Funding" rate will summarize the costs of Education and Regional Library to be charged on all taxable assessment (commercial, residential, and resource);

And that the "RCMP Services" to be charged on all taxable assessment (commercial, residential, and resource).

And that for Provincial reporting purposes the General Residential/Resource tax rate will be \$0.795 and the Commercial tax rate will be \$2.57.

A few concerns were raised by members of Council regarding the budget review process and desire to have found more savings for both residents and business owners.

MOTION CARRIED

Eight (8) voting in favour and three (3) voting against, with Councillors Moussa, Rhyno and Perry voting nay.

LOAN PROGRAM UPDATE - WELL & SEPTIC AND PACE

C25(60)
February

On motion of Councillors Garden-Cole and Rhyno:

Clarkson/
Tattrie

Moved that Council direct staff to:

- 1. Continue with the PACE Loan Program under Bylaw IO-500, with administration by the Clean Foundation, with the maximum program funding amount to be increased to \$250,000 and the maximum financing amount per household is to be increased to \$25,000.***
- 2. Extend the Well and Septic Loan Pilot Program under Bylaw A-200, with the maximum program funding amount to be increased to \$400,000.***

MOTION CARRIED

COUNCIL CLIMATE WORKSHOP REQUEST

C25(61)
February

On motion of Councillors Garden-Cole and Mitchell:

Clarkson

Moved to direct staff to schedule a Climate Engagement workshop with Council in support of the Municipal Climate Change Action Plan Update for the April Executive Committee Extension Date (April 17, 2025).

MOTION CARRIED

C25(62)
February

On motion of Councillors Garden-Cole and Hebb:

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 February 18, 2025. 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.

SKATING POND - BELNAN AVENUE & GARDEN ROAD

C25(63)
February

On motion of Councillors Rhyno and Hebb:

Tapper

Moved that Council direct the CAO to not enter into any agreement to take on ownership or operations of PID 45396785; and, that the operations and maintenance of public skating ponds as a level of service is not offered by the Municipality at this time.

MOTION CARRIED

C25(64)
February

On motion of Councillors Rhyno and Hebb:

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 February 18, 2025. The minutes of that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

UNIACKE SECONDARY PLANNING STRATEGY - GROUNDWATER

C25(65)
February

On motion of Councillors Mitchell and Moussa:

Woodford

Moved that Council authorize staff to include the recommendation outlined in the Uniacke SPS Groundwater Report in the draft Uniacke Secondary Planning Strategy Report.

MOTION CARRIED

UNIACKE SECONDARY PLANNING STRATEGY - MOTION C24(443)

C25(66)
February

On motion of Councillors Mitchell and Perry:

Woodford

Moved that Council authorize staff to include the new Mount Uniacke Mixed Use Centre Overlay (MU-MC) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report stretching from the two entrances on Etter Road; and, authorize staff to include the new Mount Uniacke Comprehensive Development District (MUCDD) Designation and Zone, outlined in the Uniacke SPS Motion C24(443) Report, be included in the draft Uniacke Secondary Planning Strategy Report.

MOTION CARRIED

Councillor Perry stepped out of the room briefly.

SINGLE ACCESS OPTIONS REPORT

C25(67)
February

On motion of Councillors Mitchell and Dixon:

Clarkson

Moved that Council authorize staff consult through Fire Advisory Committee or the East Hants Fire Service (that service the development areas) for input on fire services in local areas regarding the department's comfort level and

concerns regarding developments in their service area and ask for feedback based on what they see in their own service area.

MOTION CARRIED

(Councillor Perry did not vote as he wasn't in the room)

C25(68)
February

On motion of Councillors Mitchell and Hebb:

Woodford

Moved that Council authorize staff send a letter to Provincial Public Works Department and copying MLAS and the Premier asking for reconsideration on performing maintenance on K Class roads (or other) in case they are required to be accessible for emergency access.

MOTION CARRIED

(Councillor Perry did not vote as he wasn't in the room)

C25(69)
February

On motion of Councillors Mitchell and Moussa:

Woodford

Moved that staff be authorized to review the Single Access Road discussion and come back to committee with any suggestions on amendments to the Bylaw that they may have (if any), that they feel would perhaps reflect on what was considered the original intent of this when first brought into force approximately fifteen years ago.

MOTION CARRIED

(Councillor Perry did not vote as he wasn't in the room)

Councillor Perry returned to his seat.

[PLN24-002 - EDWARD HUNTER - MPS AND LUB AMENDMENTS](#)

C25(70)
February

On motion of Councillors Mitchell and Dixon:

Woodford

Moved that Council give First Reading to consider a proposal for PID 45189206 to change from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation and for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

Ten (10) voting in favour and one (1) voting against, with Deputy Warden MacPhee voting nay.

[PLN24-013 - CENTRAL TIRE - DEVELOPMENT AGREEMENT APPLICATION](#)

C25(71)
February

On motion of Councillors Mitchell and Rhyno:

Woodford

Moved that Council give Initial Consideration to enter into a Development Agreement for a Transportation and Warehousing building located on property

identified as PID 45148996, Highway 215, East Noel for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

MINI HOMES AS ACCESSORY DWELLING UNITS

C25(72)
February

On motion of Councillors Mitchell and Dixon:

Woodford

Moved that Council give First Reading to amend the Municipal Planning Strategy and Land Use Bylaw to permit small mini-homes as accessory dwelling units, for the purpose of enabling a Public Hearing; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

C25(73)
February

On motion of Councillors Mitchell and Hebb:

Moved the adoption of this report.

MOTION CARRIED

POLICE ADVISORY COMMITTEE REPORT

Councillor Rhyno, as Chairperson of the Police Advisory Committee, presented the report from the Police Advisory Committee for the meeting held February 18, 2025. The minutes from that meeting were made available to all members of Council. There are no motions coming forward as a result of that meeting.

C25(74)
February

On motion of Councillor Rhyno and Mitchell:

Moved the adoption of this report.

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.

EXISTING NON-FARM DWELLINGS, WITHIN THE AGRICULTURAL RESERVE (AR) ZONE

C25(75)
February

On motion of Warden Roulston and Councillor Rhyno:

Woodford

Moved that staff be directed to prepare text amendments to the Land Use Bylaw that would treat existing non-farm dwellings, within the Agricultural Reserve (AR) Zone, as lawfully existing uses to enable these homes to be expanded, moved and add accessory dwelling units without the restrictions placed on them as a result of being in the AR Zone.

MOTION CARRIED

Discussion was held.

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.

FLAG POLES AT MOUNT UNIACKE LEGION

C25(76) On the motion of Councillors Perry and Moussa: Tapper
February

Moved that \$15,000 for two flag poles at the Mount Uniacke Legion be approved from the Mount Uniacke District Recreation Fund, contingent that one flag pole be the municipal flag and the other be for the Mi'kmaq Grand Council flag, instead of using CCB funding.

MOTION CARRIED

SIDEWALKS - MILFORD LIONS CLUB PARK EXTENSION

C25(77) On the motion of Councillor Merriam and Deputy Warden MacPhee: Hulsman
February

Moved that Council request that staff provide a cost update based on modern design specs and current pricing for the sidewalk extension in Milford project, identified as Project 18-010.

Discussion was held.

MOTION CARRIED

PLAN UPDATE - MINI HOMES AND CONTAINER HOMES IN SUBDIVISIONS

C25(78) On the motion of Councillors Hebb and Mitchell: Woodford
February

Moved that Council investigate not permitting mini-homes and container homes as accessory dwelling in subdivisions in the Growth Management Areas be looked at during the next Planning Review Update.

MOTION CARRIED

PLOWING SHOULDER OF THE ROADS IN SUBDIVISIONS

C25(79) On motion of Councillors Garden-Cole and Perry: Hulsman
February

Moved that Council direct staff to look into issues and additional costs for the plowing of shoulders of roads within 1.6 kms of schools due to the new rules for children walking to school before the next snow plowing season.

MOTION CARRIED

ACCESSORY DWELLING SETBACKS

C25(80) On motion of Councillors Rhyno and Perry: Woodford
February

Moved that staff bring back a report looking at the rear setback of accessory dwellings from 11m to 5m in the RU-2 Zone.

MOTION CARRIED

WINTER ROAD CONDITIONS

C25(81) On motion of Councillors Moussa and Perry: Hulsman
February

Moved that Council direct staff to write a letter to Nova Scotia Public Works explaining that the (snow clearing) condition of the roads in East Hants is not acceptable and should be plowed to meet provincial standards.

MOTION CARRIED

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C25(82) On motion of Councillors MacPhee and Dixon:
February
Moved that the Regular Meeting of Council (Policy & In-Camera) be held on March 18, 2025 and Regular Meeting of Council on March 26, 2025.

MOTION CARRIED

ADJOURNMENT

C25(83) On motion of Councillors Moussa and Perry:
February

Moved that Council adjourn at 10:05 p.m.

MOTION CARRIED



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: February 28, 2025

Eleanor Roulston

Approved By: Eleanor Roulston, Warden

Date: March 26, 2025

/ar