



March 26, 2025

Councillors: Cecil Dixon Craig Merriam
Walter Tingley Norval Mitchell
Keith Rhyno Eldon Hebb
Michael Perry Sandra Garden-Cole
Elie Moussa (arrived at 7:37 p.m.)

CALL TO ORDER

LAND ACKNOWLEDGEMENT

MOMENT OF SILENT CONTEMPLATION

APPROVAL OF OR AMENDMENTS TO THE AGENDA

Moved that the agenda be approved as presented.

Page 1 of 14

APPROVAL OF MINUTES

The minutes of the Regular Meeting of Council held February 26, 2025, were approved with unanimous consent.

CORRESPONDENCE FOR INFORMATION

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

ITEM #84 - LETTER FROM THE SPCA GIVING NOTICE OF TERMINATION OF THE SERVICE AGREEMENT EFFECTIVE MARCH 31, 2026

Councillor Mitchell asked if there was an alternative agency to look after animal control once the contract with SPCA terminates in March 2026. The Director of Corporate Services advised that the notice letter had arrived earlier in the day and staff will review further.

ITEM #10 - LETTER FROM CANADIAN ASSOCIATION OF PHYSICIANS FOR THE ENVIRONMENT REGARDING HEALTH RISKS OF FRACKING AND URANIUM MINING

Councillor Merriam noted that Councillors should review the information in the letter.

CORRESPONDENCE FOR DECISION

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

ITEM #69 - REQUEST FROM THE EAST HANTS FIRE SERVICE ASSOCIATION REQUESTING THE MUNICIPALITY EXPLORE A MUNICIPAL FIRE BURNING BYLAW

Discussion was held and questions were addressed by Staff.

C25(94)
March

On the motion of Councillors Tingley and Rhyno:

Clarkson

Moved that Council direct staff to provide information regarding the proper avenues for reporting illegal burning to the East Hants Fire Service and advise that Council is not prepared to create a new bylaw at this time.

Discussion was held and questions answered by Staff.

MOTION CARRIED

ITEM #67 - LETTER FROM CHRISTINE MACASKILL, OWNER AND ADMINISTRATOR OF SERENITY LODGE

Staff explained the restrictions under the Growth Management Area and limitations to subdivide land.

C25(95)
March

On the motion of Councillors Dixon and Garden-Cole:

Woodford

Moved that Council direct staff to find a way forward to assist Ms. MacAskill to separate her business and dwelling (two PIDs) through Development Agreement or an alternative. (Re: Serenity Lodge)

MOTION CARRIED

ITEM #62 - THE NSFM MUNICIPAL INFRASTRUCTURE COMMITTEE IS INTERESTED IN FURTHER UNDERSTANDING THE MUNICIPALITY'S PERSPECTIVE ON SERMGAR AND ROADS

C25(96)
March

On the motion of Councillors Rhyno and Perry:

CAO

Moved that Council approve that staff member and Councillor (if available) attend the virtual meeting with NSFM on April 15, 2025 regarding the municipality's perspective on SERMGAR and roads.

Discussion was held and questions answered by Staff.

MOTION CARRIED

Councillor Dixon noted that he would be stepping out of Chambers to attend a conference call at 8:10 p.m.

COMMITTEE REPORTS

The Deputy Warden assumed the Chair.

NOMINATING COMMITTEE REPORT

Warden Roulston, as Chairperson of the Nominating Committee, presented the report from the meeting held on March 18, 2025. The minutes of that meeting were made available to all members of Council. The following motion came forward as a result of that meeting.

EAST HANTS SOURCE WATER PROTECTION COMMITTEE - PUBLIC MEMBERSHIP

C25(97)
March

On motion of Warden Roulston and Councillor Dixon.

Hulsman

Moved that Council appoint the following members to the East Hants Source Water Protection Committee for a 3-year term starting April 1, 2025.

- ***Customer of the Water Utility within the Shubenacadie Aquifer Water Supply System = Jason Collin***
- ***Representative working in the Agriculture Sector within East Hants and has a stake in the water supply = John van de Riet***

MOTION CARRIED

The Warden resumed the Chair.

ACCESSIBILITY ADVISORY COMMITTEE REPORT

Councillor Tingley, as Chairperson of the Accessibility Advisory Committee, presented the report from the meeting held on March 17, 2025. The minutes of that meeting were made available to all members of Council. There is one motion coming forward as a result of that meeting.

FINAL DRAFT OF ACCESSIBILITY PLAN

Rachel Gilbert gave a brief presentation regarding the draft Accessibility Plan prior to Councillor Tingley's Committee Report.

C25(98)
March

On motion of Councillors Tingley and Dixon:

Woodford

Moved that Council approve the adoption of the 2025 amended Accessibility Plan - Accessible East Hants.

MOTION CARRIED

FIRE ADVISORY COMMITTEE REPORT

Councillor Perry, as Chairperson of the Fire Advisory Committee, presented the report from the meeting held on March 6, 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(99)
March

On motion of Councillors Perry and Dixon:

Moved the adoption of the report.

MOTION CARRIED

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 Director of Corporate Services to outline when the public hearing advertisements were published.

The Municipal Clerk noted that the public hearing notices appeared in the March 12th and 19th 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.

[PLN24-002 - EDWARD HUNTER - REDESIGNATION AND REZONING](#)

Warden Roulston noted the first public hearing item is a proposal regarding a rezoning and redesignation application in Upper Nine Mile River 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 Development Officer & Planner presented the staff report titled "*Edward Hunter MPS & LUB Mapping Amendments, Indian Road, Upper Nine Mile River*" dated March 26th, 2025. 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 the Agricultural Advisory Committee's meeting and recommendation.

[APPLICANT COMMENTS](#)

Warden Roulston asked if the applicant had any comments or would like to make a presentation. Applicant was not present.

[PUBLIC COMMENTS/QUESTIONS](#)

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

- John Van De Riet (221 Mill Village, Shubenacadie NS, B0N2H0)
John noted concerns regarding the land quality and how the Agricultural Advisory Committee should be supported by the Council as an extension of Council.

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

C25(100)
March

On the motion of Councillors Mitchell and Merriam:

Woodford

Moved that Council give Second Reading and approve the proposal for PID 45189206 to amend the Municipal Planning Strategy and Land Use Bylaw by changing from the Agricultural Reserve (AR) zone and designation to the Rural Use (RU) zone and designation. (Re: Edward Hunter application).

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

Staff addressed questions from Council members.

MOTION CARRIED

Eight (8) voting in favor; One (1) voting against, Deputy Warden MacPhee voting nay. Councillor Dixon was not in the room during the vote and Councillor Moussa was not present in Chambers at the start of the discussion; therefore, did not vote.

MINI HOMES AS ACCESSORY DWELLING UNITS

Warden Roulston noted the second public hearing item is a proposal to permit small mini-homes to be used as accessory dwelling units in a residential zone.

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 Development Officer & Planner presented the staff report titled "*Motion C24(225) Mini-Homes as Accessory Dwelling Units*" dated March 26th, 2025. 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.

Councillor Dixon returned to Council Chambers at 8:14 p.m.

PUBLIC COMMENTS/QUESTIONS

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

C25(101) On the motion of Councillors Mitchell and Tingley: Woodford
March

Moved that Council give Second Reading and approval to amend the Municipal Planning Strategy and Land Use Bylaw to permit small mini-homes as accessory dwelling units.

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

Staff addressed questions from Council members.

MOTION CARRIED

Eight (8) voting in favor; Two (2) voting against, Councillors Moussa and Perry voting nay. Councillor Dixon was not present in Chambers at the start of the discussion; therefore, he did not vote.

The Warden concluded the Public Hearing.

COMMITTEE REPORTS

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on March 18, 2025. The minutes of that meeting were made available to all members of Council. There is one motion coming forward as a result of that meeting.

FRIIP APPLICATION REPORT

C25(102) On motion of Councillors Perry and Merriam: Hulsman
March

Moved that Council prioritize “Flood Risk Mitigation Study - Barney’s Brook”, as the Municipality’s priority for a funding application through the Flood Risk Infrastructure Investment Program for 2025.

MOTION CARRIED

C25(103) On motion of Councillors Perry and Mitchell:
March

Moved the adoption of the report.

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on March 18, 2025. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result of that meeting.

DRAFT 2025/2026 WATER UTILITY BUDGET

C25(104) On motion of Councillors Garden-Cole and Dixon: Tattrie
March

Moved that Council approve the East Hants Water Utility Financial Estimates from 2025/2026 to 2027/2028 as presented (on March 18, 2025).

MOTION CARRIED

EQUITABLE EAST HANTS PLAN

C25(105) On motion of Councillors Garden-Cole and Mitchell: CAO
March

Moved that Council adopt the Equitable East Hants Plan as attached to the Executive Committee agenda dated March 18, 2025.

MOTION CARRIED

EARTH KEEPERS LEASE EXTENSION

C25(106) On motion of Councillors Garden-Cole and Hebb: Clarkson
March

Moved that Council authorize the CAO to execute the lease renewal term with the Enfield Earthkeepers for the Former CN Train Station for a renewal term of two (2) years, ending July 31, 2027.

MOTION CARRIED

PENSION COST CERTIFICATE

C25(107) On motion of Councillors Garden-Cole and Perry: Tattrie
March

Moved that Council approve the filing of the December 31, 2024 actuarial cost certificate attached to the March 18, 2025 Executive Committee Agenda.

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 March 18, 2025. The minutes from

that meeting were made available to all members of Council. The following motions is coming forward as a result of that meeting.

DISTRICT RECREATION FUNDS, 1ST INTAKE

C25(108)
March

On motion of Councillors Rhyno and Mitchell:

Tapper

Moved that Council approve District Recreation Funding 2025-2026 (Intake 1):

Applicant	Funding Amount
<i>Enfield District School Parent Teacher Assoc.</i>	
<i>District 1</i>	\$31,973
<i>District 2</i>	\$10,000
<i>District 10</i>	\$10,000
Total:	\$51,973
<i>EH Gymnastics & Trampoline Club</i>	
<i>District 1</i>	\$2,000
<i>District 2</i>	\$11,849
<i>District 3</i>	\$2,000
<i>District 7</i>	\$2,000
<i>District 10</i>	\$1,500
Total:	\$19,349
<i>Nine Mile River Trail Association</i>	
<i>District 1</i>	\$2,000
<i>District 2</i>	\$2,000
<i>District 3</i>	\$14,605
<i>District 3 ** if required</i>	\$7,105
<i>District 7</i>	\$2,000
<i>District 10</i>	\$1,500
Total:	\$29,210
<i>Milford Recreation Association</i>	
<i>District 2</i>	\$2,000
<i>District 3</i>	\$2,000
<i>District 6</i>	\$16,230
<i>District 7</i>	\$2,000
Total:	\$22,230
<i>Lantz Recreation Society</i>	
<i>District 1</i>	\$5,000
<i>District 2</i>	\$2,000
<i>District 6</i>	\$2,000
<i>District 7</i>	\$17,480

Total:	\$26,480
<i>Mt. Uniacke Mustangs</i>	
<i>District 8</i>	<i>\$7,708</i>
<i>District 8 **if required</i>	<i>\$5,400</i>
<i>District 9</i>	<i>\$7,707</i>
<i>District 9 ** if required</i>	<i>\$5,400</i>
Total:	\$26,215
<i>Corridor Minor Baseball</i>	
<i>District 1</i>	<i>\$2,508</i>
<i>District 2</i>	<i>\$2,000</i>
<i>District 8</i>	<i>\$484</i>
<i>District 10</i>	<i>\$4,992</i>
Total:	\$9,984
TOTAL FUNDING ALLOCATION	\$185,441

MOTION CARRIED

VOLUNTEER NOMINATIONS 2025

C25(109)
March

On motion of Councillors Rhyno and Tingley:

Tapper

Moved that Council approve the Volunteer Award nominees and the Model Volunteer be accepted as presented in the confidential memo sent to Council by email; and for the Model Volunteer be designated to represent the Municipality of East Hants at the Provincial Volunteer Awards.

MOTION CARRIED

RISING TIDE SHORE SIGNAGE PROJECT UPDATE

C25(110)
March

On motion of Councillors Rhyno and Hebb:

Tapper

Moved that Council gives the CAO direction to continue on the Rising Tide Shore signage program as outlined in the report (as attached to the Executive Committee meeting agenda dated March 18, 2025).

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on March 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:

PLN24-012 - THE SHAW GROUP - AMENDMENTS TO THE OFFICIAL COMMUNITY PLAN

C25(111) On motion of Councillors Mitchell and Dixon: Woodford
March

Moved that Council give first reading to an application from The Shaw Group Ltd. to amend the MPS and LUB by changing the land use designation of a portion of PID 45086980 to Medium Density Residential Neighbourhood (MR) and rezoning the same portion of land to Townhouse (R2-T) Zone; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.

Staff addressed questions from Council members.

MOTION CARRIED

MINI HOMES AS ACCESSORY DWELLING UNITS

C25(112) On motion of Councillors Mitchell and Perry:
March

Moved (later amended) that Council direct staff, during the 2026 Plan Review, to look at reducing the acreage size for an Accessory Dwelling Unit or tie the Accessory Dwelling Unit to other specifications such as sewer and water capabilities.

C25(113) On motion of Councillors Moussa and Rhyno:
March

Moved that Motion C25(112) be amended to add the words “as well as to look at the design requirements (to match the main house)”.

**AMENDMENT CARRIED
AMENDED MOTION CARRIED**

For further clarification, Motion C25(112) is as follows:

Moved that Council direct staff, during the 2026 Plan Review, to look at reducing the acreage size for an Accessory Dwelling Unit or tie the Accessory Dwelling Unit to other specifications such as sewer and water capabilities, as well as to look at the design requirements (to match the main house). Woodford

C25(114) On motion of Councillors Mitchell and Rhyno: Woodford
March

Moved that Council direct staff to bring a report back regarding the definition of mini-homes during the next plan review (2026).

MOTION CARRIED

REQUEST FROM CLAYTON DEVELOPMENTS TO PRESENT TO PAC

C25(115) On motion of Councillors Mitchell and Hebb: Woodford
March

Moved that Council give approval to the applicant (Clayton Developments) to present details regarding amendments to the application to a future meeting of Planning Advisory Committee.

MOTION CARRIED

MOTION C25(75) - EXISTING NON-FARM DWELLINGS

C25(116) On motion of Councillors Mitchell and Moussa: Woodford
March

Moved that Council give first reading to amendments to the Land Use Bylaw that make existing non-farm dwellings, within the Agricultural Reserve (AR) Zone, lawfully existing use for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.

MOTION CARRIED

C25(117) On motion of Councillors Mitchell and Moussa: Woodford
March

Moved that Council direct staff to seek comments on the proposed changes from the East Hants Agricultural Advisory Committee within the next month for feedback, and if no feedback is received, PAC is to continue without input from the Agricultural Advisory Committee (Re: Non-Farm Dwellings in the AR Zone).

MOTION CARRIED

MOTION C25(36) - WATERCOURSE SETBACKS AND UNDERSIZED LOTS

C25(118) On motion of Councillors Mitchell and Dixon: Woodford
March

Moved that Council authorize staff to move the review of watercourse setback for undersized lots (Motion C25(36)) to the 2026 Plan Review.

MOTION CARRIED

LOT GRADING AND DRAINAGE - UN-SERVICED LOTS

C25(119) On motion of Councillors Mitchell and Perry: Woodford
March

Moved that Council proceed with amending Bylaw P-1200, Lot Grading and Drainage to require the submission of a lot grading and drainage plan for all lots up to a maximum of 1.21 hectares (3 acres), where no Municipal services are provided; and authorize staff to consult with the public on the proposed change.

Discussion was held and staff addressed questions from Council members.

MOTION CARRIED

Nine (9) voting in favor; Two (2) voting against, Deputy Warden MacPhee and Councillor Rhyno voting nay.

C25(120) On motion of Councillors Moussa and Rhyno: Woodford
March

Moved that Council direct staff to arrange public information meetings in the Mount Uniacke, and Hants North Area (Re: Lot Grading and Drainage - Un-serviced Lots).

MOTION CARRIED

C25(121) On motion of Councillors Hebb and Perry: Woodford
March

Moved that Council direct staff to arrange public information meeting at the Municipal office as well (Re: Lot Grading and Drainage - Un-serviced Lots).

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.

C25(122) On motion of Warden Roulston and Councillor Moussa: CAO
March

Moved that be it resolved that moving forward East Hants will endeavour to identify and solicit quotations first and foremost from Canadian suppliers of goods and services and reduce, to the extent possible, US suppliers in our supply chains.

MOTION CARRIED

Ten (10) voting in favor; One (1) voting against, Councillor Perry voting nay.

Warden Roulston resumed the Chair.

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities.

Staff addressed questions from Councillors. There were no motions resulting from their reports.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C25(123) On motion of Councillors Merriam and Dixon:
March

Moved that the Regular Meeting of Council (Policy & In-Camera) be held on April 15, 2025 and Regular Meeting of Council on April 23, 2025.

MOTION CARRIED

ADJOURNMENT

Council adjourned at 9:45 p.m.

APPROVED WITH UNANIMOUS CONSENT



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: March 27, 2025



Approved By: Eleanor Roulston, Warden
Date: April 23, 2025

/ar