



Regular Meeting of Council

April 23, 2025

PRESENT Warden Eleanor Roulston
 Deputy Warden Carl MacPhee

Councillors: Cecil Dixon	Craig Merriam
Walter Tingley	Norval Mitchell
Keith Rhyno	Eldon Hebb
Michael Perry	Sandra Garden-Cole
Elie Moussa	

STAFF Ms. Kim Ramsay, Chief Administrative Officer
 Mr. Wade Tattrie, Director of Finance
 Mr. Adam Clarkson, Director of Corporate Services
 Mr. John Woodford, Director of Planning & Development
 Mr. Jesse Hulsman, Director of Infrastructure & Operations
 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

C25(129) *The agenda for the meeting was approved with unanimous consent.*
April

APPROVAL OF MINUTES

- C25(130) *The minutes of the Regular Meeting of Council (Policy & In-Camera) held March 18, 2025 and the Regular Meeting of Council held March 26, 2025, were approved with unanimous consent.*
April

CORRESPONDENCE FOR INFORMATION

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

ITEM # 1 - RESPONSE LETTER FROM THE HONOURABLE TIMOTHY HALMAN, MINISTER OF ENVIRONMENT AND CLIMATE CHANGE REGARDING THE AERIAL SPRAYING OF PESTICIDES

Councillor Merriam sought clarification of the notification process for the Aerial Spraying of Pesticides from the province.

- C25(131) On the motion of Councillors Merriam and Rhyno: Hulsman
April
Moved to direct staff a letter to the province asking for clarification on the notification used by the Minister of Environment and Climate Change regarding any pesticide aerial spraying, also asking for impacts of wind drift on water and livestock.

MOTION CARRIED

ITEM #59 - LETTER FROM MINISTER KIM MASLAND AND MINISTER JOHN LOHR RE: FIRE SERVICES REVIEW

Councillor Dixon sought more information regarding the provincial Fire Service Review and consultation opportunities. It was noted that this is a provincial responsibility. Discussion was held.

- C25(132) On the motion of Councillors Dixon and Hebb: Clarkson
April
Moved that Council direct staff to write Minister Masland a letter seeking clarification on the engagement process for Municipalities for the Fire Service Review.

MOTION CARRIED

ITEM #65 - RESPONSE LETTER FROM THE HONOURABLE FRED TILLEY, MINISTER OF PUBLIC WORKS REGARDING MAINTENANCE OF K CLASS ROADS

Councillor Dixon asked staff about the letter regarding maintenance of K Class roads, staff noted the first letter was a general letter considering K Class roads, not specific roads in the Municipality.

- C25(133) On the motion of Councillors Dixon and Hebb: Hulsman
April

Moved (later amended) to direct staff to write a letter to the province regarding the K Class roads, particularly the Renfrew Road (with over 172 residents residing in the area), explaining the circumstances around Emergency Services.

Council took a brief recess at 7:17 p.m. due to technical difficulties. Council resumed the meeting at 7:23 p.m. Councillors Perry & Merriam rejoined the meeting at 7:25 p.m.

C25(134) On the motion of Councillors Perry and Moussa:
April

Moved to amend Motion C25(133) to also direct staff to take the previous report defining K Class Roads that could be used for emergency services and include them in the letter to the Minister of Public Works, also outlining the number of residents affected or potentially affected if these roads would be opened up, with a copy to go to the Minister of Emergency Management, and Minister of Municipal Affairs.

AMENDMENT CARRIED

AMENDED MOTION CARRIED

For further clarification, Motion C25(133) is as follows:

[19:50]
Hulsman

To direct staff to write a letter to the province regarding the K Class roads, particularly the Renfrew Road (with over 172 residents residing in the area) explaining the circumstances around Emergency Services; and to, direct Staff to take the previous report defining K Class Roads that could be used for emergency services and include them in the letter to the Minister of Public Works, also outlining the number of residents affected or potentially affected if these roads would be opened up, with a copy to go to the Minister of Emergency Management, and Minister of Municipal Affairs.

ITEM #23 - LETTER FROM BECKY DRUHAN, ATTORNEY GENERAL AND MINISTER OF JUSTICE RE: ADAPTING THE ADDITIONAL OFFICER PROGRAM

The CAO gave a brief update on the adaptation of the Additional Officer Program, outlining that we currently pay for an Additional School Liaison Officer and there will be no impact. The RCMP has been notified.

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 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 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 April 9th and 16th 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.

PROPOSAL TO AMEND THE MUNICIPAL SUBDIVISION BYLAW

Warden Roulston noted the public hearing item is a proposal to amend the Subdivision Bylaw.

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 "*Subdivision Bylaw Amendments*" dated April 23rd, 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.

APPLICANT COMMENTS

Warden Roulston asked if the applicant had any comments or would like to make a presentation. There was no response.

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(135) On the motion of Councillors Mitchell and Moussa: Woodford
April

Moved that Council give Second Reading and approve an amendment to the Subdivision Bylaw to include a required connection from Park Road through PID 45248192 to connect to PID 45272861, Elmsdale.

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

Staff addressed questions from Council members.

MOTION CARRIED

The Warden concluded the Public Hearing.

CORRESPONDENCE FOR DECISION

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

ITEM # 70 - CORRESPONDENCE REQUESTING DEFERRAL OF COUNCIL'S REFUSAL FOR 427 HIGHWAY 214, ELMSDALE

C25(136) On the motion of Councillors Tingley and Merriam: Woodford
April

Moved that Council receive the letter and proceed to deal with it (requesting deferral of Council's refusal of 427 Highway 214, Elmsdale) during the Planning Advisory Committee report presentation later in the meeting.

MOTION CARRIED

ITEM #60 - LETTER FROM THE TIDE FEST VOLUNTEER PLANNING COMMITTEE SEEKING MUNICIPAL SUPPORT

The CAO provided a history of municipal support for Tide Fest and current circumstances. Discussion was held and questions were addressed by Staff.

C25(137) On the motion of Councillors Tingley and Hebb: 42:00
April Tapper

Moved that Council provide a Tourism Grant of up to \$10,000 to assist with the offset of the rental of the facility for the Tide Fest event, and \$4,000 being contributed from Tide Fest and the Come Home East Hants Association.

Discussion continued.

MOTION CARRIED

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

ITEM #6 - REQUEST FROM THE NOVA SCOTIA PENSION SERVICES CORPORATION ADVISING AN APPLICATION WAS RECEIVED FROM THE NOVA SCOTIA EDUCATION COMMON SERVICES BUREAU (NSECSB) WISHING TO JOIN THE PUBLIC AUTHORITIES DEFINED BENEFIT PLAN RECIPROCAL TRANSFER AGREEMENT

The Director of Finance explained the request from the Nova Scotia Pension Services Corporation advising an application was received from the Nova Scotia Education Common Services Bureau (NSECSB) wishing to join the Public Authorities Defined Benefit Plan reciprocal transfer agreement.

Councillor Garden-Cole declared a conflict of interest with respect to her employer and position being noted, signed the Book of Disclosure, and moved to the Gallery until after the vote.

C25(138) On the motion of Councillors Perry and Mitchell:
April

Tattrie

Moved that Council send a letter to the Nova Scotia Pension Services Corporation in support of the Nova Scotia Education Common Services Bureau (NSECSB) wishing to join the Public Authorities Defined Benefit Plan reciprocal transfer agreement.

MOTION CARRIED

COMMITTEE REPORTS

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on April 15, 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 CODE OF CONDUCT - APPOINTMENT OF INVESTIGATORS

C25(139) On motion of Councillors Garden-Cole and Dixon:
April

CAO

Moved that Council appoint MC Advisory Group Inc./McInnes Cooper as the primary Code of Conduct Investigator and Stewart McKelvey be appointed as a second option; and that, the CAO is authorized to enter into three-year contracts with approved two-year extensions, with both parties.

MOTION CARRIED

C25(140) On motion of Councillors Garden-Cole and Hebb:
April

CAO

Moved that Council send correspondence to NSFM (and the membership) explaining that the platform (NSCC) used to sign up for and participate in the Code of Conduct course was not an easy process as it could have been.

MOTION CARRIED

CANOE PROCUREMENT REQUEST

C25(141) On motion of Councillors Garden-Cole and Mitchell:
April

CAO/
Clarkson

Moved that Council authorize the CAO to use the Canoe Procurement Supply Program to purchase goods and services, where the CAO determines that such use provides value to the taxpayer.

MOTION CARRIED

COUNCIL REMUNERATION AND TRAVEL REIMBURSEMENT POLICY

C25(142) On motion of Councillors Garden-Cole and Dixon:
April

CAO/
Tattrie

Moved that Council approve an amendment to the Council Remuneration and Travel Reimbursement Policy to reflect a new section dealing with training and development, as attached to the Executive Committee Agenda on April 15th, 2025.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on April 15, 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:

PLN23-011 - 3230225 NOVA SCOTIA LIMITED (COTTAGE COUNTRY) - APPLICATION UPDATE

C25(143) On motion of Councillors Mitchell and Hebb:
April

Woodford

Moved that Council authorize staff to schedule a public information meeting to consider an application from 3230225 Nova Scotia Limited (Cottage Country) to consider entering into a development agreement for lands identified as PID 45155314, PID 45403144, PID 45392602, and PID 45155306, to permit a 370 dwelling unit bare-land condominium development on 323 hectares of land with multi-use development (commercial & residential).

MOTION CARRIED

PLN24-003- TALAL WAEB APPLICATION - FIRST READING

C25(144) On motion of Councillors Mitchell and Moussa:
April

Woodford

Moved that Council refuse the proposal to change the designation and zone of PID 45089356, PID 45089349 and a portion of PID 45089455 from Established Residential Neighbourhood Designation (ER) to Medium Density Residential

Neighbourhood (MR) Designation and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3).

MOTION CARRIED

PLN25-001 - RIVERSTONE 214 LTD. - AMENDMENTS TO MPS AND TO EXISTING DA

C25(145) On motion of Councillors Mitchell and Dixon: Woodford
April

Moved that Council refuse the application by Riverstone 214 Ltd. to amend the Municipal Planning Strategy and to amend the existing development agreement.

The CAO noted Correspondence for Decision Item #70 that was previously deferred to this report. **No comments were raised.**

MOTION CARRIED

Nine (9) voting in favor; Two (2) voting against, with Councillors Moussa and Perry voting nay.

PLN24-014 - KELGREG - REZONING APPLICATION

C25(146) On motion of Councillors Mitchell and Hebb: Woodford
April

Moved that Council authorize staff to schedule a Public Information Meeting to consider a proposal for PID's 45086113 & 45086097 to change from the Rural Use (RU) zone and designation to the Country Residential (CR) zone and designation.

MOTION CARRIED

C25(147) On motion of Councillors Mitchell and Hebb: Woodford
April

Moved that Council authorize Staff during the upcoming Planning Review (next year) that they add a review of the new roads in the Rural Use zone and also review the possibility of having rules regarding on-site parking being required for employees for developments being built.

MOTION CARRIED

C25(148) On motion of Councillors Mitchell and Perry: Hulsman
April

Moved that staff bring back a report outlining the differences between Municipal Paving Standard for private roads and municipality owned roads.

MOTION CARRIED

OUTDOOR EVENT REGULATIONS

It was noted that the Staff Memo including regulation amendments as a result of discussion during the Planning Advisory Committee was attached to the agenda.

C25(149) On motion of Councillors Mitchell and Merriam: Woodford
April

Moved that Council give First Reading to amend the Land Use Bylaw by amending the definitions of Small- and Large-Scale Special Events and the regulations for Large Scale special events to restrict the hours of operation; and authorize staff to schedule a Public Hearing.

MOTION CARRIED

MGA CHANGES

C25(150) On motion of Councillors Mitchell and Dixon: Woodford
April

Moved that Council give first reading to housekeeping amendments to the Municipal Planning Strategy as outlined in the staff report “MGA Changes” dated January 9, 2025 that:

- *Use other publications (community newsletters, etc.) for planning applications/public hearings;*
- *Authorize the Development Officer to approve non-substantive amendments to development agreements; and*
- *And authorize the CAO to discharge development agreements.*

Planning Advisory Committee further recommends to Council that Council authorize staff to schedule a public hearing.

MOTION CARRIED

UNIACKE SECONDARY PLANNING STRATEGY - FINAL REPORT

C25(151) On motion of Councillors Mitchell and Hebb: Woodford
April

Moved that Council adopt the Uniacke Secondary Planning Strategy and authorize staff to incorporate the Uniacke SPS policies into the East Hants Official Community Plan as part of the 2026 Plan Review.

MOTION CARRIED

DUPLICATE CIVICS ON HWY 215

C25(152) On motion of Councillors Mitchell and Hebb: Woodford
April

Moved that Council direct staff to maintain the current civic addressing process.

MOTION CARRIED

HERITAGE REGISTRATION - KENNETCOOK CHURCH

C25(153) On motion of Councillors Mitchell and Tingley:
April

Woodford

Moved that Council direct the Municipal Clerk to serve a notice of recommendation on the property owners, to register 4295 Highway 354, Kennetcook as a Municipal Heritage Property; and authorize staff to schedule a hearing to consider the registration of 4295 Highway 354, Kennetcook as a Municipal Heritage Property.

MOTION CARRIED

EAST HANTS SOURCE WATER PROTECTION ADVISORY COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the EH Source Water Protection Committee, presented the report from the meeting held on April 9, 2025. The minutes of that meeting were made available to all members of Council. There were no motions coming forward as a result of that meeting.

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on April 15, 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.

NOVA SCOTIA EXTENDED PRODUCER RESPONSIBILITY FOR PACKAGING, PRINTED PAPER AND PACKAGINGLIKE PRODUCTS

C25(154) On motion of Councillors Perry and Hebb:
April

Hulsman

Moved that Council authorize the CAO to negotiate final terms of the curbside collection services contract with Circular Materials as part of the Nova Scotia Extended Producer Responsibility for Packaging, Printed Paper and Packaging-like Products (EPR for PPP) regulations.

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 motion is coming forward as a result of that meeting.

2025 TOURISM GRANTS

C25(155) On motion of Councillors Rhyno and Mitchell:
April

Tapper

Moved that the Tourism Grant funding recommendations totaling \$15,250 be approved for the following organizations:

- **East Hants Historical Society - \$11,200**
- **Walton Area Development Association - \$4,050**

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

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. No motions resulted from her report.

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities.

Staff addressed questions from Councillors. The following motions are resulting from their reports.

ROAD CONDITIONS ON LAKECREST DRIVE IN MOUNT UNIACKE

C25(156) On motion of Councillors Moussa and Perry: Hulsman
April

Moved to direct staff to draft a letter to the Minister of Public Works (with a copy to Minister of Emergency Management) advocating concerns for the safety of the residents on Lakecrest Drive in Mount Uniacke due to poor road conditions.

MOTION CARRIED

C25(157) On motion of Councillors Moussa and Perry: Woodford
April

Moved to direct staff to review subdivision regulations, through the 2026 Plan Review, to give the municipality more control over where road reserves to adjoining properties are located.

MOTION CARRIED

SPEED LIMIT CHANGE ON ETTER ROAD, MOUNT UNIACKE

C25(158) On motion of Councillors Moussa and Perry: Hulsman
April

Moved to direct staff to contact Department of Public Works to request a reduction of the speed limit on Etter Road from 70km/h to 60km/h.

MOTION CARRIED

SECONDARY DWELLINGS ON UNDERSIZED LOTS

- C25(159) On motion of Councillors Moussa and Perry: 120:00
April
- Moved that a staff report to come back to the next Planning Advisory Committee meeting (May 2025) regarding accessory dwellings on undersized lots and the ability to add an in-law suite (or secondary structure) as long as the setbacks and water/wastewater capacity allows.* Woodford

Discussion was held.

MOTION CARRIED

DETERIORATING CONDITIONS OF HIGHWAY #2 AND HIGHWAY #214

- C25(160) On motion of Councillors Garden-Cole and Perry: Hulsman
April
- Moved that a staff write a letter to Minister of Public Works requesting that road improvements in the general area of the recently completed Griffin report be added to the 5-year capital projects due to the deteriorating conditions of the road and not wait for the population to increase to complete the work (Highway #2 and # 214).*

MOTION CARRIED

(IN CAMERA) CONTRACTUAL ISSUE

- C25(161) On the motion of Councillors Tingley and Mitchell:
April
- Moved for Council to go in camera at 9:37 p.m. to discuss a contractual matter.*

MOTION CARRIED

Council returned to open meeting at 9:46 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.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

- C25(162) On motion of Councillors Moussa and Hebb
April
- Moved that the Regular Meeting of Council (Policy & In-Camera) be held on May 13, 2025 and Regular Meeting of Council on May 21, 2025.*

MOTION CARRIED

ADJOURNMENT

- C25(163) *Council adjourned with unanimous consent at 9:46 p.m.*
April

A handwritten signature in blue ink, reading "SMacEwan".

Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Date: April 24, 2025

A handwritten signature in blue ink, reading "Eleanor Roulston".

Approved By: Eleanor Roulston, Warden

Date: May 21, 2025

/ar