



### Corporate & Residential Services Committee Executive Committee

May 13, 2025

A meeting of the Corporate & Residential Services Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee called the meeting to order at 11:20 a.m. All members of Council were present.

#### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. John Woodford, Director of Planning
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Alana Richards, Business & Legislative Administrator

#### APPROVAL OF MINUTES

CRS25(53) *The minutes of the Corporate & Residential Services Committee held on*  
May *April 15, 2025, were approved with unanimous consent.*

#### PRESENTATION - COLCHESTER-EAST HANTS PUBLIC LIBRARY

Jeff Mercer, Executive Director and Chief Librarian of Colchester-East Hants Public Library made a presentation regarding the Colchester-East Hants Public Library. Discussion was held and questions were addressed.

CRS25(54) On the motion of Warden Roulston and Councillor Perry:  
May

*Moved that the Corporate and Residential Services Committee recommend that Council write a letter to the appropriate Minister (copying MLA's) asking for the province to provide appropriate funding for resources to libraries so they can continue to provide services to our growing population.*

#### MOTION CARRIED

Due to time constraints, Item #14 Dr. Snow Bursary and Leadership Awards 2025 report was deferred to the Council agenda on May 21, 2025. Item #13 Medical Centre Lift Station - Funding Sources was deferred to later in the meeting.

### OPPORTUNITY FOR SUBSIDIZED COMMUNITY ENERGY & EMISSIONS PLAN

The Sustainability Coordinator presented a report titled “*Opportunity for Subsidized Community Energy and Emissions Plan*” dated May 1, 2025. A copy of the report was attached to the agenda and available to all committee members.

Discussion was held and questions were addressed.

CRS25(55)  
May On the motion of Councillors Tingley and Moussa:

***Moved that the Corporate and Residential Services Committee recommend that Council work with QUEST Canada to develop a Community Energy and Emission Plan through their Net-Zero Communities Accelerator Program, at a cost of up to \$6,000 + HST, to be funded by the Sustainability Program Reserve.***

**MOTION CARRIED**

### ADJOURNMENT

CRS25(56)  
May ***The Meeting was adjourned with unanimous consent at 12:00 p.m. to reconvene later in the day.***

### CALL TO ORDER

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee called the meeting back to order at 5:13 p.m. All members of Council were present.

### MEDICAL CENTRE LIFT STATION - FUNDING SOURCES

The Director of Finance presented the “Medical Centre Lift Station - Funding Sources” dated May 7, 2025. A copy of the report was attached to the agenda and available to all committee members.

CRS25(57)  
May On the motion of Councillor Tingley and Mitchell:

***Moved that the Corporate and Residential Services Committee recommend that Council allocate \$475,000 of Housing Accelerator Funding towards the Medical Centre Lift Station Project.***

**MOTION CARRIED**

### FIRE SERVICE FUNDING POLICY UPDATE

The Director of Corporate Services presented the “Fire Service Funding Policy” dated April 23, 2025. A copy of the report was attached to the agenda and available to all committee members.

CRS25(58)  
May On the motion of Warden Roulston and Councillor Rhyno:

***Moved that the Corporate and Residential Services Committee direct staff to remove section 20.1 from the draft amendments of the Fire Service Funding Policy.***

**MOTION CARRIED**

Ten (10) voting in favour and one (1) voting against, with Councillor Perry voting nay.

CRS25(59)  
May On the motion of Warden Roulston and Councillor Mitchell:

***Moved that the Corporate and Residential Services Committee recommend that Council give notice of intent to approve an amendment to the Fire Service Funding Policy, as attached and as amended to the Executive Committee Agenda on May 13, 2025 and as amended.***

**MOTION CARRIED**

CRS25(60)  
May On the motion of Warden Roulston and Councillor Mitchell:

***Moved that the Corporate & Residential Services Committee recommend that Council approve the amendment to the Fire Service Funding Policy as attached to the Executive Committee agenda dated May 13, 2025 and as amended.***

**MOTION CARRIED**

CRS25(61)  
May ***The Meeting was adjourned with unanimous consent at 5:37 p.m.***

Approved by: Wade Tattrie, Director of Finance  
Date: May 16, 2025

Approved by: Adam Clarkson, Director of Corporate Services  
Date: May 16, 2025

/ar



### Planning Advisory Committee Executive Committee

May 13, 2025

A meeting of the Planning Advisory Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Mitchell, as Chair of the Committee, called the meeting to order at 1:30 p.m.

#### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Mr. John Woodford, Director of Planning & Development
- Ms. Lee-Ann Martin, Planner/Development Officer
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Debbie Uloth, Community Planner II
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Alana Richards, Business & Legislative Administrator

#### Public Members:

- Mr. Sam Balcom
- Ms. Pamela Harvie

#### APPROVAL OF MINUTES

PAC25(61) *The minutes of the Planning Advisory Committee held on April 15, 2025,*  
May *were approved with unanimous consent.*

#### PRESENTATION FROM PETER ROGERS, KC - ON BEHALF OF JOHN COUGLE, A RESIDENT OF THE GRAND LAKE AREA (COMMUNITY PLANNING: SECOND ACCESS)

Peter Rogers, KC presented a presentation/letter titled “*Second Access Requirements*” dated May, 2025. The documents were attached to the agenda and available to all committee members.

Discussion was held and questions were addressed by Mr. Rogers.

The Chair thanked the presenter.

Councillor Tingley excused himself from Chambers at 2:00 p.m. to attend a prior commitment (to return later in the meeting).

#### SUPPLEMENTAL REPORT - SINGLE INGRESS/EGRESS DEVELOPMENT

The Community Planner presented the staff report titled “*Supplemental Report: Consultation with Fire Service - Single Egress/Ingress Development*” dated May 7, 2025. The report was attached to the agenda and available to all committee members.

PAC25(62)  
May On the motion of Warden Roulston and Councillor Merriam:

***Moved that Planning Advisory Committee recommends that Council maintain the current Subdivision Bylaw regulations regarding 100 lots on a single ingress/egress.***

Discussion was held and questions were addressed by staff. Some Councillors noted preference for other options.

#### **MOTION DEFEATED**

Eight (8) voting against, and four (4) voting in favour, with Councillors Mitchell, Merriam, Warden Roulston and Public Member Harvie voting yay.

Discussion continued.

PAC25(63)  
May On the motion of Councillors Rhyno and Moussa:

***Moved that Planning Advisory Committee direct staff to create a report for Option #4 (Amend the Subdivision Bylaw to create a Municipal classification of roads. Separate from the provincial classification) for committee to explore what it would look like for all roads.***

#### **MOTION LOST to a tie**

Six (6) voting against, and six (6) voting in favour, with Councillors Dixon, Hebb, Rhyno, Moussa, Garden-Cole and Public Member Balcom voting yay. Councillors Mitchell, Perry, Merriam, Warden Roulston, Deputy Warden MacPhee and Public Member Harvie voting against.

The CAO noted that no additional reports or actions will be taken on this subject, unless directed to do so by Council.

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

The Community Planner presented a report titled “*PLN24-012 The Shaw Group Ltd: MPS and LUB Amendments*” dated May 7, 2025. The report was attached to the agenda and available to all committee members.

PAC25(64) On the motion of Councillors Perry and Merriam:  
May

***Moved that Planning Advisory Committee recommends that Council give second reading and approve 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; and give second reading and approve text amendments to the stacked townhouse definition and provisions in the Land Use Bylaw.***

Discussion was held and questions were addressed by staff.

**MOTION CARRIED**

Eleven (11) voting in favour and one (1) voting against, with Councillor Garden-Cole voting nay.

**PLN25-002 - MAGNOLIA CONTINUING CARE HOLDINGS - DA AMENDMENTS**

The Manager of Planning presented the report titled “*Magnolia Continuing Care Holdings - Development Agreement Amendment*” dated April 28, 2025. A copy of the report was attached to the agenda and available to all committee members.

Discussion was held and questions were addressed by staff.

PAC25(65) On the motion of Councillors Perry and Merriam:  
May

***Moved that Planning Advisory Committee recommend to Council that Council give initial consideration to amend an existing Development Agreement for an assisted living facility on 410 Highway 2, Enfield to enable a public hearing; and authorize staff to schedule a public hearing.***

**MOTION CARRIED**

**PLN24-013 - CENTRAL TIRE - DEVELOPMENT AGREEMENT**

The Planner and Development Officer presented the staff report titled “*Central Tire - Development Agreement Application*” dated May 5, 2025. The report was attached to the agenda and available to all committee members.

Councillor Tingley returned to Chambers at 3:08 p.m.

Discussion was held and questions were addressed by staff.

PAC25(66) On the motion of Warden Roulston and Deputy Warden MacPhee:  
May

***Moved that Planning Advisory Committee recommends that Council give Final Consideration and approve entering into a Development Agreement***

*for a Transportation and Warehousing building located on property identified as PID 45148996, Highway 215, East Noel.*

**MOTION CARRIED**

#### **OUTDOOR EVENT REGULATIONS**

The Planner and Development Officer presented the report titled “*Motion C24(306)- Outdoor Event Regulations*” dated April 30, 2025 and available to all committee members.

Questions were addressed by staff.

PAC25(67)  
May      On the motion of Warden Roulston and Councillor Tingley:

*Moved that Planning Advisory Committee recommend that Council give Second Reading and approve amendments to 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.*

**MOTION CARRIED**

#### **VILLAGE CORE DENSITY INCREASE**

The Community Planner presented the report titled “*HAF Initiative - Village Core (VC) Zone Density Increase*” dated May 5, 2025. A copy of the report was attached to the agenda and available to all committee members.

Public Member Harvie left the meeting at 4:00 p.m.

Lengthy discussion was held and staff addressed questions from Committee members.

PAC25(68)  
May      On the motion of Warden Roulston and Public Member Balcom:

*Moved (later defeated) that Planning Advisory Committee recommends to Council to direct staff to revert back to the maximum gross floor area of 1584 m<sup>2</sup> (instead of 1888 m<sup>2</sup>) referenced in the report.*

PAC25(69)  
May      On the motion of Warden Roulston and Councillor Hebb:

*Moved (later lost) that Motion PAC25(68) be amended that in addition to the reduction in gross floor area, that we keep the 3<sup>rd</sup> story of a building be built into the roof.*

Discussion was held and questions were addressed by staff.

**AMENDMENT LOST to a tie**

Six (6) voting in favor and six (6) voting against; with Deputy Warden MacPhee and Councillors Dixon, Mitchell, Moussa, Perry and Tingley voting nay.

#### **MOTION DEFEATED**

Five (5) voting in favor and seven (7) voting against; with Councillors Merriam, Rhyno, Garden-Cole, Warden Roulston and public member Balcom voting yay. Councillors Mitchell, Dixon, Hebb, Perry, Moussa, Tingley and Deputy Warden MacPhee voting nay.

PAC25(70)  
May On the motion of Councillor Tingley and Deputy Warden MacPhee:

***Moved that Planning Advisory Committee recommends to Council to give first reading to the proposal to amend the Municipal Planning Strategy and Land Use Bylaw to increase the density in the Village Core (VC) Designation and Zone; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.***

#### **MOTION CARRIED**

Four (4) voting against, and eight (8) voting in favour, with Councillors Rhyno, Garden-Cole, Warden Roulston and Public Member Balcom voting against.

Committee paused for a break during Planning Advisory Committee at 4:27 p.m. and reconvened at 4:40 p.m.

#### **NON-FARM DWELLINGS**

The Director of Planning and Development presented a report titled “Non-Farm Dwellings in AR Zone” dated May 6, 2025. The report was attached to the agenda and available to all committee members.

Discussion was held and questions were addressed by staff.

PAC25(71)  
May On the motion of Warden Roulston and Councillor Tingley:

***Moved that Planning Advisory Committee recommends to Council to give second reading to amendments to the Land Use Bylaw that make existing non-farm dwellings, within the Agricultural Reserve (AR) Zone, lawfully existing uses.***

#### **MOTION CARRIED**

#### **MUNICIPAL GOVERNMENT ACT CHANGES**

The Director of Planning and Development presented a report titled “MGA Changes” dated May 6, 2025. The report was attached to the agenda and available to all committee members.



Discussion was held and questions were addressed by staff.

PAC25(72) On the motion of Councillors Tingley and Merriam:  
May

***Moved that the Planning Advisory Committee recommends to Council that Council give second reading to housekeeping amendments to the Municipal Planning Strategy as outlined in the staff report “MGA Changes” dated May 6, 2025 that:***

- ***Enable the use of the community print media for planning applications/public hearings;***
- ***Authorize the Development Officer to approve non-substantive amendments to development agreements; and***
- ***Authorize the CAO to discharge development agreements.***

**MOTION CARRIED**

Ten (10) voting in favour and two (2) voting against, with Councillors Rhyno and Garden-Cole voting nay.

#### **ADJOURNMENT**

PAC25(73) ***The Planning Advisory Committee Meeting adjourned at 4:53 p.m.***  
May

**MOTION CARRIED**

Approved By: John Woodford, Director of Planning and Development

Date: May 15, 2025

/ar



### Police Advisory Committee Executive Committee

May 13, 2025

A meeting of the Police Advisory Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Rhyno called the meeting to order at 9:03 a.m. All members of Council were present.

#### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Mr. John Woodford, Director of Planning & Development
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Alana Richards, Legislative & HR Administrator
- Mr. Calvin Byard, Manager Protective Services

#### Guests Present:

- S/Sgt. Mike Balmaceda, RCMP
- Cpl. Jody Simpson, RCMP

#### Public Members Present:

- Mr. Timothy McDermott
- Ms. JoAnn Pelley
- Mr. Greg Densmore (arrived at 9:10 a.m.)
- Ms. Nicole Cluett (arrived at 9:21 a.m.)

#### LAND ACKNOWLEDGEMENT

Councillor Rhyno 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.

#### APPROVAL OF AGENDA

PA25(6)  
May

*The agenda of all sub-committees, was approved with unanimous consent.*

### APPROVAL OF MINUTES

PA25(7)  
May      *The minutes of the Police Advisory Committee meeting held February 18, 2025, were approved with unanimous consent.*

### OATH OF OFFICE (FORM 4) FOR COUNCIL MEMBERS

Councillors Tingley, Moussa and Perry repeated the Oath of Office in unison, signed the Oath document and returned to the Assistant Municipal Clerk for the record.

### RCMP QUARTERLY REPORT

S/Sgt. Balmaceda and Cpl. Simpson presented a report titled “*East Hants District Municipal Quarterly Report*” dated May, 2025. A copy of the report was attached to the agenda and available to all Committee members.

The report included follows-up to previous meeting, HR update and APP priorities update. The guests answered questions from committee members throughout their presentation.

Councillor Rhyno opened the floor to additional comments or questions from members of the committee, which were addressed S/Sgt. Balmaceda and Cpl. Simpson.

Councillor Rhyno turned the chair over to Warden Roulston to ask questions that were addressed by the guests.

Councillor Rhyno resumed the chair.

### (IN CAMERA) PUBLIC SAFETY ISSUE

PA25(8)  
May      On the motion of Councillor Tingley and Deputy Warden MacPhee:

*Moved that the Police Advisory Committee move to in-camera discussion regarding a public safety issue at 10:03 a.m.*

### **MOTION CARRIED**

Committee returned to open session at 11:06 a.m. Councillor Rhyno, as Chairperson of the Police Advisory Committee, noted that the Committee met in camera to discuss a public safety matter and there are no motions coming forward.

### ADJOURNMENT

PA25(9)  
May      On the motion of Councillor Merriam and Deputy Warden MacPhee:

*Moved that the Police Advisory Committee adjourn at 11:07 a.m.*

### **MOTION CARRIED**

Approved by: Sheralee MacEwan, Assistant Municipal Clerk  
Date: May 15, 2025

/ar