



## Regular Meeting of Council

September 24, 2014

PRESENT: Warden Jim D. Smith  
Deputy Warden John A. MacDonald

Councillors: Cecil Dixon                      Wayne Greene  
Norval Mitchell                      Greg Grant  
Rosanne Bland                      Eleanor Roulston  
Albert Flemming                      Eldon Hebb  
Cyril McDonald                      Keith Rhyno  
Willy Versteeg

REGRETS/  
ABSENT: None

STAFF: Ms. Connie Nolan, Chief Administrative Officer  
Mr. Tom Gignac, Manager of Information Systems  
Ms. Rachel Gilbert, Manager of Planning  
Mr. John Woodford, Director of Planning & Development  
Mr. Jared Dalziel, Planner  
Ms. Kim Ramsay, Director of Finance & Administration  
Mr. Jesse Hulsman, Director of Infrastructure & Operations  
Ms. Kate Friars, Director of Recreation & Culture  
Ms. Amanda Hatfield, Administrative Support Clerk

### CALL TO ORDER

Warden Smith called the meeting to order at 7:00 pm.

### APPROVAL OF THE AGENDA

It was suggested that the agenda be amended to include an in camera session regarding contractual and personnel (CAO) issues.

C14(199)  
SEPT

On the motion of Councillors Greene and Dixon:  
***Moved that the agenda be approved as amended.***

**MOTION CARRIED**

### APPROVAL & SIGNING OF THE MINUTES

C14(200)  
SEPT

On the motion of Councillors Mitchell and Grant:  
***Moved to approve the minutes of the July 23, 2014 Regular Meeting of Council.***

**MOTION CARRIED**

### CORRESPONDENCE FOR INFORMATION

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

No items were brought forward for discussion.

### CORRESPONDENCE FOR DECISION

C14(201)  
SEPT

Climate Change Leader's Award

Hulsman

On the motion of Councillors Cyril McDonald and Greene:

***Moved that Council put forward a submission to the province recommending the Municipality of East Hants be considered for the Climate Change Leader's Award (for the early implementation of the LED streetlight program and the solar panel/wall projects).***

**MOTION CARRIED**

Invitation from East Hants Sport Heritage Society

No motions resulted

East Hants Community Learning Association Corporate Membership

No motions resulted

**COMMITTEE REPORTS**

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE**

[6:18]

Councillor Roulston, Chair of the Corporate & Residential Services Committee, presented the Corporate & Residential Services Committee Report following the last committee meeting on September 16, 2014. Minutes of that meeting were made available to all members of Council. The following recommendations came forward to Council:

**Burntcoat Head Park Development - Phase 2 Funding**

C14(202)  
SEPT

On the motion of Councillors Roulston and Green:

MacDonald

***Moved that Council:***

***Accept the proposed Burntcoat Head Park Site Master Plan as presented to the Committee by BDA Consultants at the January 21, 2014 Executive Committee and attached to the staff report "Burntcoat Head Development - Phase 2 Funding" dated September 2, 2014;***

***Approve the Phase 2 action plan/work plan for the Burntcoat Head project as outlined in the staff report "Burntcoat Head Development - Phase 2 Funding" dated September 2, 2014;***

***Approve a further \$35,000 for the Burntcoat Head Phase 2 Development Project, subject to the approval of funding from other levels of government;***

***And, approve the additional funding for the project to be funded from the Rural Economic Development Fund reserve in the year it is spent (Phase 2 projected to span 2014/2015 and 2015/2016 fiscal years).***

**MOTION CARRIED**

**Tax Exemption Bylaw**

C14(203)  
SEPT

On the motion of Councillors Roulston and Mitchell:

Ramsay

***Moved that Council direct staff to amend Bylaw 148E-2 to include a full exemption to Municipality of East Hants properties 06469078 and 00838861, leased to the Enfield Earthkeepers and E.H. Horne School Preservations Society, respectively;***

***And, that the bylaw be amended to read "to the extent that any property exempted under this bylaw is leased, in full or in part, to a for-profit organization and that the rent is used solely to fund the non-profit organization's operations,***

*Council deems any revenue generated from tenancy agreements to be directly supporting the charitable purpose”.*

**MOTION CARRIED**

**Economic & Business Development Operations Report**

C14(204) On the motion of Councillors Roulston and Greene: MacDonald  
SEPT *Moved that Council authorize Staff to release the public version of the “Economic and Business Development Operations Report for the Period July 9 - August 28, 2014”*

**MOTION CARRIED**

**East Hants Business Parks Market Analysis**

C14(205) On the motion of Councillor Roulston and Deputy Warden John MacDonald: MacDonald  
SEPT *Moved that Council receive the report titled “East Hants Business Parks Market Analysis, Readiness and Expansion Plans - Phase 1 Report”;*

*Direct staff to proceed to Phase 2 only with the Mount Uniacke and Elmsdale plans as a result of the findings of the Phase 1 report, and bring in approximately \$14,000 from operating reserve to fund the project; and*

*As a result of the findings of the Phase 1 report of the East Hants Business Park Expansion project, direct staff to delay the delivery of a Readiness Plan for a Commercial-Industrial Area to follow the completion of the Plan East Hants process.*

**MOTION CARRIED**

C14(206) On the motion of Councillors Roulston and Grant: MacDonald  
SEPT *Moved that the “East Hants Business Parks Market Analysis, Readiness and Expansion Plans - Phase 1 Report” by Stantec Consulting Ltd. be publicly released.*

**MOTION CARRIED**

C14(207) On the motion of Councillors Roulston and Mitchell:  
SEPT *Moved that Council adopt the Corporate & Residential Services Committee report dated September 24, 2014.*

**MOTION CARRIED**

**INFRASTRUCTURE & OPERATIONS COMMITTEE**

[13:10]

Councillor Wayne Greene, Chair of the Infrastructure & Operations Committee, presented the Infrastructure & Operations Committee Report following the last committee meeting on September 16, 2014. Minutes of that meeting were made available to all members of Council. The following motions came forth as a result of a recommendation to Council from the Committee:

**Nova Scotia Environment Grants for Three Flood Study Projects**

C14(208) On the motion of Councillor Greene and Deputy Warden John A. MacDonald: Hulsman  
SEPT *Moved that Council approve the required municipal funding component, through the Storm Drainage Reserve, for the Alderney project only over the term of the Provincial Agreement.*

**MOTION CARRIED**

### Doyle Drive/Pioneer Park Flooding

C14(209)  
SEPT

On the motion of Councillors Greene and Flemming:  
***Moved that Council approve municipal support in facilitating flood mitigation work of stormwater in the Doyle Drive/Parker Place Crescent area, as per Clause 10 of the Stormwater Policy up to a net cost to the Municipality of \$50,000, to be funded 50% through PCAP funding from the Province and 50% from Nova Scotia Housing.***

Hulsman

**MOTION CARRIED**

C14(210)  
SEPT

On the motion of Councillors Roulston and Mitchell:  
***Moved that Council adopt the Infrastructure & Operations Committee report dated September 24, 2014.***

**MOTION CARRIED**

### PLANNING ADVISORY COMMITTEE

[13:38]

Deputy Warden John A. MacDonald, Chair of the Planning Advisory Committee, presented the Planning Advisory Committee Report following the last committee meeting on September 16, 2014. Minutes of that meeting were made available to all members of Council. The following motions came forth as a result of recommendations to Council from the Committee:

#### Polling District Review

C14(211)  
SEPT

On the motion of Deputy Warden John A. MacDonald and Councillor Greene:  
***Moved that Council examine 12 polling districts in Phase 2 of the (polling district) review.***

Woodford

Councillors expressed opinions on the issue.

Seven (7) voting in favor; six (6) voting against - Warden Smith and Councillors Dixon, Mitchell, Cyril McDonald, Versteeg, and Bland voting nay.

**MOTION CARRIED**

Council agreed to continue the Planning Advisory Report following the public hearing.

#### PUBLIC HEARING

Note: All comments/questions have been summarized and are not to be considered a verbatim transcript.

Warden Smith noted there were two items on the public hearing agenda. The first item was an application by JIZ Holdings to enter into a development agreement to permit an addition to the existing auto parts store. The second item involved amendments to the Land Use Bylaw regarding temporary construction and the use of rock crushers.

Warden Smith noted that the purpose of the hearing is for Council to hear input from the public prior to making a decision on these applications.

Warden Smith welcomed those in attendance and noted Council's Procedural Policy. He advised that Council may approve, reject or defer its decision on these proposals to a later date. Council approval is required for the proposals to proceed.

Warden Smith asked the Clerk to outline when the public hearing advertisements were published and if any correspondence had been received. The Municipal Clerk advised

that a public hearing notice appeared in the September 10<sup>th</sup> and 17<sup>th</sup> editions of the Weekly Press. The notices described the proposal and amendments, gave the date, time and location of the public hearing and indicated that Staff Reports were available to the public. Questionnaire responses were received for the proposal and were included with the report.

**Item #1 - JIZ Holdings Application**

The Warden asked the Chair of the Planning Advisory Committee to present his report on the application by JIZ Holdings to enter into a development agreement to permit an addition to an existing building at 622 Highway 2, Elmsdale.

The Chairperson of the Planning Advisory Committee noted that the Planning Advisory 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.

The Chairperson of the Planning Advisory Committee asked the Manager of Planning to present staff's final report on the proposal.

The Manager of Planning presented the staff report titled "Application by JIZ Holdings to enter into a Development Agreement to permit an addition to an existing building at 622 Highway 2, Elmsdale" dated August 5, 2014. A copy of the report and related documents were attached to the agenda and available to all Council members. [30:00]

The Warden opened the floor to comments or questions from members of Council.

There were none.

The Warden opened the floor to the applicant for comments or presentation.

There were none.

The Warden opened the floor to members of the public and explained the process for same.

There were none.

The Warden asked the Chairperson of the Planning Advisory Committee to present the committee recommendation. [35:42]

On the motion of Deputy Warden John MacDonald and Councillor Hebb:

Woodford

C14(212)  
SEPT

***Moved that Council give final consideration and approve entering into a development agreement with JIZ Holdings for an addition to the existing auto parts store at 622 Highway 2, Elmsdale; and approve the discharge of the existing development agreement with JIZ Holdings for 620 and 622 Highway 2, Elmsdale.***

The Warden opened the floor for final comments from Council.

There were none.

**MOTION CARRIED**

[36:14]

Item #2 - Proposal to Amend Land Use Bylaw

The Warden asked the Chairperson of the Planning Advisory Committee to present his report on the proposal to amend the Land Use Bylaw regarding temporary construction uses and rock crushers.

The Chairperson of the Planning Advisory Committee noted that the Planning Advisory Committee had 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.

The Chairperson of the Planning Advisory Committee asked the Planner to present staff's final report on the proposal.

The Planner presented the staff report titled "Community Standards Bylaw, Report #5" dated September 5, 2014. A copy of the report and related documents were attached to the agenda and available to all Council members.

The Warden opened the floor to comments or questions from Council.

Staff addressed questions from members of Council.

The Warden opened the floor to the public for questions or comments.

There were none.

The Warden asked the Chairperson of the Planning Advisory Committee to present the committee recommendation. [48:27]

C14(213)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Greene: Woodford  
***Moved that Council approve and give second reading to amendments to the Land Use Bylaw regarding temporary construction uses and rock crushers.***

The Warden opened the floor for final comments from Council.

There were none.

**MOTION CARRIED**

The Warden thanked the public for attending and concluded the public hearing.

PLANNING ADVISORY COMMITTEE CONTINUED

Eastern Infrastructure [50:40]

C14(214)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Greene: Woodford  
***Moved that Council give first reading to the proposal from Eastern Infrastructure to amend the Land Use Bylaw by rezoning lands identified as PID 45075629, Enfield from Single Use Dwelling (R1) to Single and Two Unit Dwelling (R2) and authorize staff to schedule a public hearing.***

Nine (9) voting in favor; three (3) voting against - Councillors Rhyno, Dixon and Roulston voting nay.

**MOTION CARRIED**

Plan Review Update

[50:44]

C14(215)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Greene:  
***Moved that Council close Step 2 of the Plan Review - Community Inventory Report and Initial Community Engagement;***

Woodford

***Begin Step 3 of the Plan Review - Determine the Objectives and Planning Principals; and***

***Endorse the updated public participation schedule in the Public Engagement Update and Summary Report.***

**MOTION CARRIED**

C14(216)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Cyril McDonald:  
***Moved that Council adopt the Planning Advisory Committee report dated September 24, 2014.***

**MOTION CARRIED**

SECOND READING - BYLAW P-100, COMMUNITY STANDARDS BYLAW

[51:37]

C14(217)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Greene:  
***Moved that Council give second reading to Bylaw P-100, Community Standards Bylaw.***

Woodford

**MOTION CARRIED**

FIRE ADVISORY REPORT

[54:37]

Councillor Roulston, Chair of the Fire Advisory Committee, presented the Fire Advisory Committee Report following the last committee meeting on September 11, 2014. Minutes of that meeting were made available to all members of Council. The following motions came forth as a result of recommendations to Council from the Committee:

Security Services Provided by Firefighters

C14(218)  
SEPT

On the motion of Councillor Roulston and Deputy Warden John MacDonald:  
***Moved that Council authorize staff to release a request for quotation to licensed private guard businesses for inclusion on a standing offer for the provision of fire scene security services.***

Ramsay

***Further, Council grant volunteer firefighters, appointed as the "local assistant" by the Office of the Fire Marshall, authority to engage the services of a licensed private guard business listed on the Municipality's standing offer when they feel they are no longer able to provide this service.***

**MOTION CARRIED**

C14(219)  
SEPT

On the motion of Councillors Roulston and Greene:  
***Moved that Council adopt the Fire Advisory Committee report dated September 24, 2014.***

**MOTION CARRIED**

WARDEN'S REPORT

[56:54]

Warden Smith provided a verbal summary of his activities over the previous month. The following motions came forward:

### Transportation & Infrastructure Renewal

The Warden noted that he participated in a discussion with Transportation & Infrastructure Renewal (TIR) regarding the Lantz interchange. According to TIR this project is years away, unless additional funding becomes available, which may move the project up on the priority list.

C14(220) On the motion of Warden Smith and Councillor Hebb: Hulsman  
SEPT **Moved that staff look at infrastructure charges for the developers to help pay for road improvements on provincial roads and intersections and report back.** [1:00:15]

**MOTION CARRIED**

C14(221) On the motion of Warden Smith and Councillor Greene: Hulsman  
SEPT **Moved that (staff) write a letter to TIR asking them to look at right turning lanes at the intersection of the Old Enfield Road and the Number 2 Highway by the Hardware store, and White Road and the Number 2 by Curley's.** [1:07:02]

**MOTION CARRIED**

Warden Smith resumed the Chair.

### BUSINESS FROM COUNCILLORS

Councillors commented on several issues. The following motions came forward:

#### Crossing Flag System

C14(222) On the motion of Councillors Versteeg and Hebb: [1:19:43]  
SEPT **Moved (later withdrawn) that staff be directed to study and implement a flagging crosswalk system for the middle school in Milford, complete with an education program.**

Discussion was held.

Councillor Versteeg as the mover, on the agreement of the seconder, Councillor Hebb, withdrew Motion C14(222).

C14(223) On the motion of Councillors Versteeg and Hebb: Hulsman  
SEPT **Moved that staff be directed to study and report back on a flagging crosswalk system for the middle school in Milford, with a view to implementing this system (considering areas with and without crosswalks, and both in and outside of school zones).** [1:24:15]

Eleven (11) voting in favor; two (2) voting against - Councillors Roulston and Greene voting nay.

**MOTION CARRIED**

#### Guardrails

[1:44:59]

C14(224) On the motion of Councillor Rhyno and Deputy Warden John MacDonald: Hulsman  
SEPT **Moved that we (staff) write the Department of Transportation enquiring about that missing piece of guardrail on the East Hants side of the Gosse Bridge, and ask if that is a public road or is it just for bridge maintenance, and if it is correct procedure to have a piece of guardrail torn down and have blunt ends on both ends.**

**MOTION CARRIED**

**Kennetcook Fire Department**

[1:46:39]

C14(225)  
SEPT

On the motion of Councillors Grant and Greene:  
*Moved to seek Ministerial approval for a municipal loan guarantee for the Kennetcook Fire Department for acquisition of a rescue truck at an amount not to exceed \$125,000 and a rate not to exceed 6% at a term not to exceed ten years.*

Ramsay

**MOTION CARRIED**

**Change in Health Districts**

[1:51:18]

C14(226)  
SEPT

On the motion of Councillors Roulston and Cyril McDonald:  
*Moved that staff be directed to gather information as to what the new two district health system is going to look like and what it will mean for East Hants.*

CAO

[1:58:58]

**MOTION CARRIED**

**Break** - Council agreed to take a brief break before going in camera.

**(In Camera) Legal, Contractual, and Personnel (CAO) Issues**

[2:05:00]

Council went in camera at 9:18 p.m. to discuss a legal issue.

C14(227)  
SEPT

On the motion of Councillor Grant and Deputy Warden John MacDonald:  
*Moved that Council go in camera to discuss legal, contractual, and personnel issues.*

**MOTION CARRIED**

C14(228)  
SEPT

On the motion of Councillor Mitchell and Deputy Warden John MacDonald:  
*Council moved out of camera at 10:57 p.m.*

**MOTION CARRIED**

Warden Smith reported that Council discussed a number of legal, contractual, and personnel issues while in-camera. No motions are arising as a result of the meeting.

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

C14(229)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Dixon:  
*Moved that the next Regular Meeting of Council be held on Wednesday, October 29, 2014 starting at 7:00 p.m.*

**MOTION CARRIED**

**ADJOURNMENT**

C14(230)  
SEPT

On the motion of Deputy Warden John MacDonald and Councillor Grant:  
*Moved that Council adjourn at 10:58 p.m.*

**MOTION CARRIED**

\_\_\_\_\_  
Connie Nolan, CAO

\_\_\_\_\_  
Date

\_\_\_\_\_  
James D. Smith, Warden

\_\_\_\_\_  
Date

/ah

Attachments:

- Correspondence for Information
- Correspondence for Decision