



## Regular Meeting of Council

July 24, 2024

PRESENT Warden Eleanor Roulston  
Deputy Warden Wayne Greene

Councillors: Tom Isenor                      Carl MacPhee  
                    Walter Tingley                      Norval Mitchell  
                    Elie Moussa                              Eldon Hebb  
                    Keith Rhyno                              Sandra Garden-Cole  
                    Michael Perry

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  
Ms. Alana Tapper, Director of Parks, Recreation & Culture  
Mr. Tom Gignac, Manager of Information Services  
Ms. Sheralee MacEwan, Assistant Municipal Clerk  
Ms. Jessica van den Hof, Business & Legislative Administrator

### CALL TO ORDER

Warden Roulston called the meeting to order at 7:03 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

C24(239) On the motion of Deputy Warden Greene and Councillor Moussa:

*Moved that the agenda be approved.*

**MOTION CARRIED**

### APPROVAL OF MINUTES

C24(240) On the motion of Councillor Mitchell and Deputy Warden Greene:

*Moved that the minutes of the June 18, 2024, Council (Policy & In-Camera), and June 26, 2024, Regular Meeting of Council be approved.*

**MOTION CARRIED**

### CORRESPONDENCE FOR INFORMATION

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

No items of Correspondence for Information were discussed.

### CORRESPONDENCE FOR DECISION

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

### ITEM #61 - REQUEST REGARDING STREET SWEEPING AND GRASS CUTTING - COUNCILLOR TINGLEY

C24(241) On motion of Councillors Tingley and Isenor:

[3:00]

*Moved (later defeated) that staff bring back a report to council explaining rationale for an acceptable street sweeping standard in the corridor area and recommended steps MEH can and should take to achieve the standard.*

Discussion ensued, and centered on the limited scope of the motion, as this is an issue for the entire Municipality, and the role that construction projects and businesses could play in keeping the streets clear of debris. Some Councillors noted that NS Public Works has set standards for road maintenance and wondered if this was a good use of staff resources.

**MOTION DEFEATED**

Nine (9) voting against and two (2) voting in favour; with Councillors Tingley and Isenor voting in favour.

C24(242) On motion of Councillor Tingley and Isenor:

[15:00]

*Moved (later amended) that staff write to the MLA or the Minister of Public Works, or whoever the appropriate person is at NSPW to request that they maintain their grass areas in the Corridor area more frequently and to the standard that the Municipality maintains their grass, and that staff enclose photographs depicting the current condition of NSPW grass in the corridor area.*

CAO and the mover clarified that the letter could be addressed to the Area Manager of Public Works and cc the MLA. The Seconder approved.

Discussion ensued, and focused that this issue is not localized to the Corridor and the address of the letter.

C24(243) On the motion of Councillors Perry and Tingley: [20:00]

***Moved to amend motion C24(242) to reflect the grass standards on all major Provincially owned trunks and routes in East Hants.***

Discussion continued, including limited resources of NS Public Works.

**AMENDMENT CARRIED**

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

**AMENDED MOTION CARRIED**

Eight (8) voting in favour and three (3) voting against, Councillors MacPhee and Rhyno and Deputy Warden Greene voting nay.

For further clarity, Motion C24(242) is as follows: [28:00]

***Moved that staff write to NSPW Area Manager and MLA to advocate that NSPW maintain their grass areas in the routes and trunks, more frequently, to their own standards. And that staff enclose photographs depicting the current condition of NSPW grass.*** Hulsman

**[ITEM #50 - LETTER FROM JOHN A. MACDONALD, MLA TO WARDEN ROULSTON RE: MONTE VISTA ROAD DEVELOPMENT. THE MLA IS REQUESTING THAT STAFF BE DIRECTED TO CONTINUE PROCESSING APPLICATIONS UNTIL POLICY UPDATES ARE COMPLETE.](#)**

C24(244) Staff addressed the correspondence and suggested a potential amendment to the subdivision bylaw to allow an exemption to the Monta Vista area for development in the interim until a full report on road access and the one hundred lot policy is available in the late autumn.

Discussion ensued.

On the motion of Councillors Perry and Hebb: [40:00]  
Woodford

***Moved that staff respond to the MLA and inform them that the Municipality is working on this issue and a report will be coming this fall, and that the findings will be made public at that time.***

**MOTION CARRIED**

**[ITEM # 44 - LETTER FROM THE PROVINCE SEEKING CANDIDATES FOR THE J CLASS SUBDIVISION ROAD SUBMISSION FOR 2025-26 CONSTRUCTION YEAR. DEADLINE TO SUBMIT IS OCTOBER 31, 2024.](#)**

Staff addressed the correspondence and explained the processes for having a “J” Class road upgraded and the costs breakdown associated with same.

C24(245) No motions came forth.

**ITEM #6 - INVITATION TO PARTICIPATE IN THE 2024 INTERNET VOTING STUDY BY BROCK UNIVERSITY.**

Discussion ensued. Council was not in favour of participating in the survey; concerns were expressed including complicating the election for seniors and fears that adding additional steps to voting could reduce voter turn-out.

C24(246) On the motion of Deputy Warden Greene and Councillor Rhyno:

[51:00]  
CAO

*Moved that we do not participate in the Brock University e-voting survey for the 2024 election.*

**MOTION CARRIED**

**MUNICIPAL FIREFIGHTER LONG SERVICES AWARDS - ANNUAL REPORT**

The Director of Corporate Services presented the report of the Municipal Firefighter Long services Awards for 2024.

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT**

Councillor Perry, as Chairperson of the Corporate & Residential Services Committee, presented the report from the Corporate & Residential Services Committee for the meeting held on July 16, 2024. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

**MANGEMENT OF REAL PROPERTY POLICY**

C24(247) On the motion of Councillor Perry and Deputy Warden Greene:

Clarkson

*Moved that Council approve the Management of Real Property Policy as attached to the Executive Committee agenda dated July 16, 2024.*

**MOTION CARRIED**

**MUNICIPAL FEE POLICY**

C24(248) On motion of Councillor Perry and Deputy Warden Greene:

Clarkson/  
Tattrie

*Moved that Council approve the Municipal Fee Policy as attached to the Executive Committee agenda dated July 16, 2024.*

**MOTION CARRIED**

CAO AUTHORITY POLICY

C24(249) On motion of Councillors Perry and Mitchell: Clarkson

*Moved that Council approve the CAO Authority Policy as attached to the Executive Committee agenda dated July 16, 2024.*

**MOTION CARRIED**

Ten (10) voting in favour and one (1) voting against; Councillor Rhyno voting nay.

2023/2024 EAST HANTS ANNUAL REPORT

C24(250) On motion of Councillor Perry and Deputy Warden Greene: Clarkson

*Moved Council authorize staff to prepare a report on the value of the program to continue to register dogs.*

**MOTION CARRIED**

C24(251) On motion of Councillors Perry and Mitchell: Tattrie

*Moved that Council adopts the 2023/2024 East Hants Annual Report.*

**MOTION CARRIED**

C24(252) On motion of Councillor Perry and Deputy Warden Greene:

*Moved the adoption of the Report.*

**MOTION CARRIED**

INFRASTRUCTURE & OPERATIONS COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the Infrastructure & Operations Committee, presented the report from the Infrastructure & Operations Committee for the meeting held on July 16, 2024. The minutes from that meeting were made available to all members of Council. No motions came forward as a result of that meeting:

UPDATE EAST HANTS POLICY FOR WINTER CLEARING STANDARD FOR ROADS & SIDEWALKS

C24(253) On motion of Councillors Garden-Cole and Hebb: Hulsman

*Moved that Council approve the East Hants Policy for Winter Clearing Standard for Roads & Sidewalks as attached to the July 16th, 2024 Executive Committee agenda.*

**MOTION CARRIED**

On motion of Councillors Garden-Cole and Mitchell:

*Moved the adoption of the Report.*

**MOTION CARRIED**

**PLANNING AND DEVELOPMENT COMMITTEE REPORT**

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the Planning Advisory Committee for the meeting held on July 16, 2024. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

**PLN24-002 - EDWARD HUNTER - REDESIGNATION AND REZONING - INITIAL REPORT**

C24(254) On the motion of Councillors Mitchell and Hebb: Woodford

*Moved that Council authorize staff to schedule a Public Information Meeting 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;*

*Direct staff to seek comments on the application from the East Hants Agricultural Advisory Committee.*

**MOTION CARRIED**

C24(255) On the motion of Councillor Mitchell and Deputy Warden Greene: Woodford

*Moved that Council direct staff to increase the letters being sent out from 300m to 500m (for PLN24-002 - Edward Hunter - Redesignation and Rezoning).*

**MOTION CARRIED**

Ten (10) voting in favour and one (1) voting against; Councillor Hebb voting nay.

**SUBDIVISION BYLAW - REQUIRED FUTURE CONNECTIONS MAP AMENDMENT**

C24(256) On the motion of Councillor Mitchell and Deputy Warden Greene: Woodford

*Moved that Council authorize staff to schedule a Public Information Meeting to amend the Subdivision Bylaw to include a required connection from Park Road, Elmsdale.*

**MOTION CARRIED**

**SECONDARY ACCESS OPTIONS REPORT**

C24(257) On the motion of Councillors Mitchell and MacPhee: Woodford

*Moved that Council authorize staff to create lot access regulations based on the length of road, number of lots, and number of dwelling units.*

[62:00]

Staff addressed questions from Councillors.

**MOTION CARRIED**

**HOUSING STRATEGY UPDATE REPORT**

C24(258) On the motion of Councillors Mitchell and Moussa:

Woodford

*Moved that Council direct staff to revisit the current regulations that prevent the establishment of new roads in some zones and parts of the Municipality.*

**MOTION CARRIED**

On motion of Councillor Mitchell and Deputy Warden Greene:

*Moved the adoption of the Report.*

**MOTION CARRIED**

**SECOND READING - BYLAW 10-300-1, AN AMENDMENT TO BYLAW 10-300 SEWER BYLAW**

C24(259) On motion of Councillors Garden-Cole and Mitchell:

[65:00]

MacEwan

*Moved that Council give second reading to Bylaw 10-300-1, an amendment to Bylaw 10-300, Sewer Bylaw.*

**MOTION CARRIED**

**SECOND READING - BYLAW A-200, WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEM UPGRADE LENDING PROGRAM BYLAW**

C24(260) On motion of Councillor Perry and Deputy Warden Greene:

[67:00]

MacEwan

*Moved that Council give second reading to Bylaw A-200, Water Supply and On-Site Sewage Disposal System Upgrade Lending Program Bylaw.*

**MOTION CARRIED**

**FEDERAL FUNDING OPPORTUNITY**

The CAO outlined the potential to join Halifax and the Joint Regional Transportation Agency regarding an opportunity to participate in a Metro Region Agreement, with the Halifax Regional Municipality and the Municipality of East Hants as partners, to respond to the Canada Public Transit Fund Expression of Interest (EOI) announced on July 17th. An award through this program could be transformational for the Region and beyond.

C24(261) On motion of Councillors Perry and Tingley: CAO

***Moved that Council authorize the CAO to send a letter to the Joint Regional Transportation Agency confirming the Municipality of East Hants as a willing Metro Region Partner Organization in the Expression of Interest application for the Canada Public Transit Fund.***

Discussion ensued.

**MOTION CARRIED**

Ten (10) voting in favour and one (1) voting against; Councillor Rhyno voting nay.

### WARDEN'S REPORT

Councillor Perry assumed the Chair.

The Warden provided a verbal report on her recent activities. The following motion resulted from her report.

### ZONING - 2929 HWY 2, EAST GORE

C24(262) On motion of Warden Roulston and Councillor Perry: [76:00]

***Moved (later withdrawn) that staff begin the process to correct the mistaken zoning and have this property rezoned to Rural Use (RU) with a first report to come to PAC in September.***

Staff confirmed that the existing zoning is likely an error because it was a small piece of land and should not have been subjected to the AR zoning.

The mover withdrew the motion with the agreement of the seconder.

C24(263) On motion of Warden Roulston and Councillor Perry: [82:00]  
Woodford

***Council gives first reading to amend the zoning and redesignation of civic 2929 Hwy 202 East Gore from AR to RU2 and authorize staff to schedule a public information meeting (if deemed necessary) on August 14<sup>th</sup>.***

**MOTION CARRIED**

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.

### HIGHWAY 2 TRAFFIC SAFETY

C24(264) On motion of Councillors Isenor and Mitchell: [93:00]  
Hulsman



*Moved that staff write a letter to NS Public Works on how to further improve the intersection on the Highway 2 and Old Enfield Road.*

**MOTION CARRIED**

**HANTS NORTH LEGION BRANCH 166**

C24(265) On motion of Deputy Warden Greene and Councillor Rhyno: [99:00]  
CAO

*Moved that staff draft a letter of a support to Special Events, 1 Canadian Air Division Headquarters giving Council's support for a flyby on October 5, 2024, over the Hants North Legion Branch #166 for the Harvie Brothers Memorial Monument Unveiling.*

**MOTION CARRIED**

**UNIACKE DISTRICT SCHOOL**

C24(266) On motion of Councillors Perry and Moussa: [103:00]  
CAO

*Moved that staff be directed to send a letter to Minister of Education, and cc all three MLAs, requesting that the Uniacke District School be looked at for replacement in the near future.*

**MOTION CARRIED**

**FLOODPLAIN AREAS AROUND EAST HANTS**

C24(267) On motion of Councillors Perry and Moussa: [105:00]  
Woodford

*Moved that staff be directed to prepare a report on feasibility of establishing a floodplain policy regarding the flooding of lakes in East Hants (to show what the process of getting a floodplain study is, the costs, and what is involved).*

**MOTION CARRIED**

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

C24(268) On the motion of Deputy Warden Greene and Councillor Hebb:

*Moved that the Regular Meeting of Council (Policy & In Camera) be held on September 17, 2024, Regular Meeting of Council (Policy & In-Camera) and September 25, 2024, Regular Meeting of Council.*

**MOTION CARRIED**

**(IN CAMERA) LAND ISSUES**

C24(269) On the motion of Councillors Mitchell and Perry:

*Moved that Council go in camera at 9:05 p.m. to discuss the two land issues.*

**MOTION CARRIED**

Council returned to open meeting at 9:24 p.m. Warden Roulston noted that Council met in camera to discuss two land issues, direction was given to staff in-camera and the following motion is coming forward.

**LAND ISSUE - WALTON PUBLIC BOAT LAUNCH**

C24(270) On motion of Deputy Warden Greene and Councillor Rhyno:

Clarkson

*Moved that Council approve a new capital budget for \$100,000 to install a public boat launch in the Walton area, pending land acquisition, with the project to be funded from the Rural Canada Build Fund (formerly known as Gas Tax).*

**MOTION CARRIED**

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

Councillor Garden-Cole raised interest in options for the councillors to keep each other updated on their district's events, ie. shared calendar or emails. No motion resulted at this time.

**ADJOURNMENT**

C24(271) On motion of Councillors Hebb and MacPhee

*Moved that Council adjourn at 9:27 p.m.*

**MOTION CARRIED**



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk

Date: July 25, 2024



Approved By: Eleanor Roulston, Warden

Date: September 25, 2024

/Jv