



Regular Meeting of Council

October 16, 2024

PRESENT Warden Eleanor Roulston
Deputy Warden Wayne Greene

Councillors: Tom Isenor
Walter Tingley
Elie Moussa (left at 7:53 p.m.)
Keith Rhyno
Michael Perry (left at 7:53 p.m.)

Carl MacPhee
Norval Mitchell
Eldon Hebb
Sandra Garden-Cole

STAFF Ms. Kim Ramsay, Chief Administrative Officer
Ms. Wade Tattrie, Director of Finance
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 Mitchell-MacEwan, Assistant Municipal Clerk
Ms. Jessica van den Hof, 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

C24(308) On the motion of Deputy Warden Greene and Councillor Mitchell:
October

Moved that the agenda be approved.

MOTION CARRIED

APPROVAL OF MINUTES

C24(309) On the motion of Deputy Warden Greene and Councillor Mitchell:
October

Moved that the minutes of the of the September 25, 2024 Regular Meeting of Council; October 1, 2024 Special Meeting of Council; October 8, 2024 Regular Meeting of Council (Policy & In-Camera) be approved.

MOTION CARRIED

CORRESPONDENCE FOR INFORMATION

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

ITEM #50 - LETTER TO KARYN COOLING, EXECUTIVE DIRECTOR, CHIGNECTO CENTRAL REGIONAL CENTRE FOR EDUCATION RE: LEVEL OF SERVICE FOR SCHOOL TRANSPORTATION (BUSSING)

Councillor Mitchell asked if CCRCE had sent any response to this letter and was advised that no formal response had been received.

ITEM #7 - LETTER OF SUPPORT OF THE DRIFTCLIMBER'S SNOWMOBILE CLUB'S REQUEST THROUGH THE NS OFF HIGHWAY VEHICLE INFRASTRUCTURE FUND TO REDIRECT FUNDS FROM PROJECT# 2019-11-13 TOWARDS UPGRADING OF THE DAR LINE BEGINNING IN KENNETCOOK

Councillor Hebb asked to confirm if we had sent a letter of support for the Driftclimber’s Snowmobile Club’s request, which was confirmed.

CORRESPONDENCE FOR DECISION

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

ITEM #51 - REQUEST FOR MEH TO HELP WITH 2ND ANNUAL COMMUNITY HOCKEY GAME (NOVEMBER 16 2024). HERH IS REQUESTING \$250 VIA THE EVENT HOSTING SECTION OF THE COMMUNITY GRANT PROGRAM, AS WELL AS THE COST OF THE ICE RENTAL

C24(310) On motion of Councillors Garden-Cole and Tingley:
October

Tapper
[7:00]

Moved that Council agree to donate or (provide a General Government Grant) to cover the 2.5 hours of ice time required to play this hockey game (HERH vs RCMP).

Discussion continued.

MOTION CARRIED

[ITEM #41 - SEEKING COUNCIL DIRECTION ON COUNCIL'S USED LAPTOPS.](#)

The CAO advised that in previous years, used, surplus laptops had been offered to councillors to purchase, however, the new provincial code of conduct for municipal councillors would not permit this type of offering. Staff are seeking direction from Council in advance of the code of conduct coming into effect. Surplus laptops have a current asset management value of \$179.59+HST.

Discussion ensued.

C24(311) On the motion of Councillors Tingley and MacPhee:
October

Clarkson
[17:00]

Moved that in light of the new code of conduct that we do not offer these surplus laptops to councillors to purchase.

Discussion continued.

MOTION CARRIED

Six (6) voting in favour and five (5) voting against, with Councillors Hebb, Moussa, Mitchell, Garden-Cole, and Isenor voting nay.

[ITEM #39 - A HERITAGE INCENTIVE PROGRAM APPLICATION FROM THE CHART SOCIETY FOR REBUILDING A PORTION OF A CHIMNEY ON A HERITAGE PROPERTY.](#)

An application for a grant through the Heritage Incentive Program has recently been received from the CHArt Society for the rebuilding of a portion of a chimney on a heritage property. The property at 11 Church Hill is located in the Maitland Heritage Conservation District. The HIP Committee determined that the grant application met the criteria of the program policy and the grant has been approved, subject to money being available.

C24(312) On the motion of Councillors Rhyno and Mitchell:
October

Woodford
[21:00]

Moved to bring \$2,900 in from the Heritage Incentive Program reserve to fund a grant to the CHArt Society for the rebuilding of a portion of a chimney on a heritage property.

Discussion ensued.

MOTION CARRIED

[ITEM #38 - APPLICATION TO MAKE A PRESENTATION - UNITED GULF](#)

Council received an application to make a presentation to Council by United Gulf regarding an extension of enforcement of a buyback. The CAO noted additional confidential information was posted to What's New item #52 for Council's information.

[23:00]

C24(313) On the motion of Deputy Warden Greene and Councillor Tingley:
October

Moved that Council go in camera at 7:24 p.m. to discuss a legal issue.

MOTION CARRIED

Council returned to open meeting at 7:57 p.m. Warden Roulston noted that Council met in camera to discuss a legal issue, direction was given to staff in-camera and the following motion is coming forward.

C24(314) On motion of Deputy Warden Greene and Councillor Hebb: Clarkson
October

Moved that Council approve that United Gulph be put on the next Executive committee agenda to make a presentation.

MOTION CARRIED

Warden Roulston advised that Councillors Perry and Moussa left during the in-camera portion of the meeting due to a personal emergency.

ITEM #3 - LETTER FROM THE EAST HANTS FIRE SERVICE ASSOCIATION REQUESTING COUNCIL ESTABLISHES A \$20,000 ANNUAL CONTRIBUTION TO THE COMMON FIRE TRAINING FACILITY RESERVE TO SUPPORT LONG-TERM MAINTENANCE AND IMPROVEMENTS TO BOTH THE ELMSDALE AND NOEL FACILITIES.

The East Hants Fire Service Association Chiefs requested a \$20,000 annual contribution to the maintenance of the common fire training facility reserve to be included in the budget.

C24(315) On the motion of Deputy Warden Greene and Councillor Rhyno: Tattrie/
October Clarkson

Moved that a \$20,000 contribution for the East Hants Fire Service Association common training facilities be put on the agenda for upcoming 2025/2026 budget discussions. [4:00]

MOTIN CARRIED

GORE FIRE TRUCK FINANCING OPTIONS

At the Special Meeting of Council, Council did not clarify if Gore Fire needed to present a feasible financing plan to Council or to the Director of Finance for the release of the approved grant funds.

The Director of Finance advised that he considers the plan presented to him to be feasible. Gore Fire is still in negotiation with the bank over certain loan terms, but the Director does not see any problems with the plan.

C24(316) On the motion of Deputy Warden Greene and Mitchell: Tattrie/
October Clarkson

Moved that the financial plan from Gore Fire as presented to the Director of Finance be approved as an acceptable feasibility plan required for the release of Municipal funding. [6:00]

MOTION CARRIED

PRESENTATION OF NSFM LONG SERVICE AWARDS: WARDEN ROULSTON

The Warden presented the Nova Scotia Federation of Municipalities long-service awards to:

- Councillor Eldon Hebb, for 15 years of Dedicated Service
- Councillor Norval Mitchell, for 10 years of Dedicated Service
- Deputy Warden Wayne Greene, for 15 years of Dedicated Service

EH SOURCE WATER PROTECTION COMMITTEE REPORT

Councillor Garden-Cole, as Chairperson of the EH Source Water Committee, presented the report from the EH Source Water Protection Committee for the meeting held on October 9, 2024. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting.

INTRODUCTION TO AQUATIC INVASIVE SPECIES

C24(317) On the motion of Councillors Garden-Cole and Mitchell:
October

Hulsman

Moved that Council send a letter for consideration to the Province requesting the installation of a permanent boat washdown area for the Shubenacadie Grand Lake boat launch at Oakfield Park and that enforcement be provided at peak seasons, such as the fishing derby season.

MOTION CARRIED

C24(318) On motion of Councillor Garden-Cole and Deputy Warden Greene:
October

Moved the adoption of the Report.

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT

Councillor Tingley, as Vice Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on October 8, 2024. The minutes of that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

FIRE ADVISORY COMMITTEE TERMS OF REFERENCE

C24(319) On motion of Councillors Tingley and Mitchell:
October

Clarkson

Moved that Council approve the updated Fire Advisory Committee terms of reference attached to the October 8, 2024 Executive Committee agenda.

MOTION CARRIED

C24(320) On motion of Councillor Tingley and Deputy Warden Greene:
October

Moved the adoption of the Report.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on October 8, 2024. The minutes of that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

PLN24-008 GURMEHAR WALIA SINGH - DEVELOPMENT AGREEMENT APPLICATION

C24(321) On the motion of Councillor Mitchell and Deputy Warden Greene:
October

Woodford

Moved that Council give initial consideration to enter into a development agreement for an automobile dealer and automobile vehicle repair and maintenance use located on property identified as PID 45431129, Highway 214, Belnan, to enable a public hearing; and Authorize Staff to schedule a public hearing.

MOTION CARRIED

PLN24-009 - TOT'S ACADEMY - DEVELOPMENT AGREEMENT AMENDMENT APPLICATION

C24(322) On the motion of Councillor Mitchell and Deputy Warden Greene:
October

Woodford

Moved that Council approve the application by Tot's Academy Child Care Society for an unsubstantial amendment to its existing Development Agreement to allow for an increase in the number of parking stalls.

MOTION CARRIED

TALAL WAEB - MPS AND LUB MAPPING AMENDMENTS

C24(323) On the motion of Councillor Mitchell and Deputy Warden Greene:
October

Woodford

Council authorize staff to schedule a Public Information Meeting to consider a 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) Planning Advisory Committee - October 16, 2024 Page 2 of 2 Designation and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3).

MOTION CARRIED

Eight (8) voting in favour and one (1) voting against, with Councillor Rhyno voting nay.

MUNICIPAL HOUSING STRATEGY - HOUSING WORKING GROUP EXTENSION

C24(324) On motion of Councillors Mitchell and Tingley: Woodford
October

Moved that Council approve the extension of the term for the Housing Working Group to enable the completion of the workplan for the Housing Strategy.

MOTION CARRIED

MOTION C24(89) AND C(24(161): LOT GRADING AND DRAINAGE UNSERVICED AREAS

C24(325) On motion of Councillor Mitchell and Deputy Warden Greene: Woodford
October

Moved that Staff complete some research for a report outlining what it would look like to empower the Development Officer(s) to have autonomy and leeway to determine when a lot grading certificate is required in serviced and unserviced areas.

MOTION CARRIED

C24(326) On motion of Councillors Mitchell and Hebb:
October

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 meeting held on October 8, 2024. 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.

SERVICING CAPACITY STUDY OVERVIEW

C24(327) On motion of Councillors Garden-Cole and Deputy Warden Greene: Hulsman
October [21:00]

Moved that Council receive the report which is to be posted for the public and to add projects identified as needed within the next 5 years to the next capital budget review for consideration.

MOTION CARRIED

CROSS CONNECTION CONTROL RETRO-FIT

C24(328) On motion of Councillors Garden-Cole and Mitchell: Hulsman
October [22:00]

Moved that Council direct Staff to expand the Cross Connection Control Program by including a retro-fit program to launch April 1, 2025, that offers a retrofit

rebate of \$400 per the combination of one (1) device and one (1) initial device test and with the overall budget being submitted for the 2025/26 Water Utility budget review.

MOTION CARRIED

SHUBENACADIE VILLAGE CORE PARKING

C24(329) On motion of Councillor Garden-Cole and Deputy Warden Greene: Hulsman
[24:00]
October

Moved (later tabled) that Council approve the proposed site concept plan and direct staff to engage the services of a professional engineer to design the Shubenacadie Village Core parking; and Direct staff to add the cost of construction of the parking area to the 2025/2026 draft budget.

Discussion ensued. Councillor MacPhee advised that the Shubenacadie Legion will send a letter to Council asking that Council consider relocating the cenotaph and the oak tree from where they currently are to the Legion property, which may result in a change to the design concept.

C24(330) On motion of Councillors MacPhee and Tingley:
October

Move to table Motion C23(329).

MOTION TABLED

EXCAVATION SERVICES CONTRACT

C24(331) On motion of Councillors Garden-Cole and Mitchell: Hulsman
[25:00]
October

Moved that given there was no objection to the Advanced Contract Award Notice ("ACAN") for Excavation Services posted to the Nova Scotia Tendering website on August 2, 2024, be it moved that Council give the Chief Administrative Officer the authority to approve negotiated contracts for Benere Contracting to be the primary service provider and Basin Contracting to be the secondary service provider for the Excavations Services contract, with services effective as of October 2024.

MOTION CARRIED

SHUBENACADIE VILLAGE CORE PARKING

Staff requested direction regarding the parking and would like to move forward on the Legion's request in advance of Council getting the letter. Moving the cenotaph and tree will result in changes to the parking lot plan, and staff would like to have the costing information for Council when they review the Legion's correspondence.

C24(332) On motion of Councillors MacPhee and Hebb: Hulsman
[27:00]
October

Moved that staff bring back information on move forward with costing for moving the cenotaph.

C24(333) On motion of Councillors Garden-Cole and Mitchell:
October

Moved the adoption of the Report.

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 October 8, 2024. The minutes of that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

2025 VOLUNTEER AWARD LOCATION & SITE

C24(334) On motion of Rhyno and Deputy Warden Greene:
October

Moved that Council approve to host the East Hants Volunteer Awards and Firefighter Long Service Awards ceremony on May 2, 2025 at the Noel & District Volunteer Fire Department.

Tapper
[29:00]

MOTION CARRIED

DISTRICT RECREATION FUNDS & BEAUTIFICAL GRANT ALLOCATION

C24(335) On motion of Councillors Rhyno and Mitchell:
October

Moved that Council approve the balance at October 30, 2024 in the District Recreation Fund and Beautification Fund reserves for each existing district and it be allocated to the new district structure on the basis of residential assessment.

Tapper

MOTION CARRIED

WYATT SANFORD - KEYS TO THE MUNICIPALITY

C24(336) On motion of Councillor Rhyno and Deputy Warden Greene:
October

Moved that Council approve that Wyatt Sanford of Kennetcook be awarded a Key to the Municipality in recognition of his accomplishment as a Bronze Medalist in boxing at the 2024 Paris Olympics at a time and place to be announced;

Tapper
[30:00]

and that up to \$750 from the General Government cost centre be approved to cover the cost.

MOTION CARRIED

C24(337) On motion of Councillors Rhyno and Mitchell: Tapper
October [31:00]
Moved that Council direct staff create a permanent casting or design for the Key to the Municipality, to be funded or approved at the CAO' s discretion.

MOTION CARRIED

SPORTSPLEX UPDATE FALL 2024

C24(338) On motion of Councillor Rhyno and Deputy Warden Greene: Tapper
October
Moved that Council keep 2024/2025 Sportsplex rates in place for the remainder of the current fiscal year and to direct staff to conduct a review on rental fees for indoor turf and arena rentals to recommend rates as part of 2025/2026 budget discussions.

MOTION CARRIED

EAST HANTS CURLING ASSOCIATION - GENERAL GOVERNMENT GRANT

C24(339) On motion of Councillor Rhyno and Deputy Warden Greene: Tapper
October [32:00]
Moved that Council approve a General Government Grant to the East Hants Curling Association up to \$3000 for programming for the 2024/2025 season.

MOTION CARRIED

C24(340) On motion of Councillor Rhyno and Deputy Warden Greene:
October
Moved the adoption of the Report.

MOTION CARRIED

WARDEN'S REPORT

Deputy Warden Greene assumed the Chair. [33:00]

The Warden provided a verbal report on her recent activities. No motions resulted from her report. The Warden expressed thanks to Council and Staff for their service and wished those running in the Election good luck and best wishes to Deputy Warden Greene who did not re-offer.

Warden Roulston resumed the Chair. [39:00]

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities. Staff addressed questions from Councillors. Many expressed thanks to Council, Staff, the Deputy Warden and the Warden for their service as the term closes. The following motions resulted from their reports.

SPEED RADARS IN MAITLAND

C24(341) On motion of Councillor Rhyno and Tingley:
October

Hulsman
[57:00]

Moved that staff send correspondence to MLA John MacDonald regarding the five speed radar locations that have been approved by Public Works seeking assistance to expedite the installation process.

MOTION CARRIED

TRAFFIC AROUND HIGHWAY 354/MCCARTHY ROAD

Deputy Warden Greene assumed the chair.

The Warden noted that the community has expressed concern that around Hwy 354/McCarthy Road near the elementary school traffic (particularly dump trucks) do not appear to be following the speed limit in the school zone. There is no safe spot for child school drop-offs, no sidewalks nor shoulders for walking.

C24(342) On motion of Warden Roulston and Councillor Garden-Cole:
October

Hulsman
[62:00]

Moved that Council direct staff to consider the area near the elementary school in Rawdon for a portable speed sign and consider the location, in the future, for a permanent speed sign.

Discussion ensued.

MOTION CARRIED

Warden Roulston resumed the chair.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C24(343) On the motion of Deputy Warden Greene and Councillor Hebb:
October

Moved that the Inaugural Meeting of Council (Oath of Office) Swearing-In Ceremony on October 30, 2024.

MOTION CARRIED

ADJOURNMENT

C24(344) On motion of Deputy Warden Greene and Councillor Hebb:
October

Moved that Council adjourn at 9:05 p.m.

MOTION CARRIED

Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: October 19, 2024

Approved By: Eleanor Roulston, Warden
Date:

/Jv

DRAFT