



Date: January 29, 2025
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Garden-Cole, Corporate and Residential Services Committee Chairperson
RE: Corporate & Residential Services Committee Report

The Committee held its regular meeting on January 21, 2025, and the following motions are coming forward as a result of that meeting:

1. BYLAW F-400-10, AN AMENDMENT TO BYLAW F-400, TAX EXEMPTION BYLAW - FIRST READING

The Municipality enacted Bylaw F-400, a bylaw that exempts non-profit and charitable organizations from paying property tax. A review of properties receiving tax exemption under the bylaw is completed annually to ensure the organizations continue to meet eligibility criteria. Amendments to the bylaw are recommended based on the findings during the annual review.

The Corporate and Residential Services Committee recommends to Council *that Council give first reading to By-law F-400-10, an amendment to By-law F-400, Tax Exemption By-law, and be amended to reflect the following changes:*

- *Add Property #01078852, Tots Academy Child Care Society to Schedule B;*
- *Remove Property #00088897, Anglican Church of Canada (Christ Church) from Schedule A;*
- *Remove Property #10560985, Corridor Community Options Society*
- *Update addresses:*
 - *Property #10560977, Corridor Community Options Society to 201 Park Rd*
 - *Property #07840764, Hants North Food Bank to 7070 Hwy 236*

As Chair of the Committee, I so move...

2. PROCUREMENT POLICY UPDATE - LOW VALUE THRESHOLD

The Low Value Threshold in the Council Procurement Policy has been at \$5,000 since the first modern Procurement Policy was adopted by Council back in 2012. This is the threshold at which the requirement changes from “due diligence” to the requirement to request a minimum of three quotations. The nature of business and the value of transactions has changed considerably over the last several years. The \$5,000 threshold is out-of-touch with the current cost of Goods, Services, and Construction.

The Corporate and Residential Services Committee recommends to Council *that Council amend their Procurement Policy as attached to the Executive Agenda January 21, 2025; as well as, change the Financial Guidelines for Volunteer Fire Departments to reflect the same changes.*

As Chair of the Committee, I so move...

3. 2025/2026 DRAFT BUDGET - PRELIMINARY INFORMATION

The Director presented Preliminary Information on the 2025/2026 Draft Budget, with more to follow during the Budget Meetings commencing next week.

4. RURAL TRANSIT SOLUTIONS FUND - CAPITAL FUNDING FOR PUBLIC TRANSIT

The Federal Government's transit capital funding stream for rural communities, the Rural Transit Solutions Fund is now accepting applications until March 4, 2025. There is an opportunity for East Hants to apply to the Rural Transit Solutions Fund for up to 80% of the total estimated capital cost for implementing public transit in East Hants.

The Corporate and Residential Services Committee recommends to Council *that East Hants apply to the Rural Transit Solutions Fund to support the \$2,405,000 capital costs associated with implementing Phase 1 of the Battery Electric Bus Strategy for public transit in East Hants.*

As Chair of the Committee, I so move...

5. DOG TAG REGISTRATIONS

Council requested a staff report on the value to continue with the dog tag registration program. The report provided an overview of the program.

The Corporate and Residential Services Committee recommends to Council *that Council continues to maintain a dog tag registration program and that Council consider implementing a lifetime dog registration fee option and instruct staff to bring back draft amendments to the Municipal Fee Policy.*

As Chair of the Committee, I so move...

As Chair of the Committee, I move the adoption of this report.



Date: January 29, 2025
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Michael Perry, Infrastructure & Operations Committee Chairperson
RE: **Infrastructure & Operations Committee Report**

The Committee held its regular meeting on January 21, 2025 in Council Chambers. The following motion is coming forward as a result of the meeting.

1. [SOLID WASTE - EXTENDED PRODUCER RESPONSIBILITY \(EPR\)](#)

The new province-wide curbside recycling program will launch December 1, 2025. This program is being established due to a change in Environment Act regulations (August 2023). The regulations require the product producers responsible to managing their product packaging to the end of the life cycle, including collection, transportation and processing costs.

The Infrastructure & Operations Committee recommend *that Council have a letter sent to the Circular Materials stating the Municipality of East Hants' interest to continuing to explore East Hants managing the curbside collection program on behalf of Circular Materials are part of a transition related to the Extended Producer Responsibility programming.*

As Chair of the Committee, I so move.

As Chair of the Committee, I move the adoption of this report.



Date: January 21, 2025
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Norval Mitchell, Planning Advisory Committee Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on January 21, 2025, in Council Chambers. The following motions are coming forward as a result of that meeting:

1. [PLN24-012 THE SHAW GROUP LTD. - MPS AND LUB AMENDMENTS](#)

The Municipality has received an application from the Shaw Group Ltd. to change the land use designation and zone of property in Lantz to allow for the construction of four, 8-unit stacked townhouse buildings.

Council gave approval to schedule the Public Information Meeting (PIM) during the Council (Policy & In-Camera) meeting held on January 21, 2025. The PIM will be held on February 4, 2025.

2. [MINI HOMES AS ACCESSORY DWELLING UNITS](#)

In June of 2024, East Hants Municipal Council passed a motion directing staff to explore the possibility of permitting small mini-home dwellings as accessory dwelling units. The report outlined the current regulations for accessory dwelling units and proposed changes to the Municipal Planning Strategy and Land Use Bylaw to allow mini-homes to be used as accessory dwelling units.

Council gave approval to schedule the Public Information Meeting (PIM) during the Council (Policy & In-Camera) meeting held on January 21, 2025. The PIM will be held on February 4, 2025.

The Planning Advisory Committee also recommends ***that Council authorize staff to come back with an additional report regarding the design requirements for accessory dwelling units with consideration around stick-built units, and that the report be brought back as soon as possible so that it can be dealt with in a timely manner.***

As Chair of the Committee, I so move.

3. [CONCEPT PLANS AND REZONING APPLICATIONS](#)

The staff report addressed motion C24(138) 'Moved that staff look at circumstances surrounding the rezoning of land'. Planning staff will be making improvements to the communication with the public regarding concept plans.

The Planning Advisory Committee recommends *that Council direct staff to improve communication to the public as outlined in the staff report (titled “Motion C24(138): Rezoning and Concept Plans” as attached to the Executive Committee agenda dated January 21, 2025).*

As Chair of the Committee, I so move.

4. HAF INITIATIVE - VILLAGE CORE (VC) ZONE DENSITY INCREASE

East Hants has entered into an agreement with CMHC for HAF funding. As part of the agreement, East Hants has to complete nine (9) initiatives. The 9th initiative is to increase the density in all Village Core (VC) Designations and Zones by permitting 16 dwelling units as-of-right, through site plan approval. The initiative needs to be completed to fulfill the terms of the funding agreement.

The Planning Advisory Committee recommends *that Council authorize staff to schedule a public information meeting to consider the proposal to amend the East Hants Official Community Plan to increase the density in the Village Core (VC) Designation and Zone.*

As Chair of the Committee, I so move.

5. BYLAW P-800-2, AN AMENDMENT TO BYLAW P-800, CIVIC ADDRESSING BYLAW - FOLLOW UP REPORT - REPEAT FIRST READING

In December 2024, Planning & Development staff reviewed Schedule A of the Civic Addressing Bylaw (P-800) with regards to public street and private road naming guidelines and have recommended amendments to the Bylaw. The proposed amendments to Schedule A provide additional guidance to the Civic Addressing Coordinator in determining whether a road name is acceptable. New information resulted in additions to the bylaw requiring first reading be given again.

First reading of Bylaw P-800-2 will be done later during the Council meeting as recommended by the Planning Advisory Committee.

6. SINGLE ACCESS & 100 LOTS OPTIONS REPORT - VULNERABILITY ASSESSMENT RESULTS

Staff have completed a vulnerability assessment on each of the areas with over 100 lots with a single access and have developed a method of determining instances where it may be acceptable to allow more than 100 lots to be created on a single access.

The Planning Advisory Committee tabled the report for further discussion at the next Planning Advisory Committee meeting.

As Chair of the Committee, I move the adoption of this report.