

Regular Council Meeting

Tuesday, March 25, 2025

7:00 p.m.

Location: Council Chambers

Present: Warden Lois Landry, Deputy Warden Brent Sampson, Councillor Brian Marchand, Councillor Amanda Mombourquette, Councillor Shawn Samson

Staff: Troy MacCulloch, Chief Administrative Officer (CAO), Shelley David, Municipal Clerk

Call to Order

Warden Lois Landry called the meeting to order at 7:02 p.m.

Opening Acknowledgement

The Warden made the following opening acknowledgment:

We are proud to acknowledge that we are gathered today on Unama'ki, the Land of Fog, a part of Mi'kma'ki, the unceded traditional territory of the Mi'kmaq people since time immemorial. We honour and thank the Mi'kmaq for sharing their land and home with us.

O'Canada

The Warden asked everyone to stand, if able, for the singing of O'Canada.

Roll Call of Councillors

The CAO took roll call of Councillors.

Items Added to the Agenda (Approval of Agenda)

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the agenda be approved.

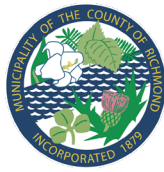
Motion carried.

Review of Minutes, Re:

a) Special Meeting Minutes, March 6, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that the minutes of the March 6, 2025, Special Meeting be adopted.

Motion carried.



b) Regular Council Meeting Minutes: February 25, 2025

Moved by Councillor Shawn Samson, seconded by Councillor Brian Marchand, that the minutes of the February 25, 2025, Regular Council meeting be adopted as corrected.

Motion carried.

Question Period: There were no questions.

Committee Reports

Committee of the Whole

The Committee discussed the funding request from Cape Breton South Recruiting for Health.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and defer the funding request from Cape Breton South Recruiting for Health to budget deliberations.

Motion carried.

The Committee discussed the 2025 Heavy Collection.

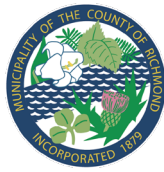
Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and authorize staff to proceed with the 2025 Heavy Collection at an estimated cost of \$175,000 (net HST rebate), with the funds to be allocated in the 2025/26 budget.

Motion carried.

The Committee discussed the Strait of Canso Clean Fuels Domestic Use Strategy.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and, based on the 82% leveraging of funds and the opportunity to maximize the benefit for local residents in building a hydrogen economy here in the region, fund the project at \$24,250 from the 2024/2025 fiscal year budget if there is room, otherwise to fund it from the 2025/2026 fiscal year budget.

Motion carried with three (3) in favor, and two (2) opposed. (Nay: Councillor Brian Marchand)



The Committee discussed the Construction and Demolition Debris Landfill Expansion

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and authorize staff to proceed with the expansion of the Construction and Demolition Debris Landfill, with construction subject to budget approval.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and proceed with the engineering work and studies on or after April 1, 2025, at an estimated cost of \$275,000 (exclusive of HST), with the funding to be allocated from CCBF funds.

Motion carried.

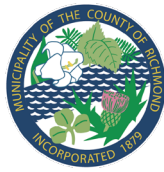
The Committee discussed the St. Peter's-Grand River-Loch Lomond Pastoral Charge grant request for the Type 4 - Regional/Health/General Funds in the amount of \$2,645.00.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and defer the St. Peter's-Grand River-Loch Lomond Pastoral Charge Type 4 - Regional/Health/General Funds application back to staff for further information.

Motion carried.

The Committee discussed the St. Peter's-Grand River-Loch Lomond Pastoral Charge grant request for the Type 1- Infrastructure Funds in the amount of \$5,000.00.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and approve the St. Peter's-Grand River-Loch Lomond Pastoral Charge grant request for the Type 1-Infrastructure Fund in the amount of \$1,520.00, with the funds to be allocated from the District 4 Funds, and FURTHER MOVE that the organization be advised to reapply for the remainder of the project work in the new fiscal year.



Moved by Councillor Brian Marchand, seconded by Deputy Warden Brent Sampson, that the main motion be amended by removing all words after District 4 Funds.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and approve the St. Peter's-Grand River-Loch Lomond Pastoral Charge grant request for the Type 1-Infrastructure Fund in the amount of \$1,520.00, with the funds to be allocated from the District 4 Funds.

Motion carried.

The Committee discussed the D'Escousse Civic Improvement Society grant request for the Type 1 - Infrastructure Fund in the amount of \$5,000.00.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and approve the D'Escousse Civic Improvement Society grant request for the Type 1- Infrastructure Funds in the amount of \$5,000.00, with the funds to be allocated as follows: \$520.00 from the District 2 Funds, \$500.00 from the District 1 Funds and \$3,980.00 from the Regional Funds.

Motion carried.

The Committee discussed the Richmond Rize Volleyball Association grant request for the Type 4 - Regional/Health/General Funds in the amount of \$9,919.83.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and approve the Richmond Rize Volleyball Association grant request for the Type 4 - Regional/Health/General Funds in the amount of \$4,500.00, with the funds to be allocated as follows: \$1,020.00 from the District 1 Funds and \$3,480.00 from the Regional Funds.

Motion carried.



The Committee discussed the St. Louis Parish Council grant request for the Type 4 - Regional/Health/General Funds in the amount of \$2,000.00.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and approve the St. Louis Parish Council grant request for the Type 4 - Regional/Health/General Funds in the amount of \$2020.00, with the funds to be allocated from the District 3 Funds.

Motion carried.

The Committee discussed the request from a resident regarding flags.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and suspend the MOCR Flag Policy, permitting the Canadian Flags to be flown, from the day after St. Patrick's Day until March 31, 2025.

Motion carried.

The Committee discussed the conversations around housing.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and have staff support consultations with developers on improving housing in an open call to ensure no one is excluded.

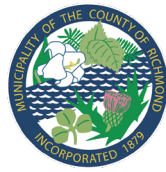
Motion carried.

The Committee discussed the CT Scanner for the Strait Richmond Hospital

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and have the Warden write a letter of support for the purchase of a CT Scanner for the Strait Richmond Hospital site to the Minister of Health, and cc'd to MLA/Minister Trevor Boudreau and the Strait Richmond Hospital Foundation.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and move the discussion of some financial support towards the purchase of a CT Scanner for the Strait Richmond Hospital to the 2025/2026 budget deliberations.

Motion carried.



The Committee discussed the Eastern Counties Regional Library's request for the allocation of funding for the St. Peter's Hub project to be included in the Municipality's 2025/2026 annual operating budget.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and accept the request for the allocation of funding for the St. Peter's Hub project to be included in the Municipality's 2025/2026 annual operating budget.

Motion carried.

The Committee discussed the Eastern District Planning Commission operating estimates for the 2025/2026 fiscal year.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and accept the EDCP operating estimates, deferring them to budget deliberations.

Motion carried.

The Committee discussed the Multi-Party First Nations and Municipal Agreement.

Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and enter into the CBREN funding agreement for a four (4) year period, with a two (2) year notice of withdrawal.

Motion carried with three (3) in favor and two (2) opposed. (Nay: Councillor Brian Marchand)

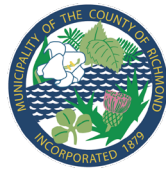
The Committee discussed the Richmond Arena.

Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and defer the Richmond Arena discussion to budget deliberations.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council adopt the Committee of the Whole Report for the month of March 2025.

Motion carried.



By-Law/Policy Committee

The Committee discussed the Council Procedural Policy regarding the recording of no votes.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the By-Law/Policy Committee and amend and adopt the Council Procedural Policy with the change to Section 16(g) by adding the following words after the first sentence. "Votes in opposition shall be recorded to include the name of the member of Council".

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council adopt the By-Law/Policy Committee Report for March 2025.

Motion carried.

Inclusive, Diverse, Equitable, Accessible (IDEA) Committee

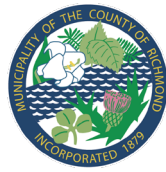
The Committee discussed the IDEA plan refresh reports for the Municipality of the County of Richmond.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Inclusive, Diverse, Equitable, Accessible Advisory Committee and approve the IDEA Plan Refresh Report as presented, and FURTHER MOVED that a copy of the report be sent to the province.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council adopt the IDEA Committee Report for March 2025.

Motion carried.



Planning Advisory/Heritage Committee

The Committee discussed planning new areas to have two-lane roadways with turning areas suitable for fire apparatus and provisions for water supply planning.

Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and have staff investigate specific private road standards for the subdivision bylaw that takes into account serviced/unserviced areas, number of lots, and the process for making roads public, based on best practices across the province.

Motion carried.

The Committee discussed the update from developers.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and, based on initial conversations with developers in the County, reach out to the Nova Scotia Federation of Municipalities (NSFM) to ask for some reflection on the fact that Canadian Mortgage and Housing Corporation (CMHC) is repeatedly seen as ineffectual among rural developers.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and conduct an open process to engage with developers to determine ways the municipality can support housing development.

Motion carried.

The Committee discussed the request for the sale of municipal property, PID 78178905.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Planning Advisory/Heritage Committee and deem property PID 78178905 as surplus property.

Motion carried.



Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council rescind the motion to deem property PID 78178905 as surplus property due to a typo in the PID number.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Planning Advisory/Heritage Committee and deem property PID 75178905 as surplus property.

Motion carried.

The Committee discussed the request for the sale of municipal property, PID 75029892.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and deem property PID 75029892 as surplus property.

Motion carried.

The Committee discussed lot size restrictions and technology for on-site sewage for unserved areas.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and have staff investigate lot size restrictions and technology for on-site sewage to allow more flexibility in the creation of lots in unserved areas for the purposes of advocacy and to spur housing development.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council adopt the Planning Advisory/Heritage Committee Report for the month of March 2025.

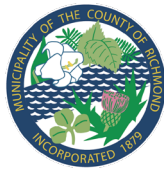
Motion carried.

Motion to Adopt, Re:

- a) 2025-2026 Grants Policy

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council adopt the 2025-2026 Grants Policy as presented.

Motion carried.



Motion to Approve First Reading, Re:

- a) Amendments to the Land Use By-Laws for West Richmond, Central Richmond, Isle Madame, St. Peter's, and Richmond County to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give first reading approval for the amendments to the Land Use By-Laws for West Richmond, Central Richmond, Isle Madame, St. Peter's, and Richmond County to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act and FURTHER MOVE that staff schedule a public hearing.

Motion carried.

New Business

- a) ABCC Citizen Appointee Vacancies

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council direct staff to advertise the list of current vacancies and allow them to list vacancies as they arrive going forward.

Motion carried.

- b) Flood Hazard Mapping Project

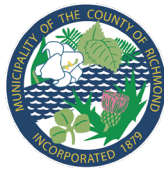
Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council approve and authorize staff to enter into the agreement with the Department of Municipal Affairs for the Municipal Flood Line Mapping Program.

Motion carried.

- c) Climate Risk Assessment and Prioritized Adaptation Plan Project

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council pursue Option One (1) in the staff memo, to approve and upload onto the FCM website a signed letter confirming our in-kind contributions to the project as outlined in the package, Council resolution letter, and to attend online education sessions and update information as required.

Motion carried.



Resolution (attached)

Therefore, be it resolved that the Municipality of the County of Richmond directs staff to apply for a funding opportunity from the Federation of Canadian Municipalities' Local Leadership for Climate Adaptation initiative for A Climate Risk Assessment and Prioritized Adaptation Plan for the Municipality of the County of Richmond.

Correspondence

a) **Action Required**

- i. Letter from Rose Merrick, Chair of the River Bourgeois Community Services Society, regarding a request for MOCR to provide funding in the yearly budget for the power/base lights at the River Bourgeois Lighthouse.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council refer this issue to staff for further investigation.
Motion carried.

b) **For Information Purposes**

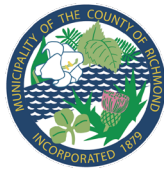
- i. Letter from Strait Area Chambers of Commerce regarding the Strait Area Collaborative Housing Initiative.
- ii. Letter from Hon. John Lohr, Minister of the Department of Municipal Affairs, regarding the municipality's request for the property assessment cap to be applied to all Nova Scotians who have lost their homes due to disaster.
- iii. Letter from Hon. John Lohr, Minister of the Department of Municipal Affairs, regarding the mandatory Code of Conduct training for all local elected officials in Nova Scotia.

Unfinished Business

a) Recommendation from the Special Meeting of Council

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council have staff investigate the method of payment we are using to receive marketing levy payments from businesses in Richmond County.

Motion carried.



Review of Action Items

- a) Action Items List
For information only.

Items Added to the Agenda

n/a

Question Period: There were no questions.

Adjournment

There being no further business, the Chair adjourned the meeting at 8:37 p.m.

Municipal Clerk

Chairperson