

Regular Council Meeting

Tuesday, April 22, 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 7:00 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 Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that the agenda be approved.

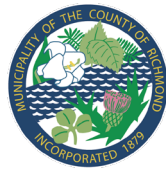
Motion carried.

Review of Minutes, Re:

a) Special Meeting Minutes, March 25, 2025

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the minutes of the March 25, 2025, Special Meeting be adopted.

Motion carried.



b) Regular Council Meeting Minutes: March 25, 2025

Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that the minutes of the March 25, 2025, Regular Council meeting be adopted.

Motion carried.

Question Period: There were no questions.

Committee Reports

Committee of the Whole

The Committee discussed the CAO Success Plan.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and refer the CAO Success Plan to the By-Law/Policy Committee for review.
Motion carried.

The Committee discussed the financial request for support from the Seniors Take Action Coalition.

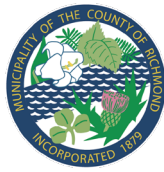
Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and defer the financial request for support from the Seniors Take Action Coalition to our budgeting process.

Motion carried.

The Committee discussed the Nova Scotia Community Solar Program.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and send a letter of support to the Minister of Energy for the proposed Community Solar Projects in Richmond County.

Motion carried.



The Committee discussed property PID 75178905.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and rescind the motion made at the March 25, 2025, Regular Council meeting to deem property PID 75178905 as surplus property.

Motion carried.

The Committee discussed the Acting Collectively Project's final report.

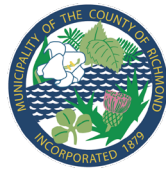
Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and accept the Acting Collectively Project-Richmond County Community Profile Report as presented.

Motion carried.

The Committee discussed staff appointments for the Eastern District Planning Commission (EDPC).

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 list of appointments for staff positions at EDPC, as proposed by the Director, John Bain; effective immediately.

- Building Inspectors: André Samson and Sean Donovan
Assistant Building Inspector: Todd Samson
Alternates: David MacKenzie, Jonathan Martin and Luke Ross
- Development Officer: Andrew Jones
Alternates: John Bain; Brendan MacDonald; Kristen Scanlan and Mikayla Tait
Assistant Development Officers: Todd Samson; Heike Bruckner and André Samson
- Fire Inspectors: André Samson and Todd Samson
Alternates: S. Donovan; D. MacKenzie; J. Martin and L. Ross
- Dangerous or Unsightly Premises
Administrators: Sean Donovan and John Bain
Alternates: Todd Samson, Luke Ross and André Samson
- Special Constables: Building/Fire Codes, Dangerous or Unsightly Premises, Land Use By-laws



Sean Donovan and Jonathan Martin

These appointments stay in place so long as they are employees of the Commission or until they are replaced by new appointments.

Motion carried.

The Committee discussed the Provincial Capital Assistance Program (PCAP) funding applications.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and support the applications to the province's Provincial Capital Assistance Program (PCAP) for the Arichat Water Systems Upgrade Project and the Construction and Demolition Debris Landfill Expansion Engineering Project.

Motion carried.

The Committee discussed the grant applications from the Rural Communities Foundation of Nova Scotia and Raising the Village Cooperative Limited.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and defer both grant applications until after the budget process has been completed.

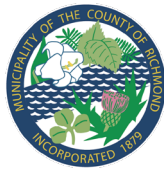
Motion carried.

The Committee discussed the Government of Nova Scotia Non-resident Deed Transfer Tax increase.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and send a letter to Premier Tim Houston outlining these concerns and to encourage a reconsideration of the policy change and/or to consider at least making the change apply only to properties with existing dwellings, not land that could be developed into homes, and include 'out-of-country' rather than 'out-of-province,' and that family transactions involving land and/or transfers be included in the list of exemptions.

(Memo attached)

Motion carried with four (4) in favour and one (1) opposed. (Nay: Warden Lois Landry)



The Committee discussed the Spike Fund.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and direct staff to investigate whether such a program could be feasible in Richmond County.

Motion carried.

The Committee discussed the request for a letter of support from the Strait Richmond Health Care Foundation.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and write a letter of support to the Strait Richmond Health Care Foundation for the purchase of a CT Scanner for the Strait Richmond Hospital.

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 April 2025.

Motion carried.

By-Law/Policy Committee

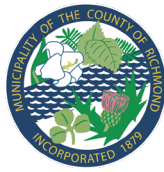
The Committee discussed the receipt of donations for policy development.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the By-Law/Policy Committee and refer the policy for donations to staff for a report on the feasibility of moving forward with a draft policy.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council adopt the By-Law/Policy Committee Report for April 2025.

Motion carried.



Planning Advisory/Heritage Committee

The Committee discussed the exploration of changes to zoning by-laws that support secondary and backyard suites

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to explore what other municipalities have in place for zoning for these units, and the advantages and disadvantages to different options.

Motion carried.

The Committee discussed the letter from Hon. John Lohr, Minister of Municipal Affairs, regarding the maximum setback for commercial wind turbines.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and refer these new setbacks to staff to investigate any potential by-law changes that may be required.

Motion carried.

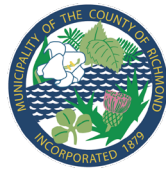
The Committee discussed the letter from Darren Boudreau regarding the pre-blast inspection of his home for the new long-term health care facility.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to reach out to the appropriate department to register our concern and to find out if there are either alternative options or a full explanation of the safety measures put in place to protect the municipal water reservoir and local residents.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council adopt the Planning Advisory/Heritage Committee Report for April 2025.

Motion carried.



Second Reading Approval

- a) Proposed 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 Deputy Warden Brent Sampson, that Council give second reading approval to the amendments to the Land Use By-Laws for West Richmond to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council give second reading approval to the amendments to the Land Use By-Laws for Central Richmond to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

Motion carried.

Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that Council give second reading approval to the amendments to the Land Use By-laws for Isle Madame to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

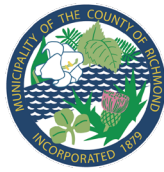
Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give second reading approval to the amendments to the Land Use By-laws for St. Peter's Land to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council give second reading approval to the amendments to the Land Use By-Laws for Richmond County to reduce the variance appeal period from 21 days to 14 days to align with the Municipal Government Act.

Motion carried.



Correspondence

a) Action Required:

- i. Letter from Nichole Briand, General Manager of Strait Area Transit, regarding a request for continued financial support.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council defer the financial request for support from the Strait Area Transit to budget deliberations.

Motion carried.

b) For Information Purposes

- i. Letter from the Office of the Attorney General and Minister of Justice regarding adapting the Additional Officer Program (AOP).
- ii. Letter from the Hon. John Lohr, Minister of Municipal Affairs, to the Nova Scotia Federation of Municipalities regarding 12-months' notice.
- iii. Letter from MOCR to Brela Homes regarding its plans for expansion, including the development of a new facility and the growth of its workforce and automation capabilities.

Review of Action Items

Action item number 453

Exploration of a Joint Management and Planning Committee for the Point Tupper Heavy Industrial Park - that Council authorize staff and Council team to work with the Province and Invest NS on how a Joint Management and Planning Committee for the Point Tupper Heavy Industrial Park could work.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council write a letter regarding joint management, and a follow-up letter insisting on the inclusion of Point Tupper Heavy Industrial Park lands in an Atlantic Canadian port assessment that are owned by the province of Nova Scotia and Invest Nova Scotia.

Motion carried.



Items Added to the Agenda

There were no agenda items added.

Question Period

There were no questions

Adjournment

There being no further business, the chair adjourned the meeting at 7:40 p.m.

Municipal Clerk

Chairperson