

Regular Council Meeting

May 27, 2025

Location: Richmond Room & 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), Danielle Martell, Community Development and Special Projects Officer

1. Call to Order

Warden Lois Landry called the meeting to order at 6:30 p.m.

2. In Camera

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that the meeting move to an "In-Camera" session at 6:30 p.m.

Motion carried.

a) Personnel

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the meeting revert to "Regular" session at 7:00 p.m.

Motion carried.

3. Opening Acknowledgement

The Warden made the following opening acknowledgment:

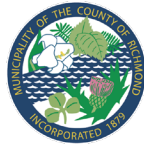
We are proud to acknowledge that we are gathered today on Unama'ki, the Land of Fog, a part of Mi'kma'ki, the unceded traditional territory of the Mi'kmaq people since time immemorial. We honour and thank the Mi'kmaq for sharing their land and home with us.

4. O'Canada

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

5. Roll Call of Councillors

The CAO took roll call of Councillors.



6. Recommendation from In Camera Session

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council appoint Tara Paon and Shauna Cotton to the IDEA Committee and FURTHER MOVE that staff advertise the following ABCC vacancies: Recreation Advisory Committee, Bras d'Or Lake Biosphere Region Association (BLBRA) Board, Cape Breton Local Immigration Partnership (CBLIP) Council, Destination Cape Breton Association Board (DCBAB), and the Strait of Canso Superport Corporation – Strait Superport Board.

Motion carried.

7. Items Added to the Agenda (Approval of Agenda)

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that the agenda be approved.

Motion carried.

8. Review of Minutes – Re:

a) Regular Council Meeting, April 22, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that the minutes of the April 22, 2025, Regular Council meeting be adopted.

Motion carried.

b) Special Meeting, April 24, 2025

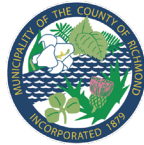
Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the minutes of the April 24, 2025, Special meeting be adopted.

Motion carried.

c) Budget Planning Meeting, April 28, 2025

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that the minutes of the April 28, 2025, Budget Planning meeting be adopted.

Motion carried



d) Budget Planning Meeting, May 6, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that the minutes of May 06, 2025, Budget Planning Meeting be adopted.

Motion carried.

9. Question Period

There were no questions.

10. Committee Reports

a) Committee of the Whole

- Recommendation from the in camera session

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and authorize the Revenue Manager to sell property AAN 07963912 at the June 6, 2025, tax sale as discussed in camera.

Motion carried.

- Quit claim deed regarding PID 75228973

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 quit claim deed as presented.

Motion carried.

- Tax reduction for property AAN 02920891 due to fire

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and write off the taxes for property AAN 02920891 owned by Joyce MacMullen, which was completely destroyed by fire, in the amount of \$2,584.19, which represents taxes on the dwelling only from April 6, 2025, to March 31, 2026.

Motion carried.



- Whiteside Church Preservation Society grant application for the Tier 2 Community Grant Fund in the amount of \$3,000

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand that Council accept the recommendation of the Committee of the Whole and defer the grant application from the Whiteside Church Preservation Society to after the budget is passed.

Motion carried.

- Deer population

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 to the Minister of Natural Resources urging the Department to make changes to the 2025 fall hunt that recognizes the impact to residents of the exploding population of deer, particularly does, in Richmond County.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and send letters to the Department of Public Works and Nova Scotia Power to request that roadside clearing be scheduled early in areas of Richmond County where wildlife strikes have increased in frequency.

Motion carried.

- Cell service

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 to our new Member of Parliament, Jaime Battiste, outlining residents' concerns about limited and deteriorating cell service across Richmond County.

Motion carried.

- Pondville Beach update

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 explore the Municipality's options for a Letter of

Authority between the Municipality and the Province for Pondville Beach and report their findings back to Council, upon completion of the work in the Pondville Beach Provincial Park Management Statement.

Motion carried.

- Extended Producer Responsibility

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and direct staff to look into the change and what impact it might have on the municipality, and to communicate that to the Nova Scotia Federation of Municipalities (NSFM).

Motion carried.

- Spike Fund Program

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and refer the Spike Fund Program to the By-Law/Policy Committee.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the COW report for the month of May 2025 be adopted.

Motion carried.

b) Audit Committee Report

- Draft financial statements for the year ended March 31, 2024

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Audit Committee and approve the financial statements of the Municipality for the year ended March 31, 2024.

Motion carried.

- Appointment of auditors

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Audit Committee and appoint Grant Thornton as the auditors for the March 31st, 2025, fiscal year end.

Moved by Councillor Brian Marchand, seconded by Councillor Amanda Mombourquette, that the motion be amended to add Doane before Grant Thornton.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Audit Committee and appoint Doane Grant Thornton as the auditors for the March 31st, 2025, fiscal year end.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the Audit Committee report for the month of May 2025 be adopted.

Motion carried.

c) By-law/Policy Committee

- Dog Control By-law

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the By-Law/Policy Committee and proceed with the first reading approval, contingent on the outcome of the review by Municipal Affairs and the Solicitor.

Motion carried with four (4) in favour and one (1) opposed. (Nay – Councillor Brian Marchand)

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the By-Law/Policy Committee report for the month of May 2025 be adopted.

d) Planning Advisory/Heritage Committee

- New maximum setbacks 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 proceed with the adoption process for the proposed amendments to Policy 5-52 of the MOCR Municipal Planning Strategy addressing wind turbine setbacks as presented.

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 proceed with the adoption process for the proposed amendments to section 6:35.9(a) and 6.35.9 (b) of the MOCR Land Use By-Law as presented.

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 proceed with the adoption process for the proposed amendments to Part 9 and Part 15 of the West Richmond Planning Area Land Use By-Law as presented.

Motion carried.

- **Accessory dwelling units**

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Planning Advisory/Heritage Committee and amend the Isle Madame Municipal Planning Strategy and Land Use By-Law to remove the special provision requiring the lot to be capable of being subdivided in compliance with the requirements of the Zone and the Richmond County Subdivision By-Law.

Motion carried.

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that Council add the agenda item “additional dwellings in the Municipal Planning Strategy and Land Use By-law” to the next Planning Advisory/Heritage Committee meeting for further discussion.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the Planning Advisory Report for the month of May 2025 be adopted as corrected.

Motion carried.



11. First Reading Approval

a) Proposed amendments addressing the maximum setbacks for commercial wind turbines in response to new provincial setback requirements:

- (i) Proposed amendments to Policy 5-52 of the MOCR Municipal Planning Strategy as presented. (*Amendment attached*)

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give first reading approval for the proposed amendments to Policy 5-52 of the MOCR Municipal Planning Strategy as presented.

Motion carried.

- (ii) Proposed amendments to section 6:35.9(a) and 6.35.9 (b) of the MOCR Land Use By-Law as presented. (*Amendment attached*).

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give first reading approval for the proposed amendments to section 6:35.9(a) and 6.35.9 (b) of the MOCR Land Use By-Law as presented.

Motion carried.

- (iii) Proposed amendments to Part 9 and Part 15 of the West Richmond Planning Area Land Use By-Law as presented. (*Amendment attached*).

Moved by Councillor Amanda Mombourquette, seconded by Shawn Samson, that Council give first reading approval for the proposed amendments to Part 9 and Part 15 of the West Richmond Planning Area Land Use By-Law as presented.

Motion carried.

b) Accessory Dwelling Units

- (i) Proposed amendments to the Municipal Planning Strategy for the Isle Madame Plan Area, Chapter 3, Sub-Section 3(a), and Policy G-3.1(a) as presented. (*Amendment attached*)

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that Council give first reading approval for the proposed amendments to the Municipal Planning Strategy for the Isle Madame Plan Area, Chapter 3, Sub-Section 3(a), and Policy G-3.1(a) as presented.

Motion carried.

- (ii) Proposed amendment to the Land Use By-Law for the Isle Madame Plan Area, Section 33 as presented. (Amendment attached)

Moved by Councillor Shawn Samson, seconded by Councilor Brian Marchand, that Council give first reading approval for the proposed amendment to the Land Use By-Law for the Isle Madame Plan Area, Section 33 as presented.

Motion carried.

c) Dog Control By-law

- (i) Proposed new By-law that will repeal and replace the previous Respecting Dogs By-law as presented.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council give first reading approval for the proposed new Dog Control By-law as presented.

Motion carried with four (4) in favour and one (1) opposed. (Nay – Councillor Brian Marchand)

12. New Business

- a) Nova Scotia Education Common Services Bureau – Re: Request to join the Public Authorities Reciprocal Transfer Agreement for Defined Benefit pension plans.

Council unanimously agreed to have staff provide further information.

13. Warden – Re:

- a) Service connections for accessory dwellings on lots that are able to be subdivided.

Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that Council direct staff to explore possible revisions to current utility regulations around the hookup of secondary units on the same property, including lots that can be subdivided and those that can not.

Motion carried.



14. Correspondence

a) Action Required:

- (i) Letter from Alan MacKeigan, Recreation Nova Scotia (RNS) – Re: RNS Conference 2025 sponsorship

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council refer the sponsorship request to budget deliberations.

Motion carried.

- (ii) Letter from Tanya Felix, Strait Area Chamber of Commerce-Housing Steering Committee – Re: Request for funding to support nonprofit housing association

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Sampson, that Council refer the financial request to budget deliberations.

b) For Information Purposes

- (i) Letter of support from MOCR – Re: Cape Breton Regional Municipality's application to the Low Carbon Communities Program

- (ii) Letter from Honourable John Lohr, Minister of Finance and Treasury Board – Re: Richmond County Municipal Council letter regarding the Non-Resident Deed Transfer Tax Increase

15. Review of Action Items

a) Action Items List

For information only.

16. Items Added to the Agenda

n/a

17. Question Period

There were no questions.



18. Adjournment

There being no further business, the Chair adjourned the meeting at 7:54 p.m.

Municipal Clerk

Chairperson