



## Regular Council Meeting

June 24, 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), Chris Boudreau, Director of Public Works, Shelley David, Municipal Clerk

1. Call to Order

Warden Lois Landry called the meeting to order at 5:33 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 5:33 p.m.

Motion carried.

a) Personnel

b) Contract Negotiations

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the meeting revert to “Regular” session at 5:46 p.m. and break for recess from 6:00 p.m. to 7:00 p.m.

Motion carried.

Chris Boudreau, Director of Public Works, left the meeting at 5:46 p.m.

Shawn Samson arrived at the meeting at 5:58 p.m.

3. Recess

Council was in recess from 6:00 p.m. to 7:00 p.m. for a Public Hearing.

4. Opening Acknowledgement

The Warden reconvened the regular session at 7:00 p.m. and 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.



5. O'Canada

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

6. Roll Call of Councillors

The CAO took the roll call of Councillors.

7. Recommendation from In Camera Session

Moved by Councillor Brian Marchand, seconded by Deputy Warden Brent Sampson, that Council appoint Robbin Cotton to the Destination Cape Breton Association Board, Gail Johnson to the Strait of Canso Superport Board, and Amanda Samson MacPherson to the Recreation Advisory Committee.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council authorize staff to finalize agreements for the collection services and post-collection services with Circular Materials based on the Opt-In Service model under the Extended Producer Regulations, and FURTHER MOVE that Council authorizes the Chief Administrative Officer to execute the contracts with Circular Materials once finalized.

Motion carried.

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

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that the agenda be approved.

Motion carried.

9. Review of Minutes – Re:

a) Special Meeting, May 22, 2025

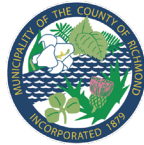
Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that the minutes of the May 22, 2025, Special meeting be adopted.

Motion carried.

b) Regular Council Meeting, May 27, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that the minutes of the May 27, 2025, Regular Council meeting be adopted.

Motion carried.



c) Special Meeting, June 4, 2025

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that the minutes of the June 4, 2025, Special meeting be adopted as corrected, to include the PID 75045716.

Motion carried

d) Special Meeting, June 9, 2025

Moved by Councillor Brian Marchand, seconded by Deputy Warden Brent Sampson, that the minutes of June 9, 2025, Special meeting be adopted.

Motion carried.

e) Special Meeting, June 16, 2025

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that the minutes of June 16, 2025, Special meeting be adopted.

Motion carried.

10. Question Period

There were no questions.

11. Committee Reports

a) Committee of the Whole

- Temporary borrowing resolution for the Loch Lomond volunteer fire department

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and enter into a loan agreement with our lending institution in the amount of \$73,564.00 for the purpose of purchasing a 2021 Ford Super Duty F-350 SRW XLT.

Motion carried.

- Community Climate Capacity Cohort grant application 2025-2026

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and approve that staff apply to the program.

Motion carried.

- Deferral of grant applications until after budget approval  
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 grant applications from the River Bourgeois Mariner Society, Kitchen Rackets Organization/Celtic Colours Workshops, Janvrin's Island Community Centre, Kitchen Rackets Organization/Summer Jam Sessions, and the St. Peter's–Grand River–Loch Lomond Pastoral Charge, until after the 2025-2026 budget is approved.  
Motion carried
- Tax Exemption By-law (By-law 56)  
Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and refer By-law 56 to staff for investigation into the current status of the organizations listed, look at best practises, and potentially some incentives to help with the appeal or review of assessments.  
Motion carried.
- Advocacy for involuntary destruction  
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 Nova Scotia Federation of Municipalities Board, similar to the one previously sent to the Province, with the addition of a request that involuntary destruction be considered as an advocacy issue.  
Motion carried.
- Credit freeze  
Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and write a letter to the Province, asking that they seriously consider a credit freeze, similar to the model currently in place in Quebec.  
Motion carried.

- Harbour Wars sponsorship request

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and receive the request.

Motion carried.

- Advocacy for public library funding

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and that the issue of adequate and sustainable funding for public libraries in Nova Scotia be brought forth to the Nova Scotia Federation of Municipalities Board for consideration as an advocacy priority.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the Committee of the Whole Report for the month of June 2025 be adopted.

Motion carried.

b) By-law/Policy Committee

- Capital Improvement and Development Policy

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the By-Law/Policy Committee and proceed with the amendments to the Capital Improvement and Development Policy as presented with the changes as discussed.

Motion carried.

- Guidelines for Designation and Use of Off-Leash Dog Areas

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the By-Law/Policy Committee and proceed with the adoption of the Guidelines for the Designation and Use of Off-Leash Dog Areas Policy as presented with the changes as discussed, contingent on the outcome of the review by the Solicitor.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that the By-law/Policy Committee Report for the month of June 2025 be adopted.

Motion carried.

c) Planning Advisory Committee

- Review of zoning across the county relative to the CMHC catalogue.

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 review the CMHC Housing Design Catalogue, or similar catalogues as they present themselves, to determine any barriers our current Land Use By-laws present to residents or developers who may want to build these homes.

Motion carried.

- Follow-up to initial meetings with developers

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and continue conversations with housing and property developers, and invite them to a forum to discuss barriers and solutions to housing and property development across the spectrum.

Motion carried.

- Review of permitting practices for standalone buildings (garage/utility/shed)

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 scan all the areas in Richmond County that don't permit standalone buildings (garage/utility/shed) and report back to the Committee.

Motion carried.

- Amendments to the Nova Scotia Building Code Regulations

Moved by Deputy Warden Brent Sampson, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Planning Advisory/Heritage Committee and ask EDPC to share their written

comments regarding the new building code regulations to the Planning Advisory/Heritage Committee, if any.

Motion carried.

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the Planning Advisory/Heritage Committee Report for the month of June 2025 be adopted.

Motion carried.

12. Motion to Adopt

a) Capital Improvement and Development Policy as amended

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council adopt the amended Capital Improvement and Development Policy as presented.

Motion carried.

13. Second 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.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give second 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.

Moved by Councillor Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council give second 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.

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council give second 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.

Moved by Councillor Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council give second 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.

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that Council give second 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 Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council amend the proposed Dog Control By-law by removing Section 2.16 (definition of an off-leash dog park), the last sentence in 2.19 (beginning with Notwithstanding), and reformat the numbering.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that Council approve the second reading approval for the Dog Control By-law, By-law #70, with the approved amendments.

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

#### 14. New Business

- a) La Picasse Community Cultural Centre – Re: Tier 1 Community Grant Fund application in the amount of \$1,000

Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that Council approve the La Picasse Community Cultural Centre grant application for the Tier 1 Community Grant Fund in the amount of \$1,000, to be allocated as follows: \$200 from the District 2 Fund, \$ 300 from the District 1 Fund, and \$500 from the Regional Fund.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brent Sampson, that the main motion be amended to reduce the allocation from the Regional Fund to \$250.00.

Motion carried.

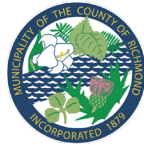
Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that Council approve the La Picasse Community Cultural Centre grant application for the Tier 1 Community Grant Fund in the amount of \$750, to be allocated as follows: \$200 from the District 2 Fund, \$ 300 from the District 1 Fund, and \$250 from the Regional Fund.

Motion carried.

- b) Framboise Community Centre – Re: Tier 1 Community Grant Fund application in the amount of \$1,000

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that Council approve the Framboise Community Centre grant application for the Tier 1 Community Grant Fund in the amount of \$1,000, to be allocated as follows: \$500 from the District 5 Fund and \$500 from the Regional Fund.

Motion carried.



- c) Arichat Community Development Association – Re: Tier 1 Community Grant Fund application in the amount of \$1,000

Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that Council approve the Arichat Community Development Association grant request for the Tier 1 Community Grant Fund in the amount of \$1,000, to be allocated as follows: \$500 from the District 2 Fund, \$500 from the District 1 Fund.

Motion carried.

15. Correspondence

- a) Action Required:

- (i) Letter from Bob MacEachern, Board Chair, Celtic Colours International Festival – Re: Request for support

Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council receive the letter.

Motion carried.

- (ii) Rochelle Heudes, President, Acadien Festival of Petit de Grat – Re: Sponsorship request

Moved by Councillor Shawn Samson, seconded by Councillor Brian Marchand, that Council approve the Level Blue Star Sponsorship in the amount of \$500 to be allocated from the Sponsorship budget.

Motion carried

- b) For Information Purposes

- (i) Letter from Honourable Colton LeBlanc, Minister of Growth and Development – Re: Joint Management of Point Tupper Heavy Industrial Park and Inclusion in Atlantic Port Assessment
- (ii) MOCR letter of support to Dalhousie University – Re: Dalhousie University's Transformation 2026 application titled Minding (more than) the gaps: a transformative research initiative for offshore wind in support of Canada's energy transition
- (iii) Email from Tynette Deveaux, Regional Program Manager, Canadian Association of Physicians for the Environment – Re: Health risks of uranium exploration and mining

- (iv) MOCR Summer Programming – Re: Registration opens June 27, 2025
- (v) Letter from Warden Eleanor Roulston, East Hants – Re: Library Funding
- (vi) MOCR Press Release – Richmond County Approves 2025–2026 Budget with No Increase to Tax Rates and Continued Investment in Community Wellbeing
- (vii) Email from Dani Coffey, Director, Policy and Government Relations – Re: Concerns about CMHC
- (viii) MOCR Email to housing and property developers – Re: Request for information from Developers by NSFM and CMHC

16. Unfinished Business

- a) Nova Scotia’s Public Authorities Reciprocal Plan Agreement – Re: Defined Benefit (DB) Plans

Move by Councillor Amanda Mombourquette, seconded by Councillor Deputy Warden Brent Sampson, that Council authorize sending a letter back to the NSECSB approving to move forward.

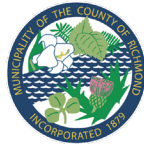
Motion

- b) Riverdale Community Services Society – Re: Tier 2 Community Grant Fund application in the amount of \$7,250.39

Warden Lois Landry provided an update on the grant fund application. The Riverdale Community Services Society changed the amount of their request to \$ 4,671.72.

Moved by Councillor Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council approve the Riverdale Community Services Society grant request for the Tier 2 Community Grant Fund in the amount of \$2,400, to be allocated as follows: \$1,000 from the District 3 Fund and \$1,400 from the Regional Fund.

Motion carried with four (4) in favour and one (1) opposed. (Nay – Deputy Warden Brent Sampson)



Moved by Councillor Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council refer the sponsorship procedure back to staff for review, further on to By-Law/Policy for discussion.

Motion carried.

17. Review of Action Items

a) Action Items List

For information only.

18. Items Added to the Agenda

n/a

19. Question Period

There were no questions.

20. Adjournment

There being no further business, the Chair adjourned the meeting at 8:13 p.m.

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Chairperson

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Municipal Clerk