



Regular Council Meeting

October 28, 2025

Location: Richmond Room & Council Chambers

Regular Council Present: Warden Lois Landry, Deputy Warden Amanda Mombourquette, Councillor Brent Sampson (former Deputy Warden), Councillor Brian Marchand, Councillor Shawn Samson

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

1. Call to Order

Warden Lois Landry called the meeting to order at 6:00 p.m.

Councillor Shawn Samson sent his regrets for the in camera session.

2. In Camera Session

Moved by Deputy Warden Brent Sampson, seconded by Councillor Amanda Mombourquette, that the meeting move to an "In Camera" session at 6:00 p.m.

Motion carried.

a) Personnel

Moved by Deputy Warden Brent Sampson, seconded by Councillor Brian Marchand, that the meeting revert to "Regular" session at 6:17 p.m., and break for recess until 7:00 p.m.

Motion carried.

3. Recess

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

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



6. Roll Call of Councillors

Troy MacCulloch, CAO, took the roll call of Councillors.

7. Recommendation from In Camera Session

Moved by Councillor Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council appoint Randall Hussey and Dorothy Booher to the Source Water Protection Advisory Committee; Paula Jesty to the Audit Committee; Jason Jankuloski to the By-law/Policy Committee; Jessica MacDougall to the IDEA Committee; Doug Landry to the RCMP Advisory Board; Daphne Campbell, Natasha Mury, Julisa Stewart, Joe McNamara, Isaiah Bernard and Rodney Diggdon to the Recreation Advisory Committee; Liz Campbell, Steve MacNeil and Robert Wambolt to the Richmond Villa Board; Josie Robinson to the Eastern Counties Regional Library Board; FURTHER MOVE, appoint Councillor Brian Marchand as Councillor representative to the Source Water Protection Advisory Committee; and FURTHER MOVE, that staff re-advertise for the vacant positions on the Cape Breton Local Immigration Partnership and the IDEA Committee.
Motion carried.

8. Election of Deputy Warden

Warden Lois Landry called for nominations for the position of Deputy Warden. On the first call, Councillor Brent Sampson nominated Councillor Amanda Mombourquette, who accepted the nomination. On the second call, Councillor Brian Marchand nominated Councillor Brent Sampson, who declined the nomination. On the third and final call, there were no further nominations.
Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the nominations cease.
Motion carried.

The Warden declared Councillor Amanda Mombourquette as Deputy Warden.

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

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the agenda be approved.
Motion carried.

10. Review of Minutes, Re:

a) September 23, 2025



Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that the minutes of September 23, 2025, Regular Council be approved, as corrected.

Motion carried.

11. Question Period:

There were no questions.

12. Committee Reports:

a) Committee of the Whole

- i. The Committee discussed the Inverness Asylum Commemoration Project.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and defer the \$9,000 funding request to budget deliberations.

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

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and authorize the signing of the joint project request for provincial support, and acknowledge the Municipality's role in the Inverness Asylum by passing a resolution, engaging the IDEA Committee in its preparation.

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

- ii. The Committee discussed the Framboise Community Centre grant request for the Tier 1 Community Grant Fund in the amount of \$700.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and rescind the motion made on June 24, 2025 (Action Item No. 590), which granted \$1,000 to the Framboise Community Centre.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and approve the Framboise Community Centre grant request for the Tier 1 Community Grant Fund in the amount of \$700 and be allocated as follows: \$350 from the District 5 Fund and \$350 from the Regional Fund.

Motion carried.

- iii. The Committee discussed the Low Income Property Tax Exemption Program.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and approve an extension to the application deadline for the 2025 Low Income Property Tax Exemption Program to December 31, 2025, and that qualified applicants who have paid their property taxes in full receive their exemption amount by rebate cheque.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and refer the Low Income Property Tax Exemption Program to the By-law/Policy Committee to change the application deadline to December 31.

Motion carried.

- iv. The Committee discussed the letter from the Honourable John Lohr, Minister of Municipal Affairs, regarding the summary of amendments to the MGA.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and refer the MGA amendment, "Tax reductions due to natural disasters," to the By-law/Policy Committee for further discussion.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and refer the MGA amendment, “Allowing tax sale payments to be made electronically,” to the By-law/Policy Committee for further discussion.

Motion carried.

- v. The Committee discussed the application to the Province for cost-shared paving for the 2026-27 fiscal year.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and add Touesnard Lane to the list.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and submit an application to the Province for cost-shared paving of the following J-class roads in order of priority: Kings Road, Rockdale; Touesnard Lane, River Bourgeois; Forgeron Road, West Arichat; Sampson Road, L’Ardoise; and Lobster Plant Road, Cape Auget.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council adopt the Committee of the Whole Report for the month of October 2025.

Motion carried.

b) Planning Advisory/Heritage Committee

- i. The committee discussed the review of permitting practices for standalone buildings.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to prepare a report on how to provide more consistency and less ambiguity for accessory buildings across the County.

Motion carried.

- ii. The Committee discussed the review of the CMHC Housing Catalogue.
Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to prepare a report outlining the process, scope, timeline, and resources required to overhaul and consolidate Richmond County's Land Use By-laws, with the goal of improving consistency, reducing ambiguity, and removing barriers to diverse and affordable housing development.
Motion carried.
Moved by Councillor Brent Sampson, seconded by Deputy Warden Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to update the zoning areas for Evanston, Isle Madame, and St. Peter's to allow a minimum of 4 units as of right.
Motion carried.
Moved by Councillor Brent Sampson, seconded by Deputy Warden Amanda Mombourquette, that Council adopt the Planning Advisory/Heritage Committee report for the month of October 2025.
Motion carried.
- c) Municipal Emergency Management Advisory Committee
 - i. The Committee discussed the comfort centres/emergency shelter strategy.
Moved by Deputy Warden Amanda Mombouquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Municipal Emergency Management Advisory Committee and direct staff to investigate ways to improve and expand comfort centres and emergency shelters across the County in preparation for budget deliberations.
Motion carried.
Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council adopt the Municipal Emergency Management Advisory Committee report for the month of October 2025.
Motion carried.
- d) By-law/Policy Committee
 - i. The Committee discussed the amendments to Appendix A: Committee Matrix of the Committees Policy.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council accept the recommendation of the By-law/Policy Committee and remove the St. Anne's Community & Nursing Care Centre and the Volunteer Fire Department from the Committee Matrix, and add the Richmond Water Utility Source Water Protection Advisory Committee.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the By-law/Policy Committee and direct staff to review the St. Peter's - Samsonville and Area Water Utility Board governing documents and report back to the committee.

Motion carried.

ii. The Committee discussed the amendments to the Grant Disclosure Policy.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the By-law/Policy Committee and adopt the Grant Disclosure Policy, with the following changes:

- Reword section 4.1(a): "The name of the recipient organization with the total granted amount, the type of grant as defined in the current funding framework."
- Remove section 4.1(b) and 4.1(c).
- Remove section 4.2.
- Reword section 5.1: "Disclosure of such grant funding shall be on our municipal website and as per the Strategic Communications Plan."
- Remove section 6.1(b).
- Replace CFO with Director of Finance in 6.3.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council adopt the By-law/Policy Committee report for the month of October 2025.

Motion carried.



Councillor Brent Sampson declared a conflict of interest regarding By-law Number R-100 and removed himself from the meeting at 7:32 p.m.

13. Second Reading, Re:

- a) Repeal of By-law 64 - Dundee Hills Development Wastewater Management District By-Law

Moved by Councillor Brian Marchand, seconded by Deputy Warden Amanda Mombourquette, that Council give second reading approval for By-law No.R-100: Repeal of By-law No.64 – Dundee Hills Development Wastewater Management District By-law.

Motion carried.

Councillor Brent Sampson returned to the meeting at 7:33 p.m.

14. Members of Council Items:

- a) Councillor Amanda Mombourquette, Re: Code of Conduct Changes

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council send a letter to Municipal Affairs Minister, John MacDonald, requesting that the Provincial Government act quickly in working with Municipalities to better define eligible and/or ineligible complaints, so that the ability of the public to submit complaints is re-instated, and to copy NSFM on that motion requesting that it become an advocacy priority for them.

Motion carried.

15. Correspondence

- a) Action Required:

- i. Letter from the Richmond County Literacy Network, Re: Dolly Parton Imagination Library

Moved by Councillor Brian Marchand, seconded by Councillor Brent Sampson, that Council support the Dolly Parton Imagination Library Program in the amount of \$2,000, to be allocated from the Council Strategic Initiative Funding.

Motion carried.



- b) For Information Purposes
 - i. Memo from the Property Valuation Services Corporation, Re: Property Assessment and the Municipal Modernization Act (Bill No. 141)
 - ii. MOCR letter to Isle Madame Fire Department, Re: Council's decision regarding Board representation
- 16. Review of Action Items
 - a) Action Items List

Moved by Councillor Brent Sampson, seconded by Deputy Warden Amanda Mombourquette, that Council rescind the motion made on June 24, 2024, action item no. 396), which requested municipal staff to invite a Canada Post representative to a future meeting with Council for discussion on rural mail service interruptions.

Motion carried.
- 17. Items Added to the Agenda

n/a
- 18. Question Period

There were no questions.
- 19. Adjournment

There being no further business, the Chair adjourned the meeting at 7:55 p.m.

Chairperson

Municipal Clerk