



Regular Council Meeting

November 25, 2025

Location: Richmond Room & Council Chambers

Present: Warden Lois Landry, Deputy Warden Amanda Mombourquette, Councillor Brent Sampson, 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 6:17 p.m.

2. In Camera Session

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the meeting move to an “In Camera” session at 6:17 p.m.

Motion carried.

a) Contract Negotiation

b) Personnel

Moved by Councillor Brent Sampson, seconded by Councillor Shawn Samson, that the meeting revert to “Regular” session at 6:49 p.m.

Motion carried.

3. 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.

4. O'Canada

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

5. Roll Call of Councillors

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



6. Recommendation from In Camera Session

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council accept the staff recommendation and authorize staff to proceed with final negotiations and execution of the Solid Waste Disposal Services Agreement with GFL Environmental Inc.

Motion carried.

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

Moved by Councillor Brian Marchand, seconded by Councillor Brent Sampson, that the following item be added to the agenda: Emergency Services Provider Fund.

Motion carried.

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that the agenda be approved with the addition.

Motion carried.

8. Review of Minutes, Re:

a) October 28, 2025, Regular Council Minutes

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that the minutes of October 28, 2025, Regular Council be adopted as corrected.

Motion carried.

b) October 28, 2025, Public Hearing

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that the minutes of October 28, 2025, Public Hearing be adopted.

Motion carried.

9. Question Period:

There were no questions.

10. Committee Reports:

a) Committee of the Whole

- i. The Committee discussed the increases in fire protection rates for the St. Peter's – Samsonville and Area Water Utility.

Moved by Deputy Warden Amanda Mombourquette, seconded by

Councillor Shawn Samson, that Council accept the recommendation of the

Committee of the Whole and form a sub-committee consisting of Richmond County staff and Council, and that Village staff and Commissioners be invited to participate for the purpose of reviewing the full scope of the County/Village relationship, and to provide an update to Council prior to budget deliberations.

Motion carried with four (4) in favour and one (1) opposed. (No: Councillor Brent Sampson)

- ii. The Committee discussed the grant request from the Friends of St. John's Arichat for the Tier 1 Community Grant Fund in the amount of \$800.

Moved by Deputy Warden Amanda Mombourquette, seconded by Shawn Samson, that Council accept the recommendation of the Committee of the Whole and approve the Friends of St. John's Arichat grant request for the Tier 1 Community Grant Funds in the amount of \$800 and be allocated as follows: \$400 from the District 1 Fund and \$400 from the District 2 Fund.

Motion carried.

- iii. The Committee discussed the allocation of surplus funds and transfers from the Municipality's Operating Reserve.

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 transfer of \$909,500 from the Operating Reserve as follows:

- \$500,000 for landfill closure;
- \$200,000 for strategic priorities of Council;
- \$189,500 for the solar PV system;
- \$20,000 for the ECRL Hub Project.

Motion carried.

- iv. The Committee discussed the write off of inactive accounts.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and approve the Finance Department's request to write off the principal and interest associated with the attached inactive accounts in the total amount of \$33,137.34.

Motion carried.

- v. The Committee discussed exploring opportunities and costs associated with Volunteer Appreciation/Recognition.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and direct staff, with advice from the Recreation Advisory Committee and checking in with volunteer organizations, to explore the opportunities and costs associated with volunteer appreciation/recognition, to be considered at budget deliberations.

Motion carried with four (4) in favour and one (1) opposed. (No: Councillor Brent Sampson)

- vi. The Committee discussed the Raising the Village request for support.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and support the March 26 Wagmatcook Regional Well-Being Conference at \$500 and the Richmond County Intergenerational Health Fair to be held in Richmond County in early 2026 at \$1,000 to be allocated from the Sponsorship Budget, contingent on both events taking place.

Motion carried with four (4) in favour and one (1) opposed. (No: Brian Marchand)

- vii. The Committee discussed the invitation for Property Valuation Services Corporation to present at a future meeting.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and direct staff to contact PVSC to invite them to do a presentation.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council adopt the Committee of the Whole Report for the month of November 2025.

Motion carried.

b) Planning Advisory/Heritage Committee

- i. The Committee discussed accessory buildings in front.

Moved by Councillor Brent Sampson, seconded by Deputy Warden Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct EDPC staff to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Plan Richmond, Plan Isle Madame, Plan St. Peter's, and Plan West Richmond.

Motion carried.

Moved by Councillor Brent Sampson, seconded councilor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct EDPC staff to prepare amending pages to remove section 6.3(3)(c) from the Central Richmond Land Use By-law, and subsequently that staff report back on statements to remove anything that doesn't permit an accessory or any structure to be built in the front yard, maintaining the current setback, in the Central Richmond Plan.

Motion carried.

- ii. The Committee discussed the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Central Richmond, Isle Madame, and St. Peter's Plan Areas.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and accept the amending page for the By-law to Amend the Central Richmond Plan Area Land Use By-law with the following changes: remove sections 2 and 4, and in section 5(a), change three (3) to five (5).

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 accept the amending page for the By-law to Amend the Central Richmond Plan Area Municipal Planning Strategy with the following changes: in sections 1(a), 2(a), and 3(a), change three (3) to four (4).

Motion carried.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and accept the amending page for the By-law to Amend the Isle Madame Plan Area Land Use By-law with the change from three (3) to five (5) in section (3)(a).

Motion carried.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and accept the amending page for the By-law to Amend the Isle Madame Plan Area Municipal Planning Strategy with the following changes: change three (3) to five (5) in section (2)(a) and remove the extra word “dwellings” in section (3)(a).

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 EDPC staff to report back to the Committee regarding ways to address challenges presented in section 4 (2.2) (a) around central sewer and water systems.

Motion carried.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and accept the amending page for the By-law to Amend the St. Peter’s Plan Area Land Use By-law with the following changes: change three (3) to four (4) in sections 4(a) and 4(b).

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 accept the amending page for the By-law to Amend the St. Peter’s Plan Area Municipal Planning Strategy with the following changes: insert the words “maximum of four” after the word “Policy R-2:” in section 2 and remove section 2(a).

Motion carried.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council adopt the Planning Advisory/Heritage Committee Report for the month of November 2025.

Motion carried.

c) By-law/Policy Committee

- i. The committee discussed the Low Income Property Tax Exemption Program Policy amendments.

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 Low Income Property Tax Exemption Program Policy as presented, with the following changes:

- Remove “(b)” in section 3.2
- Remove “(b)” and replace the words “ in a timely manner “ with “within 2 to 3 weeks” in Section 3.3
- Remove “(See section 6)” in Section 4.2
- Add “, up to the limit approved annually by Council” after the word “property” in Section 5.5
- Replace “August 15th” with “December 31st” in Section 5.6
- Replace “ balance” with “from previous years” in Section 6.1(d)
- Remove section 8.4 and renumber

Motion carried.

- ii. The Committee discussed the funding request for power and base lighting at the River Bourgeois Lighthouse.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the By-law/Policy Committee and defer the discussion to budget deliberations to consider a \$400 annual contribution.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council adopt the By-law/Policy Committee Report for the month of November 12, 2025.

Motion carried.



11. First Reading, Re:

a) Proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Central Richmond, Isle Madame, and St. Peter's Plan Areas to:

- Allow a threshold for multiple-unit dwellings permitted as of right, enabling the development of fourplexes and other modest multi-unit housing forms.
- Remove the restriction in the Central Richmond Land Use By-law that prevents accessory buildings from being located closer to a street on which the main building fronts than the main building is to that street.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council give first reading approval for the proposed amendments to the Municipal Planning Strategy and the Land Use By-law for the Central Richmond, Isle Madame, and St. Peter's Plan Areas and schedule a public hearing.

Motion carried.

12. Correspondence

a) Action Required:

- i. n/a

b) For Information Purposes

- i. Letter from the Honourable John Lohr, Minister of Finance and Treasury Board, Re: Request for Consideration of a Credit Freeze Mechanism in Nova Scotia
- ii. MOCR letter to Mr. Rahul Singh, Executive Director of GlobalMedic, Re: Appreciation for the Donation of Fire Skid Unit
- iii. Letter from Paula Sibley-Fox, Executive Lead, Disaster Recovery Program, Nova Scotia Department of Emergency Management, Re: Update on Municipal Disaster Financial Assistance Claims

13. Review of Action Items

a) Action Items List

For information only.

14. Items Added to the Agenda

Emergency Services Provider Fund

Moved by Councillor Brian Marchand, seconded by Deputy Warden Amanda



Mombourquette, that Council approve the Emergency Services Provider Fund application and FURTHER MOVE that the municipal contribution for this application be funded through the Fire Services and Emergency Measures Budget.
Motion carried.

15. Question Period

There were no questions.

16. Adjournment

There being no further business, the Chair adjourned the meeting at 7:41 p.m.

Chairperson

Municipal Clerk