

**WEDNESDAY, JUNE 19, 2024 @ 4:30 P.M.  
REGULAR MONTHLY COUNCIL  
GUYSBOROUGH MUNICIPAL OFFICE**

Warden Pitts called the meeting to order at 4:30 p.m.

**ATTENANCE**

Warden Vernon Pitts  
Deputy Warden Janet Peitzsche  
Councillor Paul Long  
Councillor Mary Desmond  
Councillor Neil DeCoff  
Councillor Dave Hanhams (via zoom)  
Councillor Hudson MacLeod  
Councillor Fin Armsworthy

**OTHERS PRESENT**

Barry Carroll, CAO  
Shawn Andrews, Deputy CAO  
Debbie Torrey, Development Officer  
Magdelyn Connolly, Municipal Clerk  
Media (via zoom)

**REGRETS**

**ACKNOWLEDGEMENT**

**APPROVAL OF AGENDA**

**24-06-30631**

h.d. Request for Rezoning – MODG (Atlantic Edge Properties)

**MOVED:** Councillor Paul Long  
**SECONDED:** Councillor Neil Decoff  
**MOTION:** THAT Council approve the agenda as amended.  
**MOTION CARRIED**

**APPROVAL OF MINUTES OF MAY 15, 2024 REGULAR COUNCIL**

**24-06-30632**

**MOVED:** Councillor Mary Desmond  
**SECONDED:** Councillor Fin Armsworthy  
**MOTION:** THAT Council approve the minutes of the May 15, 2024 Regular Council as presented with no noted errors or omissions.  
**MOTION CARRIED**

**BUSINESS ARISING FROM MINUTES**

**DELEGATIONS**

**NEW BUSINESS**

**BRIEFING NOTE – PHASE III CUTLER’S BROOK**

**24-06-30633**

Mr. Avery briefly reviewed the briefing note as it was included in the meeting package.

**MOVED:** Councillor Paul Long  
**SECONDED:** Councillor Hudson MacLeod

**MOTION:** THAT the Council of the Municipality of the District of Guysborough award the Tender for the completion of Phase 3 of Cutler's Brook Subdivision to Ron Chisholm Hydroseeding Ltd. in the amount of \$598,340.74.

**MOTION CARRIED**

#### **POLICING REVIEW UPDATE**

Mr. Andrews stated that this item was included in the meeting package as an information item.

#### **12 MONTH NOTICE LETTER TO NSFM**

Mr. Carroll stated that this item was included in the meeting package as an informational item.

#### **BRIEFING NOTE – REQUEST FOR REZONING – MODG (ATLANTIC EDGE PROPERTIES)** **24-06-30634**

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Paul Long

**MOTION:** THAT WHEREAS the Council of the Municipality of the District of Guysborough passed a motion instructing Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act (MGA) for the purpose of considering the rezoning of a parcel of land in Cutlers Brook Estates Subdivision from Mixed Use Rural Residential MRR-1 to Residential Multiple Unit R-2;

AND WHEREAS the land to be rezoned is identified as a portion of PID 35001155;

AND WHEREAS a Public Hearing was called for Wednesday, June 19<sup>th</sup>, 2024 at 4:15 p.m. at the Municipal Building, 33 Pleasant Street, Guysborough in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements in local papers in accordance with the MGA;

AND WHEREAS there were no written objections and no oral presentations with respect to this rezoning;

**BE IT THEREFORE MOVED THAT** the Council of the Municipality of the District of Guysborough approve the request to rezone a portion of property identified as PID #35001155 in Cutlers Brook Estates Subdivision, Guysborough County, from Mixed Use Rural Residential MRR-1 to Residential Multiple Unit R-2 to allow the construction of several multi-unit residential buildings.

**MOTION CARRIED**

#### **COMMITTEES AND BOARDS**

#### **RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE**

#### **RECOMMENDATION – LARRYS RIVER & DISTRICT VOLUNTEER FIRE DEPARTMENT** **24-06-30635**

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Neil Decoff

**MOTION:** THAT on the recommendation of Committee of the Whole, subject to the approval of the Minister of Service Nova Scotia and Municipal relations, recommend to the Council of the Municipality of the District of Guysborough that The Municipality guarantee a loan for a term of 10 years or less in an amount up to \$350,000.00 for the Larrys River and District Volunteer Fire Department to purchase a new 1050 GPM Pumper/Tanker at a purchase price of \$675,264.45 plus HST from Metalfab Fire Trucks;

**AND FURTHER THAT** the Municipality of the District of Guysborough contribute 40% of the purchase price towards the new apparatus as per policy, including an interest rate subsidy to 5%, to be funded from the fire apparatus reserve.

**MOTION CARRIED**

**RECOMMENDATION – POLICE ADVISORY MEMBER**

**24-06-30636**

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** on the recommendation of Committee of the Whole the Council of the Municipality of the District of Guysborough that 3 members of the public, selected by random draw, will be designated as our local representatives and Ministerial Appointee, to attend our quarterly meetings with the RCMP in accordance with the governance approach approved by the Nova Scotia Department of Justice;

**AND FURTHER THAT** the two public members will be Brent MacLeod and Catherine Mardsen;

**AND FURTHER THAT** the third member Lois Ann Dort will make application to act as the Ministerial Appointee upon completion of the required application through the Agencies, Boards, and Commissions process from the office of the Executive Council of the Province of Nova Scotia.

**MOTION CARRIED**

**RECOMMENDATION – GOLDBORO HOUSE SALE & REMOVAL**

**24-06-30637**

**MOVED:** Councillor Hudson MacLeod

**SECONDED:** Councillor Fin Armsworthy

**MOTION:** **THAT** on the recommendation of Committee of the Whole the Municipality of the District of Guysborough to authorize the sale and removal of the Municipally owned house at Civic # 12443, PID # 35168418 located in the community of Goldboro to Mr. Jason Langley at the price of \$4,500.00.

**MOTION CARRIED**

**RECOMMENDATION – GDBP BOARD VACANCY ENDORSEMENT**

**24-06-30638**

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** on the recommendation of Committee of the Whole, the Council of the Municipality of the District of Guysborough appoint Michael Peters for a one-year term to replace a founding board member; with a renewal period of an additional year.

**MOTION CARRIED**

**ERSWM**

**24-06-30639**

Councillor Decoff reported that he missed the meeting but received a verbal update. He stated that Guysborough has received money from the diversion credit for the first time. Councillor Decoff reported that they will be completing an audit, sampling items received from St. Mary's. He reported that this work is planned to be assigned to summer students. Councillor Decoff reported that they are looking at the possibility of a lightbulb recycling project and that Mr. O'Handley is in the process of having *no littering* signs installed throughout the Municipality.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough approve the Eastern Region Solid Waste Management Committee Report.

**MOTION CARRIED**

## **EMERGENCY MANAGEMENT OFFICE COMMITTEE**

Meeting tonight at 6pm.

### **GALA**

No meeting.

## **WASTE MANAGEMENT LIAISON**

Meeting tomorrow.

## **LIBRARY BOARD**

**24-06-30640**

Deputy Warden Peitzsche reported that the Board met and discussed regular business. She emphasized that she is sure the Board is happy to hear of the recent funding announced for our local libraries.

**MOVED:** Councillor Mary Desmond

**SECONDED:** Councillor Neil Decoff

**MOTION:** THAT the Municipality of the District of Guysborough approve the Library Board's report.

**MOTION CARRIED**

## **HOME SUPPORT BOARD**

No meeting.

## **COMMUNITY HEALTH BOARD**

**24-06-30641**

Councillor Long reported that the Board met last week. He stated that they received approximately fifteen Wellness Grant applications, and approved funding for six projects. Councillor Long reported that Constable Sparks attended the meeting and gave a presentation on the Knowledge Keepers training that was held in the African Nova Scotian communities. He stated that they are planning for school health fairs in the Fall and that they are always looking for new members.

**MOVED:** Councillor Mary Desmond

**SECONDED:** Councillor Hudson MacLeod

**MOTION:** THAT the Municipality of the District of Guysborough approve the Community Health Board's Report.

**MOTIN CARRIED**

## **CANSO AREA STAKEHOLDER WORKING GROUP**

**24-06-30642**

Deputy Warden Peitzsche stated that the Working Group held a community event, showcasing the current services offered at their local hospital. She reported that they have discussed changes for the better to current services offered by local physicians. Deputy Warden Peitzsche reported that a virtual care service is being offered and they are investigating new signage. She stated that there is a Family Practice Nurse on staff now, which has been appreciated.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Mary Desmond

**MOTION:** THAT the Municipality of the District of Guysborough approve the Canso Area Stakeholder Working Group's Report as presented.

**MOTION CARRIED**

**GUYSBOROUGH AREA STAKEHOLDER WORKING GROUP**

**24-06-30643**

Councillor Long reported that there is an information session happening now at the CLC. He reported that they are working on filling positions and that there was new signage installed. Councillor Long reported that although there are still closures, they have decreased.

**MOVED:** Councillor Neil Decoff

**SECONDED:** Deputy Warden Janet Peitzsche

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough accept the Guysborough Area Stakeholder Working Group's Report as presented.

**MOTION CARRIED**

**TRANSIT ASSOCIATION OF GUYSBOROUGH**

**24-06-30644**

Councillor Decoff reported that there are three drivers working for the association and that ridership is excellent. He stated that the Association plans to come to Council in the future with a funding request.

**MOVED:** Councillor Hudson MacLeod

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough accept the Transit Association of Guysborough's report as presented.

**MOTION CARRIED**

**GUYSBOROUGH DISTRICT BUSINESS PARTNERSHIP**

**24-06-30645**

Councillor Long reported that the Board met last night. He stated that a photography RFP was awarded to Ms. Hilary Hendsbee and that there is an RFP being advertised now for Waterfront Revitalization. Councillor Long reported that there will be a session held with the Black Business Initiative on business initiatives and resources for entrepreneurs. He reported that the Board has appointed Allison Myers as the new Chair, Keri Lynn Roberts as the Vice Chair and that Anne Marie Bagnall has stayed on as Secretary.

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Neil Decoff

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough accept the Guysborough District Business Partnership's report as presented.

**MOTION CARRIED**

**GUYSBOROUGH & AREA BOARD OF TRADE**

No meeting.

**COMMUNITY FIRST GUYSBOROUGH COUNTY HOUSING ASSOCIATION**

**24-06-30646**

Councillor Desmond did not attend the meeting but received a report from the Chair. She stated that the Association is doing well and that they are working on several confidential initiatives. Councillor Desmond reported that they are looking at possibly partnering with a neighboring Housing Board.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Neil Decoff

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough accept the Community First Guysborough County Housing Association's report as presented.

**MOTION CARRIED**

**ANY OTHER COMMITTEE OR BOARD**

**INTO CLOSED SESSION**

**24-06-30647**

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Mary Desmond

**MOTION:** THAT the Council of the Municipality of the District of Guysborough proceed into closed session.

**MOTION CARRIED**

**LAND**

**OUT OF CLOSED SESSION**

**24-06-30648**

**MOVED:** Deputy Warden Janet Peitzsche

**SECONDED:** Councillor Neil Decoff

**MOTION:** THAT the Council of the Municipality of the District of Guysborough return to open session.

**MOTION CARRIED**

**MOVED:** Councillor Hudson MacLeod

**24-06-30649**

**SECONDED:** Councillor Fin Armsworthy

**MOTION:** THAT the Council of the Municipality of the District of Guysborough approve the option to purchase and subsequent sale of approximately 489 acres of property at the Goldboro Industrial Park to Simply Blue Sustainable Fuels Canada Ltd. based on the terms and conditions contained in the legal agreement;

**AND THAT** the Council authorize the Warden and CAO to sign the agreement on behalf of the Municipality.

**MOTION CARRIED**

**FUTURE MEETING DATES**

- Thursday, June 20<sup>th</sup> @ 1:30pm – MLS
- Wednesday, July 3<sup>rd</sup> @ 3:00pm – PHP Wind
- Wednesday, July 3<sup>rd</sup> @ 4:30pm – Committee of the Whole
- Wednesday, July 17<sup>th</sup> @ 3:15pm – Audit Committee
- Wednesday, July 17<sup>th</sup> @ 4:30pm – Regular Monthly Council

**ADJOURNMENT**

**24-06-30650**

**MOVED:** Deputy Warden Janet Peitzsche

**MOTION:** THAT the Regular Council Meeting of June 19, 2024 stand adjourned.

**MOTION CARRIED (5:30p.m.)**

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**WARDEN**

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**CHIEF ADMINISTRATIVE OFFICER**

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**DATE**

DRAFT