

**WEDNESDAY, OCTOBER 18, 2023 @ 4:30 P.M.**  
**REGULAR MONTHLY COUNCIL**  
**GUYSBOROUGH MUNICIPAL OFFICE**

Warden Vernon Pitts called the meeting to order at 4:31 pm.

**ATTENANCE**

Warden Vernon Pitts  
Councillor Paul Long  
Councillor Mary Desmond  
Councillor Neil DeCoff  
Councillor Hudson MacLeod  
Councillor Fin Armsworthy

**OTHERS PRESENT**

Shawn Andrews, Deputy CAO  
Glen Avery, Director of Public Works  
Deborah Torrey, Development Officer  
Danita Imlay, Director of Finance  
Media

**REGRETS**

Deputy Warden Janet Peitzsche  
Councillor Dave Hanhams  
Barry Carroll, CAO  
Magdelyn Connolly, Municipal Clerk

**ACKNOWLEDGEMENT**

**APPROVAL OF AGENDA**

**23-10-30457**

**Addition:** Resolution – Donation of MODG Property, Housing Trust of Nova Scotia

**MOVED:** Councillor Finlay Armsworthy

**SECONDED:** Councillor Neil DeCoff

**MOTION:** **THAT** Council approve the agenda with the above noted addition.

**MOTION CARRIED**

**APPROVAL OF MINUTES OF SEPTEMBER 20, 2023 REGULAR COUNCIL 23-09-30458**

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** Council approve the minutes of the September 20, 2023 Regular Council as presented with no noted errors or omissions.

**MOTION CARRIED**

**BUSINESS ARISING FROM MINUTES**

**DELEGATIONS**

**NEW BUSINESS**

**ROYAL CANADIAN LEGION BRANCH 81 FUNDING REQUEST**

**23-10-30459**

Mr. Andrews reported that a request was received from the Royal Canadian Legion Branch 81 for a new kitchen project. They are seeking assistance in the amount of \$8,100.00; however, this type

of request is typically referred to budget deliberations, noting they are eligible for a grant of up to \$12,500.00 based on MODG policy.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Mary Desmond

**MOTION:** THAT the Council of the Municipality of the District of Guysborough refer the request from the Royal Canadian Legion Branch 81 to the 2024/2025 budget deliberations.

**MOTION CARRIED**

**BRIEFING NOTE – PROGRESS CLAIM #4, GUYSBOROUGH SIDEWALK  
EXTENSION 23-10-30460**

Mr. Shawn Andrews reviewed the briefing note as it was included in the meeting package on behalf of Mr. Glen Avery.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Neil DeCoff

**MOTION:** That the Council of the Municipality of the District of Guysborough authorize payment in the amount of \$700,951.66 including HST to S. W. Weeks Construction Ltd. as recommended by Strait Engineering.

**MOTION CARRIED**

**NEWS RELEASE – LEGISLATIVE AMENDMENTS, SERVICE EXCHANGE  
AGREEMENT 23-10-30461**

Mr. Shawn Andrews referred to the news release included in the package regarding Legislative Amendments to the Service Exchange Agreement noting that this was an information item. Mr. Andrews noted that roads are not included as part of these amendments.

Councillor Neil DeCoff questioned why CBRM were opposed and want to be treated the same as HRM.

Mr. Shawn Andrews noted that all municipalities in the Province fall under the MGA; however, HRM have their own Charter which is similar to the MGA.

**RESOLUTION – DONATION OF MODG PROPERTY, HOUSING TRUST OF NOVA  
SOCTIA: 23-10-30462**

Warden Vernon Pitts noted that a Public Hearing was held just prior to this meeting with no oral or written presentations in favour or against the donation of land to the Housing Trust of NS.

**MOVED:** Councillor Finlay Armsworthy

**SECONDED:** Councillor Paul Long

**MOTION:** THAT WHEREAS housing, and in particular housing for health care workers is a priority for the Province of Nova Scotia as well as the Municipality of the District of Guysborough;

AND WHEREAS the Municipality has agreed to donate two (2) parcels of land in the Cutlers Estate Subdivision and one (1) parcel of land in Canso identified as PID's 35237072, 35237080 & 35204056 to the Housing Trust of NS, a nonprofit organization for the purpose of constructing housing for health care workers;

AND WHEREAS it has been determined that the property is not required for a municipal purpose;

AND WHEREAS in accordance with Section 51 of the Municipal Government Act the Municipality may sell or lease property as follows:

- 1) A municipality may sell or lease property at a price less than market value to a nonprofit organization that the council considers to be carrying on an activity that is beneficial to the Municipality.
- 2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by a least a two thirds majority of the council present and voting.
- 3) Where the council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the council shall first hold a public hearing respecting the sale.
- 4) The council shall advertise the public hearing at least twice, in a newspaper circulating in the municipality, the first notice to appear at least fourteen days before the hearing.
- 5) The notice of the public hearing shall include the date, time and place of the hearing, the location of the real property or a description of the tangible personal property, the estimated value of the property and the purpose of the sale.

**AND WHEREAS** at Notice of Public Hearing was placed in the Guysborough Journal on October 4<sup>th</sup> and 11<sup>th</sup> advising residents of the Public Hearing;

**AND WHEREAS** there were no objections to the donation of land to the Housing Trust of Nova Scotia the Public Hearing;

**BE IT THEREFORE MOVED THAT** the Council of the Municipality of the District of Guysborough approve the sale/donation of three parcels of land for the nominal fee of \$1.00 identified as PID's 35237072, 35237080 and 35204056 to the Housing Trust of NS for a modular housing project for health care workers in accordance with Sections 50 and 51 of the Municipal Government Act.

**MOTION CARRIED**

## **COMMITTEES & BOARDS**

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

#### **RESOLUTION – QUEENSPORT VOLUNTEER FIRE DEPARTMENT LOAN GUARANTEE 23-10-30463**

**MOVED:** Councillor Mary Desmond

**SECONDED:** Councillor Hudson MacLeod

**MOTION:** **WHEREAS** the Queensport Volunteer Fire Department is registered with the Municipality of the District of Guysborough;

**AND WHEREAS** the Queensport Volunteer Fire Department has determined to borrow the aggregate principal amount of Four Hundred Thousand Dollars (\$400,000.00) for the purpose of pumper apparatus/vehicle;

**AND WHEREAS** the Queensport Volunteer Fire Department has requested a municipality to guarantee the said borrowing;

**AND WHEREAS** Section 294(6) of the Municipal Government Act provides that a municipality may grant or lend money to, or guarantee a loan for, a registered fire department for operating or capital purposes;

**AND WHEREAS** Section 88(3) of the Municipal Government Act provides that no guarantee of a borrowing by a municipality shall have effect unless the Minister of Municipal Affairs and Housing has approved of the proposed borrowing or debenture and of the proposed guarantee;

**BE IT THEREFORE RESOLVED THAT** the Municipality of the District of Guysborough does hereby approve the borrowing by the Queensport Volunteer Fire Department of Four Hundred Thousand Dollars (\$400,000.00) for the purpose set out above;

**AND FURTHER THAT** subject to the approval of the Minister of Municipal Affairs and Housing of the guarantee, the Municipality unconditionally guarantee repayment of the principal and interest of the borrowing so made;

**AND FURTHER THAT** upon the issue of the debentures, the Warden and Clerk of the Municipality do sign the guarantee attached to each of the debentures and affix thereto the corporate seal of the Municipality.

**MOTION CARRIED**

**RECOMMENDATION – REQUEST FOR REZONING, BRIAN & KRISTEN SANGSTER  
23-10-30464**

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Neil DeCoff

**MOTION:** **THAT** on the recommendation of the Committee of the Whole, the Council of the Municipality of the District of Guysborough instruct Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act to consider a request for rezoning of property assessed to Brian & Kristen Sangster located in Whitehead (identified as PID #35080720) from Coastal Community CC-1 to Commercial C-1 to allow the placement of a shipping container on the property for the purpose of a fish bait freezer building;

**AND FURTHER THAT** the Public Hearing be scheduled for Wednesday, November 15th, 2023 at 4:15 pm in the Council Chambers of the Guysborough Municipal Building.

**MOTION CARRIED**

**ERSWM**

**23-10-30465**

Councillor Neil DeCoff reported that the ERSWM Committee met on September 28<sup>th</sup> where they reviewed the recent salary review. Councillor DeCoff proceeded to update Council on the discussions at the meeting. Councillor DeCoff noted that Tanya is receiving some help with work on the 2024/2025 budget for the Eastern Region. Councillor DeCoff also noted that they did not receive a lot of interest under the litter incentive funding program with the exception of Shawn Barrs who was going to conduct a river cleanup project. In addition, the lobster ban awareness poster will be sent to all fisheries associations and the next meeting is scheduled for November 30<sup>th</sup>.

**MOVED:** Councillor Finlay Armsworthy

**SECONDED:** Councillor Mary Desmond

**MOTION:** **THAT** the Council of the Municipality of the District of Guysborough accept the ERSWM monthly report as presented.

**MOTION CARRIED**

**EMERGENCY MANAGEMENT OFFICE COMMITTEE**

**23-10-30466**

Deputy Warden Janet Peitzsche was not available to provide a report for tonight's meeting.

**GALA**

**23-10-30467**

Councillor Fin Armsworthy reported that a meeting was held recently; however, he has no report for tonight's meeting.

**WASTE MANAGEMENT LIAISON**

**23-10-30468**

Next meeting is scheduled for November 14<sup>th</sup>.

**LIBRARY BOARD**

**23-10-30469**

Deputy Warden Janet Peitzsche was not available to provide a report for tonight's meeting.

**HOME SUPPORT BOARD**

**23-10-30470**

Councillor Fin Armsworthy stated that he has nothing to report.

**COMMUNITY HEALTH BOARD**

**23-10-30471**

Councillor Paul Long reported that the Board met last week. Councillor Long reported on the "Connecting the Dots" session that was held in Port Hawkesbury. Councillor Long noted that Councillor Desmond made a great presentation at this session on poverty. Councillor Long stated that the majority of the attendants were women, and that sessions like this one are all very positive steps in addressing poverty and spoke about the many challenges faced by individuals including the cost of daycare.

Councillor Mary Desmond noted that her presentation did not talk about statistics as she feels even one child that is living in poverty or that goes hungry is too many.

Councillor Paul Long noted that he would like to have a letter sent to Dorothy Bennett commending her for her work on the Community Health Board if one has not been previously sent.

**MOVED:** Councillor Neil DeCoff

**SECONDED:** Councillor Mary Desmond

**MOTION:** THAT the Council of the Municipality of the District of Guysborough accept the Community Health Board report as presented.

**MOTION CARRIED**

**CANSO AREA STAKEHOLDER WORKING GROUP**

**23-10-30472**

Deputy Warden Janet Peitzsche was not available to provide a report for tonight's meeting.

**GUYSBOROUGH AREA STAKEHOLDER WORKING GROUP**

**23-10-30473**

Councillor Paul Long reported that the Working Group has not met recently.

**TRANSIT ASSOCIATION OF GUYSBOROUGH**

**23-10-30474**

Councillor Neil DeCoff reported that a meeting was held on September 28<sup>th</sup> noting that the main issue discussed was getting the word out about the Transit program. Councillor DeCoff noted that they now have a 3<sup>rd</sup> vehicle and they are trying to get the information out in the Newsletter as to how the Transit service can be used in our Municipality. Councillor DeCoff stated that they are also conducting a rider satisfaction survey and are looking at developing a shopping run from Canso to Antigonish as a pilot program; however, the details have not been worked out. It was also noted that the Board are looking at making a presentation to Council in the near future prior to the Strategic Planning Session.

Councillor Paul Long noted that there is a stigma about using Public Transit that is hindering people from using this service. Councillor Long also questioned if there was an opportunity for transportation of the students to the CSAP school.

Councillor Hudson MacLeod stated that communication is key, particularly in his District about this service.

Councillor DeCoff stated he will bring that concern back to the Association noting that this service is all about ridership and covering the costs of providing the service.

Councillor Mary Desmond stated that the Transit service began by providing a service from Guysborough to Antigonish and have since started to branch out. However, they need more vehicles, more drivers and assistance from the Municipality and it does come down to ridership. Councillor Desmond noted that they are willing to go into District #7 to make a presentation on the program.

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Hudson MacLeod

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

**MOTION CARRIED**

#### **GUYSBOROUGH DISTRICT BUSINESS PARTNERSHIP**

**23-10-30475**

Councillor Paul Long reported that the Board met yesterday to review the study presented by the 13 Ways group. Councillor Long noted that their intent is to come in November to present the final draft to the Board, to Council and to the Public. He also stated that they spoke very highly of the engagement they experienced in MODG. Councillor Long stated that there are some recommendations in their report and the GDBP will need to make the decision on how they move forward with those recommendations.

**MOVED:** Councillor Mary Desmond

**SECONDED:** Councillor Neil DeCoff

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

**MOTION CARRIED**

#### **ANY OTHER COMMITTEE OR BOARD**

#### **INTO CLOSED SESSION**

**23-10-30476**

**MOVED:** Councillor Neil DeCoff

**SECONDED:** Councillor Paul Long

**MOTION:** THAT Council proceed into Closed Session.

**MOTION CARRIED**

#### **LEGAL**

#### **OUT OF CLOSED SESSION**

**23-10-30477**

**MOVED:** Councillor Finlay Armsworthy

**SECONDED:** Councillor Paul Long

**MOTION:** THAT Council proceed back into Open Session.

**MOTION CARRIED**

#### **RECOMMENDATION – AGREEMENT, MODG & ACOA**

**MOVED:** Councillor Paul Long

**SECONDED:** Councillor Neil DeCoff

**MOTION:** THAT the Council of the Municipality of the District of Guysborough approve the Agreement between ACOA and MODG and that the Chief Administrative Officer and Warden be authorized to sign the agreement as presented.

**MOTION CARRIED**

**FUTURE MEETING DATES**

- Wednesday, November 1<sup>st</sup> @ 4:30 pm – Committee of the Whole
- Wednesday, November 15<sup>th</sup> @ 4:30 pm – Public Hearing
- Wednesday, November 15<sup>th</sup> @ 4:30 pm – Regular Monthly Council
- Wednesday, November 29<sup>th</sup> @ 1:30 pm – Tentative 5-Year Budget Meeting

**ADJOURNMENT**

**23-09-30478**

**MOVED:** Councillor Paul Long

**MOTION:** **THAT** the Regular Council Meeting of November 18, 2023 stand adjourned.

**MOTION CARRIED (5:45 pm)**

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**WARDEN**

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**CHIEF ADMINISTRATIVE OFFICER**

\_\_\_\_\_  
**DATE**

DRAFT