

Municipality of the County of Inverness  
Regular Council Meeting  
Thursday, March 3rd, 2022  
3:00 pm  
Video Conference

MINUTES

Council: Deputy Warden Bonny MacIsaac  
Councillor Lynn Chisholm  
Councillor Catherine Gillis  
Councillor John MacLennan

Staff: Keith MacDonald, CAO  
Tanya Tibbo, Director of Finance  
Debbie Nicholson, Administrative Assistant to Council/CAO  
Melanie Beaton, Special Projects Facilitator  
Karolyn Aucoin, Communications and Community Engagement Specialist  
Chestley Carr, Director of Public Works

**1. CALL TO ORDER AND ROLL CALL**

Deputy Warden MacIsaac called the meeting to order at 3:00 pm and welcomed all in attendance. Roll call was taken. Acknowledgement was made that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

**2. APPROVAL OF AGENDA**

**MOTION:** *That the agenda be approved as presented.*  
**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Councillor Gillis  
**MOTION CARRIED**

**3. APPROVAL OF MINUTES**

**MOTION:** *That the Regular Council Meeting minutes of February 3rd, 2022 be approved as presented.*  
**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

**MOTION:** *That the Committee of the Whole Meeting minutes of February 17th, 2022 be approved as presented.*

MOVED BY: Councillor Gillis  
SECONDED BY: Councillor Chisholm  
MOTION CARRIED

MOTION: *That the Nominating Committee Meeting minutes of February 17th, 2022 be approved as presented.*

MOVED BY: Councillor Chisholm  
SECONDED BY: Councillor Gillis  
MOTION CARRIED

#### 4. PRESENTATION: COMMUNITY WIND; Keith Towse, David Berrade

Community Wind Farms Inc. was established in Halifax in 2011 and works with local, national, and international partners to develop wind resources for the benefit of local landowners and communities. The Rhodena Wind Project is in the early stages of development. The proposed location is on 8000 hectares of Crown Land and private land, west of Highway 19. The project consultation phase involved an open house, discussions with First Nations communities as well as the Department of Environment and Climate Change and the Department of Natural Resources. If their RFP submission is successful, they will start detailed engineering work in the fall of 2022, with plans to start the construction in 2024, or the fall of 2023 with approximately 18 wind turbines in operation.

#### 5. CAPITAL PROJECT FINANCING

MOTION: *That Council approve the transfer of \$2,500,000.00 from the Operating Reserve to the General Operating Fund to satisfy cash flow requirements.*

MOVED BY: Councillor Gillis  
SECONDED BY: Councillor Chisholm  
MOTION CARRIED

#### 6. DUNMORE WELL EXPLORATION

MOTION: *That Council approve the reallocation of the budget necessary for staff to coordinate the completion of the drilling program at PW1 in Port Hood. The additional expense is proposed to be \$64,801.35. The funds will be reallocated from unused approved capital budget expenditures as follows:*

*GUDI Testing PWs1-4 Judique \$17,399.00  
Dunmore Filters \$30,000.00  
Fencing \$20,000.00  
Total \$67,399.00*

MOVED BY: Councillor Chisholm  
SECONDED BY: Councillor Gillis  
MOTION CARRIED

## 7. MARGAREE AIRSTRIP

The Municipality's Insurance Provider is no longer willing to provide direct insurance coverage for the Margaree Airstrip after March 31, 2022. As a result the Municipality will inform Nav Canada that it will be removed from any flight planning. In the meantime, the Municipality will continue to search for a new insurer.

## 8. RECOMMENDATIONS

- AUDIT COMMITTEE APPOINTMENT

**MOTION:** *That Council accept the application from Jurgen Schooner to serve as a public member on the Municipal Audit Committee.*

**MOVED BY:** Councillor Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

- ACCESSIBILITY ADVISORY COMMITTEE ADVERTISEMENT FOR PUBLIC MEMBER

**MOTION:** *That Council advertise for an opening for a public member on the Municipal Accessibility Advisory Committee.*

**MOVED BY:** Councillor Gillis

**SECONDED BY:** Councillor Chisholm

**MOTION CARRIED**

- LETTER RE: HART BRIDGE

**MOTION:** *That a letter be sent to the Minister of Transportation, and MLA MacMaster to address the damage caused to the Hart Bridge in Margaree.*

**MOVED BY:** Councillor Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

- INVERNESS/VICTORIA FEDERATION OF AGRICULTURE (BUILDING RENOVATIONS)

**MOTION:** *That Council approve this \$4,000.00 request in full with funds coming from the Regional CDG Funds.*

**MOVED BY:** Councillor Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

- MARGAREE AREA DEVELOPMENT ASSOCIATION (REPLACEMENT OF ENTRY DOORS)

**MOTION:** *That Council approve this \$2,098.75 request in full with funds coming from*

*District # 2 CDC budget.*  
**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

- CHÉTICAMP KNIGHTS OF COLUMBUS (KOC BUILDING RENOVATIONS)

**MOTION:** *That Council approve this \$5,000.00 request in full with funds coming from District # 1 CDC budget.*

**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Councillor Gillis  
**MOTION CARRIED**

- INTEREST AND TAX SALE FEE WRITE OFF

**MOTION:** *That Council approve to write-off \$8,317.22 in interest and tax sale fees for property tax account number 08822840 as per Section 38 of the Municipal Government Act.*

**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

- SECOND READING AND DISCHARGE: APPLICATION TO ENTER INTO A DEVELOPMENT AGREEMENT FOR 10 ADDITIONAL COTTAGES FOR A TOTAL OF 15 COTTAGES AND AN ACCESSORY BUILDING ON LOT 20-3, PID 50339787, FISHERMAN'S LANE (P), INVERNESS, INVERNESS COUNTY & DISCHARGE OF EXISTING DEVELOPMENT AGREEMENT.

**MOTION:** *That Municipal Council gives Second Reading and approves the Development Agreement for 10 additional cottages for a total of 15 cottages and an accessory building on Lot 20-3, PID 50339787, Fisherman's Lane (P), Inverness, Inverness County, which is substantively the same (save for minor differences in form) as the draft set out in the EDPC report dated 3 February 2021.*

**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

**MOTION:** *That Municipal Council discharge the Development Agreement entered into on 6 December 2018 and registered at the Land Registration Office as Document # 113958459 on 13 January 2019 and approved by motion of the Municipal Council of the Municipality of the County of Inverness on 30 October 2018 for the development of up to five Tourist Cabins/Cottages on retired parent parcel PID 50129733, as enabled under Part 6.4 of said Agreement and Section 229(2) of the Municipal Government Act.*

**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

- **SECOND READING:** APPLICATION TO REZONE A PROPERTY LOCATED ON THE CABOT TRAIL, CHÉTICAMP FROM RESIDENTIAL GENERAL (R-1) ZONE TO THE COMMERCIAL GENERAL (C-3) ZONE TO ALLOW FOR EXTRA PARKING FOR THE EXISTING BUSINESS LOCATED IMMEDIATELY BEHIND THE PROPERTY AT 15038 CABOT TRAIL ROAD.

**MOTION:** *That Municipal Council gives Second Reading and approves the rezoning of the property located on the Cabot Trail, Chéticamp from Residential General (R-1) Zone to the Commercial General (C-3) Zone to allow for extra parking for the existing business located immediately behind the property at 15038 Cabot Trail Road.*

**MOVED BY:** Councillor Chisholm  
**SECONDED BY:** Councillor Gillis  
**MOTION CARRIED**

- **SECOND READING:** APPLICATION TO REZONE A PROPERTY LOCATED ON MAIN STREET, WHYCOCOMAGH FROM COMMERCIAL (C-1) ZONE TO THE RESIDENTIAL CENTRE (R-1) ZONE TO ALLOW FOR THE CONSTRUCTION OF A DUPLEX.

**MOTION:** *That Municipal Council gives Second Reading and approves the rezoning of the property located on Main Street, Whycomagh from Commercial (C-1) Zone to the Residential Centre (R-1) Zone to allow for the construction of a Duplex.*

**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

- **SECOND READING:** AMENDMENTS TO THE INVERNESS SECONDARY PLAN AND LAND USE BY-LAW TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE RESIDENTIAL URBAN (R-1) ZONE

**MOTION:** *That Council table Second Reading: Amendments to the Inverness Secondary Plan and Land Use By-Law to permit detached accessory dwelling units in the residential urban (R-1) Zone. Discussion on this matter will resume at a future meeting of Council.*

**MOVED BY:** Councillor Gillis  
**SECONDED BY:** Councillor Chisholm  
**MOTION CARRIED**

## **9. CORRESPONDENCE**

- **Nova Scotia Department of Municipal Affairs and Housing:** The Nova Scotia Department of Municipal Affairs and Housing granted Ministerial approval to the resolution passed at a meeting of the Council of the Municipality of the County of Inverness on the 2nd day of December, 2021 with a request to guarantee a sum or sums not exceeding One Hundred Thirty Six Thousand Three Hundred Thirty One (\$136,331) dollars for purposes of a refinance loan for the Cheticamp Volunteer Fire Department's 2013 International Tanker Truck. A copy of the Ministerial Certificate was included in today's Council package.
- **Eastern District Planning Commission: Revised Appointments**

**MOTION:** *That Council approve the Eastern District Planning Commission revised appointments included in the Council package effective April 1, 2022 replacing all previous appointments of District Planning staff to various Municipal positions.*

**MOVED BY:** Councillor Gillis

**SECONDED BY:** Councillor Chisholm

**MOTION CARRIED**

- **Province of Nova Scotia: Continuing Care Support**

**MOTION:** *That a thank you letter be sent to the Province of Nova Scotia regarding the investments being made to support continuing care employees in the province.*

**MOVED BY:** Councillor Chisholm

**SECONDED BY:** Councillor Gillis

**MOTION CARRIED**

## **10. NEXT MEETING DATE**

March 24<sup>th</sup>, 2022 9:00 am: Special Meeting; District 1 Councillor Swearing In

March 24<sup>th</sup>, 2022 9:30 am: Committee of the Whole

## **11. ADJOURNMENT**

**MOTION:** *That Council adjourn at 3:57 p.m.*

**MOVED BY:** Councillor Gillis

**MOTION CARRIED**