

MUNICIPALITY OF THE DISTRICT OF ARGYLE  
REGULAR COUNCIL MEETING  
Tuesday, December 13, 2022  
Council Chambers, Tusket, NS 6:30 p.m.

Present: Warden Danny Muise, Deputy Warden Nicole Albright, Councillors: Richard Donaldson, Gordon Boudreau, Glenn Diggdon, Kathy Bourque, Ted Saulnier, Guy Surette, Calvin d'Entremont joined at 6:47 p.m.; Chief Administrative Officer Alain Muise, Deputy Chief Administrative Officer Scott Surette, and Executive Assistant/Recorder Chantalle Newell.

**1. Public Hearing**

- **The purpose of this public hearing is to consider changing the Municipal Planning Strategy and the Land Use By-Law surrounding various housekeeping amendments to fix minor errors, omissions, or inconsistencies that were discovered once the documents were put into place; and to align the two documents surrounding wind energy development.**

The public hearing was called to order at 6:31 p.m. by Warden Danny Muise. WSP Planner, Erin Ferguson was present via Zoom to present the proposed amendments to the Land Use By-Law and the Municipal Planning Strategy. There are 7 changes being considered for the Land Use By-Law and 2 for the Municipal Planning Strategy for the first part of the report. Related changes to the Fees and Penalties Policy are also being proposed. The proposed amendments surround group dwellings, fur farms, multi-unit dwellings in the CC Zone, Home Occupations and Housekeeping Changes.

The second part of the report surrounds wind energy development in the Municipality. Currently, the Municipal Planning Strategy indicated broader support for wind energy than the Land Use By-Law regulations currently allow. The Land Use By-Law currently does not allow any wind development in any other areas of the municipality besides the Pubnico Point Wind Farm. The changes being proposed are to better align the two documents.

Staff received written and verbal concern from a wind energy development company regarding section 8.1 – Large Scale Wind Turbine Generators.

Tim Doucette from the Deep Sky Observatory was present to ask a question to the council and planner. His question is surrounding the development of windmills. He is concerned that the type of lighting is not indicated in the documents. Tim also expressed concern for the potential wind development in Quinan, as he indicated it appears to be less than one km away from residential properties. CAO Muise responded by indicating that there are already lighting regulations in place in the Land-Use By Law and Municipal Planning Strategy. This should apply to all new development in the area, including wind development. The Development Agreement that would need to be signed between the Municipality and the developer could indicate that a certain type of lighting should be used. WSP Planner, Erin Ferguson further added stating that the only time the lighting part of the Land Use By-Law would not be effective is if there is a provincial or

federal law surrounding lighting in wind energy development that would supersede the Municipal Land Use By-Law.

Ronnie Belliveau was present to express concerns regarding the 1 km set back distance on wind development. He indicated he is speaking on behalf of people who may feel this distance is not far enough back. CAO Muise responded by indicating that there are a lot of standards when it comes to wind development, however, the proposed amendments for the 1 km setback distance is found to be higher than the average of 750 m. Ronnie also expressed concern for registered flight landing strips. CAO Muise indicated that there could be additional protection in the development agreement with a wind developer surrounding this. However, it is unlikely it would be proposed from a developer.

The public hearing was adjourned.

## **2. Call Meeting to Order**

The regular meeting of council was called to order at 7:25 p.m. by Warden Danny Muise.

## **3. Approval of Agenda/Conflict of Interest Declaration**

- Agenda

On a motion by Deputy Warden Nicole Albright and seconded by Councillor Ted Saulnier the agenda is approved with the addition of 13 d – District Community Grant Request, Association des Acadiens-Métis Souriquois.

*Motion Carried. (9 in favour, 0 against)*

- Conflict of Interest Declaration

Warden Danny Muise asked for any declarations of conflict of interest from the floor.

None declared.

## **4. Presentation – None.**

## **5. Adoption of Minutes**

- Committee of the Whole Meeting Minutes – November 22, 2022

It is moved by Councillor Guy Surette and seconded by Councillor Kathy Bourque to approve the Committee of the Whole Meeting Minutes of November 22, 2022 as presented.

*Motion Carried. (9 in favour, 0 against)*

- Special Council Meeting Minutes – December 1, 2022

It is moved by Deputy Warden Nicole Albright and seconded by Councillor Gordon Boudreau to approve the Special Council Meeting Minutes of December 1, 2022 as presented.

*Motion Carried. (9 in favour, 0 against)*

## **6. Business Arising from Minutes**

## **7. Councillor Reports**

Councillor Bourque reported on her attendance at her regular meetings and a meeting in Digby with the Department of Justice and Liaison. She indicated that the purpose of the meeting was for the department to explain what their role is. She also reported on her attendance at the Queen Platinum Jubilee ceremony with 15 recipients, and a municipal fire department meeting. She reported on a question that was raised regarding grade 11 students having the NFPA course as a recognized credit for students in the TCRCE and if it is being offered in the CSAP. She took that question to a member of CSAP and they indicated that the CSAP will recognize the NFPA course as a credit for Grade 11 students.

Councillor Surette reported on his attendance at the Christmas Tree lighting in Tusket and the Mariners Centre Expansion meeting regarding the Governance Structure. He also reported on his attendance at a regular MCEC meeting and a Municipal Alcohol Project meeting. He mentioned he attended the Platinum Jubilee Medal Ceremony and gave a shout out to the recipients in his district, P. Earl Muise and Janine Muise.

Deputy Warden Nicole Albright reported on her attendance at similar meetings, such as the Doctor Recruitment meeting. She reported that recruitment efforts still continue and they are checking in with newly retired Doctors or retiring Doctors to see how they can improve. She also reported on her attendance at an ARC Meeting, and a meeting with Colliers for the Mariners Centre Expansion. She reported that a project lead has been hired and they are currently working. She also reported on her attendance at the Belleville and Friends AGM and that they are looking for funding to add some landscaping around their community signs Deputy Warden also attended a Christmas Banquet for GSAR.

Councillor Saulnier reported on his attendance at the MCEC Meeting with Colliers, a Christmas Tree lighting, the ARC Meeting, and the Municipal Fire Fighters meeting. Councillor Saulnier reported on the feedback he received regarding the speed radar sign that was posted by the Plymouth School. He indicated that the feedback was mostly positive and it was a good reminder for residents to slow down. Councillor Saulnier wanted to give a shout out to the local fire department who was called to a scene of a man not breathing. The volunteers were able to bring this man back to life. Councillor Saulnier thanked the fire department.

Councillor Boudreau reported on his attendance at the Police Advisory Committee Meeting and the tree lighting in Wedgeport. He also reported on his attendance at the Municipal Fire Fighters meeting and indicated that it was a real eye-opener for him.

Councillor Diggdon reported on his attendance at various Christmas festivities around the area. He thanked the volunteers for their dedication. Councillor Diggdon reported on his work with Feed-the-Need. He thanked those volunteers as well as companies and individuals that donated. He also reported on various conversations he has had with different entities such as Senior Safety and Department of Public Works. He was signed up to attend the Platinum Jubilee but was unable to attend.

Councillor d'Entremont reported on his attendance at the buoy tree lighting at the Dennis Point Wharf, and the Canadian Curling Championships that were held at the Mariners Centre.

Councillor Donaldson reported on his attendance at his regular committee meetings. He also thanked the recipients in his area that received the Platinum Jubilee award, Dr. Peter Loveridge and Jill MacKenzie.

## 8. Warden's Report

Warden Muise reviewed his report attached to the agenda.

## 9. Staff Report

Deputy CAO Surette reviewed the staff report as attached to the agenda.

## 10. For Decision/Discussion

- Second Reading – Municipal Planning Strategy and Land-Use By-Law Amendments

Councillor Calvin d'Entremont left the meeting at 8:00 p.m.

It is moved by Councillor Ted Saulnier and seconded by Councillor Kathy Bourque to defer the second reading of the Municipal Planning Strategy and Land Use By-Law proposed amendments.

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Guy Surette and seconded by Councillor Deputy Warden Nicole Albright to amend the above motion to add the following words after “defer the second reading”:  
**of SECTION 8.1 LARGE SCALE WIND TURBINE GENERATORS**

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Ted Saulnier and seconded by Councillor Kathy Bourque to defer the second reading of SECTION 8.1 LARGE SCALE WIND TURBINE GENERATORS of the Municipal Planning Strategy and Land Use By-Law proposed amendments.

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Guy Surette and seconded by Councillor Kathy Bourque to approve the second reading of the planners first report surrounding various amendments to group dwellings, fur farms, multi-unit dwellings in the CC Zone, Home Occupations, Housekeeping changes, and fees of the Land Use By-Law and Municipal Planning Strategy.

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Guy Surette and seconded by Councillor Ted Saulnier to approve the second reading of the recommendations as outlined in the planners report surrounding wind energy development, other than section 8.1 of the report.

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Ted Saulnier and seconded by Councillor Gordon Boudreau to defer section 8.1 of the proposed amendments to the Land Use By-Law to the Regular Meeting in February to allow staff and advisors more time to prepare and consider the public's comments received.

*Motion Carried. (8 in favour, 0 against)*

- Article C49 – Council Procedural Policy

It is moved by Councillor Guy Surette and seconded by Councillor Ted Saulnier to approve the Council Procedural Policy with the following amendments:

- Define Councillor vs Staff requests in Appendix B.
- Add “for information” under Order of Business for Regular and Special Council Meetings.

*Motion Carried. (8 in favour, 0 against)*

- Designation of Building Official, Development Officer, By-Law Enforcement Officer, and Fire Inspector

It is moved by Deputy Warden Nicole Albright and seconded by Councillor Kathy Bourque to designate Francois LaGrandeur as Building Official, Development Officer, By-Law Enforcement Officer, and Fire Inspector for the Municipality of the District of Argyle.

*Motion Carried. (8 in favour, 0 against)*

- Community Funding Requests (Wedgeport Bleachers)

Deputy CAO Surette explained this two-part request. Staff is looking for guidance on how to deal with community funding requests that come outside of the Grants to Organization deadline.

It is moved by Deputy Warden Nicole Albright and seconded by Councillor Glenn Diggdon to direct staff to look at the way money is being dispersed and make categories and bring back to council. The categories to look at removing from the Grants to Organization process are: sponsorship, seniors, festivals, and capital investment projects.

*Motion Carried. (8 in favour, 0 against)*

It is moved by Councillor Gordon Boudreau seconded by Councillor Ted Saulnier approve the funding request for the Festival de Wedgeport in the amount of \$2109 + \$500 in kind.

*Motion Carried. (8 in favour, 0 against)*

- Medical First Responders

CAO Muisse was explaining that there are many Firefighters that are MFR trained. Volunteers are going out and getting this training, as they feel required to due to the lack of ambulances on the road. There is limited funding for MFR training.

It is moved by Councillor Glenn Diggdon and seconded by Councillor Guy Surette to write a letter to the MLA expressing concerns regarding the lack of ambulance services in the area and that Council feels the First Responders are being used due to this.

*Motion Carried. (8 in favour, 0 against)*

- Argyle Emergency Fund

It is moved by Councillor Guy Surette and seconded by to Councillor Gordon Boudreau to advise staff to look for funding to increase the Argyle Emergency Fund for the next January

Regular Meeting.

*Motion Carried. (8 in favour, 0 against)*

### **11. Notice to Council**

- Article P13 – Employee Health and Dental Insurance

This was a 7-day notice to council for the Employee Health and Dental Insurance policy.

### **12. First Reading of By-Law Amendments**

- By-Law 11 – Animals

It is moved by Councillor Guy Surette and seconded by Councillor Kathy Bourque to accept first reading of By-Law 11 Animals.

*Motion Carried. (8 in favour, 0 against)*

- By-Law 27A – Solid Waste

It is moved by Deputy Warden Nicole Albright and seconded by Councillor Kathy Bourque to accept the first reading of By-Law 27 A – Solid Waste.

*Motion Carried. (8 in favour, 0 against)*

- By-Law 30 – Tusket Wastewater

It is moved by Councillor Kathy Bourque and seconded by Deputy Warden Nicole Albright to accept the first reading of By-Law 30 – Tusket Wastewater.

*Motion Carried. (8 in favour, 0 against)*

### **13. Correspondence and for Information**

- NSFM Monday Memos

This is a standing item on the agenda for information purposes.

### **14. Financial Requests – District Community Grant Requests**

- Timber Cup Sponsorship

It is moved by Councillor Guy Surette and seconded by Deputy Warden Nicole Albright to be a gold sponsor for the Timber Cup Sponsorship in the amount of \$500.

*Motion Carried. (8 in favour, 0 against)*

- Coldest Night of the Year Sponsorship

It is moved by Councillor Glenn Diggdon and seconded by Deputy Warden Nicole Albright to approve a sponsorship in the amount of \$500 for the Coldest Night of the Year.

*Motion Carried. (8 in favour, 0 against)*

- Fidelis House

It is moved by Councillor Kathy Bourque and seconded by Councillor Glenn Diggdon to defer this item until the next meeting.

*Motion Carried. (8 in favour, 0 against)*

- District Community Grant Request – Association des Acadiens-Métis Souriquois

It is moved by Councillor Glenn Diggon and seconded by Deputy Warden Nicole Albright to provide the Association des Acadiens-Métis Souriquois with a District Community Grant in the amount of \$500.

*Motion Carried. (8 in favour, 0 against)*

**15. Agenda Topics for Next Meeting/Notice of Motions by Councillors**

Councillor Surette mentioned issues with students at ESPB walking in Tusket at lunch time and how it is a safety issue.

**16. Question Period**

**17. In Camera**

It is moved by Councillor Kathy Bourque and seconded by Deputy Warden Nicole Albright to adjourn at 9:50 p.m.

After discussion regarding contract negotiations ended, council came to consensus to move back to the regular meeting to adjourn.

**18. Adjournment**

It is moved by Councillor Gordon Boudreau and seconded by Councillor Ted Saulnier to adjourn the Regular Council Meeting at 9:48 p.m.

*Motion Carried. (8 in favour, 0 against)*

Respectfully Submitted,

Chantalle Newell, Executive Assistant/Recorder

Date Approved: \_\_\_\_\_

Chairman/Warden \_\_\_\_\_

Alain Muise, Chief Administrative Officer \_\_\_\_\_