



Town of Amherst  
Regular Council Meeting  
Agenda

Date: **Monday, December 19, 2022**  
Time: **6:00 pm**  
Location: **Council Chambers, Town Hall**

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	Pages
<b>1. CALL TO ORDER</b>	
<b>2. TERRITORIAL ACKNOWLEDGMENT</b>	
<p>“I would like to acknowledge that our gathering today is taking place in (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi’kmaw people. I would also like to acknowledge that Nova Scotia has another unique people. These are the Indigenous Blacks of Nova Scotia whose legacy and contributions date back over 400 + years predating confederation of this land. We are all treaty people.”</p>	
<b>3. APPROVAL OF AGENDA/MINUTES</b>	
3.1 Approval of the Agenda	
3.2 Approval of Minutes - November 28, 2022	3 - 20
<b>4. REQUESTS FOR DECISION</b>	
4.1 2023 Meeting Dates - Emery	21 - 23
4.2 Appointment of Auditor - Fawthrop	24 - 26
4.3 Appointment of Director, Community Living - Landry	27 - 28
4.4 Intermunicipal Cooperation - Davidson	29 - 29
4.5 Snow Clearing Request - Davidson	30 - 30
<b>5. INFORMATION / DISCUSSION ITEMS</b>	
5.1 NSFAM Fall Conference 2022 Report - Emery	31 - 40
<b>6. INTERNAL COMMITTEE REPORTS</b>	

6.1	Planning Advisory Committee - Davidson	41 - 41
6.2	Amherst Board of Police Commissioners - No Report	
6.3	Audit Committee - No Report	
6.4	Amherst Youth Town Council - Rowan Blanch	42 - 42
6.5	Accessibility Advisory Committee - No Report	
6.6	Inclusion Diversity and Equity Committee - No Report	
7.	<b>EXTERNAL COMMITTEE REPORTS</b>	
7.1	Cumberland Public Libraries - Fawthrop	43 - 43
7.2	Cumberland YMCA - Fawthrop	44 - 44
7.3	Northern Region - Baker	45 - 45
7.4	L. A. Animal Shelter - Fawthrop	46 - 46
7.5	Senior Safety - Emery	47 - 47
7.6	Inter Municipal Tourism - No Report	
7.7	Poverty Reduction - Landry	48 - 48
7.8	Municipal Alcohol Project - Emery	49 - 59
8.	<b>ADJOURNMENT</b>	

**TOWN OF AMHERST  
Regular Council Meeting  
Minutes**

**Date:** November 28, 2022  
**Time:** 6:00 pm  
**Location:** Council Chambers, Town Hall

**Members Present** Mayor David Kogon  
Deputy Mayor Leon Landry  
Councillor George Baker  
Councillor Hal Davidson  
Councillor Lisa Emery  
Councillor Dale Fawthrop

**Staff Present** Jason MacDonald, Chief Administrative Officer  
Dwayne Pike, Police Chief  
Aaron Bourgeois, Director, Operations  
Andrew Fisher, Director, Planning & Strategic Initiatives  
Sarah Wilson, Director, Finance  
Krista Crossman, Director, HR & Customer Services  
Kim Jones, Director, Corporate Communications/Clerk  
Tom McCoag, Corporate Communications Officer  
Natalie LeBlanc, Deputy Clerk

**Staff Absent** Greg Jones, Director, Fire Services

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**1. CALL TO ORDER**

Mayor Kogon called the meeting to order at 6:00 p.m.

**2. TERRITORIAL ACKNOWLEDGMENT**

Mayor Kogon gave the Territorial Acknowledgement.

**3. APPROVAL OF AGENDA/MINUTES**

**3.1 Approval of the Agenda**

Moved By Deputy Mayor Landry

Seconded By Councillor Emery

To approve the agenda as amended to add item 5.13 Community Support Grant Request.

**Motion Carried**

**3.2 Approval of Minutes**

**3.2.1 October 20, 2022 Public Hearing**

Moved By Councillor Fawthrop

Seconded By Councillor Baker

That the minutes of the October 20, 2022 Public Hearing be approved as included in the agenda package.

**Motion Carried**

**3.2.2 October 24, 2022 Council**

Moved By Councillor Emery

Seconded By Deputy Mayor Landry

That the minutes of the October 24, 2022 regular meeting of Council be approved as included in the agenda package.

**Motion Carried**

**3.2.3 November 9, 2022 Special Council**

Moved By Councillor Baker

Seconded By Councillor Emery

That the minutes of the November 9, 2022 meeting special meeting of Council be approved as included in the agenda package.

**Motion Carried**

**4. PRESENTATIONS**

- 4.1 **Amherst Downtown Business Association**  
Dwayne Ripley presented on behalf of the Amherst Downtown Business Association. Information item; no direction given or action required.
- 4.2 **Nova Scotia Community College**  
Don McCormick and Michelle Bussey presented on behalf of the Nova Scotia Community College. Information item; no direction given or action required.

**5. REQUESTS FOR DECISION**

- 5.1 **Land Use Bylaw Amendment Application 2nd Reading - Flemming / Paradise Avenue Rezoning**  
Moved By Deputy Mayor Landry  
Seconded By Councillor Fawthrop  
That Council give second and final reading to an amendment to the Land Use Bylaw Schedule 'A' Zoning Map, by changing the zoning of a portion of PID 25001926 located on Paradise Avenue from Low Density Residential to General Residential.

Motion Carried

- 5.2 **Development Agreement Application 2nd Reading - Lot 2021-2R Brown/Mosher Streets**  
Moved By Councillor Davidson  
Seconded By Deputy Mayor Landry  
That Council give second and final reading to a Development Agreement, attached, for Lot 21-2R that would permit the construction of three, 54-unit apartment buildings, with the following changes to the agreement Terms and Conditions:
  - that the construction of Building B as shown on Schedule C take place before any other proposed building, and
  - that no direct pedestrian access to Donald Avenue be provided via the walkway reserve between 32 and 34 Donald Avenue.

Motion Carried

- 5.3 **Appointment of Development Officer**  
Moved By Councillor Fawthrop  
Seconded By Councillor Emery  
That Council appoint Abiola Falaye as a Development Officer for the Town of Amherst.

Motion Carried

- 5.4 **Stadium Canteen Concession Agreement**  
Moved By Councillor Emery  
Seconded By Councillor Davidson  
That Council approve of the stadium canteen concession agreement between Dwayne Ripley and the Town of Amherst and authorize the Mayor and CAO to sign on behalf of the Town.

Motion Carried

**Canteen Concession Agreement**

THIS AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 2022

**BETWEEN:**

**THE TOWN OF AMHERST** (the Town)

and

**DWAYNE RIPLEY** (the Operator)

**WHEREAS**; the Town and its assigns grant to the Operator the right to operate the food and drink concession at the Amherst Stadium for a term commencing December 1<sup>st</sup> 2022 to May 1<sup>st</sup> 2023; and

**WHEREAS** the Operator agrees to pay a rental rate of \$500.00 per month plus HST;

**THEREFORE**, it is agreed that the Operator shall agree to the terms and conditions of operation as set out in APPENDIX A.

EXECUTED at Amherst this \_\_\_\_\_ day of \_\_\_\_\_  
2022

**TOWN OF AMHERST**

Per:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Jason MacDonald, CAO

Per: \_\_\_\_\_

\_\_\_\_\_  
David Kogon, MD, Mayor

\_\_\_\_\_  
Witness

\_\_\_\_\_  
**DWAYNE RIPLEY**

**Appendix A**

1. The Operator may operate the primary canteen on the first level of the Amherst Stadium as well as the corner canteen area on the second level of the Amherst Stadium.
2. Both canteen locations will be open for all Amherst Jr. A Rambler games.
3. The Primary canteen will also be open for all major tournaments and events hosted at the Amherst Stadium. This would include but is not limited to events hosted by Cumberland County Minor Hockey and the Amherst Skating Club.
4. Rent is due and payable on the first day of the month.
5. The Operator agrees to open the main canteen on Saturday and Sunday, as the operating schedule warrants, and work towards opening during weekday nights during peak hours. The Operator and Facility Manager will work together to develop a mutually agreeable schedule.
6. Both parties agree that the priority is to have the canteen operational upon signing of the agreement and that hot food service may not be offered initially.
7. The Operator agrees to obtain and hold any food sales permits and/or food handler's certifications maybe required.
8. The Operator shall be responsible for processing, preparing, storing, and serving all food and beverage items adhering to all federal and provincial regulations.
9. The Operator may not assign (sub-contract) any of its rights or obligations without the prior written approval of the Town of Amherst.
10. The Operator shall not use the area of operation, nor shall permit others to use the area of operation, for any other purpose than the purposes of operating the concession to provide food and beverage service to facility users.
11. The Operator shall keep the area of operation clean, clear of waste, paper, garbage, combustible materials, and obstructions, and shall not cause or permit any noises and odors which would constitute a nuisance to emanate from the area of operation.
12. The Operator shall sort solid waste in accordance with the Town's Solid Waste Bylaw.
13. The Operator agrees to obtain and hold an insurance policy of a minimum of \$2,000,000 for the operation.
14. If the Operator refuses or fails to comply with any of the terms and conditions of this agreement, the Town shall have the right, at its sole option, to terminate this agreement forthwith by notice in writing to the Operator.
15. The Operator may terminate this agreement at any time by providing to the Town, in writing, 30 days' notice of the Operator's intention to terminate the agreement.

**5.5 Gritty to Pretty Program**

**Moved By Councillor Baker**

**Seconded By Councillor Emery**

**That the Memorandum of Understanding between the Town of Amherst and the Amherst & Area Chamber of Commerce to facilitate the Gritty to Pretty Program for 2022-2023 be approved and the CAO be authorized to sign the agreement on the behalf of Council; and further, that staff be directed to determine street furniture purchasing opportunities and request any needed changes to the capital budget in due course.**

**Motion Carried**

## Memorandum of Understanding

Between: Town of Amherst ("Town")  
And: Amherst & Area Chamber of Commerce ("Chamber")  
RE: Gritty to Pretty Program 2022-2023 ("Program")

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### Definitions

1. "Business premises" means any building used for a primary purpose other than residential use.
2. "Façade" means the street-facing exterior side of a commercial building.
3. "Program Area" means all business premises located within the Town of Amherst.
4. "Program" means the Gritty to Pretty beautification and streetscaping program.
5. "Chamber" means Amherst & Area Chamber of Commerce.
6. "Town" means the Town of Amherst.

### Background

7. The Town of Amherst has successfully applied for financial assistance through the Nova Scotia government's *Beautification and Streetscaping Program* to partner with a body corporate for the purpose of beautifying a business district with a specific focus on tourism attraction.
8. The Chamber is willing to partner with the Town of Amherst for the purpose of receiving the funding in order to promote and administer the program.

### Commitment by the Town

9. The Town will provide funding to the Chamber by way of a grant in an amount up to \$10,000. The Town will provide support to the Chamber through its Business Development Officer, who will advise and consult with the Chamber regarding the program.
10. The Town shall provide and approve a "Gritty to Pretty Program Design Guidelines & Information Package" with all associated supplemental information, forms, and reference documents necessary for the Chamber to properly administer the project.
11. The Town will have the right to audit the records of the Chamber to ensure that the project is managed according to the objectives of the Town.
12. The Town will provide guidelines to the Chamber for the parameters of the project, including the types of businesses that may apply for a grant, the amount that may be applied for, and the type of work that is eligible for a grant. In the event the Town makes any changes to the parameters of the project, the Town agrees to provide the Chamber with reasonable notice in order to implement the changes.

### Commitment by the Chamber

13. The Chamber will appoint a program coordinator to administer and manage the project in accordance with the "Gritty to Pretty Program Design Guidelines & Information Package".
14. The Chamber will take all steps necessary to manage the application process in a timely and comprehensive manner.
15. The Chamber will establish a project review committee made up of three members of the Chamber's Executive Committee of the Board of Directors. The project review committee will approve projects based on criteria in the "Gritty to Pretty Program Design Guidelines & Information Package".
16. The Chamber will authorize payments pursuant to the project upon obtaining satisfactory evidence of the completion of the work in accordance with the application submitted.
17. The Chamber will report to the Town on a monthly basis with respect to its progress and administration of the project.
18. The Chamber shall maintain all records, documents, reference material, permits, paid invoices received with respect to the project, and will permit the Town to audit the project in its entirety.
19. The project will provide funding of up to \$5,000 per building for beautification in keeping with the "Gritty to Pretty Design Guidelines & Information Package", based on matching funds being contributed by the applicant. In-kind contributions or work by contractors with whom the applicant has an interest, as defined by the Municipal Conflict of Interest Act, shall not be eligible for consideration.
20. The Chamber shall maintain sufficient insurance for the purposes of implementing the project, and provide the Town with a certificate of insurance naming the Town of Amherst as an additional named insured.

Values

21. The Town and Chamber agree that the following values will apply to the project:
- a. Citizen Engagement: The Town and Chamber will take all steps necessary to engage the citizens and business operators of the Town of Amherst to ensure that the project is successfully completed and improves the Town of Amherst as a whole.
  - b. Mutual Respect: The Town and Chamber hold the best interests of the Town of Amherst’s citizens and business operators at the forefront, and will mutually respect the other’s interest in the project.
  - c. Sustainability: The Town and Chamber agree that the project shall be carried out in a manner that represents a more sustainable future for the Town of Amherst.
  - d. Local Opportunities: The Town and Chamber agree to maximize the local benefits of the project undertaken to the extent possible.
  - e. Transparency: The Town and Chamber agree that the use of public funds and decisions concerning the investment thereof should be open and transparent to stakeholders.

General Terms

- 22. This Memorandum of Understanding shall be adopted by the Town and by the Chamber and shall not be binding until so adopted.
- 23. The Chamber agrees that it shall adhere to the principals of accountability and transparency as required by the Town as set forward in the Municipal Government Act.
- 24. This Memorandum of Understanding shall expire on March 31, 2023, or until the program deadline if extended by the Nova Scotia government’s *Beautification and Streetscaping Program*.

In witness whereof, the parties have properly executed this Agreement this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

SIGNED, SEALED & DELIVERED In the presence of:	)	<b>TOWN OF AMHERST</b> ) ) ) )
_____	)	Per: _____
Witness	)	) <b>AMHERST &amp; AREA CHAMBER OF COMMERCE</b> ) ) ) )
_____	)	Per: _____
Witness	)	

**5.6 Capital Budget Amendment Storm Water Management Plan  
**Moved By Deputy Mayor Landry**  
**Seconded By Councillor Fawthrop**  
**That Council approve amendments to the 2022/23 General Capital Budget to increase the approved budget amount in the Capital budget for the Stormwater Management Study from \$50,000 to \$80,000.****

**Motion Carried**

**5.7 Purchase of Asphalt Recycler  
**Moved By Councillor Fawthrop**  
**Seconded By Councillor Davidson**  
**That Council amend the current capital budget to include the purchase of a Bagela Asphalt Recycler from SNT Solutions Inc., at their quoted price of \$80,000 plus non-recoverable taxes, with funding of \$20,900 from the Water Utility Depreciation Fund and \$62,600 from the Operating Reserve – Unrestricted.****

**Motion Carried**

**5.8 Territorial Acknowledgement  
**Moved By Councillor Emery**  
**Seconded By Councillor Fawthrop**  
**That Council approve changes to the territorial acknowledgement.****

**Motion Carried**

5.9 **Special Election Date**  
Moved By Deputy Mayor Landry  
Seconded By Councillor Davidson  
That a special election be held on Saturday, February 11, 2023 to fill the current vacancy on Council.

Motion Carried

5.10 **Alternative Voting**  
Moved By Councillor Emery  
Seconded By Councillor Fawthrop  
That Council approve of the proposed alternative voting solution of a full electronic voting process of telephone and internet voting for the February 2023 Special Election.

Motion Carried

5.11 **Use of Permanent Register of Electors**  
Moved By Councillor Davidson  
Seconded By Councillor Emery  
That Council approve the use of the Permanent List of Electors for the upcoming Municipal Elections and authorize the Chief Administrative Officer or Municipal Clerk to enter into an agreement with Elections Canada to obtain said list.

Motion Carried

5.12 **December Meeting Dates**  
Moved By Councillor Baker  
Seconded By Deputy Mayor Landry  
That due to the Christmas holidays, the December 19, 2022 Committee of the Whole meeting be rescheduled to begin at 3:00 p.m. instead of 4:00 p.m., and that the regular December Council meeting be rescheduled from December 26<sup>th</sup> to December 19<sup>th</sup>, 2022 at 6:00 p.m.

Motion Carried

5.13 **Community Support Grant Request**  
Moved By Councillor Emery  
Seconded By Councillor Davidson  
That Council approve of a Community Support Grant in the amount of \$2,000 for the Amherst Community Christmas Dinner.

Motion Carried

## 6. INTERNAL COMMITTEE REPORTS

6.1 **Planning Advisory Committee - Landry**  
Information item only; no direction given or action required.

6.3 **Audit Committee - Emery**  
Information item only; no direction given or action required.

6.4 **Amherst Youth Town Council – Rowan Blanch**  
Information item only; no direction given or action required.

6.5 **Accessibility Advisory Committee - Fawthrop**  
Information item only; no direction given or action required.

6.6 **Inclusion Diversity and Equity Committee - No Report**

## 7. EXTERNAL COMMITTEE REPORTS

7.1 **Cumberland Public Libraries - Fawthrop**  
Information item only; no direction given or action required.

7.2 **Cumberland YMCA - Fawthrop**  
Information item only; no direction given or action required.

7.3 **L. A. Animal Shelter - Fawthrop**  
Information item only; no direction given or action required.

- 7.4 **Senior Safety - Emery**  
Information item only; no direction given or action required.
- 7.5 **Inter Municipal Tourism - No Report**
- a7.6 **Poverty Reduction – Landry**  
Information item only; no direction given or action required.
- 7.7 **Municipal Alcohol Project - Emery**  
Information item only; no direction given or action required.
- 7.8 **Northern Region Solid Waste - Baker**  
Information item only; no direction given or action required.
- 7.9 **GFL Cumberland Central Landfill Community Liaison Committee Report - Emery**  
Information item only; no direction given or action required.
- 7.10 **CJSMA Report - Emery**  
Information item only; no direction given or action required.

- 8. **ADJOURNMENT**  
Moved By Deputy Mayor Landry  
Seconded By Councillor Davidson  
To adjourn the meeting.

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Kimberlee Jones  
Municipal Clerk

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David Kogon, MD  
Mayor

This Agreement made this \_\_\_\_\_ Day of \_\_\_\_\_ 2022.

Between:

**NovaView Developments Ltd.** (owner of property located at Lot 2021-2R Walter Purdy Avenue [PID 25002122], hereinafter called the "Owner"),

of the one part, and

**The Town of Amherst** (a body corporate in the Province of Nova Scotia, hereinafter called the "Town"),

of the other part.

WHEREAS the Owner wishes to obtain permission pursuant to Policy RP-9 of the Municipal Planning Strategy of the Town of Amherst, to construct three 54-unit apartment dwellings on property located at Lot 2021-2R Walter Purdy Avenue (PID 25002122).

AND WHEREAS a condition of the granting of approval of Council is that the Owner enter into an Agreement with the Town;

AND WHEREAS the Council of the Town, at its meeting on the \_\_\_\_<sup>th</sup> Day of \_\_\_\_\_ 2022, approved the said Development Agreement, subject to the registered Owner of the land described herein entering into this Agreement;

AND WHEREAS the following Schedules shall be attached to and form part of this Agreement:

- (a) Schedule 'A' - Terms and Conditions
- (b) Schedule 'B' - Property Location Map
- (c) Schedule 'C' – Site Plan
- (d) Schedule 'D' – Building Elevation
- (e) Schedule "E" - Stormwater Management Plan

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the Town of the Development Agreement requested by the Owner, the Owner agrees as follows:

- 1) That the Owner is the registered owner of the aforesaid Lands in the Town of Amherst, hereinafter called the "Lands". The aforesaid Lands are the only lands in the Town of Amherst to which this Agreement applies, and the Lands are illustrated in the plan shown on Schedule B attached.
- 2) That the Owner may construct three (3) Apartment Buildings, each with fifty-four (54) dwelling units on the said Lands, subject to Schedules A, B, C, and D attached.
- 3) Nothing in this Agreement shall exempt or be taken to exempt the Owner or any other person from complying with the requirements of any Bylaw of the Town applicable to the Property (other than the Land Use Bylaw to the extent varied by this Agreement) or any Provincial or Federal statute, act, or regulation.

- 4) Any failure of the Town to insist upon strict enforcement of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Town may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.
- 5) Should the Owner fail to act in accordance with any aspect of this Agreement, the Town shall retain the right to discharge the Agreement upon 30 days notification and / or enter the property and conduct the required work. The cost of the said work will become a lien on the property tax bill.
- 6) The Town shall issue the necessary Development Permit for the development upon expiration of the appeal period specified for Development Agreements under Section 249 of the *Municipal Government Act*, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken.
- 7) The Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Town in accordance with Section 229 of the *Municipal Government Act*.

**SIGNED, SEALED AND DELIVERED**

In the presence of

\_\_\_\_\_

\_\_\_\_\_

**THE TOWN OF AMHERST**

\_\_\_\_\_  
David Kogon MD, Mayor

\_\_\_\_\_  
Jason MacDonald, MCIP, LPP, CAO

**FOR THE OWNER**

\_\_\_\_\_  
Mounir Daaboul  
NovaView Development Ltd.

## Schedule A

## Lot 2021-2R (PID 25002122) - Development Agreement

### Terms and Conditions:

#### 1.0 USE OF LAND AND BUILDINGS

- 1.1 The use of the property shall be limited to three (3) Apartment Buildings each with fifty-four (54) dwelling units for a total of one-hundred-sixty-two 162 dwelling units on property shown on Schedule 'B'.
- 1.2 Each Apartment Dwelling shall consist of no more than 4 levels and shall generally conform to the designs shown on Schedule 'D'. Minor variations to the architectural details and footprint of the dwellings may be permitted, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.3 The location of each Apartment Dwelling, driveway, parking area shall generally conform the Site Plan shown on Schedule 'C'.
- 1.4 A minimum of 1.25 parking spaces shall be provided for each dwelling unit for a total of 203 spaces on the Lands and shall be generally configured as shown on Schedule 'C'.
- 1.5 Should the provision of additional parking spaces be deemed necessary, such parking facilities shall be located no closer to adjacent properties that front onto Donald Avenue and Willow Street. Additional parking spaces shall be subject to the approval of the Development Officer and shall not be considered a substantial change to this agreement.
- 1.6 Prior to issuance of a Development Permit for any building, the Owner shall submit a detailed landscaping plan generally based on the Landscape Concept Plan shown on Schedule 'C'. The detailed landscaping plan shall include but not be limited to the following:
  - 1.6.1 Specify the type of treatment of all areas during all phases of the development. Areas of the Lands not part of initial phases must be kept as grass or otherwise treated so as to minimize dust.
  - 1.6.2 Placement of a privacy fence approximately 1.8 m (6 ft) in height in the general location and extent as shown on the Landscape Concept in Schedule 'C'. Fencing must be installed before the nearest parking area is used by residents.
- 1.7 The Owner shall be responsible for maintaining screened solid waste containment areas, generally in the locations shown on Schedule 'C'.
- 1.8 Paving of the driveways and parking areas shall be completed for each nearest corresponding Apartment Building before an Occupancy Permit is issued for that dwelling.
- 1.9 The Owner shall be responsible for access to and within the Lands in the following ways:
  - 1.9.1 Prior to issuance of a Development Permit for any dwelling, the Owner shall be responsible for the extension of Gallagher Street to intersect with Willow Street and shall be constructed with base gravel in accordance with the Town of Amherst Infrastructure Development Standards.
  - 1.9.2 The Gallagher Street extension to Willow Street shall be used as the primary construction access.

- 1.9.3 Prior to issuance of an Occupancy Permit for any dwelling, the Owner shall install an asphalt driving surface over the extension of Gallagher Street to Willow Street in accordance with Town of Amherst Infrastructure Development Standards.
- 1.9.4 Prior to issuance of an Occupancy Permit for any dwelling, the Owner shall install a concrete sidewalk along the easter side of Gallagher Street to Willow Street accordance with Town of Amherst Infrastructure Development Standards.
- 1.9.5 The Site Plan shown on Schedule 'C' and the internal road network shall be reviewed to ensure emergency and larger service vehicles can be accommodated, according to Transportation Association Canada and Town of Amherst Guidelines.

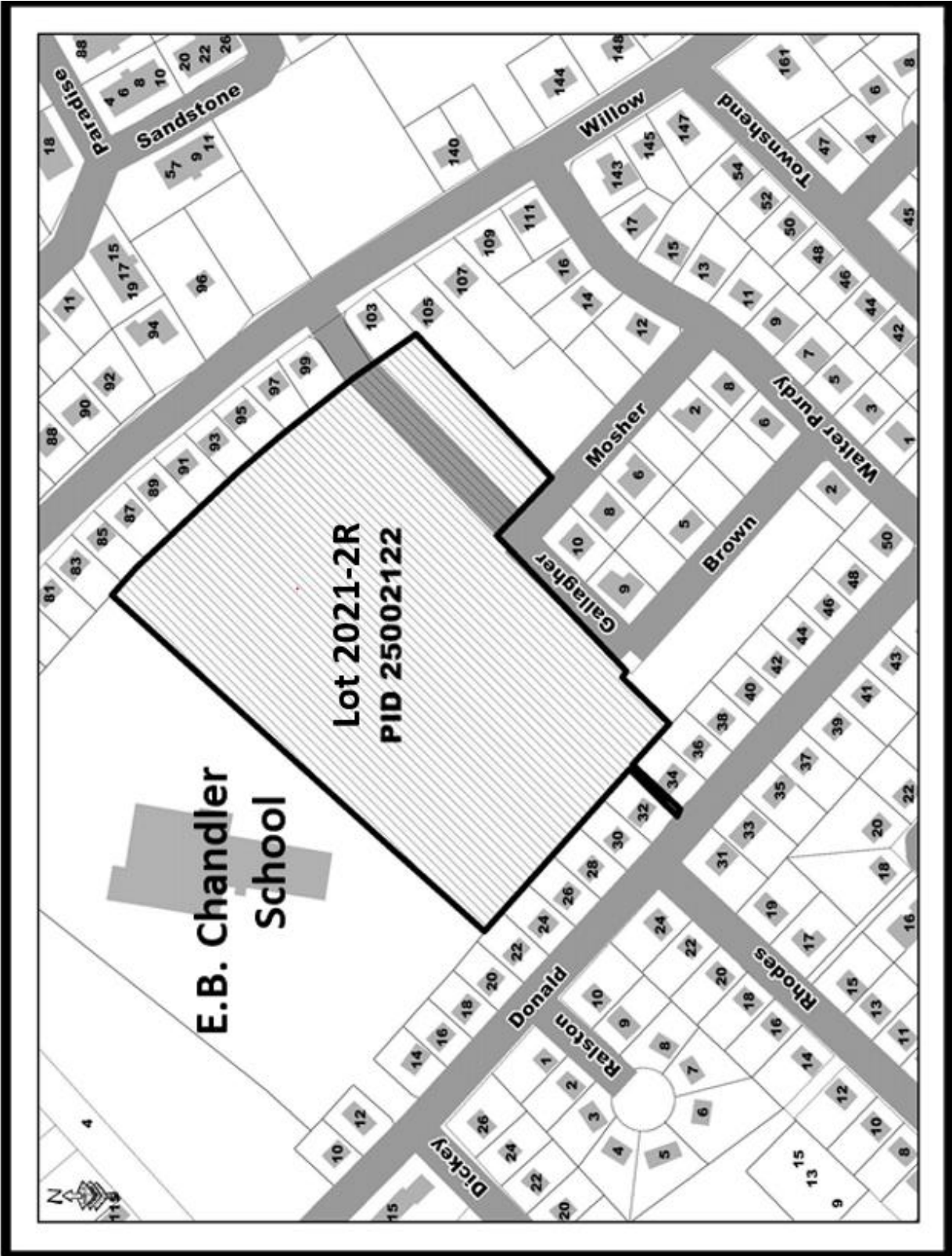
1.10 The Owner shall satisfy the Town of Amherst Infrastructure Development Standards provided as Schedule "F" of the Town of Amherst Subdivision Bylaw.

1.11 The Owner's Engineer shall revise the Stormwater Management Plan shown on Schedule "E" to reflect the revised location of Building C, and shall provide a design brief of the revised Stormwater Management Plan confirming that said Plan will not result in an increase of peak flows over existing conditions.

## 2. GENERAL REQUIREMENTS

- 2.1 The Owner shall keep the Lands and buildings and any portion thereof clean and in good repair. All elements of the development on the Lands shall be regularly maintained and kept in a tidy state, and free from unkept materials of any kind.
- 2.2 In addition to *Part 5 – Hours of Construction* under the Town of Amherst Building Bylaw D-6, operation of heavy equipment and electrical generators shall not take place on the property from 8:00 P.M. to 7:00 A.M.
- 2.3 Signage on the property shall conform to the Town of Amherst *Land Use Bylaw*.
- 2.4 The Owner shall ensure that exterior lighting does not shine directly onto adjacent properties.
- 2.5 Solid waste management shall be in conformance with the Town of Amherst *Solid Waste Bylaw*.
- 2.6 The Owner shall be responsible for storm water management during and after construction.
- 2.7 The Owner shall take all reasonable steps to maintain a clean worksite during construction by picking up building material waste, and taking all reasonable measures to minimize dust.
- 2.8 Accessory buildings may be permitted on the Lands in accordance with the Town of Amherst Land Use Bylaw.

**SCHEDULE "B"**







# SCHEDULE "D"



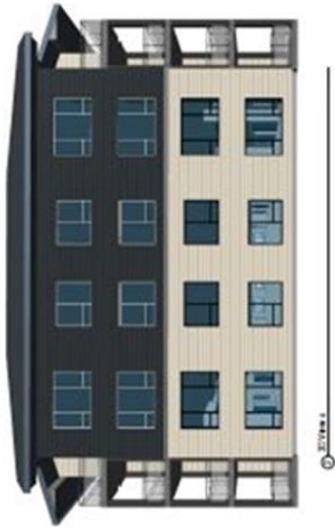
SECTION 1



SECTION 2

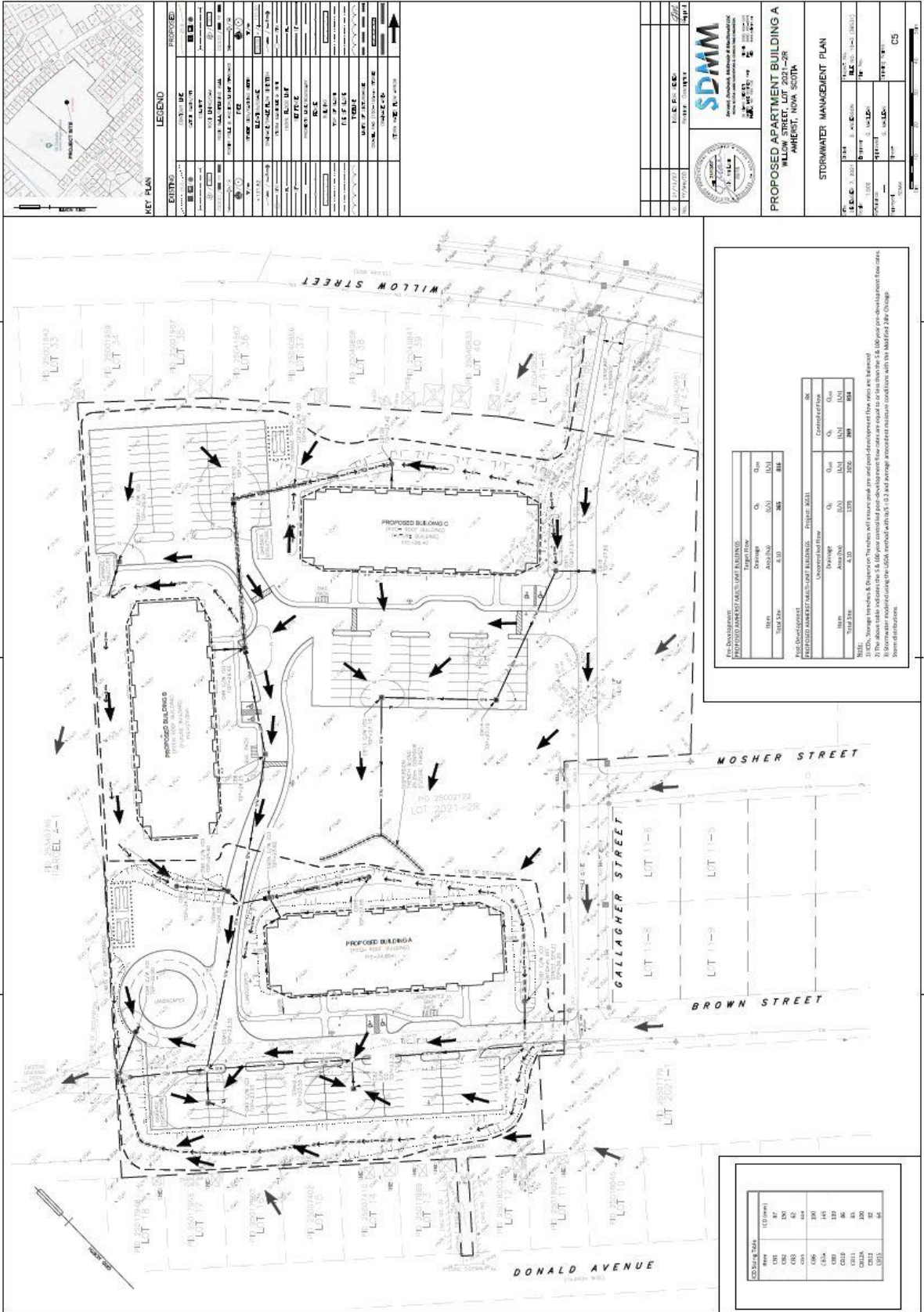
PRELIMINARY  
NOT FOR CONSTRUCTION

# SCHEDULE "D"



PRELIMINARY  
NOT FOR CONSTRUCTION

# SCHEDULE "E"



# SYNOPSIS

## 2023 Meeting Dates

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The Town's Proceedings of Council Policy sets the third and fourth Mondays of the month for the Committee of the Whole and Council meetings, respectively. The Policy also permits the rescheduling of such meetings by resolution of Council.

In 2023, Heritage Day falls on Monday, February 20, our regular Committee of the Whole day, Victoria Day falls on Monday, May 22, our regular Council meeting day, and Christmas falls on Monday, December 25, also our regular Council meeting day. Typically, Council will choose to just reschedule by 1 day, for minimal disruption. That is the recommended option, however Council may reschedule any of these meetings to other dates at their discretion.

### **MOTION:**

**That Council approve of changing the February 2023 Committee of the Whole meeting date from Monday, February 20, 2023 to Tuesday, February 21, 2023 due to the Heritage Day holiday, change the May 2023 regular meeting of Council date from Monday, May 22, 2023 to Tuesday, May 23, 2023 due to the Victoria Day holiday, and further change the December 2023 regular meeting of Council date from Monday, December 25, 2023 to Monday, December 18, 2023, and reschedule the December 18, 2023 Committee of the Whole to start at 3:00 p.m. instead of 4:00 p.m.**



**AMHERST TOWN COUNCIL**

**RFD# 2022086**

**Date: December 19, 2022**

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**TO:** Mayor Kogon and Members of Council

**SUBMITTED BY:** Kimberlee Jones, Municipal Clerk

**DATE:** December 19, 2022

**SUBJECT:** 2023 Meeting Dates

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**ORIGIN:** 2023 Holidays

**LEGISLATIVE AUTHORITY:** Proceedings of Council Policy 10350-24 Section 5 states “Regular meetings of Council or Committee of the Whole may be rescheduled, relocated or cancelled: (b) by Resolution of Committee of the Whole at a meeting three or more days in advance of the additional or special meeting”

**RECOMMENDATION:** That Council approve of changing the February 2023 Committee of the Whole meeting date from Monday, February 20, 2023 to Tuesday, February 21, 2023 due to the Heritage Day holiday, change the May 2023 regular meeting of Council date from Monday, May 22, 2023 to Tuesday, May 23, 2023 due to the Victoria Day holiday, and further change the December 2023 regular meeting of Council date from Monday, December 25, 2023 to Monday, December 18, 2023, and further reschedule the December 18, 2023 Committee of the Whole to start at 3:00 p.m. instead of 4:00 p.m.

**BACKGROUND:** The Town’s Proceedings of Council Policy sets the third and fourth Mondays of the month for the Committee of the Whole and Council meetings, respectively. The Policy also permits the rescheduling of such meetings by resolution of Council.

**DISCUSSION:** In 2023, Heritage Day falls on Monday, February 20, our regular Committee of the Whole day, Victoria Day falls on Monday, May 22, our regular Council meeting day, and Christmas falls on Monday, December 25, also our regular Council meeting day. Typically, Council will choose to just reschedule by 1 day, for minimal disruption. That is the recommended option, however Council may reschedule any of these meetings to other dates at their discretion.

**FINANCIAL IMPLICATIONS:** There are no financial implications to changing the meeting dates.





**AMHERST TOWN COUNCIL**

**RFD# 2022086**

**Date: December 19, 2022**

**COMMUNITY ENGAGEMENT:** The public and media will be notified of any changes by media release.

**ENVIRONMENTAL IMPLICATIONS:** No environmental implications.

**SOCIAL JUSTICE IMPLICATIONS:** No social justice implications.

**ALTERNATIVES:** Council may choose any other dates, or choose to allow the existing schedules meetings to remain.

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Report prepared by: Natalie LeBlanc, Deputy Clerk  
Report and Financial approved by:



# SYNOPSIS

## Appointment of Municipal Auditor

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Staff were directed to issue an RFP for Audit Services by the Audit Committee. The RFP was released to the public on October 19<sup>th</sup> and closed on November 28<sup>th</sup>. A memo to the Audit Committee was reviewed at a meeting on December 7<sup>th</sup> indicating the results from the Request for Proposal for Audit Services.

A motion was passed by the Audit Committee to recommend Council accept the proposal from Mclsaac Darragh Inc. and appoint them as the municipal auditor for auditing services for the 2022/23 fiscal year, with the possibility of four (4) single year extensions to be reviewed and determined before March 31 of each fiscal year.

The staff at Mclsaac Darragh Inc. are qualified and have many years of experience in municipal auditing. Their municipal audit clients are the Municipality of the County of Cumberland, Cumberland Senior Care Corporation, Sunset Community Inc and the Village of Dorchester. Their firm is registered in Nova Scotia as a municipal auditor.

The cost of auditing services for the 2022/23 fiscal year will be \$48,000 + HST divided between the General Operating and the Water Utility. This will be accommodated in the 2023/24 operating budgets.

### **MOTION:**

**That Council accept the proposal from Mclsaac Darragh Inc. and appoint them as the municipal auditor for auditing services for the 2022/23 fiscal year, with the possibility of four (4) single year extensions to be reviewed and determined before March 31 of each fiscal year, as recommended by the Town of Amherst Audit Committee.**



## REQUEST FOR DECISION

RFD# 2022089

Date: December 19, 2022

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**TO:** Mayor Kogon and Members of Amherst Town Council

**SUBMITTED BY:** Sarah Wilson, Director of Finance

**DATE:** December 19, 2022

**SUBJECT:** Award of RFP Audit Services / Appointment of Auditor

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**ORIGIN:** Audit Committee Request for Proposal for Audit Services and Annual Municipal Auditor Appointment.

**LEGISLATIVE AUTHORITY:** MGA Section 42(1) "The council shall appoint a municipal auditor who is registered pursuant to this Act to be the auditor for the municipality."

**RECOMMENDATION:** That Council accept the proposal from Mclsaac Darragh Inc. and appoint them as the municipal auditor for auditing services for the 2022/23 fiscal year, with the possibility of four (4) single year extensions to be reviewed and determined before March 31 of each fiscal year, as recommended by the Town of Amherst Audit Committee.

**BACKGROUND:** Staff were directed to issue an RFP for Audit Services by the Audit Committee. The RFP was released to the public on October 19<sup>th</sup> and closed on November 28<sup>th</sup>. A memo to the Audit Committee was reviewed at a meeting on December 7<sup>th</sup> indicating the results from the Request for Proposal for Audit Services.

**DISCUSSION:** A motion was passed by the Audit Committee to recommend Council accept the proposal from Mclsaac Darragh Inc. and appoint them as the municipal auditor for auditing services for the 2022/23 fiscal year, with the possibility of four (4) single year extensions to be reviewed and determined before March 31 of each fiscal year.

The staff at Mclsaac Darragh Inc. are qualified and have many years of experience in municipal auditing. Their municipal audit clients are the Municipality of the County of Cumberland, Cumberland Senior Care Corporation, Sunset Community Inc and the Village of Dorchester. Their firm is registered in Nova Scotia as a municipal auditor.

**FINANCIAL IMPLICATIONS:** The cost of auditing services for the 2022/23 fiscal year will be \$48,000 + HST divided between the General Operating and the Water Utility. This will be accommodated in the 2023/24 operating budgets.

**COMMUNITY ENGAGEMENT:** No community engagement is anticipated.

**ENVIRONMENTAL IMPLICATIONS:** No environmental implications are anticipated with this.



**ALTERNATIVES:** Refer the matter back to the Audit Committee for an alternate recommendation.

**ATTACHMENTS:**  
None.

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Report prepared by: Sarah Wilson, Director of Finance

Report and Financial approved by:

# SYNOPSIS

## Director, Community Living

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At the September 28, 2022 regular meeting of Council, Council approved a motion to add a new Director of Community Living position, and to commence a hiring competition to fill the vacancy using a selection committee of the CAO, Director of Human Resources and Customer Services, Mayor Kogon, Deputy Mayor Landry and Councillor Davidson.

An external competition process was completed. Three (3) candidates were selected to participate in interviews. Upon evaluation of the interview results, the selection committee unanimously selected Sharon Bristol as the successful candidate of the competition process.

The selection committee is confident that Ms. Bristol will prove to be an invaluable addition to the Town's senior management team and will continue and improve upon our current efforts in the area of Community Living, including accessibility, poverty reduction, diversity, inclusion and equity as well as community events and active living.

### **MOTION:**

**That Council appoint Sharon Bristol as Director, Community Living.**

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**TO:** Mayor Kogon and Members of Council

**SUBMITTED BY:** Jason MacDonald, CAO

**DATE:** December 19, 2022

**SUBJECT:** Director of Community Living - Recommendation

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**ORIGIN:** Completion of the hiring competition to fill the Director of Community Living position.

**LEGISLATIVE AUTHORITY:** MGA 47(1) The council shall make decision in the exercise of its powers and duties by resolution, by policy or by by-law and section 65(r) Council may expend money for expenses of the Council, Officers and employees of the municipality.

**RECOMMENDATION:** That Council appoint Sharon Bristol as Director, Community Living.

**BACKGROUND:** At the September 28, 2022 regular meeting of Council, Council approved a motion to add a new Director of Community Living position, and to commence a hiring competition to fill the vacancy using a selection committee of the CAO, Director of Human Resources and Customer Services, Mayor Kogon, Deputy Mayor Landry and Councillor Davidson.

**DISCUSSION:** An external competition process was completed. Three (3) candidates were selected to participate in interviews. Upon evaluation of the interview results, the selection committee unanimously selected Sharon Bristol as the successful candidate of the competition process.

**FINANCIAL IMPLICATIONS:** The Director of Community Living position was funded within the existing operating budget.

**COMMUNITY ENGAGEMENT:** There was no community engagement.

**ENVIRONMENTAL IMPLICATIONS:** There are no environmental implications.

**SOCIAL JUSTICE IMPLICATIONS:** The addition of the Director of Community Living position will allow for a greater emphasis in the area of community well-being, enabling staff to focus on fostering an accessible, inclusive and diverse community for all residents and visitors, building capacity to address and eliminate systemic barriers and address complex community issues.

**ALTERNATIVES:** 1. Direct staff to develop alternative recommendation.

**ATTACHMENTS:** None

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Report prepared by: Krista Crossman, Director HR and Customer Services  
Report and Financial approved by:



# SYNOPSIS

## Intermunicipal Collaboration

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Our current council engaged in a proactive exercise where we established principles such as 'no surprises' and 'evidence-based decision making'. It is believed that establishing a solid foundation of working principles between our two municipalities will create more efficiencies in our respective decision-making processes and joint initiatives. This is not a criticism of the work of either municipality but rather an opportunity to create a framework between the two municipalities for collaborative work going forward.

### **MOTION:**

**I move that the Municipality of the County of Cumberland be invited to consider planning and participating in a joint meeting or workshop to develop an ongoing framework of working principles between the Town of Amherst and the Municipality of the County of Cumberland for ongoing and future collaboration.**

# SYNOPSIS

## Snow Clearing Request

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Staff have received an email request from a resident on Ralston Place asking the Town to haul away snow from the area after snow storms in order to reduce flooding concerns in the Donald Avenue, Ralston Place and Dickey Street area.

Staff have advised that snow in the local area would not be the main contributor to the flooding that occurred last year. Furthermore, if Council were to approve this request, we would be agreeing to a service level expectation that staff may not be able to meet without reducing services in other areas of Town and if approved, we would be providing a higher level of service for 1 small area of town and may receive similar requests from other neighborhoods.

Staff believe the best use of resources in the short-term to mitigate the risk of flooding in this area, especially in advance of a winter rain storm would be to:

- Ensure catch basins in the area are free of snow and ice cover
- Remove snow and ice from storm sewer outfalls along Dickey brook
- Check ditch and brook culverts for obstructions, and
- To the best of our ability during the winter make sure the brook is free flowing

### **MOTION:**

**That the citizen request for enhanced snow removal efforts near the E.B. Chandler School not be approved, and further communicate with the citizen the efforts that staff are taking to mitigate flooding in this area.**

# Nova Scotia Federation of Municipalities (NSFM) Fall Conference Report to Council December 2022

## Day 1:

### **Town's Caucus Meeting: November 1st**

There are three caucuses in NSFM one for the Towns, the Rural Caucus, which Cumberland belongs to and the Regional Caucus for three Regions in the province including HRM, CBRM and the District of Lunenburg. Antigonish will become a Region next year.

We held our elections for chairperson - Bernie White mayor of Westville. Town Reps on the include: Lauri Boucher (Antigonish); Sandra Snow (Kentville) and Jason Aucoin (Port Hawkesbury). Member at Large is Dawn Peters of New Glasgow.

There will be five Resolutions brought to the AGM for the NSFM by the Town's Caucus for future advocacy with the province of Nova Scotia: They include:

1. The Capped Assessment Program which unfairly distorts the property tax system and inflates property tax rates and limits the access to one of the few resources that municipalities have for revenue.
2. Municipal Funding: NSFM is to request a 50/50 cost share for all municipal projects required to be completed under the Accessibilities Act. The province has doubled the Municipal Financial Capacity Grant for one year while a MOU with municipalities is being worked on.
3. Municipal Modernization: This is a broad concept that includes: flexible funding to allow for regional planning; and the Modernizing the Municipal Government Act (MGA).
4. Roads: A cost sharing program for all J-class roads, which include any highways that run through municipalities.
5. Sustainability and Infrastructure Funding: The NSFM will be calling for financial support from the province to create a Sustainability and Infrastructure Funding Support Coordinator to increase in-house capacity to assist municipalities in accessing available sources of funding.

During the round table discussion the topic of the extra RCMP costs was brought up. The Nova Scotia Association of Police Governance has advocated the Department of Justice for funding for the extra costs to municipalities.

## Day 2 - November 2nd 2022

### **NSFM Conference Opening - November 2nd 8:15**

#### **Mike Savage - Mayor of HRM**

Municipal Government is very important because we are the closest to the people we represent. We know our communities best and are accountable to them. Our community objectives across the province are similar yet difficult discussions need to take place.

#### **Honourable John Lohr. Minister of Municipal Affairs and Housing:**

The recovery from Fiona is still happening in many areas of the Eastern part of the province. The military is on the ground and there have been several provincial programs put in place to help people and families. Tree removal is happening as quickly as possible.

There was a serious issue with telecommunications; people not being able to call out or even email their families regarding their safety. People could not call 911 for help either. Legislation will be brought to the house and telecom companies need to step up and be more prepared for the next storm.

The storm also brought the housing crisis to the forefront. Several temporary shelters were put in place quickly to protect the unhoused. Homelessness is throughout the province and not just in the eastern portion where Fiona hit. We need to increase our housing stock across the province. There are literally thousands of people that are vulnerable across the province. There has been \$100,000 set aside to help with units across the province. Nova Scotia Provincial Housing Agency become a crown corporation.

Another piece of legislation being worked on is municipal autonomy to generate income through a marketing levy across the province of no more than 3% on rentals.

#### **Amanda McDougall, Mayor of CBRM and President of NSFM:**

These conferences are important for all communities to find allies in the work that we do and can do together. We have had several challenges over the past few years: Dorian, Covid and Fiona to name a few. We have been expected, as municipalities, to jump outside the box and outside our jurisdiction of responsibilities repeatedly. Including finding ways to take care of our vulnerable people. We need to keep the collaboration going to help bring creative solutions for the challenges we face.

#### **Juanita Spencer, CEO of the NSFM Remarks;**

The NSFM was forced to adapt during Covid with online meetings. It is great we can now meet again, in person. A two-way communication is very important for the best representation to the province quickly. The restructuring of the NSFM is bold and visionary and a priority. The re-negotiation of the Service Exchange Agreement and the updating of the Municipal Government Act are also priorities. A new Code of Conduct is also being worked on for all municipalities to follow. The NSFM will host the Sustainable Communities Challenge Fund. There will be an Atlantic Municipal Magazine that will come out in 2023.

#### **Tina Varughese: Key Note Speaker - Inclusive Leadership from Silos to Safety**

##### **Belonging and Micro-aggressions:**

WE are not having the conversations that are needed, yet. There are everyday hostilities directed towards marginalized people in our communities. These hostilities can have a macro impact. "You don't look gay" or "where are you from"? Towards a person with brown skin. Inclusive leaders need a process to handle these micro-aggressions.

Inclusive leaders need to listen first. Try to paraphrase what was said back to them. We can set limits as to what we want to accept and empower the people we serve.

Have you ever felt excluded in a meeting?? If you wear your opinion on your sleeve it is probably good to not have a meeting but just take care of things via email. If you want to hear the opinions of others - have the meeting. Always have an agenda to follow even for an informal meeting. It keeps everyone on track.

Introverts are quiet and need to prepare for meetings. They need quiet solitude for the preparation so they can come out and be a part of the process and contribute to the meeting. Introverts make effective leaders because they can sit and listen to all of the ideas and will find a way to work with all the ideas. A very steady introverted person will get the job done.

### **Cultural Diversity: Individualism and Collectivism**

The immigrant population will collect within our communities. Most people that come here are both family and community oriented. We should be getting feedback from our diverse community. Do we have a safe environment? Feedback needs to be constructive.

Have an open door policy or even better - an open mind policy. Encourage interruptions to receive other thoughts on a matter. Schedule time for the thoughts that matter. **#InclusionStartsWithI**

### **Plenary: Climate Actions**

Climate Change is upon us. We have the technology and the policies to curb our emissions in half by 2030. The things we need to do now are the things that are needed to create quality of life for our citizens. We need to help choose our future with people having the basic necessities; such as food, clothing and shelter. Every decision we make as councillors involves climate in some way.

1. Climate Screening for all decisions of council: We also need a climate action plan and keep it updated.
2. Initiate climate action to reduce emissions in three areas: transportation, buildings and waste.
3. Manage our Natural Assets, these are key actions. Have a natural asset management plan that includes: wetlands, forest, green spaces.

### **The Sustainable Community Challenge Fund:**

There has been \$15M invested into this fund and NSFMS has the administration of the fund. This fund goes towards the needs of municipalities and to work with other existing funds. This is an online granting program for the next three years to help build capacity with jobs and sustainable progress with community adaptations and water course mitigation. The community would have to contribute 20-40% of the costs. Any in kind contributions can be included with that. There is a contribution calculator when the community applies. NSChallengFund.ca. [Info@sccfns.ca](mailto:Info@sccfns.ca) for questions

### **Department of Environment;**

We are feeling the impacts of climate change now. With more and more dangerous storms. Plus inflation has driven up the price for gas and oil. The use of a heat pump can help reduce the use of oil. The province will have a Climate Action Plan for next Zero by 2030 at the end of 2022. Check out the Bridgwater Smart City Project.

## **Duck Cover and Run — No! Manage Your Message:**

Do we have a Crisis Communication Plan, if not, we should have one. This would be part of Emergency Measures for an area. Who do we need to reach? How do we get information out within 48 hours? The plan needs to be detailed with a crisis communication team heading the key messages. Who is the spokesperson? Who takes media calls?

There also has to be an internal communications plan. A list of contacts during an emergency and an updated media list. A website and social media presence with timely updates as long as possible. Media training is needed and employees need to know what the plan is. Everyone needs to be prepared to pivot with quick changes that may be happening online or with the emergency itself.

Working with the Senior Safety Coordinator and having a list of seniors organizations that will help get the word out. Cooperation with other groups such as the Red Cross, Lions Club or Legion will be needed.

Leadership is needed in a time of crisis. Honest and factual and regular updates are also needed. The team needs to be put together in advance so everyone know what to do in an emergence.

**The Cancel Culture:** These key board warriors share negative information very quickly on social media sites. Silence is not a good option - do not bury your head in the sand. Have a social media policy and be upfront about it. Who may become banned and why. Photos and statements can be revised by these people; therefore the social medial policy needs to cover this too. All threats to the organization must be reported.

## **Networking Conversation Series: Climate Change Mitigation Projects Happening in NS:**

**CBRM:** The TRASHformers, collect and track all pieces of litter found so education in the area can happen. They feel that more education on watersheds in needed for citizens. They do winter water shed walks with snow shoes and explain why the area needs to be protected. They also use a group called 2 Billion Trees and do plantings in the water shed area every year. This helps with flooding issues. Specific types of trees will collect water. They have built some greenhouses to help grow their own trees too. The trees are planted deep in the ground. They have installed berms in flood prone areas to help capture the water and then slowly release to the water course. They also provide rain barrels for people in flood prone areas. It is important to get the school children involved with everything we do regarding climate change as you never know where a good idea might come from.

## **Day 3 - November 3rd 2022**

### **Federation of Canadian Municipalities Update:**

1. **Climate Change:** There are extreme weather events happening everywhere with Fiona in the East and wild fires in the West. Nature is coming at communities with force now and disaster relief doesn't always cut it. Future readiness will be very important for

communities. Local climate resilience is also important to the FCM. The Sustainable Challenge Fund will be hosted by NSFM and will be important to communities that have done nothing to mitigate future impacts. There will be a National Adaptation Strategy for the FCM in September of 2022. They are advocating for better public infrastructure. Climate risk must be a factor in all decision making.

2. **Housing:** There is inflation and supply chain delays in getting suitable housing stock across the country. Housing solutions and builds are in jeopardy because of this. Bold, creative and innovative ideas on how to move forward are needed. All levels of government are needed to work together on this.
3. **Housing, Transit and Infrastructure Renewal:** This is an outcry across the country. There is support for shovel ready projects through the Gas Tax Fund and the Housing Acceleration Fund. More investment is needed in the Canada Infrastructure Fund.
4. **Policing:** The new RCMP Agreement is retroactive and costly to municipalities. Towns cannot run a deficit for their policing. The current MPs know how we feel about this.
5. **Nation Building:** this means something different to every community. The purpose is to keep everyone interconnected through technology and transportation
6. **Anti-racism and Equity:** This is needed for all decision making to help correct any inequalities. There was a call to action for this on September 30th.

#### **Premier Tim Houston Remarks: 15 minute speech**

We are on the move as a province!!

We have the finest restaurants and jobs in Halifax but more needs to be done across the province. The goal is to double the population to help pay for what is needed. We need to grow our communities. We ask people to come here because the stage is now set for them. We need more construction and more houses and apartments built everywhere in the province.

- **Fiona:** Collaboration between governments is needed to help people. There is still a lot of work to be done. Rebuilding is needed for both homes and our forest lands. NSPI needs to be held accountable for better and more reliable energy and at better rates. The telecom industry has to be held accountable too. The federal disaster relief assistance needs to be modernized. More resources are needed in communities for downed trees and their removal. The military came in to help us and several aid packages move forward very quickly.
- **Healthcare:** This was crumbling throughout the province and jobs in this field are number one. They need to fix the foundation to rebuild the entire system. There is a \$600,000.00 deficit in Healthcare. We need to bring in International doctors and more nursing students are needed to stay in province. There is virtual care for those that do not have a doctor and this information needs to be spread through communities. Urgent Care Treatment Centres is a new model in our healthcare system. 108 transport operators have been hired in the province instead of using ambulances and paramedics. And 100 more will be hired soon. Refundable tax credits for the use of fertility clinics; firefighters have free cancer care.
- **Housing:** The province is pressing for more housing quickly. There are challenges with supply management. No income tax on the first \$50,000 on income for trade workers is in place. We need to do more with short term wins.
- **Service Exchange:** The province needs to realign the service agreement with municipalities and the MOU is needed soon. The municipal finance capacity grants will be doubled again due to more work needed on the MOU. The province is accountable to Nova Scotians and the federal government for the tax dollars spent.

- **Challenges:** We have long term needs in this province. We have historic inflation and a recession coming. We need to be compassionate to the people that really need our help.

**Honourable Zach Churchill, Leader of the Liberal Party and former Minister of Municipal Affairs:**

There is energy poverty and doctor shortages everywhere in the province. Innovation and partnerships are needed to help with this crisis. Small business seems to be doing ok but we need more young people moving here. There are investments in waste water happening throughout the province. There is a lot of new building happening in the HRM but needed throughout the province.

- **Challenges:** WE are moving into a recession. The impending threat of Climate Change is upon us. The healthcare system is on the verge of collapse. We need drastic changes in the healthcare system. Doctor recruitment and retention is very important.
- **Policing Costs:** 70% of the cost is on the municipality. With the recession there will be an increase in crime. Policing needs to be sustainable and well funded. There needs to be a plan in place for the long term. The Mass Casualty Commission results will be coming out soon.
- **Infrastructure Funding:** Money right now is on new buildings. There needs to be a new stream of funding for old buildings with new uses. A deferred maintenance plan would make sense.
- **Climate Change and roll of the Municipalities:** the environmental front with the landfills is the municipal responsibility. Dealing with waste now and planning for the future risks is needed. Building Codes are also a municipal responsibility. Proper planning and data is needed for flooding areas and storm water and wastewater. Food supplies can be interrupted at any time. We should be looking at local food producers to help with this issue. This includes community gardens. We will not escape future storms, therefore buildings, homes and the food supply needs to be protected. And with the price of fossil fuels we cannot lose site of renewable energy.
- **Financial Capacity Grant:** Sustainable funding is needed. however, there are finite resources in the province. We need to work together on how to fund the necessities.
- **Taxes for labourers:** There is no tax on the first \$50,000 of income so more building can happen. However, gender equity is not covered. What about child care for women labourers? This is a discrimination tax and the money should go towards skills development.
- **Mental Health:** This tends to get left behind and addiction services too. This is not a 24 hour service only 9:00 to 5:00 and on weekdays. We have a major capacity issue and a space issue for people that fall into this category. We need to rethink new approaches to this. We need to work with harm reduction instead of acute fixes and cures. Harm reduction would include safe access to needles. We need to build outpatient supports and inpatient capacity.
- **Tax Cap as an exit ramp for tax on Rent:** This would not be helpful to more affordable housing. And it is hard to take things away that have existed for a long time. It was kept too long a hurt the people they municipalities are trying to help. Property caps will have a grandfathered approach but the tax cap will be removed by December 2023.

## Honourable Claudia Chender, Leader of the NDP

Collaboration is key since the Municipalities are on the front lines. In an effort to streamline operations the province has removed boards and crown corporations. This is and was concerning. These boards and corporations provided speed bumps in the process and they were put there for a reason. Housing and healthcare are huge problems right now. Child care centres are also closing causing huge problems for families. Early Childhood educators need a living wage. Cost of living on the premiums for Pharmacare. The senior care grant rates have not been indexed at all. We need affordable housing everywhere in the province and this needs to meet income. Non-profits should have right of first refusal on old buildings. No new buildings without affordable housing included.

- **Policing Cost:** We need an independent review of policing in the province. And the review of the RCMP contract should be made public too. Make homelessness and mental health a part of the big challenges to public safety and then reassess the RCMP contract.
- **Infrastructure funding:** There is a huge deficit in this. Listening to the municipalities with what is needed will be important. We need to leverage more federal funding for projects. There has not been an increase to the towns for infrastructure funding. They have frozen the funding which is well below the needs.
- **Climate Change:** There are many communities working on this with really innovative ideas. The support of all three levels of government is needed. The goals have to have actions aligned with them. Carbon Tax will be a federal tax too. This needs a carbon pricing plan from the provinces.
- **Mental Health and Addictions:** This is usually the cause of unstable housing and homelessness too. The services need to improve. There is a loss of resources in our communities for this. There needs to be crisis centres available 24/7. And wrap around supports are also needed.
- **Municipal Reform:** The Municipal Government Act is overwhelming - it is a huge Act to open up. We need to add parental leave for municipal councillors. The province needs to listen to what comes forward from the municipalities. Do not dictate what is needed.
- **Living Wages for Cafeteria Workers in Schools:** The towns are usually left holding the bag on the issue and many non-profits step in to help. Feeding the students is part of their healthcare and education both of which are provincial responsibilities. The Provincial breakfast programs rely on volunteers.

## Mr. Anthony Edwards - Leader of the Green Party:

The Green Party does not have a member in the house. The province cannot drop any more crisis in the laps of the municipalities. There are already difficult challenges ahead for us. The power grid needs to be fixed with reliability and stable rates. Climate Change is an issue where the province needs to partner with communities. Housing needs to stay with the municipal planners and away from the provincial responsibility. Phase out the CAP. There should be a renewed social contract for municipalities with affordability in communities.

- **Policing:** reduce the burden of each officers list of tasks. We do not have the resources to solve or work on this. We are asking too much of them 24/7. We need a more robust social safety net. More support for addicts and mental health issues. Addressing poverty as social determinants. A housing first approach is needed.
- **Infrastructure Funding:** Everything is in a tight four year timeline. After the ribbons get cut then on to the next. They are trying to get everything done quickly without thought of the future, which may bring unintended consequences.

- **Climate Change:** Proper and environmental waste management will be very important. Climate change adaptation the towns are working on needs to be seen to be taking us into the future. The economics of renewables is good for municipal sites. Such as small scale wind or solar sites. The province can broker with Emera to help with individual projects for a better deal. Local small scale food and urban agriculture should be supported by the municipalities. Community Gardens are needed everywhere.
- **Voting:** more people need to use the democratic right to vote. Although if people choose to stay home - that says something too. People feel disconnected from the process.
- **Governance:** School boards and health boards were quickly moved out. This has caused issues with both areas of provincial responsibility. There was an attempt at setting up RENS to take over large swaths of municipal government. None of this is working well.

#### **Day 4: November 4th 2022:**

**Service Exchange Updates:** Mayor Murray Scott is part of this committee. The MOU between the province and the municipalities has to be re-negotiated. We want to achieve a strong financial local government and a clear and fair partnership. The original service agreement goes back to 1995. The history shows the province takes care of social services, health care, justice, education and the environment. While municipalities take care of policing, streets, planning, building inspections and recreation. Roads in the counties are provincial responsibility. We need a better cost share on these things. The NSFM committee is not a decision making body they just bring insight of municipalities to the province. So far, they have come up with the Municipal Finance Capacity Grant which will be doubled for this year. They are working on fair funding for streets and roads. Policing still has unknowns and will take the next couple of years to sort out. They are working on housing and homelessness agreements too. The marketing levy was also brought about.

**Next Steps:** Once a direction is agreed upon it goes to the Executive Council. Then consultation with the municipalities will begin. They hope to have a signed agreement by April Of 2023 and in force by April 2024.

#### **Health in the Workplace presentation:**

As workforce expectations and community interests change municipalities need to shift and provide holistic wellbeing supports for more resilience. Our well being is so important because both staff and council take on so much to help others in the community. There is a Municipal Wellness Program and a Mental Health Toolbox coming soon. Organizational health is a shared responsibility. Both Employees and council should know about the medical plan and other plans and benefits too.

There should be one dedicated employee that focuses on wellness. Council needs to allocate resources for organizational health. Possibly even a wellness committee is needed as champions of employee health.

### **Housing Success Stories around the province:**

**Coady's Place - Town of New Glasgow:** This is an affordable housing complex that started in a 36 unit motel. The community came together to help lift people out of poverty. Each unit is fully furnished, Kitchenette, with an air fryer and power, heat and water are included. There is a laundry room for communal use without needing coins to operate. Town support includes a 20 year no taxation clause and the amount goes back into the organization. Rent is set at \$400 a month. The people living there are 40% seniors and 40% on social assistance plus others.

**Project Lunenburg:** A community development strategy to encourage more residential development in the community. The MPS and LUB need to align with what the community needs. This must include heritage conservation. To include greater density they have included up-zoning with six floor apartment buildings. Commercial buildings can also be up-zoned for residential. There are gaps in the housing continuum. This will help take care of rural housing security and homelessness. New builds should include affordability, walkability, a lot of new construction and density.

**Ryan's Park in Kentville:** This is a tiny home community placed within the community and not outside town. They have a community centre that is well used too. This is not necessarily affordable housing. Only 2 people are allowed to be there under DCS.

They was a four floor building developed in the sane area, This is needed even if the people in the surrounding area did not want it to happen. The cost to the town was a sidewalk and a 12 foot sewer pipe into the Kentville line. Due to the growth in the community the taxes on commercial have come down a little.

**Challenges faced in Kentville:** Finding vacant land for the tiny home community. The NIMBYs, Housing needs and the use of roads as roads and not as parking lots.

**Affordable Housing Initiatives in HRM:** They need to have a growth plan for more population. There has been 9% growth since 2017. There is only a 1% vacancy rate so even more development is needed. They will be mapping out all parts of HRM to see where they can create more density. Of course this needs public engagement. With a growth and density plan it needs to work out where the services will be provided and how. They are allowing for quick turn around permits for new builds. There needs to be an ecological network plan for green areas.

The housing continuum they are filling is for Homelessness, Emergency shelters, transitional housing, social housing, rentals and home ownership. In order to do this they have to remove barriers from the LUB to include, backyard suites, shared housing and shipping containers or tiny homes for all zones. This also includes inclusionary zoning so there are affordable apartments in all new builds.

The public benefit to all of this includes, 60% affordable housing, heritage protection, park improvements for community cultural events. The financial support included are tax relief, waiving construction fees for permits and there is an affordable housing grant program. HRM has a Rapid Housing Initiative which can be supported through federal grants, some municipal streams and working with non-profits.

### **Question from the floor:**

1. **How can we be proactive instead of reactive in the housing crisis?** Property tax relief is a good place to start. Waiving fees for construction permits also moves things along quicker. Look through the community and look for vacant land then have a plan for gentle density.

**Honourable Sean Fraser, MP for Central Nova and Minister of Immigration and Refugee and Citizenship.**

People are moving to Atlantic Canada now in large numbers and we have an opportunity to make the most of this. Growth does have its challenges too. We need more people for economic reasons and they should be young for demographic reasons. We are becoming a more diverse and dynamic province.

We need to target newcomers that can work and fill the gaps in the labour force. And reorganize the past credentials system so they can work in their chosen profession as soon as they arrive. Doctors should not be driving taxis as their new occupation.

**Inflation:** Everything is getting more expensive and inflation will cause even more concerns. There is work being done to double the GST credit for low income people. Another \$500 top up for low income renters is also available. Dental coverage for all children. Remove the student loan from being paid until the student reaches \$40,000 in income.

**The Green Economy:** This is working great right now. More efficient homes going to net zero in communities. We need to have adaptable and climate resilient infrastructure.

**Questions From the Floor:**

1. **Ukrainians brought to our communities:** The tourism program brought them here quickly. For more to come there needs to be a partnership with all levels of government. They still have to wait 18 months for the child tax credit once they have arrived here. There needs to be a pathway for permanent residence here that is quicker.
2. **Mental Health Care:** There needs to be a better relationship with the province on this crisis. The transfer payments for this was a huge issue during the last federal election. They need to have earmarked money specifically for Mental Health Care and not just send money as Health Care transfer payments.
3. **Syrian Families:** Most of them living in the province are trying to bring their families here to get them away from the violence. The sponsorship program is limited as to how many can be brought in. Only 80,000 people through that program. They should be brought here under family reunification and not as refugees.
4. **Skilled Workers Credentials:** There are many challenges here. Doctors should come here and work as doctors right away. There has been \$115M set aside to assist in language and other training to get them to work as quickly as possible.

# Internal Committee Report

## Planning Advisory Committee

**December 2022**

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The PAC did not meet in December due to a lack of agenda items. In particular, delivery of draft MPS and LUB documents expected from the consultant by the end of November have been delayed. Staff have requested an updated timeline for the project and anticipate the drafts early in 2023.

Three applications have been received for development agreements. One application is to allow a 59-unit apartment building at 155 East Victoria Street, the second is to change the non-conforming use of the former assembly hall at 3 Robie Street to a commercial office, and the third is to permit the construction of a 98-bed long term care facility at 264 Church Street. A public participation opportunity for each application will be held on Wednesday, January 18<sup>th</sup>. The PAC will consider these applications in February.

# **Internal Committee Report**

## **Amherst Youth Town Council**

### **December 2022**

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Since our last meeting the Amherst Youth Town Council (AYTC) met only once, on December 6, 2022. It is important to note that for the majority of this meeting we were below quorum.

We picked February 20<sup>th</sup>, Family Day, to host our winter carnival skating event at the outdoor rink. We plan on using this event to raise awareness of food insecurity in our community, and to have a drop box for items to be donated to the food bank.

We continued discussing the issue of youth hunger and plan on moving forward with reaching out to school food pantries to get a better understanding of how they work.

At this meeting we also had a presentation from Deputy Mayor Landry on issues related to poverty and get an update on what the Poverty Reduction Advisory Committee is doing.

Our next meeting will be in the new year.

# External Committee Report

## Cumberland Public Libraries

December 2022

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### **Book Sale**

Cumberland Public Libraries' Annual Book sale took place from November 28- December 10. This year we raised over \$1,300 in Amherst alone. Proceeds from the book sale go towards prizes for Summer Reading Club 2023.

### **Reduced Holiday Hours**

The Four Fathers Library will be operating with reduced hours from December 24, 2022 to January 2, 2023. The hours can be viewed on the library website:

[www.cumberlandpubliclibraries.ca](http://www.cumberlandpubliclibraries.ca).

### **Statistics**

In the month of October, Cumberland Public Libraries signed out over 9,900 items, 5,602 items in Amherst alone. This includes books, movies, TV shows, magazines and more.

Also in October, Four Father Library offered 15 in-person programs with 103 people in attendance. The Four Fathers library had 1,914 in person visits, an average of 478 visits per week.

**Next Board meeting February 16, 2023.**

# External Committee Report

## YMCA of Cumberland

December 2022

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### **Childcare**

The Friday Night Fun program is ongoing in partnership with the Town of Amherst.

### **Membership**

We have 1206 active members.

The Strong Communities Holiday Online Auction is wrapped up on the 16<sup>th</sup>. This auction ran as an event on Facebook from our page.

Our December Promo is the 12 Days of Fitness, which offers new prospects two free weeks to “Try the Y”. This promotion ran until December 17, 2022. The upcoming promotion for the New Year is First Payment Free when signing up for a continuous biweekly membership.

### **Aquatics**

The winter session of group lessons will commence in January.

### **Fitness**

The Winter Group Fitness Schedule will start in the New Year.

### **Donations/Fundraising.**

The Coldest Night of the Year campaign officially launched on December 1. All previous year teams will receive registration information and new team recruitment will begin. The event will take place on Saturday, February 25, 2023.

### **Community Development**

The Santas for Senior’s gift program has been a huge success again this year. We had over 200 people on our list. Gifts will be delivered the week before Christmas.

# External Committee Report

## Northern Region Solid Waste Resource Committee

### December 2022

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#### **EPR Summit**

Divert NS held a summit on Municipal Planning for Printed Paper and Packaging (PPP) on December 6<sup>th</sup> in Dartmouth. The Minister of Environment addressed those in attendance informing them that EPR for PPP remains a priority. EPR is a large file and there are still a lot of unknowns as to what it will look like for our municipalities.

The Priorities Committee will be meeting to discuss next steps for municipalities.

#### **C&D Regulation Changes**

NSECC is in the process of reviewing submissions from the municipalities which were due on December 9<sup>th</sup>. As a reminder, NSECC staff informed regional staff that the first year the regulations are in place their focus will be on targeted education, with the second year having more of a focus on compliance and enforcement.

#### **Diversion Credit Smoothing**

A motion was passed at the Regional Chairs Meeting that the Diversion Credit Smoothing amount for the upcoming year will be 5.5 million for the province.

#### **Datacall**

Submissions have been received and clarifications, if required, will be sent out to the municipalities within the next few weeks.

# External Committee Report

## L.A. Animal Shelter

### December 2022

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In November the shelter adopted out 51 animals - 40 kittens, 10 cats and 1 dog. As of December 8<sup>th</sup>, we had 5 dogs, 33 cats and 20 kittens in residence. We have adopted out approximately 500 animals so far this year.

Work continues on how to fundraise for a new facility. Hopefully things will start in earnest in the new year. Excitement and momentum are building within the board.

The shelter participated in Dayle's Christmas Extravaganza. We are currently selling raffle tickets on \$150 of scratch tickets. Draw to be held on December 22<sup>nd</sup>.

We plan to host a staff and volunteer appreciation supper in January.

The shelter was fortunate to be the recipient of a sizable amount from an estate after we took in 6 cats that the deceased had been caring for.

# External Committee Report

## Senior Safety

**December 2022**

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The Senior Safety Committee met on Tuesday, December 13th at 1:30 via zoom

There has been a lot of work done by the Senior Safety Coordinator over the past month. Paige travels in town and around the county to meet with seniors, in their homes or where they stay, to help them fill out forms for assistance.

In the past month she has met with 10 people over the phone in Amherst and gone to 7 homes within the Amherst area. Also, she travels the county and has made phone contact with 10 county citizens and travelled to 8 homes or centres to meet with seniors.

The coordinator also takes part in several committees in the area including: Being a member of the Cumberland Interagency Committee on Family and Sexual Violence, Empowering Beyond Barriers, The Winter Emergency Shelter Committee, the Municipal Alcohol Project and any other committees that may be relevant to Senior Safety. She also took part in a Provincial Senior Safety meeting in Wolfville.

We will be using funds to create 72 hour safety kits that the coordinator can take to senior's homes and can be used in the case of an emergency.

The next meeting will be January 10<sup>th</sup> at 1:30 pm.

# External Committee Report

## Advisory Committee to Reduce Poverty

**December 2022**

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The Advisory Committee to Reduce Poverty met on December 15, 2022 at 4:30 p.m. in Town Hall Council Chambers.

A roundtable discussion was held around issues of food insecurity in our communities. It was identified that several community kitchens are struggling with the increase in demand and dwindling resources. It was agreed that the committee organize a stakeholder symposium in early 2023 to identify concerns and develop ways to work together to mitigate these concerns.

A letter was received and read from the Northern Zone Health department congratulating the Town of Amherst on their efforts to address poverty in our community.

An update on the Winter Emergency Temporary Shelter was given. The funding has been granted in the amount of \$360,000. The lease for the church has been signed and considerable work has been done in the last few days to get the church ready. Interviews for the Coordinator position were held on Friday, December 16<sup>th</sup>.

A meeting was held with Don McCormack, NSCC, to discuss partnerships in developing a youth tutoring program. Several ideas were discussed and it was decided that a Youth Stakeholder meeting in January would be arranged. Mr. McCormack offered to have NSCC be the venue and staff will arrange the meeting with key parties.

The design of the strategic plan was presented for the committee to give final comments and suggestions. It is hoped the final draft will be approved at the January meeting of PRAC and then will be reviewed by the 3 municipal Councils thereafter.

# **External Committee Report**

## **Municipal Alcohol Project**

**December 2022**

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The Municipal Alcohol Project Committee did not have a meeting this month due to many people having conflicting schedules; however, attached are ads we will be using on social media to promote safe drinking habits during the holidays.



# ALCOHOL FREE CHRISTMAS

Ways to enjoy the holidays  
without alcohol.

## OUTDOOR WAYS TO ENJOY THE HOLIDAYS ALCOHOL FREE

The fresh air and a clear mind can make outdoor activities so much fun! In fact, being outside can even alleviate stress and anxiety. So –



Go ice skating.



Go sledding.



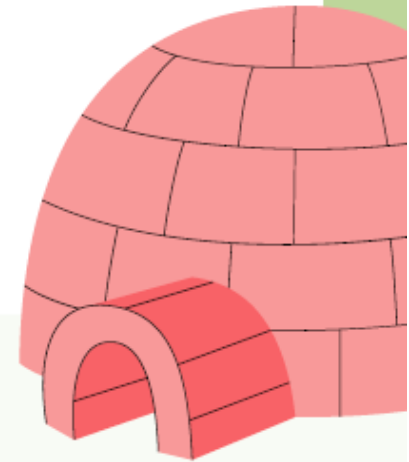
Take a hike and gather supplies for ornaments.



Build a snowman.



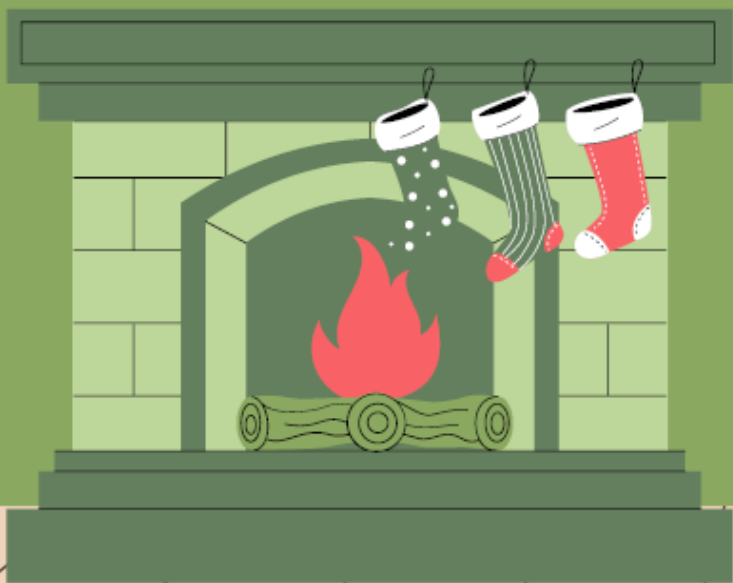
Head to a tree farm or the woods and cut down your tree.





## CRAFTY WAYS TO ENJOY THE HOLIDAYS ALCOHOL FREE

Keep your mind and hands busy by crafting during this season. With this in mind, why don't you –



Make a wreath using the supplies you gathered on your hike.



Create a holiday centerpiece or keepsake ornaments.



Learn to knit or crochet.

# TASTY WAYS TO ENJOY THE HOLIDAYS

The holidays aren't the same without flavor.  
As a result, you should add some of your own to the season.



Bake cookies.



Make a pizza wreath.



Have a hot chocolate bar.



Give the gift of meals. Prepare freezer meals for loved ones.



Take a culinary trip around the world at home.



## **SIMPLE WAYS TO ENJOY THE HOLIDAYS ALCOHOL-FREE**

With all the fuss and stress that the holidays bring sometimes the best way to enjoy the holidays alcohol free is to go back to basics. For example, you can –

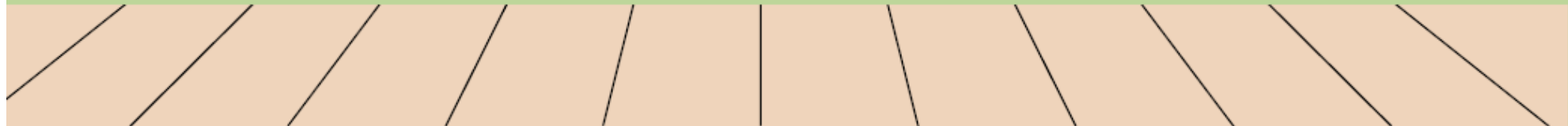
Take a bath with some peppermint scented bath salts.

Create your own holiday cards.

Make some old fashioned popcorn garland.

Drive around to look at Christmas lights.

Have a holiday movie marathon. Pick up your favourite treats!





## PRACTICAL WAYS TO ENJOY THE HOLIDAYS

Being prepared can go a long way to enjoying the holidays without booze. As a result, plan to –

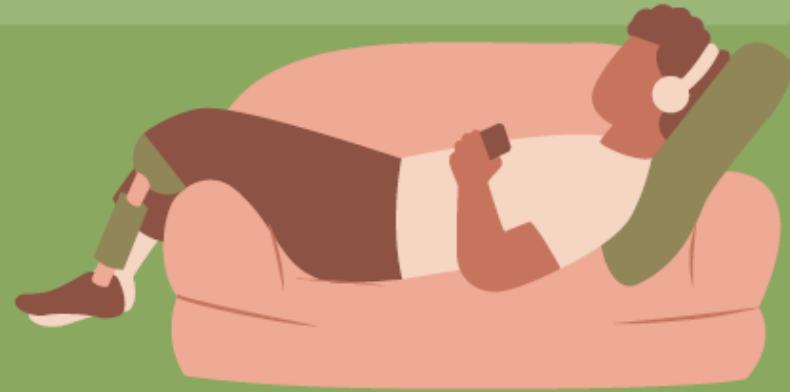
Set a budget and stick to it.

Don't over schedule or over commit.

Shop locally.

Make time for yourself.

Decorate simply.



# ENJOY THE HOLIDAYS BY HELPING OTHERS

Without a doubt a great way to enjoy the holidays is by helping those who are less fortunate.



Donate to a food bank or volunteer at a soup kitchen.



Adopt a family or buy gifts for needy families.



Volunteer at an animal shelter.



Practice random acts of kindness.



Befriend a neighbour.



# ENJOY THE HOLIDAYS BY DOING LESS

The minimalist movement can spread to the holidays.  
Minimalism is shown to decrease anxiety. Therefore, you should -

**Donate your unused  
or unwanted items**

**Use your vacation time  
and spend time relaxing.**

**Take a hiatus from social media.**

**Give the gift of your presence.**

**Clear out your mailboxes -  
both in real life and online**



# FUN WAYS TO ENJOY THE HOLIDAYS

Next you can rekindle your love of the holidays by -



Have a snowball fight.



Watch an outdoor movie.



Decorate Christmas cookies.



Give out candy canes with kind notes.



Make time for friends.



## **A FEW MORE WAYS TO ENJOY THE HOLIDAYS**

If you're still not convinced...you can –

**Jam out to holiday music.**

**Create a photo book of your favourite holiday photos.**

**Wear an ugly Christmas sweater, Santa hat, reindeer antlers headband, or Rudolph nose while out and about.**

**Watch SNL Christmas skits.**

**Read a classic holiday story.**

