



Naturally Yours

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**REGULAR SESSION OF THE 52nd COUNCIL  
OF THE  
MUNICIPALITY OF THE DISTRICT OF SHELburne  
Wednesday, July 24, 2024**

The Regular Session of the 52nd Council of the Municipality of the District of Shelburne was held on Wednesday, July 24, 2024, at 6:00 pm in the Municipal Council Chambers.

**THOSE IN ATTENDANCE:**

Warden Penny Smith  
Deputy Warden Dale Richardson  
Councillor Doris Townsend  
Councillor Anthony Gosbee  
Councillor Heidi Wagner

**ALSO IN ATTENDANCE:**

Warren MacLeod, CAO  
Erin Hartley, Deputy CAO  
Val Kean, Director of Economic & Community Development  
Nicole Blades, Recording Secretary

**REGRETS:**

Councillor Sherry Thorburn Irvine  
Councillor Ron Coole

**1. CALL TO ORDER:**

The meeting was called to order at 6:00 pm by Warden Smith.

**2. APPROVAL OF AGENDA:**

a. July 24, 2024

2(a) **MOTION: APPROVAL OF AGENDA – JULY 24, 2024**

Being duly moved and seconded, be it resolved that the Agenda for July 24, 2024, be approved with the following amendments:

6. ADMINISTRATION

b. Resident Concerns Re: River Hills Golf Course – Councillor Townsend

9. IN-CAMERA

c. Personnel Matters as per MGA 22(2)(c)

- **MOTION CARRIED**

**3. APPROVAL OF MINUTES:**

- a. July 10, 2024

3(a) **MOTION: APPROVAL OF MINUTES – July 10, 2024**

Being duly moved and seconded, be it resolved that the Minutes of July 10, 2024, be approved as circulated.

- **MOTION CARRIED**

**4. BUSINESS ARISING:**

There was no business arising.

**5. ECONOMIC & COMMUNITY DEVELOPMENT:**

- a. Economic Development Reserve – Val Kean, Director of Economic & Community Development  
b. Housing Accelerator Fund – Val Kean, Director of Economic & Community Development

5(a) Val Kean, Director of Economic & Community Development, presented the Economic Development Reserve staff report.

Ms. Kean advised Council that the Economic Development Reserve requires consideration of replenishment to support future economic development initiatives and projects. As projects emerge, requests for use of funds from the Economic Development Reserve will be presented to Council for approval.

**MOTION: ECONOMIC DEVELOPMENT RESERVE**

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne approve the reallocation of \$250,000, from the Operating Reserve to the Economic Development Reserve.

- **MOTION CARRIED**

5(b) Val Kean, Director of Economic & Community Development, presented the Housing Accelerator Fund staff report.

The Housing Accelerator Fund (HAF) provides incentive funding directly to local governments and assists with accelerating the supply of housing. The HAF funding would assist efforts to expand infrastructure to support much needed housing projects.

Ms. Kean advised Council that the Canada Mortgage and Housing Corporation is now accepting second round applications for the HAF. Further development of an Action Plan is required for the application that will require added expertise.

**MOTION: HOUSING ACCELERATOR FUND**

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne approves staff to employ the necessary expertise to complete an application for round two of the Federal Housing Accelerator Fund.

- **MOTION CARRIED**

**6. ADMINISTRATION:**

- a. Oakhill Community Solar Project – Warren MacLeod, CAO
- b. Resident Concerns Re: River Hills Golf Course – Councillor Townsend

6(a) Warren MacLeod, CAO, presented the Oakhill Community Solar Project staff report.

In March 2024, the Nova Scotia Department of Natural Resources and Renewables introduced the Community Solar Program to support community groups in establishing solar gardens and selling subscriptions to the electricity they produce.

The Municipality of the District of Shelburne has partnered with the Municipality of the District of Lunenburg, the Municipality of the District of Argyle, the Town of Shelburne, and the Town of Lockeport to develop the Oakhill Community Solar Project under the Nova Scotia Community Solar Program.

CAO MacLeod reviewed the subscription and funding models. Council was informed additional application points are awarded if motions from all participating municipalities are submitted with regards to the subscription plan and funding model.

**MOTION: OAKHILL COMMUNITY SOLAR PROJECT**

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne supports the Oakhill Community Solar Project's subscription administration plan as detailed in the July 10, 2024, staff report; and

The Municipality of the District of Shelburne Council supports the Oakhill Community Solar Project and may enter an intermunicipal service agreement created to own and finance the Oakhill Community Solar Project and will guarantee 21.93% of the intermunicipal service agreement's capital debts up to a maximum of \$5,500,000. The Municipality will furthermore allocate its share of the profits towards environmental initiatives within its municipal boundary; and

Council directs the CAO to collaborate with the other partner municipalities associated with the Oakhill Community Solar Project, to ensure that AREA submits a competitive and economically viable Project application to the Community Solar Program.

These commitments are contingent upon the following conditions precedent:

- The successful awarding of the Power Purchase Agreement to the Oakhill Community Solar Project by the Department of Natural Resources and Renewables.
- The Minister of Municipal Affairs and Housing's approval of the intermunicipal service agreement's temporary borrowing resolution and the Council's guaranteeing of 21.93% of the intermunicipal service agreement's capital debts, to a maximum of \$5,500,000.

- **MOTION CARRIED**

6(b) Councillor Townsend brought forward resident concerns regarding golf balls damaging adjacent properties and vehicles travelling by the River Hills Golf Course.

A discussion was held regarding the matter, and Councillor Townsend will advise the resident to contact the golf course's Board of Directors and Department of Transportation, as the issues fall outside the Municipality's jurisdiction.

## **7. CORRESPONDENCE:**

- a. Minister Fraser Response Letter Re: Expanding Qualifying Expenditures for the Canada Community-Building Fund
- b. Minister Lohr Letter Re: Coordination on Emergency Alert System
- c. Minister Lohr Letter Re: Canada Community-Building Fund

7(a) Warden Smith reviewed Minister Fraser's response letter regarding expanding qualifying expenditures for the Canada Community-Building Fund (CCBF).

It was noted as projects arise; staff review the qualifications under CCBF to determine if they apply.

7(b) Warden Smith reviewed Minister Lohr's letter regarding coordination on Emergency Alert System.

It was noted that staff have completed extensive training in the Emergency Alert System.

7(c) Warden Smith reviewed Minister Lohr's letter regarding the Canada Community-Building Fund.

## **8. COMMITTEE REPORTS/WARDEN'S UPDATE**

- a. Committee Reports
- b. Warden's Update

8(a) Councillor Wagner advised she attended and provided updates on the following:

- RCMP Advisory Committee Meeting
- Dock Street Days

A discussion was held regarding concerns of the firework displays from boats during Dock Street Days. Councillor Wagner advised that this was the boat owners' choice and not organized by the Events Committee. The concerns will be brought forward to the next Events Committee meeting.

8(b) Warden Smith advised she attended and provided updates on the following:

- July 16 – Shelburne County Mental Health & Wellness Committee Meeting
- July 17 – Shelburne County Leadership Committee Meeting
- July 17 – Community Well Project Meeting

Warden Smith noted the 19<sup>th</sup> Annual Harmony Bazaar Festival is July 26<sup>th</sup>-28<sup>th</sup> and congratulated the Events Committee for a successful Dock Street Days.

## **9. IN-CAMERA**

- a. Acquisition, Sale, Lease and Security of Municipal Property as per MGA 22 (2)(a)
- b. Contract Negotiations as per MGA 22 (2)(e)
- c. Personnel Matters as per MGA 22 (2)(c)

**MOTION: ENTER "IN-CAMERA"**

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne enter "In-Camera" at 6:32 pm.

- **MOTION CARRIED**

**MOTION: EXIT "IN-CAMERA"**

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne exit "In-Camera" at 7:20 pm.

- **MOTION CARRIED**

**10. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:21 pm. The next Regular Council meeting will be held on Wednesday, September 11, 2024.

Sept 12/24  
Date

**Nicole Blades**  
**Recording Secretary**

Penny Smith  
**Penny Smith, Warden**

Erin Hartley  
**Erin Hartley, Deputy Chief Administrative Officer**