



Municipality of the District of St. Mary's

Committee of The Whole (COTW) Meeting
Wednesday, February 2nd, 2022

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

The COTW Meeting of the St. Mary's Municipal Council was called to order on Wednesday, February 2nd, 2022, at 4:00 pm in the Council Chambers Sherbrooke, N.S.

2. Attending:

Warden Wier	Councillor Malloy
Deputy Warden Fuller	Councillor Mailman
Councillor Baker	Councillor Zinck
Councillor Harpell	

Also Attending:

Marissa Jordan, CAO
Mallory Fraser, Municipal Clerk
Marian Fraser, Director of Finance
Kerri Penney, Director of Community Development & Recreation entered at 4:38 pm.

3. Additions to the Agenda:

- No additions to the minutes.

4. Approval of the Agenda:

On motion of Councillor Harpell and seconded by Deputy Warden Fuller, Council approved the agenda.

Motion approved.

5. Approval of Minutes:

On motion of Councillor Malloy and seconded by Councillor Zinck, Council approved the minutes of the COTW Meeting held Wednesday, January 19th, 2022.

Motion approved.

6. Business Arising from the Minutes:

- Staff received interest from a member of the public for Land Development Committee. Staff will reach out to the individual once Terms of Reference are established and ready to go.

7. Presentations

a. St. Barbara Atlantic Operations (virtual) – Economic Impact Assessment

- The corporate values of Santa Barbara include honest and integrity; treating people with respect; value working together; deliver to promise; and striving to do better.
- The commitments of Santa Barbara include safety always; empowered people, diverse teams; stronger communities; respecting the environment; and growing sustainably.
- Atlantic Gold had KPMG conduct an Economic Impact Assessment of the Cochrane Hill Mining Project on behalf of Santa Barbara.
- The study was conducted prior to the Covid-19 Pandemic.
- For the purposes of the report the region studied included Pictou, Antigonish & St. Mary's.

- The project is expected to have a production rate of 2 million tonnes of gold bearing ore per year. The ore is to be crushed and concentrated at the project site then hauled to Touquoy Mine's processing facility in Mooseland. It is estimated that 472,243 ounces of gold would be produced per year.
- The Region in which was studied had a population decline of 3.9% between 2006 and 2016.
- The project will bring the region over 553.7 million in spending over a 14-year period.
- Economic Impacts are measured in terms of: jobs directly sustained by St Barbara in Nova Scotia and Canada; jobs indirectly sustained in Nova Scotia and Canada by means of St Barbara expenditures; value added, or wealth created in Nova Scotia and Canada; taxes paid directly or indirectly at the municipal, provincial and federal levels.
- The construction period of the Cochrane Hill Mine Project is expected to be one year; and the mine is expected to operate for eight years. Operations at the site include mining, crushing, concentration, operation of a waste rock storage facility, low grade ore stockpiles and a tailings management facility. Ore will be transported to Touquoy Mine site for processing; 6-8 return trips will be made per day.
- \$144.3 million will be spent by St Barbara during the construction period of the mine; \$383.5 million will be spent during the operating period of the mine; and \$25.2 million will be spent in sustaining capital over the 8-year operating period.
- 95 % of the expenditures during the construction phase will go directly towards goods and services which will be sourced from as close to site as possible.
- \$98.2 million is estimated to be added to the economy of Nova Scotia during the construction phase; \$75 million of that is going directly to salaries and wages before income taxes. During the construction phase it is expected that 596 direct employment opportunities will be provided as a one-year work force. 135 indirect jobs will also be created; this includes jobs for contractors, on-site services. 731 full time one-year jobs are expected to be created during the construction phase.
- During the one-year construction period it is expected \$2.9 million dollars will be generated in Municipal revenue; around \$5 million in Provincial revenue; and \$8 million in federal revenue. Most of this revenue is coming from personal income tax; some will come from taxable products as well.
- The expenditures during the operating period of the mine will be approximately \$51.1 million per year, totalling approximately \$408.8 million over the complete operating period. These costs will come from: mining costs; processing costs; general and administration costs; sustaining capital costs including the purchasing of goods and services; and transportation costs. Of the total \$51.1 million expenditures expected per year: 32% will go towards salaries and wages; and the other 68% will go towards goods and services provided to the site including environmental, goods and supplies, machinery, and energy.
- The economic benefit of operations period of the mine includes an expected increase in value to Nova Scotia of \$24.2 million per year. It is expected that 321 full time jobs will be required annually over the life span of the mine, 255 being direct jobs and 66 being in-direct jobs such as contractors.
- Annually \$.7 million tax revenues are expected for the Municipality via property tax; 4.9 million is expected in provincial tax revenue via royalties, income tax, taxes on products and taxes on production; and an expected \$4 million dollars for the federal government via personal income tax, and taxes on products.
- In conclusion:
 - the Cochrane Hill Mine Project represents more than \$553.7 million in spending over an 8-year period. This spending has already started in the community and investing in

the community: an office was opened in 2019 in Sherbrooke. We're apart of the community and happy to be apart of the community.

- Initial investment during the construction of the mine will generate \$98.2 million in Nova Scotia and support 731 full time jobs.
 - Operating and recurring spending will generate \$24.2 million over 8 years and support 321 full time jobs.
 - The Environmental Impact Statement is scheduled to be submitted prior to 2026.
 - Project operations are scheduled to begin around 2028.
 - Moving forward, Atlantic Gold would like to discuss with Council how to best position the Municipality and local businesses to profit from the mine through procurement and supply policies. It is also important for Council to consider how it can better align services available in the community to gain the most benefit locally from the development.
 - Atlantic Gold is eager to be apart of Council's 10-year plan including housing infrastructure, economic development, and recreational planning. We can discuss that further and work with you on that.
 - As Atlantic Gold moves forward toward the submission of the Environmental Impact Statement they hope to have an on-going open dialogue with council and local businesses; a good understanding of what the local economy wants the benefits pre-mine, during operation and post operation to look like. They want to understand how they support communities socially, economically, and educationally. They want to ensure that there is inclusion, representation and full engagement of their community liaison committee which is still active and prepare the area the best that they can for the development that is coming.
- The question Atlantic Gold is leaving with today is what does the Municipality of the District of St. Mary's need from St Barbara Atlantic Operations and how can we best work together?
 - Atlantic Gold has four main projects in Nova Scotia: The Touquoy Mine, Beaver Dam, 15 Mile Stream and Cochrane Hill and the company's commitment to each project remains firm.
 - Meryl extended an invitation to council to complete a tour at the Touquoy Mine site.
 - St Barbara will be relying heavily on local people that will help resource the Cochrane Hill Mine project.
 - The types of jobs being offered include over 150 different roles such as: administration, service providers, mill wrights, process technicians, & engineers. 20 – 25% are often technical professionals, 40% of roles are often technicians with a trades certificate, the rest of the remaining % are generally unskilled general labourers who are trained internally.
 - A portion of 25% of the specialized workers required for the project could come from current residents; it could also attract new residents to move to the area.
 - Atlantic Gold will follow up on a question regarding the economic impact on local grocery establishments in the area.
 - St Barbara offered to share information from the Environmental Assessment Application that is before the Government of Nova Scotia currently with Council later.

8. Correspondence

a. Nova Scotia Equity & Anti-Racism Legislation – Officer of Equity and Anti-Racism Initiatives

- The Province of NS plans to introduce Equity and Anti-Racism Legislation in the spring session of the Legislative Assembly. The Premier has established an all-party committee to develop this piece of legislation. Engagement sessions are being held and all levels of government are encouraged to participate.

b. Accessibility Act Obligations – Bradley Johns, Minister of Justice and Attorney General

- The deadline of April 1, 2022, for Municipalities to meet the obligations under the Accessibility Act is approaching. There will be no penalty for those who do not meet their deadline in the foreseeable future. The Directorate will continue to provide education, guidance and resources to organizations developing accessibility plans.

9. Other Matters of Business:

a. Municipal Recreation Programming & Covid Regulations Update

- At the COTW Meeting on January 19th, 2022, Council agreed to re-start recreation programs following provincial regulations and continue to review the situation at future COTW Meetings.
- Director of Community Development & Recreation has recommended to move forward as previously discussed.

b. 2022/23 Municipal Low Income Property Tax Exemption

- The Municipality aids homeowners to help pay their residential taxes. Qualified applicants will receive a credit which is applied directly to their tax account.

On recommendation of Councillor Malloy and seconded by Councillor Zinck, Council agreed to set the threshold for the annual income for Low Income Property Tax Exemption at \$22,600.00 per household to receive an exemption of \$150.00.

Recommendation adopted.

c. Nova Scotia PACE Program

- The Property Assessed Clean Energy program is a way for homeowners to finance energy efficient upgrades and cleaner solutions for their home. Using this program, homeowners could be eligible for low interest financing that covers the cost of their home upgrades. The Municipality would finance the loan and the homeowner would pay the municipality back over a set period.
- Council has advised CAO, Marissa Jordan for staff to conduct more research on this topic.

d. EV Boost Program

- The Clean Foundation has received over 1.2 million in funds to help support the deployment of to 250 Level-2 EV chargers. This is a 5-year federal program which aims to address the lack of zero emission vehicle charging stations in Canada by increasing the availability of localized charging opportunities. Proposal submissions are expected to open in February 2022.
- Council has advised CAO to have staff conduct more research into this program and get quotes.
- Council advised to investigate a minimum of two locations including Municipal Office parking lot, and Port Bickerton Light House.
- Would fall into capital budget for next year.

e. Seeds of Literacy Program Update

- The Seeds of Literacy Program was approved as a one-year pilot program. The Municipality has approximately \$6000.00 to contribute to the project. Staff has applied for an additional \$5000.00 from the Building Vibrant Communities grant. Advertising for the project should start by the end of this month.
- The books will be collected through a series of donations and by purchasing from Scholastic. We will purchase from Scholastics so that SMECA classrooms will receive a percentage of our total purchase cost to buy books for their classrooms. The books will be stored using mobile stackable toolboxes and transported by the staff working that day.
- Individuals may donate to the program if they would like to.
- The program will be advertised in the municipal newsletter and posters will be posted throughout the Municipality.
- The books will be displayed on tables for youth to browse.
- Books will be kept on a master list.
- Members of the community will be asked if they would like to volunteer their time to read stories to the youth participating in the program.
- The target group for this program is youth.

f. Solid Waste RFP

- The RFP for the Solid waste contract is complete and ready to be posted.
- It is currently drafted to go out as a 3-year contract.
- Council asked if it would be possible to extend the length of time for summertime pick up?
- Staff will edit RFP to request submissions to include the cost of garbage collection on a weekly basis.

g. In Camera Session: Contract Negotiations & Recreation Master Plan RFP Responses

On motion of Councillor Baker and seconded by Councillor Zinck, Council moved into an in-camera session for Contract Negotiations and Recreation Master Plan RFP Responses at 5:10 pm.

Motion approved.

On motion of Councillor Fuller and seconded by Councillor Malloy, Council reconvened to regular session at 5:56 pm.

Motion approved.

On recommendation by Deputy Warden Fuller, and seconded by Councillor Baker, Council agreed to hire Upland Planning and Design in collaboration with REConsulting Group to complete the development of the Recreation Master Plan for the Municipality of the District of St. Mary's in the amount of \$43,090.00 plus HST.

Recommendation approved.

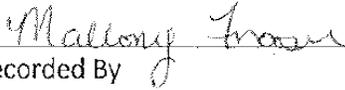
On recommendation by Councillor Baker, seconded by Councillor Harpell, Council agreed to award the municipal Snow Clearing & Traction Control contract to SuperDuty Snow Removal for a monthly retainer of \$4,495.00 plus HST and other fees as specified in the agreement.

Recommendation approved.

10. Adjournment

On motion of Councillor Malloy and seconded by Councillor Baker there being no further matters of business, Council adjourned at 5:58 pm.

Motion approved.



Recorded By
Mallory Fraser, Municipal Clerk



Approved By
Warden Wier