

**ECONOMIC DEVELOPMENT AND PROJECT CONSULTATION  
MINUTES OF SEPTEMBER 20, 2022  
9:00 a.m. to 4:00 p.m.**

**CHIEF AND COUNCIL**

**PRESENT:**

Chief Robert Gloade – joined the meeting at 9:45 a.m.	Councillor Zachary Julian
Councillor Natasha Bernard	Councillor Ward Markie
Councillor Alex Cope	Councillor Lisa Marshall
Councillor Carley Gloade	Councillor James Stevens
Councillor Garrett Gloade – joined the meeting at 11:30 a.m. and departed the meeting at 2:00 p.m.	Councillor Dana Sylliboy
	Councillor Chris Googoo

**ABSENT**

**REGRETS**

Councillor Anissa Blackmore  
Councillor Stephen Marshall

**STAFF:**

**GUESTS**

Claire Marshall, Executive Director	Meryl Jones, Atlantic Gold
Gerald Gloade, Consultation Officer	Mitch Kearney, Atlantic Gold
Michelle Gloade, Fisheries Resource Coordinator	Sherry Martell, NS Guide
Jonathan Lowe, Director of Fisheries	Dustin O’Leary, Atlantic Gold
Shelly Martin, In-House Legal Counsel	Karen Pictou, Executive Director, Nova Scotia Native Women’s Association
Suzanne Penney, Admin Assistant to Chief and Council. Recording Secretary	John Squires, Pacrim Hospitality
James Stevens, Director of Commercial Operations	Cory Stewart, Project Manager, L360
	Sara Wallace, Atlantic Gold
	Chantel Wilson, Hampton Inn and Suites

**1.0 PRELIMINARY MATTERS**

Interim Chair Councillor Carley Gloade called the meeting to order at 9:22 a.m.

Chief Robert Gloade arrived at 9:45 a.m. and assumed the Chair.

**Adoption of the Agenda**

**It was MOVED and SECONDED,**  
That the agenda for the September 20, 2022, Economic Development and Project Consultation meeting be adopted as presented.

**CARRIED**

**2.0 Adoption of Previous Minutes**

Draft Minutes of the July 28, 2022, Economic and Development Project Consultation meeting were accepted as distributed with one correction/addition regarding the budget motion on page 9. With this correction the minutes of the July 28, 2022, Economic Development and Project Consultation meeting minutes were approved.

**It was MOVED and SECONDED,**

That the minutes of the July 28, 2022, Economic Development and Consultation meeting be approved with a correction on page 9 to the budget motion.

**CARRIED**

**3.0 NEW BUSINESS/UPDATES**

**3.1 Resiliency Centre Site**

With regard to Nova Scotia Native Women's Association (NSNWA), the following was highlighted:

- All funding has been received for the new build and Infrastructure Canada has already begun negotiation
- The architectural rendering being developed will come back when it is complete
- The lot next to the Centre (lot 31), 3.9 acres is being requested today, from Millbrook First Nation (MFN), to be donated to NSNWA for transition housing
- \$30,000 has been requested from MFN for clearing and grubbing of the site and three-acre lot
- As part of the project – to give back to the community, NSNWA committed to building sidewalks along Tower Road
- Lot 31 to be surveyed before MFN can formally commit to giving it to NSNWA; if MFN gives lot 31 to NSNWA, then the total area given to NSNWA from MFN is 7.9 acres
- NSNWA preparing for phase two, \$3.5 million earmarked for a six-unit transition home; these homes are for specific needs and the maximum length individuals would be permitted to stay would be six months
- Also, within phase two, there has been an approval for \$1 million for a midwifery program; this would provide the ability to start the pilot project, which would work hand-in-hand with the health centre and would maintain the midwifery staff that is currently available; these individuals would be able to travel the area to help educate people, prepare for birth at home, and the many other aspects of midwifery.

**It was MOVED and SECONDED**

That the cost of site clearing for the Nova Scotia Native Women's Association (NSNWA) Resiliency Centre be covered as Millbrook First Nation's contribution; recognizing that the NSNWA committed to building sidewalks along Tower Road to give back to the community.

**CARRIED**

One (1) conflict, seven (7) in favour, and four (4) abstentions

**It was MOVED and SECONDED,**

That lot #31 (to be surveyed) at or around 3.9 acres to be committed to the Nova Scotia Native Women's Association Resiliency Centre.

**CARRIED**

One (1) conflict, seven (7) in favour, and five (5) abstentions

**4.0 CONSULTATION PROJECT UPDATES:**

The Consultation Officer provided the following updates:

- **The Deer Hunt** – is scheduled for late October 2022, trail cam in place, butcher in place, path to waterfall, from an entrance off William Barnhill Drive.

- **Touquoy Mine** – received approval for proposed tailings dam raised. Consultation team advised that there was not adequate time for the Mi'kmaq to be consulted, nor were adequate resources provided. Raised concerns with building upon a dam that was not originally engineered for the additional tailings. Department of Environment and Climate and Change (ECC) wants to meet with Chief Gloade and Councillor Gerald Gloade to discuss MFN's concerns. Searching for a date.
- **Beaver Dam Mine** – received three-year extension. MFN advised that approving a three-year extension, to a three-year process, gives the Proponent a second attempt at applying under old regulations.
- **Fifteen Mile Stream Mine** – received three-year extension. MFN advised that approving a three-year extension, to a three-year process, gives the Proponent a second attempt at applying under old regulations. Consultation Officer will be working with Moccasin Flower Consulting (Dr. Ave Dersch) to conduct a Traditional Land and Resource Use Study (TLRUS) for the 15MS EIS consultation.
- **Cochrane Hill Mine** – project terminated.

#### 4.1 Meeting with St. Barbara (Atlantic Gold)

Meeting scheduled for September 20, 2022 is to discuss MFN's concerns with the Proponent, noting:

- They have been focused on the haul roads as the main issue
- For MFN, there are bigger concerns than just the road.
- The Chief will ask if they would be amenable to abandoning the Beaver Dam mine, given MFN's objections due to the potential impacts to health, safety, rights, title, food security, etc.

Atlantic Gold representatives joined the meeting at this point in the meeting.

#### **Atlantic Gold Meeting:**

The presentation opened with introductions and history of the project. The following highlights were noted:

- Collaboration and open communication are where they would like to begin
- Former upper management members are no longer there, and the new group is looking at a fresh start with keeping conversation open
- Cultural awareness training has begun as they have knowledge of the previous relationships with former management
- Using a pit always raises concerns of environmental damage
- Based on their research, this pit is 125 meters deep
- The tailings dam will be raised a small amount, and will contain tailings for approximately six months.

Requirements:

- Restore the land and all the structures
- Remove contaminants and the risk to hunting and fishing
- Monitor the water for years.

Chief and Council were invited to view the project firsthand.

Discussion ensued about the issues that these mines cause on the environment and the communities. New management discussed their view on the previous management structure, and the surrounding Indigenous community. Council discussed restrictions of community members with respect to hunting or fishing on either side of the road. It was explained that all access was stripped at Touquoy, and these concerns were never listened to. Even when this is over, it was felt that there will be no animals to hunt and no fishing.

The presentation continued with a slide show of how materials will be carried off the dam. In response to a question about alternate transportation options if there are issues around Beaver Dam, a potential solution is to use the existing public transportation corridor.

Atlantic Gold representatives departed the meeting at this point.

#### **5.0 MFN ECONOMIC DEVELOPMENT CORPORATION UPDATES:**

The Director of Commercial Operations distributed and reviewed a handout on Economic Development updates.

It was announced that the Economic Development Officer (EDO) of the year for the Atlantic Region was awarded to Councillor James Stevens. Congratulations were extended from Chief and Council

The following Economic Development highlights were noted:

1. Cole Harbour apartment building – funds \$13.65 million; this amount will be sent to the Band for re-directional funding.
2. Race Auto – parking lots resurfacing, cladding, and possible roof replacement; tender went out and Basin came back with the winning bid; when this gets approved the Executive Director shared who the bids were, which is following policy and we accepted the tender.
3. CMM building – progressing on schedule; move in begun with full transition of CMM into the building anticipated November and December; Christena Dykstra took over the basement of the gym; the location of 905 Willow Street will be where security is located; the location of 851 Willow Street, the old daycare, needs to progress (suggestions, emergency housing, reverting to a single dwelling, transitional housing, which will go back to the Director of Housing for discussion).
4. Business Plaza roof top units – will not arrive until December; tenants are aware.
5. Scotia Port – still ongoing land at 102 and 104 intersections; there is an opportunity to partner with another company that specialized in rail. Discussion ensued regarding the structure of the partnership.
6. Power Centre Signage update – should be going up soon; proper lighting is still an issue, but discussion followed to keep the signs lit up; to power this regularly would be \$35,000; plan is to switch out the solar batteries and reposition to see if this increases the length of the life of lighting to continue.
7. Defence Sector (DEFSEC) Conference – Samuel Associates hosting reception on October 4, 2022, in Halifax and asked if MFN wanted to co-host; this would be an excellent opportunity and will include a cultural component.
8. Solar Opportunity – approached by an energy company for opportunity to partner; they reached out because if they produce power, they do not have to go back on the grid; they could receive 75% funding if MFN partners with them; it gives MFN an opportunity to get into additional solar opportunities; Colliers has expertise in Western Canada, and this is an exciting potential opportunity; the Executive Director provided an update on interactions with them in

the west; there is no agreement yet, a non-committal application is where this is at this point.

**It was MOVED and SECONDED**

That approval be provided to proceed with Colliers' regarding the solar opportunity for engagement to provide with strategic, financial and commercial advice to the Millbrook First Nation regarding the Dartmouth renewable power and also to have MFN representation at the table at all times.

**CARRIED**  
One (1) conflict

9. Power Centre Snow Removal – RFP's will go out to the community and a RFP tab will be created on the Millbrook website.
10. Johnson Plaza – update provided.
11. Diversion Centre – update as in report; discussion ensued regarding the proposed site; the waste would involve anything that cannot be put curbside; this would eventually mean removal of the community dumpsters; the alternative is to increase curb side pickup to more than it is currently; some suggestions were brought forward such as incorporating the delivery on certain days; question arose regarding the excess of dumping; still moving forward with having someone always working at the existing diversion centre; to ensure there is no inappropriate dumping.

The L360 Project Manager joined the discussion and shared that the actual scope of the work needed for the diversion centre needs to be hammered out. The L360 Project Manager then left the meeting.

12. Quota Transfer and Designated Retailer Application – letter from Adrian Gloade to request a transfer of his quota to Justin Gloade; this will require a BCR to proceed with a tobacco retains vendors permit to be transferred; this was tabled until after the election previously from an early spring meeting and therefore, there was no vote; discussion followed regarding transfer issues; it was confirmed that this is not an increase of quota – just a transfer.

**It was MOVED and SECONDED**

That approval be provided for the transfer of a license quota from Adrian Gloade to Justin Gloade, with no increase to the quota amount.

**CARRIED**  
Five (5) in favour; one (1) opposed; four (4) in conflict; two (2) abstentions

Discussion ensued regarding the possibility of setting up a policy to deal with transfer quota's, not paying tax on cigarettes, current overstock position and a question of liability and accountability. Council may decide to make a policy as there has been nothing in the past in policy form. There have been motions made that were specific to a situation but nothing to cover the entire topic.

13. Surveys – as submitted.
14. NDA – as submitted.
15. Land – eight acres at \$35,000 PID 20206298 – as submitted.
16. WMA – as submitted.
17. NS Sound Stage – update, trying to nail down a deal as there is the need for five to seven acres in Shannon Park; after speaking with Jamie Baillie from Samuel Associates, there are

now two more business parks interested; more information to be provided as it becomes available.

## 6.0 L360 CONSTRUCTION UPDATE – Cory Stewart

The following was noted:

- Start to carve out what this will look like for sewage going through Coach Road; this is just for MFN's own use; it is a shared system, but the infrastructure should be cost shared to pay MFN's expenses.
- Design fees will be in this week, and a meeting will be held with the design team to look at the spring for replacement
- Millbrook Early Education Centre, actual fee for design, a small amount was approved but the additional amount is \$320,000; this cost is all the consultants combined and would get it to the next stage for tender; the L360 Project Manager will be able to break down this cost and will provide to Council; there was \$40,000 approved several months prior, which covered Geotech; Council inquired if Geotech work had been done previously but turned out that was for the other side of the playground

Discussion ensued about the excessive cost of the design phase for MEEC addition.

## 7.0 MILLBROOK FISHERIES UPDATES

### 7.1 Lobster License Acquisition in Sheet Harbour:

Lobster license acquisition in Sheet Harbour and associated Indigenous Services Canada (ISC) Funding was discussed, noting the following:

- Currently utilizing Trinet TriNav Consultants to follow up on funding and recovery of up to 80% of the Sheet Harbour facility development

Discussion ensued regarding women in fishing. Specific programming could be available for introducing women into fishing and having full fishing vessels with women only crews.

**It was MOVED and SECONDED**

That the Millbrook First Nation Council hereby agrees and authorizes the modification of Sheet Harbour facility into a live lobster holding facility at an approximate cost of \$1.069 million CAN, with the assistance from funding from AICFI, ISC, and ACOA.

**CARRIED**

### 7.2 Livelihood Fishing Consultation:

The following was noted:

- The goal of the consultation is to steer the plan as it moves forward with ongoing development; and to ensure that it is community led
- It should have participants across the board; currently there are five Councillors and 10 fishers
- Names are being taken to construct this committee
- Support for a mix of individuals for all committees; there is need to be diverse with not too many of one expert on one committee
- Justin Martin (from KMK and MFN Member) has volunteered to be considered for a nomination.
- If anyone would like to nominate someone they are encouraged to do so.

**Other:** Digby fisherman asked for an additional crew member for a fishing boat; requesting a 5% contribution to the salary from MFN to match 5% to offset the costs of an additional deckhand

and the decision was “no”

### **7.3 Differences between DFO Rights Implementation and Millbrook Fisheries:**

The following was noted:

- The hope was to start with the livelihood fisheries in the fall, but this will not be happening as DFO and MFN have not reached a consensus through consultation
- Livelihood fishing manager and/or coordinator positions need to be filled at this time to support self-governance in the fisheries
- Livelihood committee moving forward
- DFO and Millbrook had some very opposite positions; DFO is saying that if it is not authorized fishing then the fishermen can have their traps seized; DFO is harassing the fisheries currently and therefore there is an urgency to get this in place for the fishery here
- DFO feels that fishing under treaty needs to go forward under the *Fisheries Act* and under absolute authority of the Minister
- Issues to get the communal FSC scallop fishery in place due to the high associated costs of harvesting the quota and DFO’s inflexible position on using a portion of the catch to offset costs.

### **8.0 TOBACCO QUOTA DISCUSSION CONTINUED:**

During continued discussion on the topic of tobacco quota from September 13, 2022:

- Draft letter to Council which was a request to vendors to not sell or stop selling the unregulated tobacco due to the impact on MFN revenue and it was requested that a bulletin be sent to the community.

### **9.0 MARKETING LEVY PRESENTATION:**

Representatives of the Hampton Inn and Suites, Pacrim Hospitality, and NS Central Guide provided an introduction to the Chamber of Commerce and its main goal of advocacy, noting:

- The previous entity that oversaw the visitor center has folded and a new advocacy has been in place, to work closely with the provinces focused on tourism
- Chamber of Commerce put in an offer Explore NS Tourism Group, which has done several things to market a community
- Regional tourism marketing was able to get more funding through three avenues: memberships, insurance companies, and donors.

Currently, there is an issue that tourism wants to have a marketing levy in place to deal directly with tourism. This Chamber of Commerce was going to send a letter to the government to seek legislation to enact this. It was added:

- Five hotels were identified for the levy; this resulted in a second meeting with the town (to work together is the better option)
- There is potential for the government to move ahead and set a marketing levy at any amount; the reason for a levy is to keep the monies in the community
- Proposing a flat rate is one option (\$2.50 per room); Halifax is 3.5 %; this money is given back to the town
- This will be provincially legislated and it is recommended to get this on the fall books
- \$44,000 to \$48,000 per year with the Hampton and with both hotels it will be approximately \$350,000 per year
- Presentation to MFN is to see if MFN could be part of the Chamber of Commerce and participate in moving forward

- Assurance was provided that everyone would remain employed over a two-year period, but after that year, it will be turned over
- These are the foundation moments, and participation on a committee with a voice from Council was desired.

Council expressed support for the marketing levy and appreciated the discussion and openness to connect.

## **10.0 COMMUNITY REQUEST/LETTERS**

### **10.1** Community member letter update was received.

- Council agreed with Director of Housing relative to offer a community member in need temporary emergency housing in a vacant home.
- Net zero emissions' housing was discussed with a group in Yarmouth when they did a site visit; the cost to build is \$150,000 just for the framing and they are completed inside a factory in Metaegan, N.S.
- Discussion ensued regarding one request from CMHC; with CMHC representatives coming for a meeting September 21, 2022, it was hoped that a contract would be signed.
- Cole Harbour Property Clarification
- Director of Housing suggested employment information be included in the community bulletin.

### **10.2** Community Meet and Greet: Discussion followed with requests for Chief and Council to have visits in Cole Harbour, Sheet Harbour, and Newfoundland. This will be scheduled and details will follow.

### **10.3** Creation of a Food Bank for the Community: Chief will connect with the Executive Director regarding updates.

## **11.0 CONCLUSION**

It was agreed by consensus that the meeting of September 20, 2022 be now adjourned.

**Date and Time of Next Meeting:** October 18, 2022, from 9 a.m. to 4 p.m.



