



## Regular Meeting of Council

September 24 & 25, 2025

PRESENT      Warden Eleanor Roulston  
                  Deputy Warden Carl MacPhee

Councillors: Cecil Dixon                    Craig Merriam  
                  Walter Tingley                    Eldon Hebb  
                  Michael Perry                    Sandra Garden-Cole  
                  (not present on                    Keith Rhyno  
                  September 25,                    Elie Moussa  
                  2025)                                    Norval Mitchell

STAFF      Mr. Wade Tattrie, Director of Finance (Sept 24 only)  
                  Mr. Adam Clarkson, Director of Corporate Services  
                  Mr. John Woodford, Director of Planning & Development  
                  Ms. Alana Tapper, Director of Parks and Recreation (Sept 24 only)  
                  Mr. Jesse Hulsman, Director of Infrastructure & Operations  
                  Mr. Tom Gignac, Manager of Information Services  
                  Ms. Erin Taylor, Communications Coordinator  
                  Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk  
                  Ms. Erin MacIsaac, Business & Legislative Administrator  
                  Mrs. Kelly Ash, Manager of Development Services  
                  Mr. Greg Hussey, Municipal Compliance Officer  
                  Ms. Lee-Ann Martin, Development Officer/Planner  
                  Ms. Debbie Uloth, Community Planner II  
                  Ms. Rachel Gilbert, Manager of Planning  
                  Mr. Tom Gignac, Manager of Information Services

REGRETS      Ms. Kim Ramsay, Chief Administrative Officer

### CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT

Warden Roulston called the meeting to order at 7:00 p.m. on September 24<sup>th</sup>, 2025 and recited the historical acknowledgement.

### MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

### APPROVAL OF OR AMENDMENTS TO AGENDA

The Warden noted an additional in-camera item, to discuss a contractual issue, should be added to the planned in-camera session later in the meeting.

Council members agreed and the agenda was approved as amended by unanimous consent.

#### SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C25(267) On the motion of Councillors Dixon & Hebb:  
September

*The Regular Meeting of Council (Policy & In-Camera) will be held on October 21, 2025 and Regular Meeting of Council will be held on October 29, 2025.*

**MOTION CARRIED**

#### APPROVAL OF MINUTES

C25(268) *The minutes of the Regular Meeting of Council (Policy & In-Camera) held July 15, 2025 and the Regular Meeting of Council held July 23, 2025, were approved with unanimous consent.*  
September

#### CORRESPONDENCE FOR INFORMATION

A complete copy of “Correspondence for Information” is attached to and forms part of the minutes.

#### ITEM #140 EA ADDENDUM - MOUNT UNIACKE QUARRY EXPANSION PROJECT

Councillor Perry noted that letters have been sent in the past regarding the planned Mount Uniacke Quarry Expansion Project from the municipality and suggested another letter be sent.

C25(269) On the motion of Councillors Perry & Moussa: Woodford  
September

*Moved that Council sends a message to the Minister of Environment and the appropriate Collection Agency for this item that Council is not for the expansion of the quarry in Mount Uniacke for all the above reasons that we've stated on multiple occasions including environment, impeding development, the hardship it is causing residents and any other items we previously listed in letters.*

**MOTION CARRIED**

#### CORRESPONDENCE FOR DECISION

#### ITEM #151 SERVER ROOM COOLING SYSTEM REPAIRS AT LEMC

The Director of Parks, Recreation & Culture presented a memo titled “Server Room Cooling System Repairs” dated September 24, 2025 advising that the Server Room Cooling System at the Lloyd E Matheson Centre is not functioning and needs to be replaced. A copy of the memo was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C25(270) On the motion of Councillors Garden-Cole & Tingley: September Tapper

***Moved to use up to \$17,000 from the G020 Growth Management Grant - Municipal Buildings and Property reserve (which has a balance of \$738,000 as of September 24, 2025) to complete emergency repairs of the cooling system in the server room at the LEMC.***

**MOTION CARRIED**

**ITEM #103 DRF - EH HORNE SCHOOL PRESERVATION SOCIETY PROJECT CHANGE**

The Director of Parks, Recreation & Culture presented a memo titled “DRF - EH Horne School Preservation Society Project Change” dated September 16, 2025 requesting a change in their DRF Application. The Society submitted a revised application for the new amount. A copy of the memo was attached to the agenda and available to all Council members.

Councillor Garden-Cole declared a conflict of interest with respect to her being a member of the EH Horne Preservation Society Board. Signed the Book of Disclosure, and moved to the Gallery until after the vote.

C25(271) On the motion of Councillors Dixon & Tingley: September Tapper

***Moved that Council approve removing 2<sup>nd</sup> intake funding for EH Horne School Preservation Society under Motion C25(218); and approve the revised District Recreation funding as outlined below:***

EH HORNE SCHOOL PRESERVATION SOCIETY	CONTRIBUTION
DISTRICT 1	\$1,593
DISTRICT 2	\$1,009
DISTRICT 3	\$505
DISTRICT 4	\$505
DISTRICT 6	\$505
DISTRICT 7	\$1,592
DISTRICT 10	\$6,399
<b>TOTAL:</b>	<b>\$12,108</b>

**MOTION CARRIED**

**ITEM # 97 SPONSORSHIP REQUEST FROM CEHPL**

The Director of Parks, Recreation & Culture presented a request from the Executive Director of the Colchester-East Hants Public Library for the Municipality to become a

Silver Sponsor for the 75<sup>th</sup> Anniversary Gala for the purchase of a new vehicle. A copy of the letter was attached to the agenda and available to all Council members.

C25(272) On the motion of Councillors Perry & Merriam: Tapper  
September

***Moved that Council approve the Silver Sponsorship by donating \$3,000; with \$2,500 coming from the General Government Grant Funding and the remaining \$500 from the applicable reserve to be a Silver Sponsor for this event.***

Discussion ensued and questions were addressed by staff.

#### **MOTION CARRIED**

Nine (9) in favour and two (2) against, with Councillors Dixon and Rhyno voting nay.

#### **ITEM #86 REQUEST FROM EAST HANTS FARMER'S MARKET CO-OPERATIVE**

The Director of Parks, Recreation & Culture presented a letter of request from the East Hants Farmer's Market Co-Operative to use communal space at the Sportsplex free of charge for the three Fall/Winter pop-up events they plan to hold. A copy of the letter was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C25(273) On the motion of Councillors Dixon & Tingley: Tapper  
September

***Moved to support East Hants Farmer's Market Co-operative to host three (3) pop up markets October, November, December for the 2025 season to be held at the East Hants Sportsplex.***

C25(274) On the motion of Councillors Rhyno & Garden-Cole:  
September

***Moved to table motion C25(273) until we get a report back regarding creation of policy regarding the space.***

#### **MOTION DEFEATED**

Five (5) in favour and six (6) against, with Councillors Dixon, Merriam, Hebb, Mitchell, Deputy Warden MacPhee and Warden Roulston voting nay.

#### **MOTION CARRIED**

Nine (9) in favour and two (2) against, with Councillors Rhyno and Perry voting nay.

Due to time constraints, the remaining Correspondence for Decision items were deferred to later in the meeting.

### **DEMOLITION HEARING - 2693 HIGHWAY 215, MOOSE BROOK**

Warden Roulston welcome those in attendance and advised that pursuant to Section 345 of the MGA, only Municipal Council has the authority to order the demolition of a building and should be in a position to make a decision on the property in question following the staff report and any presentations from the property owners.

### **PID 45071628, 2693 HIGHWAY 215, MOOSE BROOK**

The Manager of Planning & Development presented the staff report titled “Demolition Order - 2693 Highway 215, Moose Brook” dated September 24, 2025. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Roulston opened the floor to comments or questions from members of Council.

There were no questions.

Warden Roulston opened the floor or questions from the representative(s) of the owner.

There were no representatives who came forward.

Warden Roulston asked if there were any members of the public in person or on the You Tube feed who wished to speak. There were none.

Warden Roulston asked members of Council if they have any final comments or questions.

There were none.

### **RECOMMENDATION**

C25(275) On the motion of Councillors Mitchell & Moussa: Woodford  
September  
*Moved that Council hereby authorizes the Administrator to issue an Order to the owner of PID 45071628, 2693 Highway 215, Moose Brook, to remedy the dangerous or unsightly condition of the property by the demolition and removal of the building, and all other debris on the property within 30 days of an Order being served.*

**MOTION CARRIED**

### **CORRESPONDENCE FOR DECISION (CONTINUED)**

### **ITEM #47 REQUEST TO MAKE A PRESENTATION - ENFIELD VOLUNTEER FIRE DEPARTMENT**

The Director of Corporate & Residential Services presented a request from the Enfield Volunteer Fire Department to make a presentation to Council regarding the Municipality potentially taking over the property of Enfield Volunteer Fire Department, in order for the department to potentially get a grant to build a new station.

Discussion ensued and questions were addressed by staff.

Due to time constraints, further discussion was deferred until after the public hearings.

#### **PUBLIC HEARING**

The public hearing was live-streamed through the municipal YouTube channel.

Note: All comments/questions have been summarized and are not to be considered a verbatim transcript.

Warden Roulston noted that there are three (3) items on the public hearing agenda. The purpose of the hearing is to hear input from the public prior to making a decision on the proposals.

The Warden welcomed those in attendance. She advised that anyone who wanted to comment or ask questions would be provided an opportunity to do so.

Warden Roulston referenced Council's Procedural Policy. She advised that Council may approve, reject or defer its decision on the proposal to a later date. Council approval is required for the proposals to proceed.

Warden Roulston asked the Director of Corporate & Residential Services to outline when the notice was sent to the property owner.

The Director of Corporate & Residential Services noted that the public hearing notice appeared in the September 10, 2025 and May 17, 2025 editions of the Chronicle Herald and was posted on the East Hants website. The notices described the proposal, gave the date and time of the Public Hearing, and indicated the Staff Reports were available to the public.

#### **CLAYTON DEVELOPMENTS - AMENDMENT TO THE DEVELOPMENT AGREEMENT**

Warden Roulston noted the first public hearing item is a proposal to amend the current Development Agreement.

Warden Roulston asked the Chair of the Planning Advisory Committee to present his report.

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, noted that the committee considered the proposal on behalf of Municipal Council, reviewed

staff's reports, completed their evaluation and would make a recommendation to Council during the hearing. Councillor Mitchell asked staff to present their final report on the proposal.

The Manager of Planning presented the staff report titled "Clayton Development Ltd. - Development Agreement Amendment" dated August 8, 2025. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Roulston opened the floor to comments or questions from members of Council.

Questions were addressed by staff.

#### APPLICANT COMMENTS

Warden Roulston asked if the applicant had any comments or would like to make a presentation.

Kevin Neatt, Vice President of Clayton Developments Limited made a presentation titled "Proposed Kiln Creek Housing Diversity Changes" dated September 24, 2025. A copy of the presentation was attached to the agenda and available to all Council members.

#### PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor for comments and questions from members of the public in attendance. There were none.

Warden Roulston asked if there were any questions or comments via YouTube Chat. There were none.

Warden Roulston asked if staff had any final comments. There were none.

#### RECOMMENDATION

C25(276) On the motion of Councillors Mitchell & Moussa: Woodford  
September  
*Moved that Council give final consideration and approve amendments to the existing Shaw Group Limited development agreement for a mixed-use master planned development in Lantz.*

#### **MOTION CARRIED**

Nine (9) in favour and two (2) against, with Councillors Rhyno and Garden-Cole voting nay.

### SUBDIVISION BYLAW AMENDMENTS - STORMWATER MANAGEMENT UN-SERVED AREAS

Warden Roulston noted the second public hearing item was to amend the Municipal Planning Strategy and Subdivision Bylaw to require stormwater management plans in un-serviced areas of the Municipality.

Warden Roulston asked the Chair of the Planning Advisory Committee to present his report.

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, noted that the committee considered the proposal on behalf of the Municipal Council, reviewed staff's reports, completed their evaluation and would make a recommendation to Council during the hearing. Councillor Mitchell asked staff to present their report on the proposal.

The Community Planner II presented the staff report titled "Motion C23(346): Stormwater Management Un-serviced Areas" dated September 9, 2025. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Roulston opened the floor to comments or questions from members of Council. There were none.

### PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor for comments from members of the public in attendance. There were none.

Warden Roulston asked if there were any questions or comments via YouTube Chat. There were none.

### RECOMMENDATION

C25(277)	On the motion of Councillors Mitchell & Tingley:	Woodford
September		
	<i>Moved that Council give second reading and approve the proposal to amend the Municipal Planning Strategy and Subdivision Bylaw to require stormwater management plans in un-serviced areas of the Municipality.</i>	

### **MOTION CARRIED**

Eight (8) in favour and three (3) against, with Councillors Moussa, Rhyno and Garden-Cole voting nay.

### **ACCESSORY DWELLING UNITS AMENDMENTS - C25(28), C24(414), C25(159)**

Warden Roulston noted the final public hearing item was a proposal to explore and amend the design requirements in the Land Use Bylaw for Accessory Dwelling Units.

Warden Roulston asked the Chair of the Planning Advisory Committee to present his report.

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, noted that the committee considered the proposal on behalf of Municipal Council, reviewed staff's reports, completed their evaluation and would make a recommendation to Council during the hearing. Councillor Mitchell asked staff to present their final report on the proposal.

The Planner & Development Officer presented a staff report titled "Motion C25(28) AND C24(414), C25(159)" dated August 27, 2025. A copy of the report and related documents were attached to the agenda and available to all Council members.

Warden Roulston opened the floor to comments or questions from members of Council.

Discussion ensued.

### **PUBLIC COMMENTS/QUESTIONS**

Warden Roulston opened the floor for comments and questions from members of the public in attendance. There were none.

Warden Roulston asked if there were any questions or comments via YouTube Chat. There were none.

Warden Roulston asked if staff had any final comments. There were none.

### **RECOMMENDATION**

C25(278) On the motion of Mitchell & Hebb: Woodford  
September

*Moved that Council give second reading and approve amendments to the Land Use Bylaw, section 3.14 - Accessory Dwelling Units to amend the minimum lot sizes and design requirements and where there is no net increase of lot coverage for lots under 500 sqm a Garage Suite could be permitted.*

### **MOTION CARRIED**

Ten (10) in favour and one (1) against, with Councillor Dixon voting nay.

### PARKS, RECREATION & CULTURE COMMITTEE REPORT

Warden Roulston suggested that due to the amount of public in the gallery with an interest in the Parks, Recreation & Culture Committee Report, it would be best to proceed with that report and return to the remaining Correspondence for Decision items later in the meeting. Council agreed.

Councillor Keith Rhyno, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on September 16, 2025. The minutes of that meeting were made available to all members of Council. The following motion is coming forward as a result:

C25(279) On the motion of Councillor Rhyno & Merriam:

*Moved (later amended & defeated) that Council relocate the cenotaph to a prominent site to be determined within the parking lot location with an estimated cost of \$40,000 to be funded from the General Tax Rate Contingency and that public consultation take place before a final move is made.*

Discussion ensued and questions were addressed by staff.

On the motion of Councillors Merriam & Dixon:

C25(280) *Moved to amend motion C25(279) to include that the original site not be excluded as a potential prominent site.*

Discussion continued

### **AMENDMENT CARRIED**

Eight (8) in favour and three (3) against, with Deputy Warden MacPhee, Warden Roulston and Councillor Perry voting nay.

For further clarification, Motion C25(279) now reads as follows:

*Moved (later defeated) that Council relocate the cenotaph to a prominent site to be determined within the parking lot location, the original site not be excluded as a potential prominent site; with an estimated cost of \$40,000 to be funded from the General Tax Rate Contingency and that public consultation take place before a final move is made.*

The Director of Corporate Services noted that if the amended motion passes, staff will come back with three possible options including the original site plus two new spots and an engagement plan for Council to review before going to the public.

### **AMENDED MOTION DEFEATED**

Three (3) in favour and eight (8) against, with Councillors Rhyno, Garden-Cole, Hebb, Perry, Moussa, Tingley, Deputy Warden MacPhee and Warden Roulston voting nay.

Discussion continued.

C25(281)  
September

On the motion of Deputy Warden MacPhee & Councillor Hebb:

*Moved (later defeated) to keep the cenotaph at its current location at the Shubenacadie Legion and install an interpretive panel near the original train station site to acknowledge and communicate its historical significance to the Shubenacadie community with cost estimates and final designs to be brought back to Council.*

#### **MOTION DEFEATED**

Four (4) in favour and seven (7) against, with Councillors Rhyno, Garden-Cole, Mitchell, Dixon, Merriam, Moussa and Tingley voting nay.

Discussion continued.

C25(282)  
September

On the motion of Councillors Garden-Cole & Tingley:

Tapper

***Moved to relocate the Cenotaph to its original location, source of funding to be determined.***

Discussion continued.

#### **MOTION CARRIED**

Six (6) in favour and five (5) against, with Councillors Mitchell, Hebb, Perry, Deputy Warden MacPhee and Warden Roulston voting nay.

Councillors expressed an interest in moving the cenotaph as soon as possible, hopefully before the Remembrance Day ceremony.

#### **CORRESPONDENCE FOR DECISION (CONTINUED)**

#### **ITEM #47 REQUEST TO MAKE PRESENTATION - ENFIELD VOLUNTEER FIRE DEPARTMENT**

Council Dixon declared a conflict of interest as a member of the Enfield Volunteer Fire Department. He signed the Book of Disclosure, and moved to the Gallery until after the vote.

Discussion continued and questions were addressed by staff.

C25(283) On the motion of Councillors Tingley & Mitchell:  
September *Moved (later defeated) that Council not entertain the request to make a presentation and advise the Enfield Volunteer Fire Department that Council would prefer to wait until after the province conducts their Fire Service Review study which may include items such as facilities and funding.*

Discussion continued.

#### **MOTION LOST DUE TO A TIE VOTE**

Five (5) in favour and five (5) against, with Councillors Merriam, Hebb, Rhyno, Perry and Garden-Cole voting nay.

Discussion continued.

C25(284) On the motion of Councillors Rhyno & Hebb:  
September *Moved (later defeated) to allow the Enfield Volunteer Fire Department make a presentation at the October Executive Committee meeting.*

Discussion continued.

#### **MOTION LOST DUE TO A TIE VOTE**

Five (5) favour and five (5) against, with Councillors Merriam Moussa, Mitchell, Tingley and Warden Roulston voting nay.

C25(285) On the motion of Councillors Garden-Cole & Tingley: Clarkson  
September *Moved to defer making a decision on the request to present (from the Enfield Volunteer Fire Department) until the review from the Fire Service Association of Nova Scotia is complete.*

#### **MOTION CARRIED**

Eight (8) in favour and two (2) against, with Councillors Mitchell and Perry voting nay.

#### **ITEM #58 LETTER FROM RESIDENTS REGARDING HIGH PROEPRTY TAXES**

The Director of Corporate & Residential Services and Councillor Hebb presented a letter that was received from Alan Shepherd and Mary-Anne Arsenault regarding the high property taxes and requested a potential cap be placed on property taxes.

Discussion ensued.

Warden Roulston requested Deputy Warden MacPhee to take the chair to discuss.

Discussion ensued and questions were addressed by staff.

C25(286)  
September

On the motion of Councillors Hebb & Garden-Cole:

*Moved (later defeated) that Council request a report on the different taxation options available to East Hants through the MGA alternatives through assessment-based taxation and how they might be applied to East Hants.*

Discussion continued.

#### **MOTION DEFEATED**

Four (4) in favour and seven (7) against, with Councillors Rhyno, Garden-Cole, Mitchell, Tingley, Merriam, Deputy Warden MacPhee and Warden Roulston voting nay.

#### **ITEM #36 SELECTION OF DELEGATION - 2025 NSFM FALL CONFERENCE**

Warden Roulston inquired who would like to attend the 2025 NSFM Fall Conference to be held in Halifax.

C25(287)  
September

On the motion of Councillors Dixon & Perry:

MacEwan

*Moved that Warden Roulston, CAO Kim Ramsay, Councillors Tingley, Dixon (to be confirmed) and Deputy Warden MacPhee will attend the 2025 NSFM Fall Conference taking place on November 4-7 at the Westin Halifax on behalf of the Municipality of East Hants.*

#### **MOTION CARRIED**

#### **ITEM #18 - PROPOSED BYLAW CHANGES NSFM IS PROPOSING AT THE AGM**

Warden Roulston noted the bylaw changes that the NSFM is proposing. She outlined the two major proposed changes that were concerns.

Councillor Rhyno requested that due to the volume of the agenda that was left to be discussed and that there were several in-camera issues to discuss that Council agree to adjourn the meeting at 11:00 p.m. for the evening and reconvene Thursday evening as an extension evening.

C25(288)  
September

On the motion of Councillor Rhyno & Perry:

*Moved to adjourn the meeting at 11:00 p.m. to reconvene Thursday, September 25, 2025 at 7:00 p.m.*

**MOTION CARRIED**

Eight (8) in favour and three (3), with Councillor Mitchell, Deputy Warden MacPhee and Warden Roulston voting nay.

**ITEM #18 - PROPOSED BYLAW CHANGES NSFM IS PROPOSING AT THE AGM (CONTINUED)**

Discussion ensued and questions were addressed by staff.

The Warden noted that the consensus was that Council is not in favor of proposed bylaw changes by NSFM.

Due to time constraints, it was agreed to the in-camera issues would be heard and committee reports would be dealt with at the September 25<sup>th</sup>, 2025 extension meeting.

C25(289)  
September

On the motion of Councillors Dixon & Mitchell:

*Moved to go in-camera at discuss land and contractual issues at 10:19 p.m.*

**MOTION CARRIED**

Council returned to open meeting at 11:17 p.m. Warden Roulston noted that Council met in camera to discuss a land issue and a legal issue. Council gave direction to staff and no motions are coming forward.

C25(290)  
September

On the motion of Councillors Rhyno & Hebb:

*Moved to adjourn the meeting at 11:19 p.m., to reconvene September 25, 2025 at 7:00 p.m.*

**MOTION CARRIED**

**REGULAR MEETING OF COUNCIL (CONTINUED)**

**CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT**

Warden Roulston called the meeting back to order at 7:00 p.m. on Thursday, September 25, 2025 and recited the historical acknowledgement.

Councillor Perry was unable to attend and sent his regrets.

## COMMITTEE REPORTS

### FIRE ADVISORY COMMITTEE REPORT

Councillor Merriam, as Vice Chairperson of the Fire Advisory Committee presented the report from the meeting held on September 11, 2025. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result:

### FINANCIAL GUIDELINES FOR VOLUNTEER FIRE DEPARTMENTS

C25(291) On the motion of Councillors Perry & Hebb: Clarkson  
September  
*Moved that Council approve the revised Financial Guidelines for Volunteer Fire Departments.*

**MOTION CARRIED**

### BROOKLYN FIRE DEPARTMENT REGISTRATION

C25(292) On the motion of Councillors Merriam & Dixon: Clarkson  
September  
*Moved that Council approve the registration for the Brooklyn Volunteer Fire Department*

**MOTION CARRIED**

C25(293) On the motion of Councillors Merriam & Mitchell: Clarkson  
September  
*Moved that Council direct staff to prepare a report on minimum insurance limits for fire departments.*

**MOTION CARRIED**

### COMPENSATION TO DEPARTMENTS FOR ANSWERING CALLS TO MUNICIPAL PROPERTIES

C25(294) On the motion of Councillors Merriam & Hebb: Clarkson  
September  
*Moved that Council direct staff to prepare a report on possible funding to those (fire) departments answering calls to municipal properties.*

**MOTION CARRIED**

### DRY HYDRANTS AND CISTERNS

C25(295) On the motion of Councillors Merriam & Dixon: Clarkson  
September

***Moved that Council direct staff to investigate the implementation of cisterns as part of the 2026 planning review, and that locations and costs of doing so be up for discussion.***

Discussion ensued.

**MOTION CARRIED**

Discussion continued and questions were addressed by staff.

C25(296) On the motion of Councillors Rhyno & Tingley: Clarkson  
September

***Moved that staff bring back a report on the firefighting ponds or the equivalents for fire services in and around the Waste Management Centre.***

**MOTION CARRIED**

**NOMINATING COMMITTEE REPORT**

Deputy Warden MacPhee assumed the chair at the request of the Warden.

Warden Roulston, as Chairperson of the Nominating Committee presented the report from the meeting held on September 16, 2025. The minutes of that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

C25(297) On the motion of Warden Roulston & Councillor Mitchell: MacEwan  
September

***Moved that Council appoint Evan Johnson to fill the East Hants municipal position on the Shubenacadie Canal Commission for a term of two-years.***

**MOTION CARRIED**

Warden Roulston resumed the chair.

**POLICE ADVISORY COMMITTEE**

Councillor Rhyno, as Chairperson of the Police Advisory Committee presented the report from the meeting held on September 16, 2025. The minutes of that meeting were made available to all members of Council. No motions came forward.

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT**

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on September 16, 2025. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result:

**MUNICIPAL FEE POLICY AMENDMENT - DOG TAG LIFETIME FEE**

C25(298) On the motion of Councillors Garden-Cole & Moussa: Clarkson  
September

*Moved that Council approve the Municipal Fee Policy, to include the addition of a lifetime dog registration fee, as attached to the Executive Committee agenda dated September 16, 2025.*

**MOTION CARRIED**

**2025-2029 STRATEGIC PLAN**

C25(299) On the motion of Councillors Garden-Cole & Craig: CAO  
September

*Moved that Council approve the “2025- 2029 Strategic Plan - Growing Stronger, Together” as attached to the September 16th, 2025 Executive Committee Agenda.*

**MOTION CARRIED**

**EAST HANTS PUBLIC TRANSIT BUSINESS PLAN FINANCIAL ANALYSIS UPDATE**

C25(300) On the motion of Councillors Garden-Cole & Tingley: Clarkson  
September

*Moved that Council provide direction to proceed with the public engagement for the proposed fixed route transit service.*

Warden Roulston requested that Deputy Warden MacPhee take over the chair.

Discussion ensued.

**MOTION CARRIED**

Nine (9) in favour and one (1) against, with Councillor Moussa voting nay.

Warden Roulston resumed the chair.

**INFRASTRUCTURE & OPERATIONS COMMITTEE REPORT**

Councillor Moussa, as Vice Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on September 16, 2025. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

**GRID FUNDING APPLICATION OCTOBER 2025**

C25(301) On the motion of Councillors Moussa & Merriam: Hulsman/

September

Tattrie

*Moved that Council endorse the “Road Draining Upgrades - Tyler St, Lacy Anne Ave” capital project 24-017, as the Municipality’s priority project submission to the Provincial Growth and Renewal for Infrastructure Development (GRID) funding program, October 2025.*

MOTION CARRIED

**PALEY BROOK FLOOD MITIGATION STUDY**

C25(302) On the motion of Councillors Moussa and Dixon:

Hulsman

September

*Moved that Council instruct staff to immediately share the CBCL report regarding Paley Brook Risk Mitigation Strategy dated April 2025 with the unnamed NSPW personnel mentioned in the staff’s report and also share the CBCL report with:*

- *Fred Tilley, Minister of Public Works*
- *John Lohr, Minister of Municipal Affairs*
- *Aminur Shah, Flood Management and Adaptation Lead, Province of NS*
- *Jillanna Brown, Stormwater Engineer, Province of NS*
- *John MacDonald, MLA East Hants*
- *Kody Blois, MP East Hants*

*And that, Council instruct staff to include with the above letter, a request that the province identify a plan of action for the culverts identified in the CBCL of April 2025 to mitigate the risk of flood for residents residing in the Paley Brook Watershed area, per the Nova Scotia Mitigation Framework.*

MOTION CARRIED

**PLANNING & ADVISORY COMMITTEE**

Councillor Mitchell, as Chairperson of the Planning & Advisory Committee, presented the report from the meeting that was held on September 16 & 18, 2025. The minutes from that meeting were made available to all members of Council. The following motions are being made as a result of that meeting:

**LANTZ SECONDARY PLANNING STRATEGY PROPOSED MPS AND LUB AMENDMENTS**

C25(303) On the motion of Councillors Mitchell & Tingley:

Woodford

September

*Moved that Council authorize staff to schedule a public information meeting to consider amendments to the Municipal Planning Strategy and Land use Bylaw relating to the Lantz Secondary Planning Strategy.*

MOTION CARRIED

**CLAYTON DEVELOPMENT AMENDMENT TO THE DEVELOPMENT AGREEMENT**

Dealt with at the public hearing.

**SUBDIVISION BYLAW AMENDMENTS - STORMWATER MANAGEMENT - FINAL REPORT**

Dealt with at the public hearing.

**ACCESSORY DWELLING UNITS - C25(28), C24(414), C25(159)**

Dealt with at the public hearing.

**SERENITY LODGE SECOND STAFF REPORT**

C25(304) On the motion of Councillors Mitchell & Dixon: Woodford  
September  
*Moved that Council give first reading to the proposal to amend the MPS and LUB by adopting policies that will permit Council to consider entering into a development agreement on lands zoned Two Dwelling Unit Residential (R2) Zone to permit Institutional Use (IU) Zone uses to be subdivided on an existing right-of-way easement in a Growth Management Area; and Planning Advisory Committee Report to Council - September 24, 2025 Page 2 of 3 Give initial consideration to entering into a development agreement to permit PID 45287638 to be subdivided on an existing right-of-way easement, for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

**MOTION CARRIED**

**RYC PROPERTY - HAVENWOOD DRIVE - SECOND STAFF REPORT**

C25(305) On the motion of Councillors Mitchell & Hebb: Woodford  
September  
*Moved that Council give first reading to the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 45097227, for eastern portion to Medium Density Residential Neighbourhood (MR) Designation and rezone the same lands to Townhouse (R2-T) Zone; and for the western portion to Established Residential Neighbourhood (R2) Zone; for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.*

Discussion ensued and questions were addressed by staff.

**MOTION CARRIED**

Nine (9) in favour and one (1) against, with Councillor Moussa voting nay.

### MOTION C24(309): ILLUMINATED SIGNS - FIRST STAFF REPORT

C25(306) On the motion of Councillors Mitchell & Merriam: Woodford  
September

*Moved that Council maintain the illuminated and digital signage regulations for the Rural Use North (RU-2) Zone.*

Discussion was held.

#### **MOTION CARRIED**

Six (6) in favour and four (4) against, with Councillors Dixon, Hebb, Rhyno, and Moussa voting nay.

### ZONING CONFIRMATION LETTERS REPORT

C25(307) On the motion of Councillors Mitchell and Tingley: Woodford  
September

*Moved that Council make no changes to the current requirement for a zoning confirmation letter and the fees associated with obtaining a zoning confirmation letter.*

#### **MOTION CARRIED**

Nine (9) in favour and one (1) against, with Councillor Rhyno voting nay.

### WARDEN'S REPORT

Deputy Warden MacPhee assumed the Chair, at the request of the Warden. The Warden provided a verbal report on her recent activities. No motions resulted from her report.

Warden Roulston resumed the Chair.

### BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities.

Staff addressed questions from Councillors. The following motions resulted from their reports:

### TRUCK BRAKING REGULATIONS ALONG THE LANTZ COLLECTOR ROAD

C25(308) On the motion of Councillor Tingley & Hebb: Hulsman  
September

*Moved that staff write the province a letter to review the potential need for truck braking regulations along the Lantz Collector Road as it relates to noise disturbances, and to request the addition of speed signage in the south bound direction towards Highway 2.*

**MOTION CARRIED**

**CROSSWALK SAFETY AT LANTZ ROUNDABOUT**

C25(309) On the motion of Councillor Tingley and Merriam: Hulsman  
September

*Moved that staff write the province requesting a review of options for additional crosswalk safety options such as the use of rectangular rapid flashing beacons at the Lantz Roundabout.*

**MOTION CARRIED**

**VARIANCES OF PRIVATE OR PUBLIC ROADS**

C25(310) On the motion of Councillors Moussa & Tingley: Hulsman  
September

*Moved that staff include the item of variances on private and public roads with the Planning Review.*

**MOTION CARRIED**

**SHUBENACADIE CENOTAPH**

C25(311) On the motion of Deputy Warden MacPhee & Councillor Mitchell:  
September

*Moved (later defeated) to defer action on moving the Shubenacadie Cenotaph back until a wider community consultation takes place.*

Discussion ensued.

Warden Roulston requested that Deputy Warden MacPhee take the chair.

Discussion continued.

Warden Roulston resumed the chair.

Discussion continued.

**MOTION DEFEATED**

Four (4) in favour and six (6) against, with Councillors Rhyno, Garden-Cole, Hebb, Merriam, Moussa and Tingley voting nay.

**CENOTAPH MOVE - SOURCE OF FUNDING**

C25(312) On the motion of Councillors Tingley and Moussa: Tapper  
September

*Moved that the cenotaph move be funding from the General Tax Rate Contingency Reserve.*

**MOTION CARRIED**

Nine (9) in favour and one (1) against, with Deputy Warden MacPhee voting nay.

**GROUPS REQUESTING TO PRESENT OR REQUEST FUNDING**

Tapper

C25(313) On the motion of Councillors Dixon & Garden-Cole:

September *Moved that staff explore requirements for groups requesting to speak to council or requesting funding to demonstrate organizational support (if acting on behalf of a group).*

**MOTION CARRIED**

**RURAL BULK WATER FEASIBILITY STUDY**

Hulsman

C25(314) On the motion of Councillors Rhyno & Tingley:

September *Moved that a staff report be developed and presented in a future meeting of Executive Committee that provides an option on what a scope and cost could be for completing a Rural Bulk Water Feasibility study in response to the drought of 2025 in Nova Scotia.*

Discussion ensued and questions were addressed by staff.

**MOTION CARRIED**

**(IN-CAMERA) LEGAL AND LAND ISSUES**

C25(315) On the motions of Councillors Dixon & Mitchell:

September *Moved to go in camera at 8:55 p.m.*

**MOTION CARRIED**

Council returned to open meeting at 9:34 p.m. and Warden Roulston advised that Council met in camera to discuss a land and legal issue and the following public motion is coming forward as a result:

C25(316) Councillor Rhyno declared a conflict of interest as he is a member of the board in question. Signed the Book of Disclosure, and moved to the Gallery until after the vote.

September On the motion of Councillors Dixon & Mitchell:

Tapper

*Moved that the Municipality of East Hants does not support the induction of anyone who has pled guilty or has been found guilty of sexual assault into the 2025 East Hants Sports Hall of Fame.*

**MOTION CARRIED**

**ADJOURNMENT**

C25(317) *Council adjourned with unanimous consent 9:38 p.m.*



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk  
Date: October 2, 2025



Approved By: Eleanor Roulston, Warden  
Date: October 29, 2025

/em