



Corporate & Residential Services Committee Executive Committee

October 21, 2025

A meeting of the Corporate & Residential Services Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee called the meeting to order at 9:00 a.m., and recited the historical acknowledgement. All members of Council were present with the exception of Councillor Moussa who arrived at 9:17 am.

Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Wade Tattrie, Director of Finance
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. John Woodford, Director of Planning
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Lindsay Cochrane, Communications Coordinator
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Erin MacIsaac, Business & Legislative Administrator
- Mr. Tom Gignac, Manager of Information Services
- Ms. Breeanna Allum, Accountant & Budget Analyst
- Mr. Geoff MacDonald, Manager of Accounting
- Mr. Calvin Byard, Manager of Protective Services

Guests:

- Gerry Isenor, G.A Isenor Consulting Limited
- Blaine Rooney, Blaine S. Rooney Consulting Limited

APPROVAL OF AGENDA OF ALL SUB-COMMITTEES

CRS25(88) *The agenda of all sub-committees was approved with unanimous consent.*
October

APPROVAL OF MINUTES

CRS25(89) *The minutes of the Corporate & Residential Services Committee held on September 16 & 18, 2025 were approved with unanimous consent.*
October

NEW EMPLOYEE INTRODUCTIONS

- Lindsay Cochrane, Communications Coordinator (18-month term)

WATER UTILITY RATE REVIEW

The Director of Finance introduced presenters, Gary Isenor of G.A Isenor Consulting Limited and Blaine Rooney of Blaine S. Rooney Consulting Limited. The presenters presented a report titled “*Water Utility Rate Review*” dated October 15, 2025. A copy of the report was attached to the agenda and available to all committee members.

Discussion was held and questions were addressed by staff and the CAO.

CRS25(90)
September

On the motion of Councillors Tingley and Merriam:

Moved that the Corporate and Residential Services recommended that Council direct that the East Hants Water Utility apply to the Nova Scotia Regulatory and Appeals Board for changes to its rates for water and water service, fire protection to the Municipality and changes to its regulations for customers served by the Utility, as set out in the Water Rate Study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited.

MOTION CARRIED

Note: Councillor MacPhee was not present for the vote.
The Committee took a brief break and returned to the meeting at 10:30 am.

REPEAL OF BUSINESS PARK PRICING POLICY/ADOPTION OF THE BUSINESS PARKS SALE OF LAND TERMS AND CONDITIONS POLICY

The Senior Business Development Officer presented a report titled “*Business Park Pricing*” dated August 13, 2025. A copy of the report was attached to the agenda and available to all committee members.

Discussion ensued and questions were addressed by staff.

CRS25(91)
September

On the motion of Warden Roulston and Councillor Mitchell:

Moved that the Corporate and Residential Services Committee recommends that Council give notice of intent to repeal the Business Parks Pricing; and Council give notice of intent to approve the Business Parks Sale of Land Terms and Conditions Policy.

MOTION CARRIED

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

CRS25(92)
September

On the motion of Councillors Perry and Dixon:

Moved that the Corporate and Residential Services Committee recommends that Council repeal the Business Parks Pricing Policy; and the Council approve the Business Parks Sale of Land Terms and Conditions Policy. And;

Moved that the Corporate and Residential Service Committee recommends that Council approve the Real Estate Brokerage Commission fee be set at 3% on the first \$500,000 of the purchase price and 1.5% on the remainder, plus applicable taxes.

MOTION CARRIED

UNIACKE BUSINESS PARK LOT PRICING AND AVAILABILITY

The Senior Business Development Officer presented a report titled “*Uniacke Business Park Lot Pricing Availability*” dated October 9, 2025. A copy of the report was attached to the agenda and available to all committee members.

CRS25(93) On the motion of Councillors Perry and Mitchell:
October

Moved that the Corporate and Residential Services Committee recommend to Council that the Uniacke Business Park Lot Pricing and Availability document dated September 15, 2025 be approved.

MOTION CARRIED

In response to an inquiry, Staff will provide a list of assessments for the Council meeting next week.

(IN-CAMERA) LEGAL AND LAND ISSUES

CRS25(94) On the motion of Councillor Tingley and Deputy Warden MacPhee:
October

Moved that Council go in-camera at 11:08 am to discuss two legal and one land issue.

MOTION CARRIED

The Corporate & Residential Services Committee returned to open meeting at 12:09 p.m. Councillor Garden-Cole as Chairperson reported that Committee held discussions in camera on two legal and one land issue, with the following motion coming forward:

CRS25(95) On the motion of Councillors Rhyno and Merriam:
October

Moved that the Corporate and Residential Services Committee recommend to Council that staff bring back a report on the Fire Service Association of Nova Scotia (FSANS) Fire Service Governance Study recommendations and the implications for East Hants moving forward.

MOTION CARRIED

ADJOURNMENT

CRS25(96) *The meeting was adjourned with unanimous consent at 12:11 p.m. to be followed by a lunch break.*
October

Approved by: Wade Tattrie, Director of Finance
Date:

Approved by: Adam Clarkson, Director of Corporate & Residential Services
Date:

/em



Infrastructure & Operations Executive Committee

October 21, 2025

A meeting of the Infrastructure & Operations Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee called the meeting to order 4:00 p.m. All members of Council were present.

Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. John Woodford, Director of Planning & Development
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Lindsay Cochrane, Communications Coordinator
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Erin MacIsaac, Business & Legislative Administrator
- Mr. Tom Gignac, Manager of Information Services

APPROVAL OF MINUTES

IO25(29)
October

The minutes of the Infrastructure & Operations Committee held on September 16, 2025, were approved with unanimous consent.

MOTION CARRIED

ENFIELD WATER TREATMENT INTAKE STUDY

The Director of Infrastructure & Operations presented the staff report titled “*Enfield Water Treatment Intake Study*” dated October 2025. The report was attached to the agenda and available to all committee members.

Discussion ensued and questions were addressed by staff.

IO25(30)
October

On the motion of Councillor Tingley and Deputy Warden MacPhee:

Move that the Infrastructure & Operations Committee recommend that Council approve \$67,500 including tax for the completion of an Environmental Study of Enfield Water Treatment Plant River Intake, to be funded from the Housing Accelerator Fund. And that the Chief Administrative Officer be approved to procure a consultant to complete the study via a negotiated sole source procurement.

MOTION CARRIED

(IN-CAMERA) CONTRACTUAL ISSUE

IO25(31) On the motion of Councillors Dixon and Hebb:

October

Moved to go in-camera at 4:03 p.m. to discuss a contractual issue.

MOTION CARRIED

The Infrastructure & Operations Committee returned to an open meeting at 4:21 p.m.

Councillor Perry, as Chairperson reported that the Committee met in camera to deal with a confidential contractual issue and the following motion is coming forward as a result:

IO25(32) On the motion of Councillors Hebb and Tingley:

October

Move that the Infrastructure & Operations Committee recommend that Council approve the use of \$600,000 already approval for use to de-sludge Cell 2 of the Lantz Lagoon, to also be used to continue de-sludging work in Cell 1. And that the CAO be approved to negotiate a sole source procurement for the next phase of work for this Capital Project, 24-033 "Sludge Management Infrastructure - Lantz Lagoon".

MOTION CARRIED

ADJOURNMENT

IO25(33) *The Infrastructure & Operations Committee meeting was adjourned at 4:22 p.m. with unanimous consent.*

Approved By: Sheralee MacEwan, Assistant Municipal Clerk for; esse Hulsman, Director of Infrastructure & Operations

Date: October 24, 2025

/em



Planning Advisory Committee Executive Committee

October 21, 2025

A meeting of the Planning Advisory Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Mitchell, as Chair of the Committee, called the meeting to order at 1:30 p.m. All members of Council were present with the exception of Deputy Warden MacPhee arriving at 1:36 p.m. and Councillor Rhyno arriving at 1:51 p.m.

Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Mr. John Woodford, Director of Planning & Development
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Debbie Uloth, Community Planner II
- Ms. Lindsay Cochrane, Communications Coordinator
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Erin MacIsaac, Business & Legislative Administrator
- Mr. Tom Gignac, Manager of Information Services

Public Members:

- Mr. Sam Balcom
- Ms. Pamela Harvie

APPROVAL OF MINUTES

PAC25(104)
October

The minutes of the Planning Advisory Committee held on September 16 & 18, 2025, were approved with unanimous consent.

PLN25-003 - SERENITY LODGE - FINAL STAFF REPORT

The Community Planner II presented a report titled “*PLN25-003 Serenity Lodge: MPS and LUB Amendments and Substantial Development Agreement Amendment*” dated October 14, 2025. The report was attached to the agenda and available to all committee members.

Discussion was held and questions were addressed.

PAC25(105) On the motion of Councillors Dixon and Hebb:
October

Moved that Planning Advisory Committee recommends that Council:

- *Give second reading and approve 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.*

MOTION CARRIED

PAC25(106) On the motion of Councillors Dixon and Garden-Cole:
October

Moved that Planning Advisory Committee recommends that Council:

- *Give final consideration and approve entering into a development agreement to permit PID 45287638 to be subdivided on an existing right-of-way easement, signed within one year of Council's approval, and contingent upon approval of the MPS and LUB amendments by the Minister of Municipal Affairs and Housing.*

MOTION CARRIED

PLN25-004 - HAVENWOOD DRIVE - FINAL STAFF REPORT - MPS & LUB MAPPING AMENDMENTS

The Manager of Planning presented a report and presentation titled “RYC Property Ltd. Application: MPS and LUB Mapping Amendments” dated October 15, 2025. The report was attached to the agenda and available for all committee members.

Discussion was held and questions were addressed by staff.

PAC25(107) On the motion of Councillors Tingley and Dixon:
October

Moving that Planning Advisory Committee recommends that Council:

1. *give second reading and approve the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of the eastern portion of PID 45097227 to Medium Density Residential Neighbourhood (MR) Designation and rezone the same area of land to Page 2 of 16 Townhouse (R2-T) Zone; and for the western portion of PID 45097227 redesignate to Established Residential Neighbourhood (ER) Designation and rezone the same to Two Dwelling Unit Residential Neighbourhood (R2) Zone.*

MOTION CARRIED

Twelve (12) voting for and one (1) against, with Councillor Moussa voting nay.

PAC25(108) On the motion of Councillors Tingley and Dixon:
October

Moved that Planning Advisory Committee recommends that Council:

2. *Moved to direct staff, due to the Canada Post strike, to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the November public hearing if Canada Post moves back to a full work stoppage.*

MOTION CARRIED

PLN25-002 - MAGNOLIA CONTINUING CARE - ASSISTED LIVING FACILITY

The Manager of Planning presented a report titled “*Magnolia Continuing Care Holdings - Development Agreement Amendment*” dated October 8, 2025. The report was attached to the agenda and available for all committee members.

Discussion was held and questions were addressed by staff.

PAC25(109) On the motion of Councillors Garden-Cole and Perry:
October

Moved that the Planning Advisory Committee recommend to Council that Council give final consideration and approved amendments to the existing Magnolia Continuing Care Holdings development agreement for an assisted living facility on 410 Highway 2, Enfield.

MOTION CARRIED

PAC25(110) On the motion of Warden Roulston and Councillor Hebb:
October

Moved that the Planning Advisory Committee recommend to Council that Council direct staff to use the Chronicle Herald, the municipal website and social media as a way to notify the public of the public hearing, should Canada Post move to a complete work stoppage.

MOTION CARRIED

PLN25-006 - ARKHAM DEVELOPMENTS - MPS/LUB AMENDMENTS & DEVELOPMENT AGREEMENT APPLICATION

The Manager of Planning presented a report titled “*Arkham Developments Ltd.: Development Agreement and MPS and LUB Mapping Amendment*” dated October 9, 2025. A copy of the report was attached to the agenda and available to all committee members.

Discussion ensued and questions were answered by staff.

PAC25(111) On the motion of Councillors Garden-Cole and Rhyno:
October

Moved (later defeated) that Planning Advisory Committee recommend that Council direct that staff are not authorized to schedule a public information meeting or have further discussion on the application (PLN26-006 - Arkham Developments)

Discussion continued.

MOTION DEFEATED

Six (6) in favour and seven (7) against, with Councillors Mitchell, Hebb, Merriam, Perry, Tingley, Deputy Warden MacPhee and Public Member Harvie voting nay.

Discussion continued.

PAC25(112) On the motion of Councillor Tingley and Deputy Warden MacPhee:
October

Moved that the Planning Advisory Committee recommend that Council authorize staff to schedule a public information meeting to consider an application from Arkham Developments Ltd. to amend the MPS and LUB by changing the land use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield.

MOTION CARRIED

Seven (7) in favour and six (6) against, with Councillors Garden Cole, Dixon, Moussa, Rhyno, Public Member Balcom and Warden Roulston voting nay.

PLN25-008 - CASEY CONCRETE - DEVELOPMENT AGREEMENT APPLICATION

The Community Planner II presented a report titled “*PLN25-008 Casey Concrete - Development Agreement for a Concrete Plant*” dated October 14, 2025. The report was attached to the agenda and available for all committee members.

Discussion ensued and questions were addressed by staff.

PAC25(113) On the motion of Councillors Hebb and Merriam:
October

Moved that the Planning Advisory Committee recommend that Council:

- *give initial consideration to enter into a development agreement for a pre-mix concrete batch plant use located on property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, to enable a public hearing; and*
- *authorize staff to schedule a public hearing*

MOTION CARRIED

LANTZ SECONDARY PLANNING STRATEGY (SPS) AMENDMENTS TO MPS & LUB

The Manager of Planner presented a report titled “*Lantz Secondary Planning Strategy*” dated October 9, 2025. The report was attached to the agenda and available for all committee members.

Discussion ensued and questions were addressed by staff.

PAC25(114) On the motion of Councillors Tingley and Perry:
October

Moved that the Planning Advisory Committee recommends that Council:

- *give first reading to the amendments to the Municipal Planning Strategy and Land Use Bylaw relating to the Lantz Secondary Planning Strategy; and*
- *authorize staff to schedule a public hearing.*

Discussion continued.

MOTION CARRIED

LAKESHORE FLOODPLAIN MAPPING

The Director of Planning presented a report titled “*Lakeshore Floodplain Mapping*” dated October 12, 2025. The report was attached to the agenda and available for all committee members.

Discussion ensued and questions were addressed by staff.

PAC25(115) On the motion of Councillors Perry and Dixon:
October

Moved that the Planning Advisory Committee recommends that Council:

- *maintain current lakeshore setback regulations and not pursue floodplain mapping and regulation surrounding lakes.*

MOTION CARRIED

ADJOURNMENT

PAC25(116) ***The Planning Advisory Committee Meeting adjourned at 3:15 p.m. to reconvene on October 23, 2025.***

MOTION CARRIED

Approved By: John Woodford, Director of Planning and Development
Date:

/em



Parks, Recreation & Culture Committee Executive Committee

October 21, 2025

A meeting of the Parks, Recreation & Culture Committee was held on the above date in Council Chambers. The meeting was livestreamed and recorded.

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee called the meeting to order at 3:30 p.m. All members of Council were present.

Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Mr. John Woodford, Director of Planning
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Evan MacDougall, Manager of Parks and Buildings
- Ms. Lindsay Cochrane, Communications Coordinator
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Erin MacIsaac, Business & Legislative Administrator

APPROVAL OF MINUTES

PRC25(30) *The minutes of the Parks, Recreation & Culture Committee meeting held on September 16, 2025, were approved with unanimous consent.*

MOUNT UNIACKE SPLASH PAD

The Director of Parks, Recreation and Culture presented a report titled “*Mount Uniacke - Splash Pad Options*” dated May 28, 2025. The report was attached to the agenda and available for all committee members.

Discussion ensued and staff requested direction from staff.

PRC25(31) On the motion of Councillors Perry and Moussa:

Moved that the Parks, Recreation and Culture Committee recommend to Council that Council advise staff to keep splashpads as an option for recreational development in the Mount Uniacke area on lands that are considered feasible.

Discussion continued.

MOTION CARRIED

COMMUNITY GRANT PROGRAM FUND

The Community Development Coordinator presented a report titled “*Community Grant Funding*” dated October 2, 2025. The report was attached to the agenda and available for all committee members.

Discussion ensued and questions were addressed by staff.

PRC25(32) On the motion of Councillor Dixon and Deputy Warden MacPhee:

October

Moved that Parks, Recreation & Culture Committee recommend to Council that Council approve up to \$12,000 from General Government Reserve be added to Community Grant Program budget to meet demand of this funding program for 2025/2026.

MOTION CARRIED

ADJOURNMENT

PRC25(33) *The Parks, Recreation and Culture meeting was adjourned with unanimous consent at 3:59 p.m.*

October

Approved by: Alana Tapper, Director of Parks, Recreation & Culture
Date: October 23, 2025

/em