



Regular Meeting of Council

October 29, 2025

PRESENT Warden Eleanor Roulston
 Deputy Warden Cecil Dixon

Councillors: Carl MacPhee Craig Merriam
 Walter Tingley Eldon Hebb
 Norval Mitchell Sandra Garden-Cole
 Elie Moussa Keith Rhyno

STAFF Ms. Kim Ramsay, Chief Administrative Officer
 Mr. Wade Tattrie, Director of Finance
 Mr. Adam Clarkson, Director of Corporate Services
 Mr. John Woodford, Director of Planning & Development
 Ms. Alana Tapper, Director of Parks and Recreation
 Mr. Jesse Hulsman, Director of Infrastructure & Operations
 Mr. Tom Gignac, Manager of Information Services
 Ms. Juliann Cashen, Communications Officer
 Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
 Ms. Erin MacIsaac, Business & Legislative Administrator
 Ms. Debbie Uloth, Community Planner II
 Mr. Tom Gignac, Manager of Information Services

REGRETS
Councillor Michael Perry (attended briefly by phone)

CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT

Warden Roulston called the meeting to order at 7:00 p.m. on October 29, 2025 and recited the historical acknowledgement.

MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

APPROVAL OF OR AMENDMENTS TO AGENDA

The Agenda was approved by unanimous consent.

SETTING DATE & TIME OF NEXT REGULAR MEETING OF COUNCIL

C25(323) On the motion of Councillors Dixon & Hebb:

October

The Regular Meeting of Council (Policy & In-Camera) will be held on November 18, 2025 and Regular Meeting of Council will be held on November 26, 2025.

MOTION CARRIED

APPROVAL OF MINUTES

C25(324) *The minutes of the Regular Meeting of Council (Policy & In-Camera) held September 16, 2025 and the Regular Meeting of Council held September 24 and September 25, 2025, were approved with unanimous consent.*

ELECTION OF DEPUTY WARDEN

The Warden thanked Councillor MacPhee for his service and opened the floor for nominations.

Councillor MacPhee nominated Councillor Perry - accepted nomination (by phone).
Councillor Rhyno nominated Councillor Garden-Cole - nomination declined.
Councillor Mitchell nominated Councillor Dixon - accepted nomination.

No other nominations were made. The Warden called for nominations three more times. There were none.

Councillors Perry and Dixon both gave a small speech to Council.

C25(325) On the motion of Deputy Warden MacPhee and Councillor Merriam:

October

Moved to assign the Municipal Clerk and Chief Administrative Officer as scrutineers for the election of Deputy Warden.

MOTION CARRIED

Following the vote and count, Warden Roulston declared Councillor Dixon as Deputy Warden for a one-year term ending in October 2026.

C25(326) On the motion of Councillors Rhyno and Mitchell:

October

Moved to destroy the ballots for the 2025/2026 election of Deputy Warden.

MOTION CARRIED

Ballots were destroyed.

CORRESPONDENCE FOR INFORMATION

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

CORRESPONDENCE FOR DECISION

The Chief Administrative Officer noted that the 2026 Draft Council Calendar has been available for review and approval by Council.

Discussion ensued and questions were addressed by staff.

C25(327) On the motion of Councillors Tingley and Mitchell: MacEwan
October

Moved to approve the draft 2026 Council Calendar.

MOTION CARRIED

ITEM #78 SELECTION OF DATE FOR COUNCIL FAMILIARIZATION TOUR OF RURAL AREAS

The Director of Parks, Recreation & Culture presented a memo titled “Council Familiarization Tour - Rural Locations” dated October 23, 2025. The memo was attached to the agenda and available to all Council members. Council was asked to set a date for the second familiarization tour of the rural areas of East Hants for Council.

C25(328) On the motion of Councillors Merriam and Hebb: Tapper
October

Moved that the date for the next phase of the East Hants Familiarization Tour be set for May 14, 2026, with a rain date of May 15, 2026 for the rural shore and Mount Uniacke regions of East Hants.

MOTION CARRIED

ITEM # 77 LETTER FROM CHIEF OF UNIACKE & DISTRICT VOLUNTEER FIRE DEPARTMENT REQUESTING LETTER OF SUPPORT

The Director of Corporate Services presented a letter that was received from Chief Bruce Fraser dated October 23, 2025 requesting a letter of support for their application to the Emergency Service Provider Fund to acquire a **Structural Protection Unit (SPU)** to enhance wildfire response capabilities across our region. A copy of the letter was attached to the agenda and available to all Council members.

C25(329) On the motion of Councillors Moussa and Garden-Cole: Clarkson
October

Moved that the Municipality of East Hants write a letter of support for the Uniacke & District Fire Department for the purchase of the Structural Protection Unit.

MOTION CARRIED

ITEM #75 EMAIL FROM KENNETCOOK DISTRICT FIRE DEPARTMENT SEEKING FUNDING

The Director of Corporate Services presented an email from Steve White, Fire Chief of the Kennetcook District Fire Department dated October 21, 2025. They are seeking \$100,000 funding to assist in the purchase of a replacement fire truck. A copy of the email was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C25(330) On the motion of Councillors Rhyno and Hebb: Clarkson
October

Moved that the Municipality of East Hants grants the request of the Kennetcook District Fire Department for the amount of \$100,000 from the Rural Capital Fund to be released when requested.

MOTION CARRIED

ITEM #31 MEMO REGARDING PROPERTY ASSESSMENT AND MUNICIPAL MODERNIZATION ACT (BILL 141)

The Chief Administrative Officer presented a memo titled “*Property Assessment and the Municipal Modernization Act (Bill No. 141)*” dated October 14, 2025. A copy of the memo was attached to the agenda and available for all members.

Due to the time set for the public hearing, this item was delayed.

PUBLIC HEARING

PLN25-003 SERENITY LODGE: MPS AND LUB AMENDMENTS AND SUBSTANTIAL DEVELOPMENT AGREEMENT AMENDMENT

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 is one item on the public hearing agenda. The purpose of the hearing is to hear input from the public prior to making a decision on the proposal.

Warden Roulston noted the public hearing item is a proposal to amend the current MPS and LUB Text to 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 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 final report on the proposal.

The Manager of Planning presented the staff report titled “*PLN25-003 Serenity Lodge: MPS and LUB Amendments and Substantial Development Agreement Amendment*” dated October 14, 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.

Christine MacAskill, the owner of Serenity Lodge addressed Council to advise that Serenity Lodge is a small senior’s home in Enfield that accommodates six (6) full-time residents. Ms. MacAskill is at the end of her career and is looking to retire, she decided to seek legal advice and was advised that due to her personal home and Serenity Lodge being on the same lot, if Serenity Lodge were ever sued, Ms. MacAskill was at risk of potentially losing her home. She reached out to the Municipality to see if anything could be done to separate the lot which is why she brought forward this application.

PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor for comments and questions from members of the public in attendance.

Darren Deevey, 28 Bakery Lane, Enfield

- Does not agree with the application
- Concerned with road safety and conditions
- Asked if the road will be upgraded. (Staff advised that there is no requirement to upgrade the road as part of this application).

Doug Purcell, 49 Bakery Lane, Enfield

- Is not in favour of the application
- Concerned with road conditions, blocked culverts, dust and drainage issues.
- States that there is an issue with the culverts between Bakery Lane and Russell McKeen Drive.
- Lack of ditching on right side of road going up.
- No drainage under the driveway.

Michelle White, 27 Russell McKeen Drive, Enfield

- Been there since 1977
- Parents have their children land and created a small subdivision on Russell McKeen Drive.

- The families have maintained the road for the past 50 years, but admits that it has been difficult this year due to the water drought.
- Advised that Russell McKeen Drive has a road association which is registered with the Registry of Joint Stocks and has a budget. They are responsible for snow removal and grading the road.
- Understands that the application is only to divide the lot between Serenity Lodge and Ms. MacAskill's home.
- She provided two letters of support (later posted with the hearing documents).
- Wonderful service provided by Serenity Lodge
- Everything will be the same.

Darren Deevey, 28 Bakery Lane, Enfield

- Wished to advise that he does not agree with Ms. White's comments that everything will be the same.
- Opportunity will exist that the property could be sold and a bigger facility built. (Staff advised that if subdivided and sold, they'd have to apply for an amendment to the Development Agreement for an expansion).

Karen Shaw, 35 Russell McKeen Drive, Enfield

- Karen is the daughter of the owner, Christine MacAskill.
- Currently works at Serenity Lodge and will take over once her mother retires.
- Wishes to advise that she has no intentions of selling land and/or Serenity Lodge.

Doug Purcell, 49 Bakery Lane, Enfield

- Asked if lot grading permits were required.
- Concerned with the drainage. (Staff advised that permits are required for new structures and the regulations came in after the homes were built).

Michelle White, 27 Russell McKeen Drive, Enfield

- Noted she is the property between Russell McKeen Drive and Mr. Purcell.
- Suggested the drainage problems may be coming from Bakery Lane.

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.

The Warden opened the floor to members of Council for final comments or questions. Staff addressed questions.

Deputy Warden Dixon offered to meet with residents within the next week or two to discuss the issues that they are experiencing.

RECOMMENDATION

C25(331) On the motion of Councillors Mitchell and Hebb: October

Woodford

Moved that Council give second reading and approval to amend the MPS and LUB by adopting policies that will permit Council to consider entering into a development 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 the Growth Management Area and;

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

The Warden concluded the Public Hearing.

CORRESPONDENCE FOR DECISION CONTINUATION

ITEM #31 MEMO REGARDING PROPERTY ASSESSMENT AND MUNICIPAL MODERNIZATION ACT (BILL 141)

Discussion continued on the item.

C25(332) On the motion of Councillors Merriam and Mitchell: October

CAO

Moved that the Municipality of East Hants write a letter to NSFM and the Minister of Municipal Affairs to consider giving PVSC the authority to preserve or carry forward a property's pre-destruction capped assessment in the event of a natural disaster mimicking the 2023 application of the same.

MOTION CARRIED

COMMITTEE REPORTS

EAST HANTS SOURCE WATER PROTECTION COMMITTEE

Councillor Garden-Cole, as Chairperson of the Source Water Protection Committee, presented the report from the meeting that was held on October 15, 2025. The minutes from that meeting were made available to all members of Council. No motions were coming forward from that meeting.

Discussion ensued and questions were addressed by staff.

CORPORATE & RESIDENTIAL SERVICES COMMITTEE REPORT AND UBP DEVELOPMENT LOT ASSESSMENTS 2025

Councillor Garden-Cole, as Chairperson for the Corporate & Residential Services Committee presented the report from the meeting that was held on October 21, 2025. The minutes from that meeting were made available to all members of Council. The following motions are coming forward from that meeting:

WATER UTILITY RATE REVIEW

C25(333) On the motion of Councillor Garden-Cole & Mitchell: Tattrie
October

Moved 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

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

The Director of Corporate Services brought forward a memo that was requested during the Corporate & Residential Services during Executive Committee. The memo was titled “*Uniacke Business Park Developed Lot Assessments*” dated October 22, 2025 and was attached to the agenda and available for all members.

Discussion ensued regarding the minimum assessment value to be used in the new policy.

C25(334) On the motion of Councillor Garden-Cole & Mitchell:
October

Moved (later amended) that the Corporate & Residential Services Committee recommends to Council that Council repeal the Business Park Pricing Policy; and that Council approve the Business Park Sale of Land Terms and Conditions Policy; and that Council approve the 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.

Discussion continued.

C25(335) On the motion of Councillors Moussa and Tingley:
October

Moved to amend Motion C25(334) to add Council approves the Business Park Sale of Land Terms and Conditions Policy as they gave notice with an amendment to Section 5 that changes the square meter in the Mount Uniacke Business Park to \$100 investment instead of \$68.

AMENDMENT CARRIED

AMENDED MOTION CARRIED

For clarification, motion C25(334) reads as follows:

Clarkson

Moved that the Corporate & Residential Services Committee recommends to Council that Council repeal the Business Park Pricing Policy; and that Council approve the Business Park Sale of Land Terms and Conditions Policy as they gave notice with an amendment to Section 5 that changes that square meter in the Mount Uniacke Park to \$100 investment instead of \$68; and that Council approve the Brokerage Commission fee be set at 3% of the first \$500,000 of the purchase price and 1.5% on the remainder, plus applicable taxes.

UNIACKE BUSINESS PARK LOT PRICING AND AVAILABILITY

C25(336) On the motion of Councillors Garden-Cole and Moussa: Clarkson
October

Moved that the Uniacke Business Park Lot Pricing and Availability document dated September 15, 2025 be approved.

MOTION CARRIED

FSANS REPORT

C25(337) On the motion of Councillor Garden-Cole and Deputy Warden Dixon: Clarkson
October

Moved that 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

PLANNING & ADVISORY COMMITTEE

Councillor Mitchell, as Chairperson of the Planning & Advisory Committee, presented the report from the meeting that was held on October 21, 2025 and extension meeting on October 23, 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:

PLN25-003 - SERENITY LODGE - FINAL STAFF REPORT

Dealt with at the Public Hearing.

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

C25(338) On the motion of Councillors Mitchell and Merriam: Woodford
October

Moved that Council 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

C25(339) On the motion of Councillors Mitchell and Hebb: Woodford
October

Moved 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

LN25-006 - ARKHAM DEVELOPMENTS - MPS/LUB AMENDMENTS & DEVELOPMENT AGREEMENT APPLICATION

C25(340) On the motion of Councillors Mitchell and Moussa:

Moved 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.

Discussion ensued and questions were addressed by staff.

MOTION LOST (due to a tie)

Five (5) in favour and five (5) against, with Deputy Warden Dixon, Councillors Moussa, Garden-Cole, Rhyno and Warden Roulston voting nay.

The Director of Planning and Development noted that the application would be deemed refused and the applicant would be advised. Council agreed.

PLN25-008 - CASEY CONCRETE - DEVELOPMENT AGREEMENT APPLICATION

C25(341) On the motion of Councillors Mitchell and Merriam: Woodford
October

Moved 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

C25(342) On the motion of Councillors Mitchell and Moussa: Woodford

October

Moved 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.*

MOTION CARRIED

LAKESHORE FLOODPLAIN MAPPING

C25(343) On the motion of Councillor Mitchell and Deputy Warden Dixon: Woodford
October

Moved that Council maintain current lakeshore setback regulations and not pursue floodplain mapping and regulation surrounding lakes.

MOTION CARRIED

HOUSING STRATEGY

C25(344) On the motion of Councillors Mitchell and Merriam: Woodford
October

Moved that Council approves the East Hants Housing Strategy with the amendments made around the five mini homes in the RU2 Zone and those amendments made at the meeting (on October 23, 2025).

MOTION CARRIED

PARKS, RECREATION & CULTURE COMMITTEE

Councillor Keith Rhyno, as Chairperson of the Parks, Recreation and Culture Committee, presented the report from the meeting that was held on October 21, 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:

MOUNT UNIACKE SPLASHPAD

C25(345) On the motion of Councillors Rhyno and Mitchell: Tapper
October

Moved that Council advise staff to keep splashpads as an option for recreational development in the Mount Uniacke area on lands that are considered feasible.

MOTION CARRIED

COMMUNITY GRANT PROGRAM FUND

C25(346) On the motion of Councillors Rhyno and Merriam: Tapper
October

Moved 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

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Moussa, as Vice-Chairperson of the Planning & Advisory Committee, presented the report from the meeting that was held on October 21, 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:

ENFIELD WATER TREATMENT PLANT INTAKE STUDY

C25(347) On the motion of Councillors Moussa and Tingley: Hulsman
October

Moved 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

LANTZ LAGOON DE-SLUDGING

C25(348) On the motion of Councillors Moussa and Merriam: Hulsman
October

Moved that Council approve the use of \$600,000 already approved for use to de-sludge Cell 2 of the Lantz Lagoon, to also be used to continue desludging 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

WARDEN'S REPORT

Deputy Warden Dixon assumed the Chair, at the request of the Warden. The Warden provided a verbal report on her recent activities. The following motions came forward from her report:

PLAN REVIEW - AGRICULTURAL ITEMS

C25(349) On the motion of Warden Roulston and Councillor MacPhee: Woodford
October

Moved that, in the upcoming Planning Review, definitions around in terms of livestock be reviewed and that regulations around setbacks required and definitions around adjacent land be reviewed.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

BUILDING INSPECTORS

Concerns were raised with the length of time residents are waiting for building inspections, compounded by the upcoming retirement of one of the current inspectors.

On the motion of Warden Roulston and Councillor MacPhee:

C25(350) October *Moved that Council direct Staff to go to market for the Building Inspector position Woodford to replace a retiring inspector and that we also hire a second inspector and go to market at the same time for that position.*

Discussion was held and questions were addressed by staff.

MOTION CARRIED

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:

CROSSWALK BY RIVER RESIDENCE IN ENFIELD

C25(351) October On the motion of Councillor Garden-Cole & Councillor Tingley: Hulsman

Moved that Municipality of East Hants write a letter to Department of Public Works requesting their consideration of a crosswalk near the River Residence apartment complex in Enfield near the RCMP Station and copied to Minister MacDonald.

MOTION CARRIED

Discussion ensued over possible funding for the project if approved.

DEVELOPMENT AGREEMENTS - FUNDING CROSSWALKS

C25(352) October On the motion of Councillor Moussa and Tingley: Woodford

Moved to add discussion around requirements for developers to put in crosswalks to (connect to) sidewalks in the developed areas in the Planning Review.

MOTION CARRIED

CROSSWALK - HIGHWAY 2 AND RIVERSIDE DRIVE, MILFORD

C25(353) On the motion of Councillors Merriam and Mitchell: Hulsman
October

Moved that a staff report be prepared to provide a historical summary of Municipality of East Hants reports that were prepared to study installing a crosswalk at Highway 2 and Riverside Drive in Milford on the North side of the intersection and that new avenues be explored to consider the feasibility of this initiative and that a cost assessment be provided.

MOTION CARRIED

PRIVATE ROAD STANDARDS

C25(354) On the motion of Councillors Moussa & Tingley: Woodford
October

Moved to review the Subdivision Requirements with a view to improve waste collection and emergency vehicle access on private roads as part of the Plan Review.

MOTION CARRIED

(IN-CAMERA) LEGAL ISSUES

On the motions of Councillors Moussa and Mitchell:

Moved to go in camera at 10:05 p.m.

MOTION CARRIED

Council returned to open meeting at 10:26 p.m. and Warden Roulston advised that Council met in camera to discuss two legal issues and the following public motions are coming forward as a result:

CODE OF CONDUCT

C25(355) On the motion of Councillor Garden-Cole and Deputy Warden Dixon: CAO
October

Moved that the current East Hants Code of Conduct be repealed and replaced with the provincially mandated Code of Conduct in regulation and that Staff be directed to prepare a report to identify sections of the Code that should be returned to the Council Procedural Policy.

MOTION CARRIED

C25(356) On the motion of Councillors Garden-Cole and Tingley: CAO
October

Moved that Council write a letter to the NSFM and the Minister of Municipal Affairs outlining our concerns that the public are no longer able to make Code of Conduct complaints, as they always could through East Hants' Councillor Code of Conduct, requesting that further amendments be made to the regulations to enable public complaints.

MOTION CARRIED

ADJOURNMENT

C25(357)
October

Council adjourned with unanimous consent 10:28 p.m.



Approved By: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: October 31, 2025



Approved By: Eleanor Roulston, Warden
Date: November 26, 2025

/em