



Regular Meeting of Council

November 26, 2025

PRESENT: Warden Eleanor Roulston
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee (left at 10:04 p.m.) Craig Merriam
Walter Tingley Eldon Hebb
Norval Mitchell Sandra Garden-Cole
Elie Moussa (arrived at 7:04 p.m.) 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 & 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, HR & Legislative Administrator
- Ms. Debbie Uloth, Community Planner II
- Ms. Rachel Gilbert, Manager of Planning

REGRETS:

- Councillor Michael Perry

CALL TO ORDER & HISTORIAL ACKNOWLEDGEMENT

Warden Roulston called the meeting to order at 7:00 p.m. on November 26, 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(361)
November

Approved with unanimous consent that the Regular Meeting of Council (Policy & In-Camera) will be held on December 9, 2025 and Regular Meeting of Council will be held on December 17, 2025.

APPROVAL OF MINUTES

C25(362)
November

The minutes of the Regular Meeting of Council (Policy & In-Camera) held on October 21 & 23, 2025 and the Regular Meeting of Council held on October 29, 2025 were approved with unanimous consent.

PRESENTATION OF THE KEY TO THE MUNICIPALITY TO WYATT SANFORD

The Warden presented the Key to the Municipality to Wyatt Sanford. The Warden congratulated him on his recent accomplishments as bronze medalist in boxing at the Olympics and thanked him for being an inspiring role model for the youth of East Hants.

Council held a brief break to allow for photographs. The Warden called the meeting back to order following the break.

CORRESPONDENCE FOR INFORMATION

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

ITEM 16 & 64 - LETTERS FROM RESIDENTS REGARDING THE SHUBENACADIE CENOTAPH

Councillor MacPhee wanted to bring attention to the two letters that were received from residents regarding the Shubenacadie Cenotaph and the success of the recent Remembrance Day ceremony. Due to recent conversations that the Legion may wish to keep the Cenotaph on their property, the following motion was brought forward:

C25(363)
November

On the motion of Councillor MacPhee and Hebb:

Moved (later defeated) to pause the move of the Shubenacadie Cenotaph until further consultation with the Legion membership can take place to determine their wishes.

Discussion ensued and questions were addressed by staff and the CAO.

MOTION DEFEATED

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

Due to time constraints, the remaining Correspondence for Information was deferred to later in the meeting.

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 were three (3) items on the public hearing agenda. The purpose of the hearing was to hear input from the public prior to making a decision on the proposal.

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 Municipal Clerk to outline when the public hearing advertisements were published.

The Municipal Clerk noted that the public hearing notice appeared in the November 12, 2025 and November 19, 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.

LANTZ SECONDARY PLANNING STRATEGY

Warden Roulston noted the first public hearing item is a proposal to amend the East Hants Official Community Plan based on the results of the Lantz Secondary Planning Strategy.

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 made 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 "*Lantz Secondary Planning Strategy*" dated November 18, 2025. A copy of the report and supporting 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.

PUBLIC COMMENTS/QUESTIONS

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

Stephen King - 925 Highway 2, Enfield

- Advised that he is a long-time resident of East Hants
- Is not opposed to the application but has questions.
- Asked where active transportation links would be located.
- Asked if there will be any access to trails before development takes place.
- Asked about the vulnerability of the municipal water with new development
- Asked who will be paying for the extension of the services to new areas, if it will affect current residents' taxes.

Staff and the CAO were able to answer all questions.

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(364)
November

On the motion of Councillor Mitchell and Merriam:

Woodford

Moved that Council give second reading and approve the amendments to the Municipal Planning Strategy and Land Use Bylaw relating to the Lantz Secondary Planning Strategy.

The Warden asked if there were any final questions or comments. There were none.

MOTION CARRIED

APPLICATION BY RYC PROPERTY LIMITED

Warden Roulston noted that the second public hearing item is a proposal from RYC Property Ltd for mapping amendments to the East Hants Official Community Plan.

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 made a recommendation to Council during the hearing. Councillor Mitchell asked staff to present their report on the proposal.

The Community Planner II presented a report titled "*RYC Property Ltd. Application: MPS & LUB Mapping Amendments*" dated October 15, 2025. A copy of the report and supporting 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.

John Paul Cyr, Owner of RYC Properties Ltd.

- Wish to clear up to the public that his intention is to build townhouses and not apartment buildings in the area in the Development Agreement.
- Advised that he is willing going to lose 5 lots with the suggested Stormwater Management Plan to keep the gully natural.
- Explained how the detention pond drains water slowly.
- Has been in this business for 25 years locally and quality is known.

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.

The Communications Officer advised there was one question:

- Where will water come from?

Staff confirmed water would be available from the water utility.

Follow up question:

- What about if there is a drought?

The Director of Infrastructure and Operations confirmed there is water capacity and the water source is from an underground aquifer which is at a lower drought impact risk. The Shubie well saw no deviation during the drought of 2025.

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

The Warden asked if Staff had additional comments. There were none.

The Warden asked the Chair to present his committee's recommendation.

RECOMMENDATION

C25(365)
November

On the motion of Councillor Mitchell and Tingley:

Woodford

Moved that Council 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 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.

The Warden asked if there were any final questions or comments. There were none.

MOTION CARRIED

APPLICATION FOR MAGNOLIA CONTINUING CARE HOLDINGS LTD.

Warden Roulston noted that the final public hearing item was an application to amend an existing 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 made a recommendation to Council

during the hearing. Councillor Mitchell asked staff to present their final report on the proposal.

The Manager of Planning presented a staff report titled “*Magnolia Continuing Care Holdings - Development Agreement Amendment*” dated October 8, 2025. A copy of the report and supporting documents were attached to the agenda and available to all members of Council.

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

Discussion ensued and questions were addressed by staff.

APPLICANT COMMENTS

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

Mark VanZeumerer of the Stevens Group (who own and operates the Magnolia Long Term Facility)

- Confirms that he was shocked that the original Development Agreement from 2008 went on so long.
- Advised that the Stevens Group asked for an extension on the Development Agreement in 2023.
- Advised that between 2023 and today, the design has been fine tuned and the ideal footprint has been designed.
- Believes it is very important to keep the pathway from the Magnolia to the school as it is beneficial for the residents of the Magnolia and the students, including outdoor classrooms at the back of the property.
- Wishes to thank Council for their consideration.

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.

RECOMMENDATION

C25(366)
November

On the motion of Councillors Mitchell and Hebb:

Woodford

Moved 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

The Warden concluded the Public Hearing.

CORRESPONDENCE FOR INFORMATION (CONTINUED)

ITEM #5 LETTER FROM PUBLIC HEALTH IN RESPONSE TO THE EAST HANTS HOUSING STRATEGY

Councillor Mitchell asked if staff is still in contact with Public Health regarding the Housing Strategy.

Staff advised that they are and there will be meetings during the Plan Review.

Councillor MacPhee wanted to raise the results of the survey provided just prior to the meeting regarding the location of the Shubenacadie Cenotaph. Councillor Rhyno raised a point of order that the topic was not part of the Correspondence for Information for discussion. The Warden upheld the point of order. Discussion ceased.

CORRESPONDENCE FOR DECISION

ITEM #41 DONATION FUND AND ACCEPTANCE OF DONATIONS POLICY (UNIACKE WISHGIVERS)

The Director of Finance presented a staff report titled “*Donation Fund and Acceptance of Donations Policy*” dated November 20, 2025. A copy of the report was attached to the agenda and available for all council.

Discussion ensued and questions were addressed by staff.

C25(367)
November

On the motion of Councillors Moussa and Tingley:

Tattrie

Moved that Council approve the creation of a Uniacke Wishgivers Donation Fund and that annually a grant will be provided to Uniacke Wishgivers in the amount of funds collection from out parties.

MOTION CARRIED

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

ITEM #10 - REQUEST FROM FIRE CHIEF OF MILFORD & DISTRICT FIRE DEPARTMENT REGARDING FUNDING FOR A NEW FIRE TRUCK

The Director of Corporate Services presented a request from the Fire Chief of Milford & District Fire Department dated August 11, 2025 seeking funding support from the municipality for a new fire truck.

C25(368)
November

On the motion of Councillor Merriam and Deputy Warden Dixon:

Clarkson

Moved that a staff report be prepared to review the Municipality of East Hants's loan guarantee program for financing fire truck purchases and to explore funding options going forward for future acquisitions.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

COMMITTEE REPORTS

NOMINATING COMMITTEE REPORT - AUDIT COMMITTEE

Deputy Warden Dixon 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 November 18, 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(369) November	On the motion of Warden Roulston and Councillor Mitchell: <i>Moved that Council appoints David McCusker as the Public member of the Audit Committee for a term ending July 31, 2027; and that the member will commence participation in the Audit Committee after the Council meeting on November 26, 2025.</i>	Tattrie
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MOTION CARRIED

Warden Roulston resumed the Chair.

CORPORATE & RESIDENTIAL SERVICES

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on November 18, 2025. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result:

EAST HANTS FAMILY RESOURCE CENTRE PRESENTATION

C25(370) November	On the motion of Councillors Garden-Cole and Hebb: <i>Moved that Council direct staff to include a \$40,000 Community Partnership Fund grant for the East Hants Family Resource Centre in the draft operating budget for consideration.</i>	Tapper
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MOTION CARRIED

C25(371) November	On the motion of Councillors Garden-Cole and Hebb: <i>Moved that Council direct staff to write a letter of support for the East Hants Family Resource Centre to assist their request for additional provincial funding.</i>	Tapper
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MOTION CARRIED

PLANNING ADVISORY COMMITTEE

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

PLN25-009 MACINTOSH LANE, NMR - REDESIGNATION AND REZONING

C25(372) On the motion of Councillors Mitchell and Merriam: Woodford
November

Moved that Council authorize staff to schedule a public information meeting to consider an application from David Maddeaux to amend the MPS and LUB by changing the land use designation and zone from Agricultural Reserve (AR) to Rural Use (RU) for 47 MacIntosh Road, Upper Nine Mile River.

MOTION CARRIED

C25(373) On the motion of Councillors Mitchell and Merriam: Woodford
November

Moved that Council direct staff to seek comments on the application (PL25-009 MacIntosh Lane, NMR) from the East Hants Agricultural Advisory Committee.

MOTION CARRIED

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

PLN25-010 SUNNY POINT FARMS - MPS & LUB AMENDMENTS

C25(374) On the motion of Councillors Mitchell and Rhyno: Woodford
November

Moved that Council authorize staff to schedule a Public Information Meeting to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for Intensive Livestock Operations in the Rural Use North (RU-2) Zone.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

C25(375) On the motion of Councillor Mitchell and Deputy Warden Dixon: Woodford
November

Moved that Council direct staff to include a review of the setbacks in the AR, RU, RU North zones be included in the next Plan Review.

MOTION CARRIED

MOTION C25(236) ESTIMATED COSTS OF UPGRADING K-CLASS ROADS FOR EMERGENCY PURPOSES

C25(376) On the motion of Councillors Mitchell and Merriam: Woodford
November

Moved that Council accept the cost estimates and put the report "Motion C25(236): Cost of Upgrading K-Class Roads - Single Egress/Ingress Development" on file and do not proceed with any additional work.

MOTION CARRIED

LANTZ SPS AMENDMENT TO MPS AND LUB

Dealt with at the public hearing.

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Moussa, as Vice Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on November 18, 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:

SHUBENACADIE WATER TREATMENT PLANT PW2024 GUDI STEP 2 STUDY

C25(377)
November

On the motion of Councillors Moussa and Hebb:

Hulsman

Moved that Council approve \$25,000 before tax for the completion of the GUDI Step 2 Study of the new well at the Shubenacadie Water Treatment Plant, to be funded from the Housing Accelerator Fund.

MOTION CARRIED

EXTENDED PRODUCER RESPONSIBILITY (EPR) UPDATE

No motion came forward.

Councillor Rhyno wished to advise that he viewed a video that explained the Extended Producer Responsibility (EPR) update very well.

ORGANICS PROCESSING CONTRACT

C25(378)
November

On the motion of Councillors Moussa and Hebb:

Hulsman/CAO

Moved that Council direct the CAO to approve a 1-year contract extension with GFL Environmental for organics processing, at a rate of \$100/tonne effective April 1, 2026.

MOTION CARRIED

PARKS, RECREATION & CULTURE COMMITTEE

Councillor Rhyno, as Chairperson of the Parks Recreation and Culture Committee presented the report from the meeting held on November 18, 2025. The minutes of that meeting were made available to all members of Council. The following motion is coming forward as a result:

VOLUNTEER RECOGNITION - DATE AND LOCATION RECOMMENDATIONS

C25(379)
November

On the motion of Councillors Rhyno and Mitchell:

Tapper

Moved that Council approves that the East Hants Volunteer Awards and Firefighter Long Service Awards ceremony be held on April 24, 2026 at the Mount Uniacke Royal Canadian Legion Branch 165; and that if a caterer is not available for Mount Uniacke, Council approves that the event be held in Rawdon.

MOTION CARRIED

POLICE ADVISORY COMMITTEE

Councillor Rhyno, as Chairperson of the Police Advisory Committee presented the report from the meeting held on November 18, 2025. The minutes of that meeting were made available to all members of Council.

No motions came forwards.

Councillor Rhyno advised that the Quarterly RCMP update was presented and confidential public safety information was shared in camera.

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 and put forward the following motion:

COUNCIL REMUNERATION & TRAVEL REIMBURSEMENT POLICY

C25(380)
November

On the motion of Warden Roulston and Councillor MacPhee:

Tattrie

Moved that staff prepare a report to update the Council Remuneration Policy and Travel Expenses Policy to include lunch on Executive Committee days.

MOTION CARRIED

Eight (8) in favour and two (2) against, with Councillor Merriam and Deputy Warden Dixon voting nay.

BUSINESS FROM COUNCILLORS

Councillors provided verbal reports on their recent activities.

The following motions resulted:

EAST HANTS FIRE SERVICES COMPREHENSIVE NEED ASSESSMENT

C25(381)
November

On the motion of Councillors Tingley and Rhyno:

Moved (later defeated) that Council direct staff to collaborate with (not direct) MEH Fire Services to complete a Fire Services Comprehensive Needs Assessment that will include evaluation of community risks, fire halls, equipment, capabilities, projected future needs based on community growth, with the goal of identifying gaps and developing a plan to ensure adequate fire protection for the next 25 plus years. This study should provide recommendations to Council for consideration in the upcoming fiscal planning cycle.

Discussion ensued and questions were addressed by staff and the CAO for clarification.

C25(382)
November

On the motion of Councillors Merriam and MacPhee:

Moved (ruled out of order) to amend Motion C25(381) to add retaining of Consultant and the terms of reference are made clear when the legislation is made by the Province.

Discussion ensued and questions continued to be addressed by staff and the CAO.

Warden Roulston rules the amendment to be out of order as the amendment does not amend the actual motion and the original motion is to add it to the draft budget for further discussion at that time.

Deputy Warden Dixon assumed the Chair at the request of the Warden and discussion continued.

MOTION DEFEATED

Three (3) in favour and seven (7) against, with Councillors Garden-Cole, Mitchell, Hebb, MacPhee, Moussa, Deputy Warden Dixon and Warden Roulston voting nay.

SHUBENACADIE CENOTAPH LOCATION - SECOND SURVEY RESULTS

Councillor MacPhee raised the results of the survey regarding the cenotaph location that were provided just prior to the meeting start which demonstrated the majority of participants were in favor of leaving the cenotaph at the Legion location. (Note: the survey results were provided to all members of Council).

Councillor MacPhee was excused due to the late time and a medical need.

MOUNT UNIACKE QUARRY

C25(383)
November

On the motion of Councillors Moussa and Garden-Cole:

Woodford

Moved that Council direct staff to write a letter to the Minister of Municipal Affairs, the Premier and Minister of Environment and Climate Change regarding the disappointment of the Municipality and residents of East Hants to influence the Mount Uniacke Quarry project in our community.

MOTION CARRIED

(IN-CAMERA) CONTRACTUAL ISSUE

C25(384)
November

On the motion of Councillors Mitchell and Hebb:

Moved to go in camera at 10:13 p.m.

MOTION CARRIED

Council returned to open meeting at 10:33 p.m. and Warden Roulston advised that Council met in camera to discuss a contractual issue and the following public motion is coming forward as a result:

EAST HANTS AQUATIC CENTRE

C25(385)
November

On the motion of Councillors Merriam and Hebb:

Tapper

Moved that Council ratify the direction below given to staff in September 2023 (with amendments to the funding source):

Moved that Council give the CAO direction to engage a third-party consultant to investigate the factors contributing to the flooding in the East Hants Aquatic Centre on July 21, 2023 and provide recommendations for future flood mitigation and allocate \$50,000 from the Provincial Strategic Initiative Funding for this study;

And, that Council authorizes the CAO to expend funds necessary to advance the repairs of the East Hants Aquatic Centre that will be reimbursed by the insurance provider;

And, that Council approves the \$50,000 deductible be paid from the Provincial Strategic Initiative Funding.

And, that Council authorizes the allocation of the \$570,000 Provincial Strategic Initiative Funding to include \$455,800 for Capital Project 25-033 - East Hants Aquatic Centre Stormwater Upgrades to safeguard against potential future flooding and expenses identified in the report dated November 18, 2025.

MOTION CARRIED

ADJOURNMENT

C25(386)
November

Council adjourned with unanimous consent at 10:35 p.m.



Approved by: Sheralee Mitchell - MacEwan, Assistant Municipal
Date: December 1, 2025



Approved by: Eleanor Roulston, Warden
Date: December 17, 2025

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