



## Regular Meeting of Council

December 17, 2025

**PRESENT:** Warden Eleanor Roulston  
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee	Craig Merriam
Walter Tingley	Eldon Hebb
Norval Mitchell	Sandra Garden-Cole
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
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Erin MacIsaac, HR & Legislative Administrator
- Ms. Debbie Uloth, Community Planner II

**REGRETS:**

- Councillor Elie Moussa

### CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT

Warden Roulston called the meeting to order at 7:00 p.m. on December 17, 2025 and recited the historical acknowledgement.

### MOMENT OF SILENT CONTEMPLATION

A moment of silent contemplation was observed.

### APPROVAL OF OR AMENDMENTS TO AGENDA

It was suggested that a break be included in the agenda following the Public Hearing. The agenda was approved as amended by unanimous consent.

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

C25(392)  
December

On the motion of Deputy Warden Dixon and Councillor Mitchell:

***Moved that the Regular Meeting of Council (Policy & In-Camera) will be held on January 20, 2026 and Regular Meeting of Council will be held on January 28, 2026.***

**MOTION CARRIED**

**APPROVAL OF MINUTES**

C25(393)  
December

*The minutes of Regular Meeting of Council (Policy & In-Camera) held on November 18, 2025 and the Regular Meeting of Council held on November 26, 2025 were approved with unanimous consent.*

**CORRESPONDENCE FOR INFORMATION**

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

**ITEM #7 - EMAIL FROM CAROLYN NELSON FOLLOWING NOVEMBER COUNCIL MEETING**

Councillor MacPhee wished to address and clarify a few comments in the email.

**ITEM #39 LETTER FROM CHRISTINE BLAIR, MAYOR OF COLCHESTER REGARDING PARKING AT THE COLCHESTER EAST HANTS HEALTH CENTRE**

Councillor Mitchell wished to bring forward this item noting that the parking is an issue at the Colchester East Hants Health Centre. Many other Councillors agreed.

C25(394)  
December

On the motion of Councillors Mitchell & Hebb:

CAO

*Moved that Council direct the CAO to write a letter of support regarding the parking at the Colchester East Hants Health Centre.*

**MOTION CARRIED**

**ITEM #27 PLAQUE UNVEILING IN RECOGNITION OF 75TH ANNIVERSARY FOR THE COLCHESTER EAST HANTS PUBLIC LIBRARY**

Councillor Perry wished to advise that he attended the plaque unveiling as a board member of the Colchester East Hants Public Library. He thanked Council for their donation and advised that the library has purchased their new vehicle.

**CORRESPONDENCE FOR DECISION**

**ITEM #41 TAX EXEMPTION BACKGROUND**

The CAO presented the report titled “Council Remuneration - 1/3 Tax Exemption Issue from 2019” dated December 10, 2025 as requested during the Corporate & Residential Services Committee meeting held December 9, 2025. A copy of the report and supporting documents were attached to the agenda and available to all Council members.

No motions came forward.

**ITEM # 34 LETTER FROM EAST HANTS CURLING ASSOCIATION REQUESTING FUNDS BE DEDICATED FOR A CURLING FACILITY AS PART OF THE 2026 BUDGET PROCESS.**

The Director of Parks & Recreation presented the letter that was received from the president, Harold MacNeil of the East Hants Curling Association requesting that funding be dedicated to a curling facility be part of the budget process for 2026. A copy of the letter dated December 4, 2025 was attached to the agenda and available for all Council members.

The Director of Parks & Recreation advised that there is already a motion on the books - Motion C25(240) from July to delay discussions regarding a new curling facility until the Master Recreation Facility Plan is complete. The Plan is still in progress and is on track to be completed in the early 2026.

Discussion ensued and questions were addressed by the CAO and staff. No motions coming forward.

#### ITEM #33 REQUEST FROM ENFIELD VOLUNTEER FIRE DEPARTMENT TO MAKE PRESENTATION

The Director of Corporate Services presented a request to present from Luke Guthro on behalf of the Enfield Volunteer Fire Department that was put on hold until the FSANS report was released. The report was released in September. A copy of the request form was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

Due to time constraints, the continuation of Item #33 and other items of Correspondence for Decision were 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 is only one (1) item 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 to 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 proposal 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 December 3, 2025 and December 10, 2025, editions of the Chronicle Herald. The notices described the proposal, gave the date and time of the Public Hearing, and indicated the Staff Reports were available to the public.

#### PLN25-008 CASEY CONCRETE - DEVELOPMENT AGREEMENT FOR CONCRETE PLANT

Warden Roulston noted that the public hearing item is a proposal to enter into a development agreement with Casey Concrete.

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 Community Planner II presented the staff report titled "*PLN25-008 Casey Concrete - Development Agreement for a Concrete Plant*" dated December 3, 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 to questions from members of Council.

There were none.

#### APPLICANT COMMENTS

Warden Roulston asked if the Applicant had any comments or wished to make a presentation.

##### Bruce Casey, President of Casey Concrete

- Believes presentation by staff outlined what he is looking to do.
- Happy to answer any questions that Council or public may have

#### PUBLIC COMMENTS/QUESTIONS

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

##### Paul Sproule, 9172 Highway 214, Milford NS

- Concerns regarding dust and vibration from new addition.

Questions were answered by staff and the Applicant.

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 asked if there were any final questions or comments from Council.

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

#### RECOMMENDATION

C25(395)  
December

On the motion of Councillors Mitchell & Hebb:

Woodford

***Moved that the Planning Advisory Committee recommends that Council give final consideration and approve entering into a development agreement for a pre-mix concrete batch plant use located on property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, signed within one year of Council's approval.***

Further questions were addressed by the Applicant.

**MOTION CARRIED**

The Warden concluded the Public Hearing.

Council took a break at 7:56 p.m. and reconvened at 8:10 p.m.

**CORRESPONDENCE FOR DECISION (CONTINUED)**

**ITEM #33 REQUEST FROM ENFIELD VOLUNTEER FIRE DEPARTMENT TO MAKE PRESENTATION**

Discussion continued.

C25(396)  
December

On the motion of Councillors Garden-Cole & Tingley:

Clarkson

*Moved to allow Enfield Volunteer Fire Department to make a presentation.*

**MOTION CARRIED**

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

Note: Staff later scheduled the presentation for the January 20, 2026 Executive Committee meeting.

**ITEM #30 REQUEST FROM EAST HANTS FIRE SERVICE ASSOCIATION FOR FUNDING FOR TRAINING**

The Director of Corporate Services presented a letter that was received from the President of the East Hants Fire Association. A copy of the letter was attached to the agenda and available for all Council members.

Discussion ensued.

C25(397)  
December

On the motion of Councillors Perry & Merriam:

Clarkson

*Moved that Council approve the request to use fire training funds to pay for elevator rescue operations training for 20 firefighters at a cost of \$12,540.00.*

**MOTION CARRIED**

**COMMITTEE REPORTS**

**PLANNING ADVISORY COMMITTEE**

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting that was held on December 9, 2025. The minutes from that meeting were made available to all members of Council. The following motion coming forward:

**APPLICATION FROM CASEY CONCRETE**

Dealt with at the public hearing.

**CORPORATE & RESIDENTIAL SERVICES COMMITTEE**

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on December 9, 2025. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result:

**PRESENTATION - EAST HANTS FARMER'S MARKET COOPERATIVE LTD.**

C25(398) On the motion of Councillors Garden-Cole & Hebb: Tattrie/  
December Tapper

***Moved that Council consider the request from the East Hants Farmers' Market Cooperative Ltd. during budget discussions.***

**MOTION CARRIED**

**PROCUREMENT APPLICATION PILOT**

C25(399) On the motion of Councillor Garden-Cole & Deputy Warden Dixon: Clarkson  
December

***Moved that Council direct staff to negotiate an agreement with Valley Waste to provide the Online Procurement Application service based on an "as is" cost recovery model for the Municipality and provided that the agreement enables the Municipality to exit the agreement for any reason with a reasonable notice period.***

**MOTION CARRIED**

**TRANSIT ENGAGEMENT PLAN**

C25(400) On the motion of Councillors Garden-Cole & Mitchell: Clarkson  
December

***Moved that staff proceed with the engagement plan for a fixed-route transit as presented in the December 1, 2025 staff report with a maximum of nine (9) public information meetings (one (1) in Mount Uniacke, four (4) in the rural areas and four (4) in the corridor area) and that Council review a preview of the survey and it very clearly explains to the public how to get and submit a paper copy if they want one and that the budget be increased accordingly.***

**MOTION CARRIED**

**COUNCIL PROCEDURAL POLICY UPDATE**

C25(401) On the motion of Councillors Garden-Cole & Mitchell: CAO  
December

***Moved that Council approves updates to the Council Procedural Policy as attached to the Executive Committee Agenda dated December 9, 2025.***

**MOTION CARRIED**

**COUNCIL RENUMERATION AND TRAVEL REIMBURSEMENT POLICY**

C25(402) On the motion of Councillors Garden-Cole & Hebb: Tattrie  
December

***Moved that Council approve the amendment to the Council Remuneration and Travel Reimbursement Policy as attached to the Executive Committee agenda dated December 9, 2025.***

**MOTION CARRIED**

Seven (7) in favour and three (3) against, with Deputy Warden Dixon, Councillors Merriam and Perry voting nay.

**DOG CONTROL PROGRAM**

C25(403)  
December

On the motion of Councillors Garden-Cole & Merriam:

Woodford/  
Tattie

***Moved that Council approve an increase of the 25/26 operating budget of \$15,000 for dog control supplies to be funded from the GTR Contingency Reserve.***

**MOTION CARRIED**

C25(404)  
December

On the motion of Councillor Garden-Cole & Deputy Warden Dixon:

Woodford/  
Tattie

***Moved that Council approve an increase in capital project 23-019 to \$96,000 for the purpose of purchasing a vehicle and required upgrades with funding to come from Municipal Vehicles Reserve (G006). And that this purchase be authorized for fiscal 2025-2026 to be ready for April 1, 2026 operational start.***

**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.

**BUSINESS FROM COUNCILLORS**

Councillors provided verbal reports on their recent activities and extended best wishes this holiday season. No motions resulted.

**(IN-CAMERA) CONTRACTUAL AND PERSONNEL ISSUE**

C25(405)  
December

On the motion of Councillors Merriam & Perry:

***Moved to go in camera at 9:00 p.m.***

**MOTION CARRIED**

Council returned to open meeting at 10:18 p.m. Warden Roulston noted that Council met in camera to discuss a contractual and personnel issue. Direction was given to staff and no motions came forward.

**ADJOURNMENT**

C25(406)  
December

***Council adjourned with unanimous consent at 10:19 p.m.***

Approved by: Sheralee Mitchell- MacEwan, Assistant Municipal Clerk  
Date: December 19, 2025

Approved by: Eleanor Roulston, Warden  
Date:

/em

DRAFT



Title of Minutes - Date