



Regular Meeting of Council

January 28, 2026

PRESENT: Warden Eleanor Roulston
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee Craig Merriam
Walter Tingley Eldon Hebb
Norval Mitchell Sandra Garden-Cole
Keith Rhyno Elie Moussa (arrived at 7:07 p.m.)
Michael Perry (arrived at 7:09 p.m.)

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 Planning, Recreation & Culture
- 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

CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT

Warden Roulston called the meeting to order at 7:00 p.m. on January 28, 2026 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

C26(01)
January

Approved with unanimous consent that the Regular Meeting of Council (Policy & In-Camera) will be held on February 17, 2026 and Regular Meeting of Council on February 25, 2026.

APPROVAL OF MINUTES

C26(02)
January

The minutes of the Regular Meeting of Council (Policy & In-Camera) held on December 9, 2026 and the Regular Meeting of Council held on December 17, 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 #55: CHANGES TO THE BUILDING CODE

In response to an inquiry, the Director of Planning & Development commented on the planned changes and noted that they were not significant or cause for concern.

ITEM #13: SAFETY EQUIPMENT AT THE SPORTSPLEX

In response to an inquiry, the Director of Parks, Recreation and Culture provided information on the equipment available on site and protocols for 911 support.

CORRESPONDENCE FOR DECISION

ITEM 68: SPONSORSHIP OPPORTUNITY - 2026 WOODLAND CONFERENCE

The Woodland Conferences 2026 organizers provided a letter dated January 23, 2026 outlining a sponsorship opportunity for their 2026 Conference. A copy of the letter was attached to the agenda and available for all Council members.

Discussion ensued and questions were addressed by staff.

C26(03)
January

On the motion of Councillors Merriam & Mitchell:

Tapper

Moved that the Municipality of East Hants fund \$100.00 from the General Government Grant for the 2026 Woodland Conference.

MOTION CARRIED

Eight (8) in favour and one (1) against, with Councillor Rhyno voting nay.

ITEM 56: HANTS FARMERS' MARKET - MEMBERSHIP FEE

The Director of Parks, Recreation & Culture presented a letter that was received from Ashley Copage, the Founder & Executive Director of the East Hants Farmers' Market with a request for immediate funds from the General Government Grant in the amount of \$600.00 to cover the membership fee with the Farmers' Markets of Nova Scotia Association. A copy of the letter was attached to agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C26(04)
January

On the motion of Councillors Tingley & Hebb:

Tapper

Moved that Council instruct staff to process payment under the East Hants General Government Grant to the East Hants Farmers' Market in the amount of \$600.00 to cover their membership fee with the Farmers' Markets of Nova Scotia Association.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

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

ITEM 53: PARKING ISSUES IN WHITE ESTATES, SPECIFICALLY SAM CRESCENT

The Director of Planning commented on an email dated January 19, 2026 received from a resident, Jordan Ridgeley regarding the ongoing parking issues in White Estates. A copy of the email was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C26(05)
January

On the motion of Councillors Tingley & Mitchell:

Woodford

Moved that Council direct staff to acknowledge the correspondence from Mr. Ridgeley and advise that moving forward, parking standards will be reviewed in the Planning Review for future developments; and

Direct staff to bring back a staff report with any possible solutions to the parking issues at Sam Crescent.

Further questions were addressed by staff.

MOTION CARRIED

Eight (8) in favour and three (3) against, with Councillors MacPhee, Moussa and Perry voting nay.

Further discussion ensued.

ITEM #33: ENFIELD VOLUNTEER FIRE DEPARTMENT - REQUEST - LAND OWNERSHIP

Deputy Warden Dixon declared a conflict of interest with respect to being a member of the Enfield Volunteer Fire Department, signed the Book of Disclosure and moved to the gallery until after the vote.

The Director of Corporate Services reminded Council about the request from the Enfield Volunteer Fire Department for the Municipality to take ownership of the land from the Enfield Volunteer Fire Department for the department to access grant funding to enable the construction of a new fire station that they municipality would own.

Discussion ensued and questions were addressed by staff.

C26(06)
January

On the motion of Councillor Mitchell & Hebb:

Moved (later defeated) that Council direct staff to prepare a staff report on the presentation by the Enfield Volunteer Fire Department and to indicate the pros and cons and what information may be coming to the Municipality from the Provincial guidelines that would allow all departments within East Hants to base their futures going forward.

Discussion continued and questions were addressed by staff.

MOTION DEFEATED

Four (4) in favour and six (6) against, with Councillors MacPhee, Hebb, Moussa, Rhyno, Perry and Warden Roulston voting nay.

The Chief Administrative Officer requested clarification on what Council would like to advise the Fire Department regarding their request.

Discussion continued.

C26(07)
January

On the motion of Councillors Perry & Rhyno:

Clarkson

Moved to table the request and inform Enfield Volunteer Fire Department of Council's decision to table pending the return of the Provincial Fire Review Legislation, at which time Council will be in a better position to respond to their request.

MOTION CARRIED

Deputy Warden Dixon returned to the Deputy Warden seat.

ITEM #32: EAST HANTS CURLING ASSOCIATION RE: 4TH ANNUAL RISING TIDES CURLING BONSPIEL SEEKING REDUCED ICE RENTAL COSTS

The Director of Parks, Recreation & Culture presented a letter dated January 13, 2026 from the East Hants Curling Association with a request regarding their annual Rising Tides Curling Bonspiel, seeking reduced ice rental costs. A copy of the letter was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C26(08)
January

On the motion of Councillors Rhyno & Mitchell:

Tapper

Moved that Council correspond with the East Hants Curling Association to inform them that Council is not in a practice of currently reducing ice rental rates and advise that the Association can apply for similar grants as in the past.

MOTION CARRIED

ITEM #24: PETITION FOR LOCAL IMPROVEMENT - GLENN DRIVE, LANTZ (DRAINAGE AND GRADING CONCERN)

The Chief Administrative Officer presented an email dated October 28, 2025 from residents on Glenn Drive, Lantz seeking a petition for a local improvement under Bylaw F-100 to improve drainage and grading concerns. A copy of the email was attached to the agenda and available to all Council members.

Discussion ensued and questions were addressed by staff.

C26(09)
January

On the motion of Councillors Tingley & Merriam:

Moved (later defeated) that staff bring back a staff report on the request of the residents of Glenn Drive, Lantz (Re: local improvement to address drainage and grading concerns).

Discussion continued and further questions were addressed by staff.

MOTION DEAFEATED

Two (2) in favour and nine (9) against, with Councillors Rhyno, Garden-Cole, Mitchell, Hebb, MacPhee, Perry, Moussa, Warden Roulston and Deputy Warden Dixon voting nay.

ITEM #18: EMAIL FROM CLARK WILKINS REQUESTING TO PURCHASE PART OF OR ALL OF PARCEL PID 45225992 FROM THE MUNICIPALITY

The Director of Corporate Services presented an email from Clark Wilkins dated January 8, 2026 with a request to purchase part of or all of parcel PID 45225992 from the municipality for use as a secondary entrance to land at PID 452590442 for a future subdivision. A copy of the email was attached to the agenda and available to all Council members.

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

C26(10)
January

On the motion Deputy Warden Dixon & Councillor Perry:

Moved (later tabled) that Council direct staff to bring back a staff report to further address the request from Clark Wilkins.

Further discussion ensued.

Council agreed to continue discussions on this item during the in-camera portion of the meeting.

C26(11)
January

On the motion of Councillors Rhyno & Merriam:

Moved that Council table motion C26(10) until further in-camera discussions later in the meeting.

MOTION CARRIED

BUILDING OFFICIAL APPOINTMENT

C26(12)
January

On the motion of Councillor Mitchell & Deputy Warden Dixon:

Woodford

Moved that Council appoint Jennings Sinclair as Building Official for the Municipality of East Hants per Section 5(2) of the Building Code Act.

Questions were addressed by staff.

MOTION CARRIED

RATIFICATION - ACQUISITION LOT 1A - BURNTCOAT ROAD

C26(13)
January

On the motion of Councillors Tingley & Moussa:

Clarkson

Moved that Council ratify the purchase of PID 45387396 for a purchase price of \$72,000 plus applicable taxes and due diligence, funded through the tourism fund and general tax rate contingency reserve.

MOTION CARRIED

FIRST READING BYLAW A-200-1, AMENDMENT TO BYLAW A-200, WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEM UPGRADE LENDING PROGRAM BYLAW

C26(14)
January

On the motion of Councillor Garden-Cole & Mitchell:

Clarkson

Moved that Council give first reading to Bylaw A-200-1, An Amendment to Bylaw A-200 Water Supply and On-Site Sewage Disposal System Upgrade Lending Program Bylaw; and that Council extend the Well and Septic Loan Program

under Bylaw A-200-1, with the program funding amount to be increased to, and capped at \$500,000.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

COMMITTEE REPORTS

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee presented the report from the meeting held on January 20, 2026. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result:

PRESENTATION FROM THE ENFIELD VOLUNTEER FIRE DEPARTMENT

Dealt with during Correspondence for Decision

FIRE SERVICE ASSOCIATION OF NOVA SCOTIA (FSANS) FIRE GOVERNANCE REVIEW

No motion coming forward.

WELL AND SEPTIC LOAN PROGRAM UPDATE - BYLAW A-200

C26(15)
January

On the motion of Councillors Garden-Cole & Hebb:

Clarkson

Moved that once the cap of \$500,000 has been reached, a report with the number of waiting applicants and costs be brought back to Council for decision based on our financial situation at that time (East Hants Water Supply and On-Site Sewage Disposal Upgrade Lending Program).

MOTION CARRIED

DAR LINE LAND MANAGEMENT & ENCROACHMENT BYLAW UPDATE

C26(16)
January

On the motion of Councillors Garden-Cole & Hebb:

Clarkson

Moved that Council authorize the CAO to enter into a ten-year agreement (with a ten-year renewal term) with the East Hants Multi-Use Trail Association for the management and maintenance of the DAR Line between King Road in Kennetcook and the East Hants/West Hants Boundary in Stanley that permits multi-modal recreational trail use, consistent with the terms and conditions outlined in the January 8, 2026 dated staff report, with the intent to move toward a future agreement for the entire DAR Line.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE REPORT

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting that was held on January 20, 2026. The minutes from that meeting were made available to all members of Council. The following motions are coming forward as a result:

PLN25-011 - CORES WORLDWIDE - TEXT AMENDMENT TO LAND USE BYLAW

C25(17)
January

On the motion of Councillors Mitchell & Hebb:

Woodford

Moved that Council give first reading to the application from Cores Worldwide Inc. to amend the LUB by increasing the maximum commercial floor area of the Highway Commercial (HC) Zone to 2,750 m², for the purpose of enabling a public hearing and authorize staff to schedule a public hearing.

MOTION CARRIED

PLN25-013 - ARKHAM DEVELOPMENT LTD.

C26(18)
January

On the motion of Councillors Mitchell & MacPhee:

Woodford

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 use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield and the parking standards for townhouses be reviewed before going to the Public Information Meeting.

Questions were addressed by staff.

MOTION CARRIED

MAITLAND HERITAGE CONSERVATION DISTRICT PLAN AND BYLAW REVIEW (BYLAW P-1100)

C26(19)
January

On the motion of Councillors Mitchell & Merriam:

Woodford

Moved that Council:

- *Adopt the public participation program, outlined in the staff report regarding the Maitland Heritage Conservation District Review and dated January 7, 2026; and*
- *Approve sending the background information to the Minister for Communities, Culture, Tourism and Heritage.*

Discussion ensued and questions were addressed by staff.

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

MOTION CARRIED

Six (6) in favour and four (4) against, with Councillors Garden-Cole, Rhyno, Deputy Warden Dixon and Warden Roulston voting nay.

Note: Councillor Tingley was not present for the vote.

Warden Roulston resumed the Chair.

2026/2027 PLAN REVIEW SCOPING REPORT

C26(20)
January

On the motion of Councillors Mitchell & Moussa:

Moved that Council authorize to begin a plan review outlined in the staff report “2026-27 Plan Review Scoping Report” dated January 9, 2026 following Option C.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

C26(21)
January

On the motion of Councillors Rhyno & Hebb:

Woodford

Moved that staff prepare a small report pertaining to the land use bylaw review surrounding the RU2 Zone with regards to what will be discussed.

MOTION CARRIED

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

PARKS, RECREATION & CULTURE COMMITTEE

Councillor Rhyno, as Chairperson of the Parks, Recreation and Culture Committee presented the report from the meeting held on January 20, 2026. The minutes from that meeting were made available to all members of Council. The following motion is coming forward:

RISING TIDE SIGNAGE UPDATE

C26(22)
January

On the motion of Councillors Rhyno & Mitchell:

Tapper

Moved that Council give the CAO direction:

- 1. Discontinue the Rising Tide Shore signage program;***
- 2. Request to reallocate the Provincial Beautification Funds to other appropriate projects or return funding and return any municipal funds to the Tourism reserve; and that***
- 3. Council direct staff to update the existing East Hants Tourism Strategy to reflect current tourism conditions, to be presented for Council approval at a future date.***

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee presented the report from the meeting held on January 20, 2026. The minutes from that meeting were made available to all members of Council. The following motions came forward as a result of that meeting:

THOMAS STREET PAVING PETITION FINANCIAL UPDATE

C26(23)
January

On the motion of Councillors Perry & Merriam:

Hulsman

Moved that Council update capital project 24-018 “Gravel Road Replacement - Thomas Street” with the change being to seek approval in the capital budget to be completed in Fiscal year 2027-28. The scope will now include the paving of the Municipal owned road for a total project of \$1,170,000, contingent on a successful paving petition, and where local residents agree to contribute towards the transition to paved surface. Where there is understanding the base estimated \$860,000 in gravel costs is considered work that would be done by the Municipality within the same window of time and thus not in contradiction of the Local Improvement Charges Bylaw-F100.

MOTION CARRIED

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

STATUS OF CONSTRUCTION & DEMOLITION (C&D) LANDFILL CELL - WASTE MANAGEMENT CENTRE

C26(24)
January

On the motion of Councillors Perry & Hebb:

Hulsman

Moved that Council approve the addition of \$410,000 to capital project 25-019 “Construction & Demolition Landfill Cell”, with funding coming from the Solid Waste Operating Reserve (G501) that will see the updated total approved budget for the project become \$1,840,000.

MOTION CARRIED

CODE OF CONDUCT SANCTIONS - COUNCILLOR CARL MACPHEE

Warden Roulston presented a memo titled “Code of Conduct - Councillor Carl MacPhee” dated December 18, 2025. A copy of the memo was attached to the agenda and available to all members of Council.

Councillor MacPhee presented a letter of apology, which was later attached to the agenda package.

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.

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:

SNOW REMOVAL LEVELS FOR THE MOUNT UNIACKE BUSINESS PARK

C26(25)
January

On the motion of Councillors Perry & Moussa:

Hulsman/
Tattrie

Moved that Council directs the CAO to provide a staff report during budget discussions on snow removal levels for the Mount Uniacke Business Park with

options to consider aligning it with the service level in the Elmsdale Business Park.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

SNOW REMOVAL STANDARDS

C26(26)
January

On the motion of Councillors Moussa & Perry:

Hulsman

Moved that Council directs the CAO to provide a staff report on the snow removal standards for municipality owned roads in Mount Uniacke (and other areas).

Discussion ensued and questions addressed by staff.

MOTION CARRIED

SNOW CLEARING - EAST UNIACKE ROAD

C26(27)
January

On the motion of Councillors Moussa & Perry:

Hulsman

Moved that Council write a letter to Minister of Transportation and the MLA about the snow clearing priority for East Uniacke Road and acknowledge that it is a Route/Trunk instead of a residential road.

Discussion ensued and questions were addressed by staff.

MOTION CARRIED

(IN-CAMERA) CONTRACTUAL ISSUE, CAO PRIORITIES AND LAND ISSUE

C26(28)
January

On the motion of Deputy Warden Dixon & Councillor Hebb:

Moved that Council go in-camera at 9:34 p.m. to discuss a contractual issue, land issue and CAO Priorities.

MOTION CARRIED

Council returned to open meeting at 11:04 p.m. and Warden Roulston advised that Council met in camera to discuss a contractual issue, land issue and CAO priorities and the following public motions are coming forward as a result:

ITEM #18: EMAIL FROM CLARK WILKINS REQUESTING TO PURCHASE PART OF OR ALL OF PARCEL PID 45225992 FROM THE MUNICIPALITY

C26(29)
January

On the motion of Councillors Merriam & MacPhee:

Moved that Council lift tabled motion C26(10) regarding the land request.

MOTION CARRIED

Motion C26(10) was on the floor:

Moved that Council direct staff to bring back a staff report to further address the request from Clark Wilkins.

MOTION DEFEATED

Two (2) in favour and nine (9) against, with Councillors Rhyno, Garden-Cole, Hebb, MacPhee, Merriam, Perry, Moussa, Tingley and Warden Roulston voting nay.

C26(30)
January

On the motion of Councillors Perry & Rhyno:

Clarkson

Moved that Council direct staff to inform the requesting party that Council is not declaring that land surplus at this time and is not looking to divest it. (PID 45225992).

MOTION CARRIED

ADJOURNMENT

Council adjourned with unanimous consent 11:10 p.m.

Approved by: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: February 2, 2026

Approved by: Eleanor Roulston, Warden
Date:

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