



### Corporate & Residential Services Committee Executive Committee

February 17, 2026

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 9:48 a.m. All members of Council were present with the exception of Councillor Hebb, who sent regrets.

#### 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
- Ms. John Woodford, Director of Planning
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator
- Ms. Amy Pyne, Manager of Real Estate & Corporate Projects
- Ms. Anne Warburton, Sustainability Coordinator
- Mr. Calvin Byard, Manager of Protective Services

#### APPROVAL OF MINUTES

CRS26(27) *The minutes of the Corporate & Residential Services Committee held on* [00:00:20]  
February *January 20, 2026 were approved.*

#### CLIMATE ACTION PLAN

The Director of Corporate Services introduced Anne Burton, Sustainability Coordinator. The Sustainability Coordinator and Manager of Real Estate & Corporate Projects presented the report titled “*What We Heard So Far*” dated January 2026. A copy of the report was attached to the agenda and available to all committee members.

East Hants is updating its Municipal Climate Change Action Plan (MCCAP). This updated plan will help guide the Municipality in preparing for both long-term climate changes and sudden extreme weather events. A key part of this work is building open and ongoing dialogue with residents, municipal staff, and Council. To date, 416 people have participated in the engagement process.

CRS26(28) On the motion of Councillors Merriam and Tingley: [00:25:31]  
February ***Moved that the Corporate & Residential Services Committee recommend that Council receive as information the What We Heard So Far report dated January 2026, which summarizes the results of engagement activities conducted in 2025 as part of the Municipal Climate Change Action Plan update.***

**MOTION CARRIED**

**BREAK**

The Committee took a break at 10:20 am and returned at 10:35 am.

**BYLAW A-300, ENCROACHMENT ON MUNICIPAL REAL PROPERTY BYLAW**

The Manager of Real Estate & Corporate Projects presented a report titled “Proposed Bylaw A-300 Encroachment on Municipal Real Property” dated February 9, 2026. A copy of the report was attached to the agenda and available to all committee members.

The intent of the bylaw is to provide a clear, consistent and enforceable framework to help us manage encroachments on all municipal properties. Discussion was held on how this bylaw would impact property owners on the DAR line. The Manager of Real Estate & Corporate Projects provided clarification on the difference between encroachment and easement.

CRS26(29) On the motion of Councillors Perry and Tingley: [01:04:49]  
February ***Moved that the Corporate & Residential Services Committee recommend to Council that Council give first reading to Bylaw A-300 Encroachment on Municipal Real Property.***

Councillor MacPhee was absent when the motion was made.

CRS26(30) On the motion of Warden Roulston and Councillor Rhyno: [01:07:35]  
February ***Move to table motion CRS25(29) until such time as staff can come back with a more detailed plan around the lease options for properties bordering the DAR line.***

Four (4) voting in favor of the motion, five (5) voting against. Councillors Merriam, Moussa, Perry, Mitchell and Tingley voting nay.

**MOTION DEFEATED**

Further discussion took place before voting on Motion CRS26(29).

Six (6) voting in favor of the motion, three (3) voting against. Warden Roulston and Councillors Garden-Cole and Rhyno voting nay.

**MOTION CARRIED**

CRS26(31) On the motion of Warden Roulston and Councillor Rhyno: [01:24:01]  
February ***Move to ask staff to bring back a report outlining how this bylaw would***  
***work around properties adjoining and adjacent to the DAR line.*** Clarkson

Eight (8) voting in favor of the motion, one (1) voting against. Councillor Mitchell voting nay.

**MOTION CARRIED**

**BYLAW P-1000-2, AN AMENDMENT TO BYLAW P-1000, DOG BYLAW AND MUNICIPAL FEE POLICY**

The Manager of Development Services presented a report titled “Dog Bylaw - Amendments to Bylaw P-1000” dated February 2, 2026. A copy of the report was attached to the agenda and available to all committee members.

The SPCA will no longer be providing dog control services for the municipality after March 31<sup>st</sup> making amendments to the dog bylaw and updates to the Municipal Fee Policy necessary. These amendments include an update to the definitions of kennel and noise, defining neighborhood and persistently, replaced annual dog tags with lifetime tags, and added the option for a dog to be microchipped in lieu of a tag. Updates to the Fee Policy include the addition of impound and boarding fees. As part of this service, care of impounded dogs will be contracted to a kennel in Truro. There was discussion around the recommended fee to be charged to the dog owner in these cases.

CRS26(32) On the motion of Councillor Merriam and Perry: [01:30:05]  
February ***Moved that the Corporate & Residential Services Committee recommend to***  
***Council that Council give first reading to Bylaw P-1000-2, An Amendment to***  
***Bylaw P-1000, Dog Bylaw;***

***And that Council give notice of intent for updates to the Municipal Fee Policy, including the addition of impound and boarding fees, as attached to the Executive Committee agenda dated February 17, 2026.***

CRS26(33) On the motion of Warden Roulston and Councillor Rhyno: [01:50:11]  
February ***Moved to amend Motion CRS23(32) to incorporate a policy where a first***  
***offence of a dog being impounded for running at large that the fees are***  
***waived for up to 4 days.***

Eight (8) voting in favor of the motion, two (2) voting against. Deputy Warden Dixon and Tingley voting nay.

**AMENDMENT CARRIED**

Discussion was held before voting on the amended motion.

**AMENDED MOTION CARRIED**

The second part to Motion C26(32) was later tabled at the Regular Meeting of Council held February 17, 2026 including the amendment to waive fees for up to 4 days pending another report.

CRS26(34)  
February

On the motion of Councillors Rhyno and Merriam:  
***Moved that the Corporate & Residential Services Committee recommend to Council that Council direct staff after a year of kennel use to bring a report back on the number of usage and so on and so forth, in addition to a report on the options of going our own way with regard to kenneling.***

[01:50:11]  
Woodford

**MOTION CARRIED**

**ADJOURNMENT**

The meeting adjourned at 12:02 pm.

Approved by: Adam Clarkson, Director of Corporate Services  
Date: February 20, 2026

Approved by: Wade Tattrie, Director of Finance  
Date:

Approved by: John Woodford, Director of Planning & Development  
Date: February 20, 2026

/ah



## Infrastructure & Operations Executive Committee

February 17, 2026

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

Councillor Perry as Chairperson of the Committee called the meeting to order at 5:21 pm. All members of Council were present with the exception of Councillor Hebb who sent regrets.

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. Juliann Cashen, Communications Officer
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator
- Ms. Andrea Trask, Manager of Solid Waste

### APPROVAL OF MINUTES

IO26(06)  
February

*The minutes of the Infrastructure & Operations Committee held on January 20, 2026 were approved.*

### SHUBENACADIE WATER TREATMENT PLANT - GUDI MONITORING BUDGET

The Director of Infrastructure & Operations presented a report titled “*Shubenacadie Water Treatment Plant GUDI Budget*” dated February 2026. A copy of the report was attached to the agenda and available to all committee members.

Staff addressed questions from Committee members.

IO26(07)  
February

On the motion of Councillors Garden-Cole and Mitchell:  
*Moved that the Infrastructure & Operations Committee recommend to Council that Council approve an additional \$10,000 for the completion of GUDI Step 2 Study of the new well at the Shubenacadie Water Treatment Plant, to be funded from the Housing Accelerator Fund.*

**MOTION CARRIED**

### ADJOURNMENT

IO26(08)  
January

*the Infrastructure & Operations Committee was adjourned at 5:23 p.m. with unanimous consent.*

Approved by: Jesse Hulsman, Director of Infrastructure & Operations  
Date:

/ah

DRAFT

DRAFT



## Planning Advisory Committee Executive Committee

February 17, 2026

A meeting of the Planning Advisory Committee was held on the above date in the Council Chamber.

Councillor Mitchell, as Chairperson of the committee, called the meeting to order at 1:30 p.m. All members of Council were present, with the exception of Councillor Hebb, who sent regrets, and Councillor Rhyno, who joined the meeting at 1:49 p.m.

### Staff Present:

- Mr. Adam Clarkson, Director of Corporate Services
- Mr. John Woodford, Director of Planning & Development
- Mr. Wade Tattie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Debbie Uloth, Community Planner II
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Lee-Ann Martin, Development Officer/Planner
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

### Public Members:

- Mr. Sam Balcom
- Pamela Harvie

### APPROVAL OF MINUTES

PAC26(07) *The minutes of the Planning Advisory Committee meeting held January 20,*  
February *2026 were approved.*

### PLN25-011 CORES WORLDWIDE INC. - PROPOSED AMENDMENT TO THE LAND USE BYLAW

The Community Planner II presented the staff report titled “Cores Worldwide Inc. - Application to Amend the Land Use Bylaw” dated February 11, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application from Cores Worldwide Inc. to amend the Land Use Bylaw by increasing the maximum commercial floor area of the Highway Commercial (HC) Zone. By increasing the maximum gross floor area for properties in the Highway Commercial (HC) Zone, the Municipality will benefit by

collecting commercial taxes on buildings larger than what the zone currently permits. First reading of the proposed amendments was given on January 28, 2026.

- PAC26(08) On the motion of Councillor Tingley and Deputy Warden Dixon: 00:10:39  
February *Moved that the Planning Advisory Committee recommend to Council that Council give second reading and approve 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 square meters.* Woodford

**MOTION CARRIED**

**[PLN23-011 COTTAGE COUNTRY - REQUEST FOR INITIAL CONSIDERATION OF A DEVELOPMENT AGREEMENT](#)**

The Community Planner II presented the staff report titled “3230225 Nova Scotia Limited (Cottage Country) Application: Development Agreement” dated February 11, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application from 3230225 Nova Scotia Limited (Cottage Country) to enter into a development agreement to permit a 370 dwelling unit bare-land condominium development with 10.19 hectares of multi-use development (commercial & residential). The land under consideration is located between East Uniacke Road, Nature Drive, and Long Lake Road, East Uniacke, adjacent to the existing Cottage Country development. This proposal has changed in scale since the initial application submitted in January 2024, when the applicant applied for planning amendments to permit 550 dwelling units. Concern was expressed that the emergency access road leads to Long Lake Road, a provincial road which is in poor condition.

- PAC26(09) On the motion of Warden Roulston and Councillor Tingley: 00:39:45  
February *Moved that the Planning Advisory Committee recommend to Council that Council give initial consideration to enter into a development agreement to permit a 370 dwelling unit bare-land condominium development on 323 hectares of land with multi-use development (commercial & residential) for lands owned by 3230225 Nova Scotia Limited (Cottage Country) and identified as PID 45155314, PID 45403144, PID 45392602, and PID 45155306, East Uniacke, to enable a public hearing; and authorize staff to schedule a public hearing.* Woodford

Eleven (11) voting in favor, one (1) voting against. Councillor Moussa voting nay.

**MOTION CARRIED**

[PLN25-009 MACINTOSH ROAD - DAVIID MADDEAUX REQUEST TO REDESIGNATE AND REZONE](#)

The Manager of Planning presented the staff report titled “David Maddeaux - Development Agreement Application” dated February 3, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application from David Maddeaux to redesignate and rezone his land from Agricultural Reserve (AR) to Rural Use (RU). Following discussion at the Agricultural Advisory Committee in January the applicant has amended his application to request only a portion of his land be redesignated and rezoned.

- PAC26(10) On the motion of Councillor MacPhee and Warden Roulston: 00:47:49  
February *Moved that the Planning Advisory Committee recommends to Council that Council give first reading to the proposed amendments to the MPS and LUB by changing the land use designation and zone from Agricultural Reserve (AR) to Rural Use (RU) for a portion of 47 MacIntosh Road, Upper Nine Mile River; and authorize staff to schedule a public hearing.* Woodford

**MOTION CARRIED**

[PLN25-013 ARKHAM DEVELOPMENTS LTD. - SUPPLEMENTARY REPORT REGARDING PARKING](#)

The Manager of Planning presented the staff report titled “Arkham Developments Ltd. Supplementary Report Regarding Parking” dated February 4, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouse units on both areas of land on Dorey Lane, Enfield. Following a motion at the January 2026 meeting of Council this report deals exclusively with parking for townhouses and not the proposed development. If the development is approved, the current parking standards would apply. Concern was raised that the current standards are not sufficient, leading to property owners parking on streets and causing congestion.

- PAC26(11) On the motion of Warden Roulston and Councillor Merriam: 01:13:31  
February *Moved that the recommendation (to include the amendments to the townhouse parking requirements into the current Arkham Developments application) change for common and shared parking to 2 spaces per unit with one visitor space for every 7 units from 1.5 spaces per unit and one visitor space for every 7 units.* Woodford

**MOTION CARRIED**

PAC26(12) On the motion of Councillor Garden-Cole and Warden Roulston: 01:18:37  
February *Moved that every stand alone townhouse have 2 on-site parking spots in keeping with the shared parking change that we just made; the garage is not considered a parking spot.* Woodford

Seven (7) voting in favor, five (5) voting against. Councillors MacPhee, Merriam, Perry, Deputy Warden Dixon and Ms. Harvie voting nay.

**MOTION CARRIED**

PAC26(13) On the motion of Warden Roulston and Councillor Rhyno: 01:18:37  
February *Moved that the Planning Advisory Committee recommend to Council that Council direct staff to include the amendments to the land use bylaw parking requirements for townhomes, as outlined in the staff report dated February 4, 2026, and amended by Committee on February 17, 2026, into the current application submitted by Arkham Developments Ltd.* Woodford

Eight (8) voting in favor, four (4) voting against. Councillors MacPhee, Perry, Deputy Warden Dixon and Ms. Harvie voting nay.

**MOTION CARRIED**

**[PLN25-010 SUNNY POINT FARMS - REQUEST TO AMEND THE LAND USE BYLAW](#)**

The Development Officer/Planner presented the staff report titled “*Sunny Point Farms - Amendments to Official Community Plan*” dated January 26, 2026. A copy of the report was attached to the agenda and available to all committee members.

In October of 2025 Planning staff received an application from Phillip Vroegh of Sunny Point Farms to amend the Municipal Planning Strategy and Land Use Bylaw to reduce the minimum setback requirement for an intensive livestock operation use in the Rural Use North (RU-2) Zone. The applicant has submitted a Plan of Subdivision for their property containing an existing intensive livestock operation. Their plan of subdivision indicated a setback of 2m from the existing structure to the new property line. The current setback requirement in the RU-2 zone for an intensive agricultural use is 45m. The applicant has submitted an application to have the setback reduced from 45m to 2m where the neighbouring property is in common ownership. The National Building code does not allow for a setback this small so staff are recommending a setback of 10m where the neighbouring property is in common ownership.

PAC26(14) On the motion of Councillors Merriam and MacPhee: 02:03:27  
February *Moved (later amended) that the Planning Advisory Committee recommend to Council that Council give first reading 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 and authorize staff to schedule a public hearing.*

PAC26(15) On the motion of Warden Roulston and Councillor Rhyno: 02:05:10  
February ***Moved to amend Motion PAC26(14) to state “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 to 2m and will be subject to building code requirements where the neighbouring property is commonly owned”.***

Seven (7) voting in favor, 5 voting against. Councillors MacPhee, Merriam, Moussa, Perry and Tingley voting nay.

**AMENDMENT CARRIED**

PAC26(16) On the motion of Councillors Moussa and Merriam: 02:05:10  
February ***Moved to amend Motion PAC26(14) to state “in no instance shall an intensive livestock operation be less than 45m from a property that is not commonly owned”.***

**AMENDMENT CARRIED**

Voting took place on the amended motion. 02:25:00

Nine (9) voting in favor, 3 voting against. Councillors MacPhee, Perry and Tingley voting nay.

**AMENDED MOTION CARRIED**

For clarification, Motion PAC26(13) is as follows: Woodford

***Moved that the Planning Advisory Committee recommend to Council that Council give first reading 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 to 2m, subject to building code requirements, where the neighboring property is commonly owned; and***

***That in no instance shall an intensive livestock operation be less than 45m from a property that is not commonly owned; and***

***Authorize staff to schedule a public hearing.***

The Committee took a break and 4 p.m. and returned at 4:10 p.m.

**[BYLAW P-1200-1, AN AMENDMENT TO BYLAW P-1200, LOT GRADING AND DRAINAGE - PROPOSED AMENDMENTS FOR INITIAL CONSIDERATION](#)**

The Community Planner II presented the staff report titled “Lot Grading and Drainage Bylaw Review” dated February 11, 2026. A copy of the report was attached to the agenda and available to all committee members.

Planning and Development staff have initiated a five-year review of Bylaw P-1200, Lot Grading and Drainage. As part of the review, staff identified several items that need to be updated and reviewed those changes with the Committee.

PAC26(17) On the motion of Warden Roulston and Councillor Moussa: 02:39:54  
February ***Moved that the Planning Advisory Committee recommend to Council that Council give first reading to Bylaw P-1200-1, a bylaw to amend Bylaw P-1200, Lot Grading and Drainage Bylaw.*** Woodford

**MOTION CARRIED**

**2026/2027 PLAN REVIEW - COMMUNITY ENGAGEMENT REPORT**

The Community Planner II presented the staff report titled “2026-27 Plan Review Community Engagement Report” dated February 11, 2026. A copy of the report was attached to the agenda and available to all committee members.

The goal of the community engagement process is to ensure that all East Hants residents can contribute their knowledge, aspirations and perspective to the Official Community Plan Review. In addition to stakeholder input, community input will be sought throughout the Plan Review. Staff is looking for authorization to begin this consultation.

PAC26(18) On the motion of Warden Roulston and Deputy Warden Dixon: 03:00:33  
February ***Moved that an additional meeting be held in the Walton area, that an additional meeting be held in the Milford/Shubenacadie area and that the Corridor meeting not be held at the Lloyd E Matheson Center.*** Woodford

**MOTION CARRIED**

**2026/2027 PLAN REVIEW - DISCUSSION OF ITEMS WHICH WILL NOT BE INCLUDED IN PLAN REVIEW FOR THE RU-2 ZONE**

The Director of Planning & Development presented the staff report titled “Plan Review Topics - Hants North” dated February 9, 2026. A copy of the report was attached to the agenda and available to all committee members. The report outlined proposed discussion points for meetings in Hants North.

PAC26(19) On the motion of Warden Roulston and Councillor Rhyno: 03:08:02  
February ***Moved that the Planning Advisory Committee recommend to Council that Council direct staff to not reintroduce agricultural land protection, coastal zone management, except to explain that the Province has not implemented rules and should we be instructed by the Province to do so we would have no choice at that time, and settlement zoning within Hants North or to include any related regulations in draft planning documents; and direct staff to only discuss errors, omissions and housekeeping amendments to the RU-2 Designation and Zone at meetings in Hants North.*** Woodford

Eleven (11) voting in favor, one (1) voting against. Councillor Tingley voting nay.

**MOTION CARRIED**

ADJOURNMENT

The meeting adjourned at 5:20 p.m.

Approved By: John Woodford, Director of Planning & Development  
Date: February 20, 2026

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## Police Advisory Committee Executive Committee

February 17, 2026

A meeting of the Policed Advisory Committee was held on the above date in the Council Chambers.

Councillor Rhyno, as Chairperson, 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 Councillors Hebb (regrets), Moussa (arrived at 9:38 am) and Perry (arrived at 9:05 am).

Public Members:

- Joanne Pelley
- Nicole Cluett (arrived at 9:12 am)

Absent: Greg Densmore

Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Wade Tattrie, Director of Finance
- Mr. Adam Clarkson, Director of Corporate Services
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Mr. John Woodford, Director of Planning & Development
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Juliann Cashen, Communications Officer
- Mr. Calvin Byard, Manager of Protective Services
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

Guests Present:

- S/Sgt. Mike Balmaceda, RCMP
- Cpl. Jody Simpson, RCMP

### APPROVAL OF AGENDA OF ALL SUB-COMMITTEES

PA26(01) February	<i>The agenda was approved as presented.</i>	[00:41:08]
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### APPROVAL OF MINUTES

PA26(02) February	<i>The minutes of November 18, 2025 were approved as presented.</i>	[00:42:00]
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RCMP QUARTERLY REPORT

S/Sgt. Balmaceda and Cpl. Simpson presented the staff report titled “*East Hants District RCMP Quarterly Report February 2026*”. A copy of the report was attached to the agenda and available to all Committee members. S/Sgt. Balmaceda presented an HR and annual performance plan update and answered questions.

PA26(03)  
February

On the motion of Warden Roulston and Councillor MacPhee:  
***Moved that the Police Advisory Committee recommend to Council that Council instruct staff to work with the RCMP to establish a workshop agenda for Committee to provide input to the APP for East Hants.***

[00:14:52]  
Ramsay

**MOTION CARRIED**

The meeting adjourned at 9:46 am.

Approved by: Sheralee MacEwan, Assistant Municipal Clerk

Date: February 19, 2026

/ah

