



### Regular Meeting of Council

February 25, 2026

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

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

Regrets:      Eldon Hebb

**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. Jordan Baltzer, Manager of Finance
- Ms. Breanna Allum, Account & Budget Analyst
- Ms. Debbie Uloth, Community Planner II
- Mr. Tom Gignac, Manager of Information Services
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

**CALL TO ORDER & HISTORICAL ACKNOWLEDGEMENT**

Warden Roulston called the meeting to order at 7:00 p.m. and recited the historical acknowledgement.

**MOMENT OF SILENT CONTEMPLATION**

A moment of silent contemplation was observed.

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

C26(35)  
February

On the motion of Councillor Mitchell and Deputy Warden Dixon:  
***Moved that the Regular Meeting of Council (Policy & In-Camera) be held on March 10, 2026 and the Regular Meeting of Council on March 25, 2026.***

**MOTION CARRIED**

**APPROVAL OF OR AMENDMENTS TO AGENDA**

C26(36)  
February

***The agenda was approved as presented with unanimous consent.***

**APPROVAL OF MINUTES**

C26(37) *The minutes of the Regular Meeting of Council held on January 28, 2026 were approved with unanimous consent.*  
February

**CORRESPONDENCE FOR INFORMATION**

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

**ITEM 76: LAWRENCE HOUSE MUSEUM**

00:03:45

A letter has been received from the Department of Communities, Culture, Tourism and Heritage advising that twelve museums will be closed as a means of managing expenses. Lawrence House is one of those museums.

C26(38) On the motion of Councillors Rhyno and Mitchell:  
February *Moved that Council write a letter to the Premier, MLA and Minister of Tourism expressing our deep concern with the closure of the Lawrence House Museum.*

00:06:52

Tapper

**MOTION CARRIED**

**CORRESPONDENCE FOR DECISION**

**ITEM 77: RCMP COURT LIAISON OFFICER AND ADMINISTRATIVE SUPPORT POSITIONS**

The two-year pilot contract for the Court Liaison Officer position and the Administrative Support position for the East Hants RCMP office will soon expire. The pilot was successful and the CAO recommends that Council direct the CAO to negotiate a new permanent contract for the Court Liaison Officer position and the Administrative Support position for the East Hants RCMP.

C26(39) On the motion of Councillors Perry and MacPhee:  
February *Moved (later tabled) that Council direct the CAO to negotiate a new permanent contract for the Court Liaison Officer position and the Administrative Support position for the East Hants RCMP; and engage in conversation with the Department of Justice regarding the number of officers per administrative support.*

00:11:39

C26(40) On the motion of Councillors Tingley and Merriam:  
February *Moved to table Motion C26(39) to later in the meeting.*

00:13:07

**MOTION TABLED**

**ITEM 72: REQUEST FROM RIVERVIEW UNITED CHURCH**

A request has been received from Riverview United Church for a tax exemption for up to 15 years to enable the construction of an 8 or 9-unit residential building that will offer affordable housing.

C26(41) On the motion of Tingley and Mitchell:  
February *Moved that Council direct staff to provide a report and recommendations regarding the Riverview United Church proposal.*

00:14:09

Woodford

**MOTION CARRIED**

**ITEM 71: 2026 NSFM SPRING CONFERENCE**

C26(42) On the motion of Councillor Perry and Deputy Warden Dixon: 00:16:29  
February ***Moved that the delegation for the 2026 NSF Spring Conference consist of the Warden, the CAO, Councillor Tingley, Councillor Merriam and Councillor Mitchell.*** CAO

**MOTION CARRIED**

**ITEM 70: 2026 FCM ANNUAL CONFERENCE**

C26(43) On the motion of Councillors Perry and Merriam: 00:19:12  
February ***Moved the delegation for the 2026 FCM Conference consist of the Warden, the CAO, Councillor Tingley, Councillor Moussa and Councillor Mitchell.*** CAO

**MOTION CARRIED**

**ITEM 57: LETTER FROM THE CHIGNECTO CENTRAL SCIENCE FAIR COMMITTEE**

The Chignecto Central Science Fair Committee is seeking funding for the March 2026 Science Fair to be held at the Pictou County Wellness Centre. A similar request was received last year and Council advised that Council is supportive of the Science Fair Program, but there isn't a municipal grant program that would suit this request. However, funding is available to support East Hants students should they qualify for the National Science Fair.

C26(44) On the motion of Councillors Mitchell and Merriam: 00:20:11  
February ***Moved that Council send a similar letter (to the one sent last year) indicating our support for East Hants students if they qualify (for the National event) (Re: Chignecto Central Science Fair).*** Tapper

**MOTION CARRIED**

**ITEM 26: EMAIL FROM THE EAST HANTS CURLING ASSOCIATION**

A letter has been received from Harold MacNeil, President of the East Hants Curling Association requesting a rate reduction of the hourly ice rate for this group.

C26(45) On the motion of Deputy Warden Dixon and Councillor Mitchell: 00:24:35  
February ***Moved that Council respond with the previous information, articulating that those motions still stand until such time as we have the completed recreation facility master plan and that Council is not looking to reduce rental rates at this time (Re: EHCA request for reduced rates).*** Tapper

**MOTION CARRIED**

**ITEM 15: LETTER FROM BUILD NOVA SCOTIA**

Build Nova Scotia is requesting a waiver of all municipal fees associated with their development of 16 units of new public housing on provincially owned land located at Lot 1 Mill Village Road, Shubenacadie (PID 45162195). The fees include permit fees (\$1732) and infrastructure fees (\$70,850). The infrastructure fees pay for the capacity of the system and waiving those fees means the cost will be paid by the taxpayer.

C26(46) On the motion of Councillors Perry and Merriam:  
February *Moved (later tabled) that Council direct staff to bring back a staff report with a jurisdictional scan outlining what is being done in other municipalities that are part of the similar projects.*

C26(47) On the motion of Councillors Garden-Cole and MacPhee:  
February ***Moved to table motion C26(46) pending a discussion later in camera.***

Seven (7) voting in favor of the motion, three (3) voting against. Councillors Merriam, Perry and Tingley voting nay.

**MOTION CARRIED**

**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 is 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 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 February 11, 2026 and February 18, 2026 editions of the Chronicle Herald. The notices described the proposal, gave the date and time of the public hearing, and indicated that staff reports were available to the public.

**PLN25-011 CORES WORLD WIDE INC. - PROPOSED AMENDMENTS TO THE LAND USE BYLAW**

00:32:56

Warden Roulston noted that the public hearing item is a proposal by Cores Worldwide Inc. to amend the Land Use Bylaw.

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 will make 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 “*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 Council members.

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

#### APPLICANT COMMENTS

Warden Roulston asked if the Applicant had any comments or wished to make a presentation. It was noted that the applicant is out of the province on business and unable to attend.

#### PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor to 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.

Warden Roulston asked if staff had any final comments. There were none.

#### RECOMMENDATION

C26(48)  
February

On the motion of Councillor Mitchell and Deputy Warden Dixon:  
***Moved 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 m2.***

00:41:03  
CAO

The Warden asked if there were any final questions or comments from Council. Staff answered a question.

#### **MOTION CARRIED**

That concluded the public hearing.

#### FIRST READING BYLAW A-300 ENCROACHMENT ON MUNICIPAL REAL PROPERTY BYLAW

C26(49)  
February

On the motion of Councillor Garden-Cole and Tingley:  
***Moved that Council give first reading to Bylaw A-300, Encroachment on Municipal Real Property.***

00:44:47  
CAO

Eight (8) voting in favor, one (1) voting against. Warden Roulston voting nay. Deputy Warden Dixon was absent for the vote.

#### **MOTION CARRIED**

FIRST READING BYLAW P-1200-1, AN AMENDMENT TO BYLAW P-1200, LOT GRADING AND DRAINAGE BYLAW

C26(50) On the motion of Councillors Mitchell and Perry: 00:46:42  
February *Moved that Council give first reading to Bylaw P-1200-1, Lot Grading and Drainage Bylaw.* CAO

MOTION CARRIED

FIRST READING BYLAW P-1000-2, AN AMENDMENT TO BYLAW P-1000, DOG BYLAW

C26(51) On the motion of Councillors Garden-Cole and Merriam: 00:48:25  
February *Moved that Council give first reading to Bylaw P-1000-2, an amendment to Bylaw P-1000, Dog Bylaw.* CAO

MOTION CARRIED

SECOND READING BYLAW A-200-1, AN AMENDMENT TO BYLAW A-200 WATER SUPPLY AND ON-SITE SEWAGE DISPOSAL SYSTEM UPGRADING LENDING PROGRAM BYLAW

C26(52) On the motion of Councillors Garden-Cole and Merriam: 00:50:34  
February *Moved that Council give second reading to Bylaw A-200-1, an amendment to Bylaw A-200, Water Supply and On-site Sewage Disposal System Upgrading Lending Program Bylaw.* CAO

MOTION CARRIED

COMMITTEE REPORTS

POLICE ADVISORY COMMITTEE

Councillor Rhyno, as Chairperson of the Police Advisory Committee presented the report from the meeting held on February 17, 2026. The minutes of that meeting were made available to all members of Council. The following motion is coming forward as a result:

RCMP ANNUAL PERFORMANCE PLAN (APP) WORKSHOP

C26(53) On the motion of Councillors Rhyno and Mitchell: 00:52:13  
February *Moved that Council instruct staff to work with the RCMP to establish a workshop agenda for the Committee to provide input to the APP (annual performance plan) for East Hants.* Clarkson

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee presented the report from the budget meetings on January 29, February 5, February 10, February 12, and February 19, 2026 and the regular meeting held on February 17, 2026. The minutes of those meetings were made available to all members of Council. The following motions are coming forward as a result:

COMMUNITY PARTNERSHIP FUND 2026/2027

C26(54) On the motion of Councillor Garden-Cole and Deputy Warden Dixon: 00:54:20  
February *Moved that Council approve the list of recommended Community Partnership Fund Organizations to be included in the draft 2026/2027 budget and grants to be disbursed following final budget approval:* Tapper

- *Corridor Community Options for Adults - \$15,000*
- *East Hants Community Rider - \$50,000*
- *East Hants Family Resource Centre - \$40,000*
- *East Hants Historical Society - \$20,000*
- *East Hants Sports Heritage Society \*Based on operational expenses - up to \$5,000*
- *East Hants Youth Links - \$8,000*
- *Kids Action (Annapolis Valley-Hants Community Action Program) - \$20,000*

**MOTION CARRIED**

**GENERAL GOVERNMENT GRANTS 2026/2027**

C26(55) On the motion of Councillors Garden-Cole and Mitchell: 00:55:36  
February *Moved that, pending appropriate documentation is received, and the passing of the 2026/2027 budget, Council approve the following General Government Grants for disbursement in 2026/2027:* Tapper

- *Remember Canada's Heroes \$1,000*
- *Hants County Exhibition \$500*
- *Dr. Snow Bursaries \$7,500*
- *East Hants Foodbanks/Christmas Programs \$14,000*
- *COAT Association \$2,000*
- *Cst. Heidi Stevenson Memorial Golf Tournament, RCMP \$1,000*
- *4H Sponsorship \$200*
- *Recycle Your Cycle (Rotary Club) \$500*
- *Safe Grad Activities (facility fees up to a max of) \$7,000*
- *EH Farmers Market (Facility fees up to a max of) \$4,000*

Eight (8) voting in favor, two (2) voting against. Councillors Rhyno and Moussa voting nay.

**MOTION CARRIED**

**LETTER OF SUPPORT - SIPEKNE'KATIK**

C26(56) On the motion of Councillors Garden-Cole and Mitchell: 00:58:03  
February *Moved that Council direct the CAO to send a letter of support to Sipekne'katik during their current State of Emergency indicating that Council is thinking of them and hoping that things turn out the best as possible.* CAO

**MOTION CARRIED**

**CLIMATE ACTION PLAN**

C26(57) On the motion of Councillors Garden-Cole and Mitchell: 00:59:01  
February *Moved 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.*

Questions from Council members were addressed by Staff.

**MOTION CARRIED**

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

C26(58) On the motion of Councillors Garden-Cole and Mitchell: 01:01:54  
February *Moved that Council ask staff to bring back a report outlining how this bylaw* Clarkson  
*(Bylaw A-300) would work around properties adjoining and adjacent to the DAR*  
*line.*

Nine (9) voting in favor, one (1) voting against. Councillor Perry voting nay.

**MOTION CARRIED**

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

C26(59) On the motion of Councillors Garden-Cole and Rhyno: 01:03:07  
February *Moved that Council direct staff after a year of kennel use to bring a report back* CAO  
*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.*

**MOTION CARRIED**

**SNOW REMOVAL - UNIACKE BUSINESS PARK**

C26(60) On the motion of Councillors Garden-Cole and Perry: 01:03:50  
February *Moved that Council direct staff to provide the Mount Uniacke Business Park* Hulsman  
*winter road maintenance at a Priority 1 service level as established in the “East*  
*Hants Policy for Winter Clearing Standard for Roads & Sidewalks”, aligning it*  
*to the same priority level as the Elmsdale Business Park for fiscal year 2026-*  
*27, and to set the same service level of winter road maintenance for all*  
*Municipally developed Business Parks going forward, with adjustments to be*  
*made for no salt use areas as requested.*

**MOTION CARRIED**

**2026/2027 TO 2030/2031 CAPITAL BUDGET**

C26(61) On the motion of Councillors Garden-Cole and Mitchell: 01:04:50  
February *Moved that Council that the five-year Capital Budget for the fiscal years* Tattrie  
*2026/2027 to 2030/2031 as presented, be approved and adopted effective April*  
*1st, 2026. Administration is given approval to proceed with the previously*  
*approved capital projects and those in the “Approval Sought” sections, subject*  
*to any conditions limiting such projects in previous motions of Council or in*  
*policies of Council. Should time permit, staff are authorized to embark on*  
*projects in this Capital Budget that require long-term pre-planning prior to*  
*April 1st, 2026. Projects “Approved for Further Study” are approved in*  
*principle only; amounts identified as “Approved for Further Study” cannot be*  
*expended prior to presentation of a full report to Council for consideration or*  
*approval through a future capital budget process. Where time permits, staff*  
*are given approval to proceed with “Approval Sought” projects from 2027/2028*  
*prior to April 1st, 2027;*

*And that, any projects approved in the 2025/2026 Capital Budget not reflected as carried forward to the 2026/2027 Capital Budget, but that are substantially committed at March 31st, 2026, shall be carried forward to 2026/2027, based on the remaining budget at March 31st, 2026;*

*And that, this five-year estimate of capital spending from the Capital Investment Plan (CIP) as required by the Federal and Provincial government funding agreements;*

*And that, the Water Utility sections of this budget are permitted to stand alone as the East Hants Water Utility Capital Budget as required by the Nova Scotia Regulatory and Appeals Board (NSRAB);*

*And that, staff be given authority to alter the source(s) of funding where necessary, but in no case shall the amounts to be debentured increase without prior approval of Council;*

*And that, Council seek Ministerial approval for a temporary borrowing resolution (TBR) for any amounts in this Capital Budget under the "Debenture/Debt" category of funding;*

*And that, pre-approval to borrow amounts in this Capital Budget under the "Debenture/Debt" category of funding for a term not to exceed twenty-five (25) years at a rate not to exceed 6.5%.*

**MOTION CARRIED**

**2026/2027 OPERATING BUDGET**

C26(62)  
February

On the motion of Councillors Garden-Cole and Mitchell:  
*Moved that Council approve the 2026/2027 Operating Budget, as amended by the Committee during budget deliberations, with a final table of adjustments and rates to be prepared for Council's consideration on February 25, 2026.*

01:07:25  
Tattrie

Proposed 26/27 Operating Budget Adjustments

GENERAL TAX RATE BUDGET ADJUSTMENTS		
Familiarization Bus Tour for Council - Increase	Council	2,500
Fund from General Government Other Reserves		(2,500)
Dr. Snow Bursary - Increase	Parks, Recreation & Culture	4,500
Fund from General Government Grants Reserves		(4,500)
Fire Protection Revenue - Milford Additional \$0.02	Finance/Corporate Services	26,755
Fire Protection Revenue - Milford Additional \$0.02		(26,755)
Fire Protection Revenue - Lantz Additional \$0.02	Finance/Corporate Services	79,421
Fire Protection Revenue - Lantz Additional \$0.02		(79,421)
Fire Protection Revenue - Enfield Additional \$0.02	Finance/Corporate Services	140,641
Fire Protection Revenue - Enfield Additional \$0.02		(140,641)
Solid Waste Transportation Contract - Increase	Infrastructure & Operations	14,500
Reduction in Waste Management Fee Transfer to Reserves		(14,500)
DAR Line Adjustment - Decrease	Parks, Recreation & Culture	(50,000)
Winter Road Maintenance Uniacke Business Park - CRS25(38)	Infrastructure & Operations	5,090
Bylaw F-400 Tax Exemptions	Finance	40,200
Additional surplus transfer to GTR Contingency Reserve		4,710
<b>Total</b>		<b>\$ -</b>

FINAL TAX RATES 2026/2027

General Tax Rate - Residential*	\$ 0.2965
General Tax Rate - Resource*	\$ 0.2965
General Tax Rate - Commercial*	\$ 2.0715
General Tax Rate - Mandatory Provincial Funding*	\$ 0.2784
General Tax Rate - RCMP Services**	\$ 0.2101
Waste Management Fee (Per Dwelling Unit)	\$ 230.00
Commercial Serviced Levy Rate (R2)	\$ 0.6250
Commercial Serviced Levy Rate - Milford (M2)	\$ 1.2000
Residential Serviced Levy Rate (R1)	\$ 0.0700
Residential Serviced Levy Rate - Shubenacadie (SR1)	\$ 0.1900
Residential Serviced Levy Rate - Milford (M1)	\$ 0.3800
Urban Sidewalks and Streetlights Rate (R4)	\$ 0.0400
Urban Sidewalks Rate (R5)	\$ 0.0200
Urban Sidewalks Rate (R6)	\$ 0.0200
Mt Uniacke Streetlights- Park/Subdivision Rate (L9)	\$ 0.0200
Mt Uniacke Safety Streetlights Rate (L10)	\$ 0.0038
Rawdon Streetlights Rate (L8)	\$ 0.0430
Shubenacadie (differential on USR)	\$ 0.1200
Milford (differential on USR)	\$ 0.1250
Sportsplex Area Rate (Commercial and Residential only)	\$ 0.0400
Mount Uniacke Recreation Rate	\$ 0.0070
Enfield Fire Department Levy (K1)	\$ 0.1600
Elmsdale Fire Department Levy (K2)	\$ 0.1600
Lantz Fire Department Levy (K3)	\$ 0.1800
Milford Fire Department Levy (K4)	\$ 0.1900
Shubenacadie Fire Department Levy (K5)	\$ 0.1700
Maitland Fire Department Levy (K6)	\$ 0.2100
Noel Fire Department Levy (K7)	\$ 0.2100
Walton Fire Department Levy (K8)	\$ 0.2100
Gore Fire Department Levy (G1)	\$ 0.2100
Kennetcook Fire Department Levy (G2)	\$ 0.2100
Nine Mile River Fire Department Levy (G3)	\$ 0.1700
Rawdon Fire Department Levy (G4)	\$ 0.2200
Mt Uniacke Fire Department Levy (G5)	\$ 0.1340
Brooklyn Fire Department Levy (G6)	\$ 0.2100
Wastewater Management Fee (rate/cubic metre)(Full Recovery \$2.49)	\$ 2.40

"Mandatory Provincial Funding" rate will summarize the costs of Education and Regional Library to be charged on all taxable assessment (commercial, residential, and resource);

"RCMP Services" is to be charged on all taxable assessment (commercial, residential, and resource).

For Provincial reporting purposes the General Residential/Resource tax rate will be \$0.785 and the Commercial tax rate will be \$2.56.

Discussion was held.

Seven (7) voting in favor, three (3) voting against. Councillors Rhyno, Tingley and Moussa voting nay.

**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 February 17, 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 - PROPOSED AMENDMENT TO LAND USE BYLAW**

This item was dealt with at the public hearing earlier in the meeting.

**PLN25-001 COTTAGE COUNTRY - REQUEST FOR INITIAL CONSIDERATION OF A DEVELOPMENT AGREEMENT**

C26(63)  
February

On the motion of Councillors Mitchell & MacPhee:

***Moved 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.***

01:19:55  
Woodford

Questions from Council members were addressed by Staff.

Nine (9) voting in favor, one (1) voting against. Councillor Moussa voting nay.

**MOTION CARRIED**

**PLN25-009 MACINTOSH ROAD - DAVID MADDEAUX REQUEST TO REDESIGNATE AND REZONE**

C26(64)  
February

On the motion of Councillors Mitchell & Merriam:

***Moved 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.***

01:26:23  
Woodford

Discussion was held.

**MOTION CARRIED**

**PLN25-013 ARKHAM DEVELOPMENTS LTD. - SUPPLEMENTARY REPORT REGARDING PARKING**

C26(65)  
February

On the motion of Councillors Mitchell & Merriam:

***Moved that Council direct staff to include the amendments to the land use bylaw parking requirements for townhomes, as outlined in the staff report dated***

01:29:51  
Woodford

*February 4, 2026, and amended by Committee on February 17, 2026, into the current application submitted by Arkham Developments Ltd.*

MOTION CARRIED

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

C26(66)  
February

On the motion of Councillors Mitchell & Rhyno:

01:31:23  
Woodford

*Moved 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.*

Concern was raised that use of 2m setback may be confusing when the Building Code requires a different setback.

MOTION CARRIED

[2026/2027 PLAN REVIEW - COMMUNITY ENGAGEMENT REPORT](#)

C26(67)  
February

On the motion of Councillors Mitchell & Merriam:

01:34:10  
Woodford

*Moved that Council authorize staff to begin the community engagement as outlined in the staff report "2026-27 Plan Community Engagement Report" dated February 11, 2026 and direct staff to schedule an additional meeting in the Walton area, an additional meeting in the Milford/Shubenacadie area and that the Corridor meeting not be held at the Lloyd E Matheson Center.*

MOTION CARRIED

[2026/2027 PLAN REVIEW - DISCUSSION OF ITEMS WHICH WILL NOT BE INCLUDED IN THE PLAN REVIEW FOR THE RU-2 ZONE](#)

C26(68)  
February

On the motion of Councillors Mitchell & Rhyno:

01:35:24  
Woodford

*Moved 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.*

MOTION CARRIED

[INFRASTRUCTURE & OPERATIONS COMMITTEE](#)

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee presented the report from the meeting held on February 17, 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:

**SHUBENACADIE WATER TREATMENT PLANT - GUDI MONITORING BUDGET**

C26(69) On the motion of Councillors Perry & MacPhee: 1:38:09  
February *Moved that Council approve an additional \$10,000 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.* Hulsman

**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.

Warden Roulston resumed the Chair.

**BUSINESS FROM COUNCILLORS**

Councillors provided verbal reports on their recent activities. Staff addressed questions from Councillors. The following motion resulted from their reports:

**CANADA COMMUNITY BUILDING FUND (CCBF)**

C26(70) On the motion of Councillors Perry & Moussa: 01:47:13  
February *Moved that Council direct staff, before the next budget, to bring back a report on how CCBF funds are allotted from the federal government and the policy or situation of how we then reallocate those funds through the municipality.* Tattrie

**MOTION CARRIED**

**(IN CAMERA) CONTRACTUAL AND LEGAL ISSUES**

C26(71) On the motion of Councillors Mitchell and MacPhee:  
February *Moved that Council go in camera at 9:07 p.m. to discuss two contractual issues, a legal issue and the two tabled items from earlier in the meeting.*

**MOTION CARRIED**

Council returned to open meeting at 10:30 p.m. and Warden Roulston advised that Council met in camera to discuss contractual and legal issues. The following motions are coming forward as a result:

**DEFINED BENEFIT PENSION PLAN AMENDMENT**

C26(72) On the motion of Councillors Sandra Garden-Cole and Mitchell: 00:00:43  
February *Moved that Council approve an amendment to the text of the Defined Benefit Pension Plan (Retirement Plan for the Employees of the Municipality of the District of East Hants) which will prohibit members (effective February 26, 2026) from transferring contributions into the pension plan, as currently allowed under section 4c (Members Transferred Contributions).* Tattrie

**MOTION CARRIED**

**RCMP COURT LIAISON OFFICER AND ADMINISTRATIVE SUPPORT POSITIONS**

C26(73) On the motion of Councillors Perry and Moussa: 00:01:38

February ***Moved to lift Motion C26(39) from the table.***

**MOTION CARRIED**

On the motion of Councillors Perry and Moussa:  
***Moved that Council direct the CAO to negotiate a new permanent contract for the Court Liaison Officer position and the Administrative Support position for the East Hants RCMP; and engage in conversation with the Department of Justice regarding the number of officers per administrative support.***

CAO

Eight (8) voting in favor, one voting against. Councillor Tingley voting nay.

**MOTION CARRIED**

**LETTER FROM BUILD NOVA SCOTIA**

C26(74) On the motion of Councillor Perry and Deputy Warden Dixon:  
February ***Moved to lift Motion C26(46) from the table.***

00:02:22

**MOTION CARRIED**

On the motion of Councillor Perry and Deputy Warden Dixon:  
***Moved that Council direct staff to bring back a staff report (on the Build Nova Scotia Fund request to waive fees for a development in Shubenacadie) with a jurisdictional scan outlining what is being done in other municipalities that are part of similar projects.***

Woodford

**MOTION CARRIED**

**ADJOURNMENT**

***Council adjourned at 10:38 p.m.***

Approved by: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk  
Date: March 3, 2026

Approved by: Eleanor Roulston, Warden  
Date:

/ah