



## Corporate & Residential Services Committee Executive Committee

April 14, 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 10:30 a.m. All members of Council were present.

### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Matthew Mahoney, Manager, Roads & Engineering
- Ms. John Woodford, Director of Planning
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator
- Mr. Tom Gignac, Manager of Information Services
- Ms. Amy Pyne, Manager, Real Estate and Corporate Projects
- Ms. Jo Swinemer, Community Development Coordinator
- Mr. Jonathan Bertram, Term Policy Analyst

### APPROVAL OF MINUTES

The minutes of the Corporate & Residential Services Committee held on March 10, 2026 were approved.

### EMPLOYEE RECOGNITION

Tom Gignac, Manager of Information Services, received an award for 25 years of service.

### POSITION CHANGES

Steve Caines has been promoted to Supervisor, Drinking Water Distribution.

### BREAK

The committee took a break between 10:40 and 10:55 a.m.

COTTAGE COUNTRY DEVELOPMENT TRAIL AGREEMENT AMENDMENT

[02:11]

The Manager, Real Estate and Corporate Projects presented a report titled “Trail Agreement Amendment, Cottage Country Development, Long Lake, East Uniacke” dated March 25, 2026. A copy of the report was attached to the agenda and available to all Committee members.

In November 2023, Council authorized the CAO to enter into a trail agreement with The Tony Borovsky Memorial Trails Association for the operation and maintenance of trails on PID 45392578 in accordance with the Cottage Country Development Agreement and Open Space Agreement. A Trail Agreement was entered into on May 7, 2024 and is effective for a term of ten years, plus renewal terms. The Association has indicated their interest in moving forward with extending the trail system onto PID 45392586, per the Development Agreement and Open Space Agreement, requiring an amendment to the 2024 agreement to include the additional trail section.

CRS26(48)  
April

On the motion of Councillors Moussa and Mitchell:

[11:26]  
CAO

***Moved that the Corporate and Residential Services Committee recommend to Council that Council authorize the CAO to enter into an agreement amendment with the Tony Borovsky Memorial Trails Association for the operation and maintenance of trails on PID 45392586 in accordance with the Cottage Country Development Agreement and Open Space Agreement.***

**MOTION CARRIED**

MUNICIPAL GRANT PROGRAM POLICY AMENDMENTS

The Community Development Coordinator and the Policy Analyst presented a report titled “Amendments to the Municipal Grant Program Policy” dated April 8, 2026. A copy of the report was attached to the agenda and available to all committee members.

The recommended amendments make four (4) general changes: to move the table of active grants to an appendix to the policy, including a statement about applicants needing to follow appropriate accounting and bookkeeping practice, adding the requirement that a grant proposed on behalf of a group demonstrate organizational support for that application, and including the requirement for organizations applying to not-for-profit grants to be registered with the Nova Scotia Registry of Joint Stock Companies as a non-profit. Additionally, there are minor changes to phrasing and formatting throughout. These changes carry out previous council motion requests and help ensure that grant applicants are following best practices in terms of risk mitigation, financial management, avoiding duplicate/double applications, and maintaining appropriate accreditation.

CRS26(49) On the motion of Warden Roulston and Councillor Hebb: [16:10]  
April ***Moved that the Corporate & Residential Services Committee recommend to Council that Council give notice of intent to adopt the amended Municipal Grant Program Policy as presented and attached to the April 14, 2026 Executive Committee agenda.***

**MOTION CARRIED**

CRS26(50) On the motion of Warden Roulston and Councillor Hebb:  
April ***Moved that the Corporate & Residential Services Committee recommend to Council that Council adopt the amended Municipal Grant Program Policy as presented and attached to the April 14, 2026 Executive Committee agenda.***

**MOTION CARRIED**

**ADJOURNMENT**

The meeting adjourned at 11:08 a.m.

Approved by: Adam Clarkson, Director of Corporate Services  
Date: April 16, 2026

Approved by: Wade Tattrie, Director of Finance  
Date: April 16, 2026

/ah



## Infrastructure & Operations Executive Committee

April 14, 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 11:09 a.m. All members of Council were present.

### 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. Matthew Mahoney, Manager, Roads & Engineering
- 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. Amy Pyne, Manager, Real Estate & Corporate Projects
- Ms. Jo Swinemer, Community Development Coordinator

### APPROVAL OF MINUTES

The minutes of the Infrastructure & Operations Committee held on March 10, 2026 were approved.

### RURAL BULK WATER FEASIBILITY

The Manager, Roads and Engineering presented a report titled “*Rural Bulk Water Feasibility*” dated April 2026. A copy of the report was attached to the agenda and available to all committee members.

The summer of 2025 had drought conditions that impacted all of Nova Scotia. Many private well users experienced limitations in their regular access to water, demonstrated by the increase in bulk water station use. During the drought, the municipality provided support programs for residents such as opening the EHAC and providing potable water through EMO programming, which was well received by the public. The current bulk water station operated by the East Hants Water Utility is located in Enfield, which is not central to the rural areas of East Hants. A feasibility study to locate a bulk water station in rural East Hants could be completed to determine potential viable water sources at a cost of \$100,000 to \$120,000. Following a study, further significant spending would be required for a detailed technical study of a specific source and then design and construction of a bulk water station.

IO26(14) On the motion of Councillor Rhyno and Deputy Warden Dixon:  
April ***Moved that the Infrastructure & Operations Committee recommend to Council that Council direct staff to reach out to the MP, Kody Blois, and ask if there is any way that we could partake in any financial aid for the feasibility of a bulk water station.***

[03:31]  
Hulsman

Discussion was held.

Seven (7) voting in favor, four (4) voting against. Warden Roulston and Councillors MacPhee, Perry and Merriam voting nay.

**MOTION CARRIED**

**ADJOURNMENT**

The Infrastructure & Operations Committee adjourned at 11:18 a.m.

Approved by: Matthew Mahoney, Manager of Roads & Engineering  
(on behalf of Jesse Hulsman, Director of Infrastructure & Operations)

Date: April 17, 2026

/ah



## Planning Advisory Committee Executive Committee

April 14, 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 9:00 a.m. and recited the historical acknowledgement. All members of Council were present, with the exception of Warden Roulston who arrived at 9:02 a.m.

### Staff Present:

- Mr. Adam Clarkson, Director of Corporate Services
- Mr. John Woodford, Director of Planning & Development
- Mr. Wade Tattrie, Director of Finance
- Mr. Matt Mahoney, Manager, Roads and Engineering
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Lee-Ann Martin, Planner and Development Officer
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator
- Mr. Tom Gignac, Manager of Information Services

### Public Members:

- Mr. Sam Balcom

### Regrets:

- Ms. Pamela Harvie

### [APPROVAL OF OR AMENDMENT TO THE AGENDA OF ALL SUB-COMMITTEES](#)

The agenda was approved as presented.

### [APPROVAL OF MINUTES](#)

The minutes of the Planning Advisory Committee meeting held March 10, 2026 were approved.

**PLN26-004 JULIE AND ANDREW GILBY - HORNE SETTLEMENT ROAD, ENFIELD - REDESIGNATION AND REZONING**

The Manager of Planning presented the staff report titled “*Julie and Andrew Gilby: MPS and LUB Mapping Amendments*” dated March 26, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application to amend the Municipal Planning Strategy and Land Use Bylaw to redesignate and rezone a portion of property to Established Residential Neighbourhood (ER) designation and (R1) Zone. The application relates to just a portion of the property which is currently designated and zoned Rural Use (RU). There is a portion of the property located adjacent to Grand Lake which is designated and zoned Established Residential Neighbourhood (ER) designation and (R1) Zone. The applicant is requesting the redesignation and rezoning as they plan to build a private road into the property and then subdivide off that private road. In the Rural Use (RU) Zone new roads are not permitted, but they are permitted in areas which are not located in either a Growth Management Area or Growth Reserve Area.

PAC26(25) On the motion of Deputy Warden Dixon and Councillor Hebb: [05:30]  
April *Moved that the Planning Advisory Committee recommend to Council that Council authorize staff to schedule a public information meeting to consider an application from Andrew and Julie Gilby to amend the MPS and LUB by changing the land use designation and zone for a portion of 809 Horne Settlement Road, Enfield.*

Discussion was held.

**MOTION CARRIED**

**PLN25-009 DAVID MADDEAUX - MACINTOSH ROAD, UPPER NINE MILE RIVER - REDESIGNATION AND REZONING** [08:33]

The Manager of Planning presented the staff report titled “*David Maddeaux - Development Agreement Application*” dated April 9, 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. First reading of the proposed amendment was given at the February 25, 2026 meeting of Council.

PAC26(26) On the motion of Warden Roulston and Councillor Merriam: [13:50]  
April *Moved that the Planning Advisory Committee recommend to Council that Council give second reading and approval to the MPS and LUB amendments by changing the land use designation and zone from Agricultural Reserve (AR)* Woodford

*to Rural Use (RU) for a portion of 47 MacIntosh Road, Upper Nine Mile River as identified in the staff report dated April 9, 2026.*

Discussion was held.

**MOTION CARRIED**

**PLN25-010 - SUNNY POINT FARMS - AMENDMENT TO LAND USE BYLAW AND MUNICIPAL PLANNING STRATEGY** [08:33]

The Planner & Development Officer presented the staff report titled “*Sunny Point Farms- Amendments to Official Community Plan*” dated April 1, 2026. A copy of the report was attached to the agenda and available to all committee members.

An application was received from Phillip Vroegh of Sunny Point Farms to amend the Municipal Planning Strategy and Land Use Bylaw to allow for a smaller setback for intensive livestock operation uses located within the Rural Use North (RU-2) zones. The applicant had 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.

Discussion was held.

PAC26(27) On the motion of Warden Roulston and Councillor Rhyno: [36:59]  
April Moved that the Planning Advisory Committee recommend to Council that Woodford

*Moved that the Planning Advisory Committee recommend to Council that Council give second reading and 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 neighbouring 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*

*That in section 5.2.3 (a) the minimum set back distance remains at 45m.*

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

**MOTION CARRIED**

**AFFORDABLE HOUSING FEE AND TAX EXEMPTION** [42:38]

The Director of Planning & Development presented the staff report titled “*Affordable Housing Fee and Tax Exemption*” dated April 7, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality of East Hants has received two requests from developers of affordable housing, Riverview United Church & the NS Provincial Housing Agency. These organizations are requesting a tax exemption and fee waiver. The requests are being made to enable more below market rental housing to be built in East Hants. These two requests would reduce one time permit revenue by \$3,464 and reduce property tax revenue by \$12,390 per year for a ten-year period. The total number of organizations that might take advantage of such a program, and therefore the potential reduced revenue, is unknown. Discussion took place and it was agreed that the two requests are different in that one development plans to offer rent that is 20% below market and the other is public housing, which is based on income and likely more than 20% below market.

PAC26(28) On the motion of Councillors Perry and Merriam: [01:13:18]  
April ***Moved that the Planning Advisory Committee recommend to Council that all subsidized housing applications be dealt with separately (in policy) from those that are non-profit or developer low-income properties; and That a report be brought back on calculations on fee reduction and tax exemption.*** Woodford

**MOTION CARRIED**

Mr. Balcom was absent for the vote.

Discussion continued.

PAC26(29) On the motion of Warden Roulston and Councillor MacPhee: [01:28:56]  
April ***Moved that the Planning Advisory Committee recommend to Council that this topic be sent back to staff for a further report based on discussions held today with some different options included; and that the Province be advised that we are considering their request and we are currently working through policy and that it will be applied retroactively to their development at the time it came into effect (Re: Affordable Housing Fee & Tax Exemption).*** Woodford

**MOTION CARRIED**

**ADJOURNMENT**

The meeting adjourned at 10:30 a.m.

Approved By: John Woodford, Director of Planning & Development  
Date: April 16, 2026

/ah



## Parks, Recreation & Culture Executive Committee

April 14, 2026

A meeting of the Parks, Recreation & Culture Committee was held on the above date in the Council Chambers. It was livestreamed and recorded.

Councillor Rhyno as Chairperson of the Committee called the meeting to order at 11:20 a.m. All members of Council were present. Councillor Perry left the meeting at 1:35 p.m.

### 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. Matthew Mahoney, Manager, Roads and Engineering
- 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. Jo Swinemer, Community Development Coordinator

### APPROVAL OF MINUTES

The minutes of the Parks, Recreation & Culture Committee held on March 10, 2026 were approved.

### (IN CAMERA) CONTRACTURAL ISSUE

PRC26(09) On the motion of Councillor Tingley and Deputy Warden Dixon:  
April ***Moved that the Parks, Recreation & Culture Committee go in camera at 11:21 a.m.***

### **MOTION CARRIED**

Committee returned to open meeting at 11:47 a.m. Councillor Rhyno reported the committee went in-camera to discuss a contractual issue.

### ADJOURNMENT

The Parks, Recreation & Culture Committee adjourned at 11:50 a.m. to allow for the scheduled Nominating Committee interviews and reconvene later in the day.

Councillor Rhyno called the meeting back to order at 12:30 p.m.

PRC26(10) On the motion of Councillor Garden-Cole and Deputy Warden Dixon:  
April ***Moved that the Parks, Recreation & Culture Committee go in-camera at 12:30 p.m.***

**MOTION CARRIED**

Committee returned to open meeting at 2:05 p.m. Councillor Rhyno reported the committee went in camera to discuss a contractual issue and CAO priorities and direction was given to staff.

**ADJOURNMENT**

The Parks, Recreation & Culture Committee adjourned at 2:05 p.m.

Approved by: Alana Tapper, Director of Parks, Recreation & Culture  
Date: April 17, 2026

/ah

