



Regular Meeting of Council

April 22, 2026

PRESENT: Warden Eleanor Roulston
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee	Elie Moussa (arrived at 7:08)
Walter Tingley	
Sandra Garden-Cole	Craig Merriam
Keith Rhyno	Norval Mitchell
Eldon Hebb	Michael Perry

STAFF:

- 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
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Lee-Ann Martin, Development Officer/Planner
- Mr. Tom Gignac, Manager of Information Services
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee 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(105)
April

On the motion of Councillors Mitchell and Merriam:

Moved that the next meeting of the Regular Meeting of Council (Policy & In-Camera) will be held on May 19, 2026 and the Regular Meeting of Council on May 27, 2026.

MOTION CARRIED

APPROVAL OF OR AMENDMENTS TO AGENDA

The agenda was approved as presented with unanimous consent.

APPROVAL OF MINUTES

The minutes of the Regular Meeting of Council (Policy and In Camera) held on March 10, 2026 and the Regular Meeting of Council held on March 25, 2026 were approved with unanimous consent.

CORRESPONDENCE FOR INFORMATION

[02:45]

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

ITEM 23: AMENDED DFO WRITTEN WARNING

In response to an inquiry, staff confirmed the warning had been amended to note that the Municipality had reported as required.

ITEM #7: REN FUNDING

Staff noted that the Province cut the REN funding program which accounted for \$130,000 in the general fund. This funding will now be distributed through project-based funding which may impact future budgets.

CORRESPONDENCE FOR DECISION

[05:40]

ITEM 52: RBC DONATION

RBC contacted the municipality and indicated it is willing to donate two amounts of \$1,500 each to the Municipality, with the intention that these funds are then granted by the municipality to two non-profit entities (Tide Fest and Enfield/Elmsdale Lions Den - Playground). RBC staff have indicated there is some urgency to move forward to enable internal funding approval. This is the same scenario that was brought forward to Council in May of 2024 (for Youth Links) and November of 2025 by another individual (for Uniacke Wish Givers). Both of these were approved by Council.

C26(106)
April

On the motion of Councillors Perry and Merriam:

[07:35]
Tattrie

Moved that Council approve the creation of an East Hants Tide Fest Donation Fund and an Enfield/Elmsdale Lions Den Playground Donation Fund; and that annually a grant will be provided to each of these funds in the amount of funds collected from outside parties.

MOTION CARRIED

ITEM 51: INEQUITABLE TAXATION OF HOMEOWNERS

A letter dated April 16, 2026 was received from Cynthia Isenor and Doug Penney regarding their concerns around what they consider inequitable taxation of homeowners in East Hants. It is their opinion that the municipality needs to find a more equitable way to share the tax burden among all of its residents.

There was discussion on the CAP program, how much the municipality has control over and the complexity of taxation.

C26(107) On the motion of Councillors Perry and MacPhee: [16:59]
April *Moved that Council direct staff to look at removing policing costs from the Tattrie
general tax rate and explore what the cost would be as a per dwelling unit
charge to cover our policing costs in the municipality.*

Discussion continued.

MOTION CARRIED

ITEM 49: SECOND DATE FOR PUBLIC INFORMATION MEETING

Due to the number of topics expected in June, staff sought a second date to hold a Public Information meeting.

C26(108) On the motion of Councillors Perry and Tingley: [24:13]
April *Moved that Council direct staff to hold a second public information meeting on Woodford
June 17, 2006.*

Ten (10) voting in favor, one (1) voting against. Deputy Warden Dixon voting nay.

MOTION CARRIED

ITEM 47: SPONSORSHIP REQUEST FROM SIPEKNE'KATIK

A letter was received from Sipekne'katik First Nation advising that the Nova Scotia Mi'kmaw Summer Games will be held in Indian Brook and inviting the municipality to partner with them as a sponsor of the games. The municipality has offered use of our facilities in lieu of a grant, which was declined. There are General Government Grant funds available.

It was agreed to continue discussion on this topic until after the public hearing.

PUBLIC HEARING

[29:00]

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 are two (2) on the public hearing agenda. The purpose of the hearings are to hear input from the public prior to making a decision on the proposals.

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 April 8, 2026 and April 15, 2026 editions of the Chronicle Herald. The notices described the proposals, gave the date and time of the public hearing, and indicated that staff reports were available to the public.

[LN25-009 - DAVID MADDEAUX - 47 MACINTOSH ROAD, UPPER NINE MILE RIVER - REDESIGNATION & REZONING APPLICATION](#)

Warden Roulston noted that the first public hearing item is a proposal to amend the land use designation and zoning for a portion of 47 MacIntosh Road.

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 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 Council members.

Warden Roulston opened the floor to comments to questions from members of Council. There were none.

[APPLICANT COMMENTS](#)

Warden Roulston asked if the Applicant had any comments or wished to make a presentation. Mr. Maddeaux noted he just wanted a house and a small shop to do personal woodwork.

[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(109)
April

On the motion of Councillors Mitchell and Hebb:
Moved 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) 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.

[37:46]
Woodford

MOTION CARRIED

[PLN25-010 - SUNNY POINT FARMS AMENDMENTS TO THE MPS AND LUB](#)

Warden Roulston noted that the second public hearing item is a proposal from Sunny Point Farms to amend the Municipal Planning Strategy and Lane 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 Development Officer/Planner gave a presentation titled "Sunny Point Farms MPS and LUB Amendments. A copy of the presentation 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.

Phillip Vroegh:

- Submitted for 2m, knowing it won't be that close, but wanted room in case needed within the Building Code rules

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(110)
April

On the motion of Councillors Mitchell and Rhyno:

Moved 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.

The Warden asked if there were any final questions or comments from Council. There were none.

MOTION CARRIED

That concluded the public hearing.

ITEM 47: SPONSORSHIP REQUEST FROM SIPEKNE'KATIK

Discussion resumed.

[46:56]
Woodford

[48:10]

C26(111) On the motion of Councillor Merriam and Deputy Warden Dixon: [52:25]
April *Moved that Council fund the Nova Scotia Mi'kmaw Summer Games for silver Tapper
sponsorship for \$10,000 to be funded from the Major Special Event Grant
reserve.*

Discussion continued.

Ten (10) voting in favor, one (1) voting against. Councillor Rhyno voting nay.

MOTION CARRIED

ITEM 15: SPONSORSHIP REQUEST FROM ROYAL CANADIAN LEGION BRANCH 166

A letter dated February 7, 2026 was received from the Royal Canadian Legion Branch #166 inviting the municipality to assist with the purchase of display poles in their new Veterans' Memorial Park. Each pole costs \$125 and the goal is to install 10 poles. Staff confirmed all poles have been sponsored, but there are additional maintenance and installation costs. The group would appreciate any support Council choses to give.

C26(112) On the motion of Councillors MacPhee and Merriam: [58:20]
April *Moved that Council provide \$1250 to help fund the hardware and any additional Tapper
costs for the installation of poles to be funded from the General Government
Grant miscellaneous fund.*

Discussion continued.

Ten (10) voting in favor, one (1) voting against. Councillor Tingley voting nay.

MOTION CARRIED

COMMITTEE REPORTS

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

[68:00]

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on April 14, 2026. The minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result of that meeting:

COTTAGE COUNTRY DEVELOPMENT TRAIL AGREEMENT AMENDMENT

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.

- C26(113) On the motion of Councillors Garden-Cole and Mitchell: [68:40]
April *Moved 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 Agreements.* Clarkson

MOTION CARRIED

MUNICIPAL GRANT PROGRAM POLICY AMENDMENTS

The Municipal Grant Program Policy has been reviewed and amendments have been recommended. The 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. 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.

- C26(114) On the motion of Councillor Garden-Cole and Deputy Warden Dixon: [70:09]
April *Moved that Council adopt the amended Municipal Grant Program Policy as presented and attached to the April 14, 2026 Executive Committee agenda.* Clarkson

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

[70:42]

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on April 14, 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:

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

The Municipality has received an application to redesignate and rezone a portion of a property on Grand Lake to Established Residential Neighbourhood (ER) designation and (R1) Zone. The applicant is requesting the changes to enable lots to be subdivided off of a new private road into the property.

- C26(115) On the motion of Councillor Mitchell and Deputy Warden Dixon: [71:36]
April *Moved 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.* Woodford

MOTION CARRIED

AFFORDABLE HOUSING FEE AND TAX EXEMPTION

The Municipality 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, in keeping with the East Hants Housing Strategy. Discussion took place and it was agreed that the two requests are different in that one would offer rent that is 20% below market and the other is deeply affordable public housing.

C26(116) On the motion of Councillors Mitchell and Moussa: [73:12]
April ***Moved that all subsidized housing applications be dealt with separately in policy from those that are non-profit or developer low-income properties; and*** Woodford
That a report be brought back on calculations on fee reduction and tax exemption.

MOTION CARRIED

C26(117) On the motion of Councillors Mitchell and Tingley: [73:45]
April ***Moved that this topic*** (Affordable Housing Fee and Tax Exemption) ***be sent back to staff for a further report based on discussions held April 14, 2026 with some different options included; and*** Woodford
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).

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

[74:35]

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on April 14, 2026. The minutes of that meeting were made available to all members of Council. The following motion is coming forward as a result of that meeting:

RURAL BULK WATER FEASIBILITY

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.

C26(118) On the motion of Councillors Perry and Rhyno: [75:44]
April Hulsman

Moved 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.

Discussion ensued.

Five (5) voting in favor, six (6) voting against. Warden Roulston and Councillors MacPhee, Merriam, Garden-Cole, Moussa and Mitchell voting nay.

MOTION DEFEATED

PARKS, RECREATION & CULTURE COMMITTEE

[90:40]

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report from the meeting held on April 14, 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:

GENERAL GOVERNMENT GRANT

During the budget process, staff presented the staff report titled “General Government Grants 2026/2027” dated January 5, 2026 which included a list of eleven (11) recipients which Council later approved. However, staff identified an omission of one of the intended recipients in the list approved by Council at the February 25th Council meeting. To correct the error, Council passed the following motion:

C26(119)
April

On the motion of Councillors Rhyno and Merriam:

[90:55]
Tapper

Moved that pending appropriate documentation is received and with the passing of the 2026/2027 budget, Council approves the 2026/2027 General Government Grant disbursement for the Braeden Bannister HERH/RCMP hockey game in the amount of \$650.

MOTION CARRIED

EAST HANTS SOURCE WATER PROTECTION COMMITTEE

Councillor Garden-Cole, as Chairperson of the East Hants Source Water Protection Committee, presented the report from the meeting held on April 15, 2026. The minutes of that meeting were made available to all members of Council. There were no motions coming forward as a result of that meeting.

WARDEN’S REPORT

At the Warden’s request, the Deputy Warden assumed the chair.

The Warden provided a verbal report on her recent activities.

Warden Roulston resumed the Chair.

BUSINESS FROM COUNCILLORS

[96:10]

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

LAKECREST DRIVE PAVING

Councillor Moussa noted that he has emails from residents about the poor condition of Lakecrest Drive and safety concerns. The road was graded and then two weeks later, it was in the same poor condition as it was prior to the grading.

C26(120)
April

On the motion of Councillors Moussa and Perry:
Moved that Council direct staff to send a letter to Provincial Public Works, copying the MLA of the area, and ask for a good solution to that road.

[97:20]
Hulsman

Discussion ensued.

MOTION CARRIED

Deputy Warden Dixon was absent for the discussion and abstained from the vote.

C26(121)
April

On the motion of Councillors Moussa and MacPhee:
Move that Council add an item relating to public safety to the in-camera discussion.

MOTION CARRIED

LAWRENCE HOUSE MUSEUM

C26(122)
April

On the motion of Councillors Rhyno and Hebb:
Moved that Council request a preliminary report on taking over the Lawrence House Museum. The report should look at options for ownership of the building and operating models that include municipal operation and a model where a community group, supported by the municipality, operates the museum long-term. The report should be prepared with the assumption that required upgrades to the building (to municipal expectations) are done by the Province prior to any transfer of ownership.

[120:30]
Tapper

Discussion ensued.

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

MOTION CARRIED

IN-CAMERA

C26(123)
April

On the motion of Councillors Merriam and Perry:
Moved that Council go in-camera at 9:08 p.m. to discuss two contractual items and one public safety topic.

[XX:XX]

MOTION CARRIED

Council returned to open committee at 9:43 p.m. Warden Roulston reported that Council met in-camera to discuss two contractual issues and a public safety issue. The following motion is coming forward as a result of the discussion.

C&D LANDFILL CELL BUDGET

C26(124)
April

On the motion of Councillors Garden-Cole and Mitchell:
Moved that Council approve the addition of \$350,000 to capital project 25-017 “Construction & Demolition Landfill Cell”, with funding coming from a combination of the Solid Waste Operating Reserve (G501) and the Waste Management Balloon Payments (G502) that will see the updated total approved budget for the project become \$2,410,000.

Hulsman

MOTION CARRIED

ADJOURNMENT

Council adjourned at 9:45 p.m.

Approved by: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: April 24, 2026

Approved by: Eleanor Roulston, Warden
Date:

/ah

