



Regular Meeting of Council

May 27, 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
Eldon Hebb	

STAFF:

- Mr. Wade Tattrie, Director of Finance
- Mr. John Woodford, Director of Planning & Development
- Ms. Alana Tapper, Director of Planning, Recreation & Culture
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Amy Pyne, Manager of Real Estate & Corporate Projects
- Mr. Colton Dean, Information Systems Technician
- 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

The next meeting of the Regular Meeting of Council (Policy & In-Camera) will be held on June 16, 2026 and the Regular Meeting of Council on June 24, 2026.

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 April 14, 2026 and the Regular Meeting of Council held on April 22, 2026 were approved with unanimous consent.

CORRESPONDENCE FOR INFORMATION

[02:19]

A complete copy of “Correspondence for Information” is attached to and forms part of the minutes. Motions resulted from the following topics:

ITEM 71: TIRE DISPOSAL

Council has received a copy of a letter from Councillor Paul Weatherby, Chair, Nova Scotia Northern Region Solid Waste Resource Committee to Tim Halman, Minister of Environment and Climate Change Re: Tire Disposal in Nova Scotia. There is currently no avenue in Cumberland County to dispose of tires outside the regulated tire disposal program. He is requesting the Department of Environment and Climate Change work with the Committee to explore possible solutions.

C26(129)
May

On the motion of Councillors Hebb and Perry:

Moved that Council send a letter of support to the appropriate minister in support of the request from the Northern Region Solid Waste Committee (Re: Tire Disposal in NS).

[03:10]
Hulsman

MOTION CARRIED

ITEM #70: SHARPS DISPOSAL

Council has received a copy of a letter from Councillor Paul Weatherby, Chair, Nova Scotia Northern Region Solid Waste Resource Committee to Tim Halman, Minister of Environment and Climate Change Re: Sharps Disposal in Cumberland, Colchester and East Hants. There are no regulated provincial sharps programs, but sharps continue to be found in all waste streams, posing a public health hazards. The Committee is requesting the Province reconsider its position and engage with municipal and regional partners to explore options for a regulated approach.

C26(130)
May

On the motion of Councillors Hebb and Merriam:

Moved that Council send a letter of support to the Minister of Environment and Climate Change in support of the request from the Northern Region Solid Waste Committee (Re: Sharps Disposal).

[05:19]
Hulsman

MOTION CARRIED

CORRESPONDENCE FOR DECISION

[06:06]

ITEM 72: LETTER FROM WM FARES ARCHITECTS

A letter was received, dated May 26, 2026, from Cesar Saleh, P.Eng, WM Fares Architects requesting that PLN25-013 Dorey Lane, Enfield be permitted to move ahead to a public hearing, contrary to the PAC recommendation going forward to the Council meeting on May 27, 2026, as recommended by staff. There was discussion and no motion was made.

ITEM 66: APPOINTMENT OF MUNICIPAL TRAFFIC AUTHORITIES

[21:36]

Section 311(2) of the *Municipal Government Act* states that Council may, by policy, appoint a traffic authority for all or part of the municipality. In 2008, by motion C08(545), Council delegated this responsibility to the CAO. It has since been clarified that Council may not delegate its authority and must make these appointments directly or create a new policy. As a result, Council is asked to formally appoint the Traffic Authority alternate Traffic Authority.

- C26(131) On the motion of Councillors Mitchell and Merriam: [22:28]
May ***Moved that Council appoint Jesse Hulsman, Director of Infrastructure & Operations as the Traffic Authority for the Municipality of East Hants and Matt Mahoney, Manager of Roads & Engineering as the Deputy Traffic Authority of the Municipality of East Hants.***

MOTION CARRIED

ITEM 51: LETTER AND INVOICE FROM NSFM RE: 2026/27 MEMBERSHIP DUES

The NSFM has not increased the membership dues this year, but as has been past practice, the invoice is coming to Council for approval.

- C26(132) On the motion of Councillor Tingley and Deputy Warden Dixon: [23:03]
May ***Moved that Council pay the 26/27 NSFM invoice as presented.*** CAO

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

MOTION CARRIED

ITEM 50: NORTHERN FIRE TRAINING FACILITY

The regional training facility project had an approved project budget (in the form of a grant) of \$235,000. The project has closed with \$4,903 remaining from the initial budget. Noel and District Volunteer Fire Department intends to add a concrete pad to support containing and cleaning of materials during training. This concrete pad was not part of the project. Noel Fire is requesting to utilize the remaining project funding with their department contributing the remaining funding.

- C26(133) On the motion of Councillors Mitchell and Hebb: [27:08]
May ***Moved that Council approve that Noel & District Volunteer Fire Department be able to access the \$4,903 towards their concrete pad for the training facility.*** Clarkson

MOTION CARRIED

- C26(134) On the motion of Councillor Rhyno and Deputy Warden Dixon: [31:27]
May ***Moved that Council approve that the remainder of the cost (\$5097) for the concrete pad be paid from the training facility reserve.*** Clarkson

MOTION CARRIED

COMMITTEE REPORTS

Warden Roulston asked the Deputy Warden to take the chair.

NOMINATING COMMITTEE

Warden Roulston, as Chairperson of the Nominating Committee, presented the report from the meeting held on May 19, 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:

- C26(135) On the motion of Warden Roulston and Councillor Rhyno: [32:47]
May *Moved that Council appoint Henderika (Heidi) Penning for a term ending April 30, 2027 to the Police Advisory Committee.* CAO

MOTION CARRIED

The Warden resumed the chair.

POLICE ADVISORY COMMITTEE [33:30]

Councillor Rhyno, as Chairperson of the Police Advisory Committee, presented the report from the meeting held on May 19, 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:

RCMP PRIORITIES

- C26(136) On the motion of Councillors Rhyno and Merriam: [34:09]
May *Moved that Council approve the three objectives for the RCMP for the upcoming year (2026/2027) be community engagement, drug enforcement and road safety.* CAO

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE [35:26]

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on May 19, 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:

DR. JT SNOW BUSSARY AND LEADERSHIP AWARDS - PRESENTER SELECTION

Council awards a \$2,500 Dr. James T. Snow Bursary annually to a recipient at each of the following schools: Hants East Rural High School, Avon View High School and Hants North Rural High School. Traditionally, a member of Council attends the graduation ceremony to make the presentation on behalf of Council. As well, a member of Council is asked to present the Leadership Awards to recipients at the following schools: Hants North Rural High School, Riverside Education Centre and Uniacke District School.

- C26(137) On the motion of Councillors Garden-Cole and Moussa: [36:12]
May *Moved that Council appoint the following presenters for the 2026 Dr. JT Snow Bursary awards: Hants East Rural High - Councillor Mitchell; Avon View High School - Councillor Perry; Hants North Rural High School - Warden Roulston; and* CAO

That Council appoint the following presenters for the Leadership awards: Hants North Rural High - Councillor Rhyno or Warden Roulston; Riverside Educational Centre - Councillor MacPhee; Uniacke District School - Councillor Perry.

MOTION CARRIED

CAO AUTHORITY POLICY

A review of the CAO Authority Policy was completed and amendments were recommended. The amendments do not grant the CAO additional powers, they clarify the authority to take actions which occur in the management of the Municipality.

Recent changes made to the MGA via Bill 212 are reflected in these amendments for the purposes of clarifying the oversight relationship between Council and the CAO.

- C26(138) On the motion of Councillor Garden-Cole and Mitchell: [37:33]
May *Moved that Council adopt the amended CAO Authority Policy as presented and attached to the May 19, 2026 Corporate and Residential Services Committee agenda.* Clarkson

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

MOTION CARRIED

DECEMBER, 31, 2025 ACTUARIAL VALUATION REPORT RESULTS

Results have been received for the 2025 tri-annual actuarial review of the defined benefit pension plan. This full actuarial valuation review is required by legislation every three years. In 2023, Council approved upgrading the definition of average earnings for those employees who were retiring between January 1, 2023 and September 30, 2026 only. A recommended continuation of this commitment to September 30, 2029 is being made.

- C26(139) On the motion of Councillor Garden-Cole and Mitchell: [37:40]
May *Moved that that the final December 31, 2025 actuarial valuation be filed based on the results as outlined in the report to Corporate & Residential Services Committee, dated May 13, 2026, Results: Tri-Annual Actuarial Review - December 31, 2025;* Tattie

That pension payments as required by legislation are approved for payment into the Plan;

That the definition of average earnings for service prior to January 1, 2026 be upgraded to December 31, 2025 earnings, with no pension being greater than the best five years income of the employee, for those employees who are retiring between May 1, 2026 and September 30, 2029 only, and that these special payments, as they arise, be funded through the pension reserve fund;

That the employer contribution rate be 6.85% for contributions on earnings after January 1, 2026 and adjusted by future cost certificates/pension valuations as legislation requires;

That the Actuary be asked to do the standard upgrade calculation as part of the December 2028 actuarial review. This calculation will upgrade the definition of average earnings (to redefine average earnings to December 31, 2028 earnings with no pension being greater than the best five years income of the employee); and

That Plenus Consultants be appointed as the Actuary for the Municipality of East Hants pension plan.

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

MOTION CARRIED

C26(140) On the motion of Councillor Garden-Cole and Mitchell: [41:09]
May ***Moved that the 2028 actuarial review look at increasing employee pension contributions.*** Tattrie

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

[41:48]

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on May 19, 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:

PLN26-008 LEGROW AND WILLIAMS (LANTZ) - MAPPING AMENDEMENTS TO PERMIT TOWNHOUSES

The Municipality has received an application to change the land use designation and zone of two properties on Earls Court, Lantz, to permit a townhouse development. The mapping amendments will enable the development by site plan approval of approximately 24 townhouse dwelling units.

C26(141) On the motion of Councillor Mitchell and Merriam: [42:28]
May ***Moved that Council authorize staff to schedule a public information meeting to consider an application from Zzap Consulting Incorporated, on behalf of Nicole Legrow and Natalie Williams, to amend the MPS and LUB by changing the land use designation of PIDs 45332590 & 45332608 to Medium Density Residential Neighbourhood (MR) and rezone the same land to Townhouse (R2-T) Zone; and that notification of the public information meeting be sent to properties within 500m of the subject property.*** Woodford

Discussion was held.

Nine (9) voting in favor, two (2) voting against. Councillors Rhyno and Garden-Cole voting nay.

MOTION CARRIED

PLN26-007 BARRY HILL AND DARREN LAWRENCE (SOUTH MAITLAND) - DA APPLICATION FOR MOTOCROSS TRACK

Barry Hill and Darren Lawrence are requesting approval for a motocross track in South Maitland. The property is zoned Rural Use North (RU-2) Zone. In addition to the track, the applicant is also proposing to construct supporting structures, such as a tower, bleachers, parking area, portable washrooms and a temporary canteen. The house located on the subject property is to remain.

C26(142) On the motion of Councillors Mitchell and Rhyno: [48:29]
May ***Moved Council give initial consideration to enter into a development agreement for a motocross track use located on property identified as PID 45104403, 1160 Highway 236, South Maitland, to enable a public hearing; and authorize staff to schedule a public hearing.*** Woodford

Staff addressed questions from Council members.

MOTION CARRIED

PLN25-013 - ARKHAM DEVELOPMENTS LTD. - REDESIGNATION AND REZONING

An application has been received from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw for property on Dorey Lane, Enfield. The applicant requested to change the land use designation to Medium Density Residential Neighbourhood (MR), and to rezone the same lands to the Townhouse (R2-T) Zone. The purpose of the application is to enable a cluster townhouse development. There was discussion around the NS Department of Public Works' requirement that the upgraded Dorey Lane, currently being built, will require a right-in/right-out intersection at Highway 2. A motion to recommend Council give first reading to the proposed amendments failed.

- C26(143) On the motion of Councillors Mitchell and Garden-Cole: [52:37]
May *Moved that Council direct staff to create a report for the plan review around the creation of new municipal roads and the way that they intersect with pre-existing municipal or provincial roads.* Woodford

MOTION CARRIED

- C26(144) On the motion of Councillors Moussa and MacPhee: [54:19]
May *Moved (later defeated) that Council give first reading to the amendments proposed by Arkham Developments Ltd. to change the land use designation to Medium Density Residential Neighbourhood (MR) and to rezone the same land to the Townhouse RT-2 zone and to schedule a public hearing.*

Discussion was held.

Five (5) voting in favor, six (6) voting against. Councillors Rhyno, Garden-Cole, Merriam, Tingley, Deputy Warden Dixon and Warden Roulston voting nay.

MOTION DEFEATED

LAND USE BYLAW AMENDMENT - TOWNHOUSE DEVELOPMENT PARKING

Changes to parking requirements were originally tied to the Arkham Developments application, as a result of that application not moving forward, PAC are recommending that the parking requirements be dealt with as a stand-alone project.

- C26(145) On the motion of Councillor Mitchell and Deputy Warden Dixon: [1:12:10]
May *Moved that Council give first reading to amend the Land Use Bylaw by changing parking requirements for townhouse developments by requiring two outdoor parking spaces for each townhouse unit and any common parking areas for townhouse development shall provide two spaces per unit and one dedicated visitor parking space for each seven townhouse units; and authorize staff to schedule a public hearing.* Woodford

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

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

[1:13:16]

Councillor Perry, as Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on May 19, 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:

CROSSWALK - RIVERSIDE EDUCATIONAL CENTRE, MILFORD

The Director of Infrastructure & Operations provided a history of requests for a crosswalk at the intersection of Riverside Drive and Highway 2, Milford, dating back to 2010. If a crossing guard program were to be implemented, there would be an upfront cost of approximately \$90,000 to install the crosswalk and accessibility features. Current benchmarks have the hourly wage projected to be \$18.00 to \$18.50/hour for a crossing guard. The time may vary between 10 to 20 hours per week, per crossing. If school is cancelled for any reason, the crossing guard is still paid for that day. An annual cost would be the range of \$16,000 per crossing per year.

- C26(146) On the motion of Councillors Perry and Rhyno: [1:14:02]
May *Moved that Council direct staff to correspond with the Province, asking for a reconsideration of a flagging program or flashing lights within school zones.* Hulsman

MOTION CARRIED

- C26(147) On the motion of Councillors Perry and Hebb: [1:14:02]
May *Moved that Council give notice of intent to repeal the Municipal Crossing Guards Policy and Procedures (Crosswalk Policy).* Hulsman

MOTION CARRIED

Note: Formal repeal of the Municipal Crossing Guards Policy and Procedures (Crosswalk policy) will be included with the Infrastructure and Operations Committee report to Council in June 2026 to meet the minimum 7 days' notice requirement.

- C26(148) On the motion of Councillors Perry and MacPhee: [1:14:02]
May *Moved that Council direct staff to contact our MLAs to gauge interest in meeting with Council to discuss of issues of mutual interest.* CAO

MOTION CARRIED

PARKS, RECREATION & CULTURE COMMITTEE

[1:18:17]

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report from the meeting held on May 19, 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:

LEMC PARKING LOT

With increased services onsite at the Lloyd E. Matheson Centre (LEMC), there are increased parking pressures. The Director of Parks, Recreation & Culture provided two parking lot concepts for Committee to consider.

C26(149) On the motion of Councillors Rhyno and Merriam: [1:28:46]
 May *Moved that Council approve the addition of Capital Project 26-038 LEMC Overflow Parking Lot Project to construct an additional parking lot between the Lloyd E. Matheson Centre complex and Highway 214 with the total budget of \$385,000.00 plus HST funded from GTR Contingency Reserve.* Tapper

MOTION CARRIED

DISTRICT RECREATION FUND (DRF) SECOND INTAKE

The second DRF intake closed on April 30. There were four grant applications received with requested funds totaling \$24,628. The applications were reviewed by the Staff Grant Review Committee and evaluated against Council policy. All four applications meet the policy criteria and have been included in this report. Council may wish to approve funding from multiple districts where projects benefit facilities and users of facilities that service a large area of the municipality.

C26(150) On the motion of Councillors Rhyno and Moussa: [1:28:46]
 May *Moved that Council approve District Recreation Funding 2026-2027 (Intake 2) in the following amounts:* Tapper

Applicant	Funding Amount
Minasville Community Centre	
District 5	\$11,172
Total:	\$11,172
Hants North Recreation & Development Association	
District 5	\$5,250
District 11	\$2,250
Gore Area Funds	\$1,000
Total:	\$8,500
Enfield, Elmsdale & District Lions	
District 1	\$2,000
District 2	\$2,000
<i>District 10 *If needed after funding</i>	\$4,000
Total:	\$8,000
Rawdon Gold Mines Community Hall	
District 11	\$5,700
Total:	\$5,700
TOTAL FUNDING ALLOCATION	\$33,372

MOTION CARRIED

RATIFICATION - COMMUNITY SERVICES DROPBOX - LEMC

At the February 2026 Regular Meeting of Council (Policy & In Camera), Council provided direction to staff, in-camera, to enter into a license agreement with the Province for the Department of Community Service to continue providing secure document drop box services in the Lloyd E. Matheson Centre lobby. The license agreement has been executed, with the new term commencing July 1, 2026 and expiring June 30, 2028, with mutual renewal through to 2030. Conditions of the license agreement reflect the direction provided by Council in-camera.

- C26(151) On the motion of Councillors Perry and Mitchell: [1:28:39]
May ***Moved that Council authorize the CAO to enter into up to a two-year license agreement, with a two-year renewal term, with the Province for the Department of Community Service's secure document drop box located in the Lloyd E. Matheson Centre lobby.***

MOTION CARRIED

WARDEN'S REPORT

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

The Warden provided a verbal report on her recent activities.

BOTTLED WATER PROGRAM

- C26(152) On the motion of Warden Roulston and Councillor Merriam: [1:30:33]
May ***Moved that Council direct staff to create a broad report outlining possible sources of funding should Council determine the need to assist with bottled water in drought conditions this summer.*** Clarkson

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

MOTION CARRIED

The Warden resumed the chair.

BUSINESS FROM COUNCILLORS

[96:10]

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

HIGHWAY 2, SHUBENACADIE

Councillor MacPhee noted that there is a section of Highway 2 in Shubenacadie where there is a passing lane that starts in a 50 km/hr zone. In this area, speeding to pass is an issue and recently there was a fatal motor vehicle accident.

- C26(153) On the motion of Councillors MacPhee and Merriam: [97:20]
May ***Moved that Council direct staff to send a letter to NS Public Works asking them to consider reviewing the passing lane that starts in a 50 km/hr zone and transitions into an 80 km/hr zone on Highway 2 leaving Shubenacadie (towards Milford).*** Hulsman

MOTION CARRIED

USR BEAUTIFICATION

- C26(154) On the motion of Councillors Tingley and MacPhee: [02:16:28]
May *Move that Council direct staff to bring back a report outlining service level options related to litter, grass mowing and other beautification related items in the serviced Urban Service Rate boundary as part of 2027-2028 budget discussions.* Tattrie

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

MOTION CARRIED

IN-CAMERA

- C26(155) On the motion of Councillor Merriam and Deputy Warden Dixon:
May *Moved that Council go in-camera at 9:17 p.m. to discuss a land issue.*

MOTION CARRIED

Council returned to open committee at 9:35 p.m. Warden Roulston reported that Council met in-camera to discuss a land issue and direction was given to staff. No motion resulted.

ADJOURNMENT

Council adjourned at 9:36 p.m.

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

Approved by: Eleanor Roulston, Warden
Date:

/ah