



Regular Meeting of Council

June 24, 2026

PRESENT: Warden Eleanor Roulston
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee
Walter Tingley
Sandra Garden-Cole
Keith Rhyno
Eldon Hebb

Elie Moussa
Craig Merriam
Norval Mitchell
Michael Perry

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
- Mr. Adam Clarkson, Director of Corporate Services
- Ms. Juliann Cashen, Communications Officer
- Ms. Rachel Gilbert, Manager of Planning
- 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 July 21, 2026 and the Regular Meeting of Council on July 29, 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 May 19, 2026 and the Regular Meeting of Council held on May 27, 2026 were approved with unanimous consent.

CORRESPONDENCE FOR INFORMATION

A complete copy of “Correspondence for Information” is attached to and forms part of the minutes. No motions resulted.

CORRESPONDENCE FOR DECISION

ITEM 63: LETTER FROM THE EAST HANTS FIRE SERVICE ASSOCIATION REQUESTING RIBBON BARS IN ADDITION TO MUNICIPAL MEDALS

A letter dated June 6, 2026 has been received from the East Hants Fire Service Association requesting that Council issue ribbon bars in addition to the municipal long service medal for firefighters to wear when it is not appropriate to wear a medal. A copy of the letter was attached to the agenda and available to all Council members.

- C26(162) On the motion of Councillors Perry and Rhyno: [04:56]
June ***Moved that Council direct staff to investigate the cost and come back with an updated costing plan to start to include these (ribbon bars) with the (fire service) medals.*** Clarkson

MOTION CARRIED

ITEM 62: REQUEST FROM THE FIRE SERVICE ASSOCIATION SEEKING FUNDING FOR A FIRE SERVICE REVIEW STUDY

A letter dated June 6, 2026 has been received from the East Hants Fire Service Association requesting funding to complete a fire service review in order to implement a 5-year strategic plan for the fire service. A copy of the letter was attached to the agenda and available to all Council members. Staff noted that Council Motion C26(90) directed staff to bring forward a report on this topic. This report is tentatively scheduled for July.

- C26(163) On the motion of Councillors Perry and Tingley: [06:49]
June ***Moved that this letter (dated June 6, 2026 from the EHFSA) be filed as information to be included in the update that will be coming in July on the fire service review.*** Clarkson

MOTION CARRIED

ITEM 12: WORKSHOP WITH FATHOM STUDIO REGARDING THE ENFIELD SECONDARY PLANNING STRATEGY

Fathom Studio, along with Design Point providing the engineering support, have been selected as the consultancies to prepare the Enfield Secondary Planning Strategy. One of the crucial steps in the preparation of the Secondary Planning Strategy is to undertake a consultation workshop for the study area with Council. Staff are seeking approval to organize a consultation workshop with Council for the evening of September 3, 2026. It was noted that there is a Fire Advisory Committee meeting scheduled for this date, and it is a Thursday before a long weekend.

- C26(164) On the motion of Councillors Perry and Merriam: [10:22]
June ***Moved that Council direct staff to reschedule the Fire Advisory Committee to September 10 and to organize a consultation meeting with Fathom Studio for the Enfield Secondary Planning Strategy for the evening of September 24, 2026.*** Clarkson
Woodford

MOTION CARRIED

[FIRST READING - BYLAW F-300-1, AN AMENDMENT TO BYLAW F-300, BYLAW RESPECTING THE MAINTENANCE AND IMPROVEMENT OF PRIVATE ROADS](#) [12:02]

The Corporate & Residential Services Committee received a staff report at the June 16, 2026 Executive Committee meeting regarding housekeeping amendments for Bylaw F-300 to change the fee charge to road associations from 5% to 3%. The reduction was included in the 25/26 budget and the bylaw amendment is the final change needed.

- C26(165) On the motion of Councillors Garden-Cole and Mitchell: [13:10]
June *Moved that Council give first reading to Bylaw F-300-1, an amendment to Bylaw F-300, a Bylaw Respecting the Maintenance and Improvement of Private Roads as attached to the Executive Committee Agenda dated June 16th, 2026.* Tattrie

MOTION CARRIED

[COMMITTEE REPORTS](#)

[FIRE ADVISORY COMMITTEE REPORT](#) [14:06]

Councillor Perry, as Chairperson of the Fire Advisory Committee, presented the report from the meeting held on June 4, 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:

[FIRE DEPARTMENT REGISTRATIONS](#)

- C26(166) On the motion of Councillors Perry and Hebb: [16:15]
June *Moved that Council approve the 2026/27 fire department registrations for the Elmsdale, Enfield, Gore, Lantz, Maitland, Milford, Nine Mile River, Noel, Shubenacadie, Rawdon, Uniacke and Walton Shore departments; and* Clarkson

That Kennetcook be approved once the financial statements have been received; and

That Brooklyn be approved once the registration forms and financial statements are received, as long as the criteria for registration has been met.

MOTION CARRIED

[INFRASTRUCTURE & OPERATIONS COMMITTEE](#) [17:32]

Councillor Perry, as Chairperson of the Police Advisory Committee, presented the report from the meeting held on June 16, 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:

[BARNEYS BROOK SUMMARY](#)

The study area is approximately 8.5 km in reach length, extending from the intersection of Barneys Brook and Nova Scotia Trunk 14 to the confluence of Barneys Brook with the Shubenacadie River. The purpose of the study was to map flood extents within the study area to identify flood risk zones, and identify any undersized or damaged culverts along the extents. It was determined that the CN Rail culvert near the outlet of Barneys Brook is a major contributor to flooding.

- C26(167) On the motion of Councillors Perry and Merriam: [18:20]
June Hulsman

Moved that the Barneys Brook Flood Mitigation Study presented at the June 2026 meeting of Executive Committee be shared with CN Rail, MP Blois, MLA MacDonald; and

That a letter be sent to MP Blois requesting Federal support in championing a Culvert Expansion project in collaboration with CN as per the sizing recommendations in the report; and

That Municipal staff setup a report overview with Nova Scotia Department of Public Works technical staff.

MOTION CARRIED

FIREFIGHTING PONDS AT THE WASTE MANAGEMENT CENTRE

In September 2025, Council requested a report to explore the installation of firefighting ponds at the Waste Management Centre (WMC) in Georgefield. This followed a significant drought season (2025) that resulted in several regions across Nova Scotia experiencing water restrictions, and notable forest fire events. As per discussion with the East Hants Fire Service, and a review of online benchmarks, if East Hants were to consider building a firefighting pond at the WMC, it should be built to hold in the range of 600,000 imperial gallons, and support fighting a fire for a 24-hour period, with the ability to supply a continuous flow rate. Also, best practice would be to incorporate a dry hydrant installation to support an efficient use of the water supply.

C26(168)
June

On the motion of Councillors Perry and Mitchell:
Moved that the establishment of a fire pond at the Waste Management Centre be added to this year's workload, as possible by staff, with funding up to \$30,000 coming from the Solid Waste Operating Reserve.

[20:01]
Hulsman

MOTION CARRIED

DOREY LANE

Concern was expressed that the dump trucks working on the Dorey Lane development are using Alderney Drive instead of Dorey Lane. The Director of Infrastructure & Operations noted that staff have contacted the site foreman and were told that the trucks are using Alderney Drive because work is being done at the front of the site right now; once that work is complete, they will start using Dorey Lane more.

C26(169)
June

On the motion of Councillors Perry and Hebb:
Moved that Council write a letter to Nova Scotia Department of Public Works and ask them, because of the dangers of Alderney Drive, no different than Dorey Lane, or more so than Dorey Lane, that they reconsider the requirement of right in/right out at the end of Dorey Lane.

[21:09]
Hulsman

MOTION CARRIED

REPEAL - MUNICIPAL CROSSING GUARDS POLICY AND PROCEDURES (CROSSWALK POLICY)

Council gave notice of intent to repeal the Municipal Crossing Guards Policy and Procedures (Crosswalk Policy) at the May 27, 2026 Regular Meeting of Council by Motion C26(147).

- C26(170) On the motion of Councillors Perry and Mitchell: [22:04]
June ***Moved that Council repeal the Municipal Crossing Guards Policy and Procedures (Crosswalk Policy).*** Hulsman

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE [22:47]

Councillor Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on June 16, 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:

TAX AND WATER COLLECTION POLICY

The Nova Scotia Regulatory and Appeals Board (NSRAB) approved the East Hants Water Utility Rate Review application in April of 2026. As a result, there are a few minor housekeeping changes required to the Tax and Water Collection Policy. These minor changes include the name change of NSUARB to NSRAB, title of the Director, and references to epost.

- C26(171) On the motion of Councillor Garden-Cole and Deputy Warden Dixon: [23:23]
June ***Moved that Council approve amendments to Council Policy "Tax and Water Collection" as attached to the Executive agenda dated June 16, 2026.*** Tattrie

MOTION CARRIED

FUNDING SOURCES FOR BOTTLED WATER DISTRIBUTION

In May 2026, the Province announced that funding for its bottled water distribution program would be discontinued. It noted that drought and water shortages continue to pose risks due to climate change. Rather than funding bottled water distribution, the province indicated that future efforts would focus on helping communities become more water resilient through initiatives such as planning, water storage, community wells, conservation measures, and improved access to water data.

- C26(172) On the motion of Councillors Garden-Cole and Mitchell: [24:30]
June ***Moved that staff bring back further information around the possibility of working with community groups and also working with a bulk water carrier to be able to respond in times of extreme drought if necessary and exactly what that might look like.*** Clarkson

MOTION CARRIED

REQUEST FROM THE CONFEDERACY OF MAINLAND MI'KMAQ - FEASIBILITY STUDY - GREEN MUNICIPAL FUND

The Confederacy of Mainland Mi'kmaq (CMM) are looking to apply to the Federation of Canadian Municipalities' (FCM) Local Leadership for Climate Adaptation, Green Municipal Fund's (GMF) Adaptation in Action program for a Feasibility Study. To qualify for the GMF funding, CMM is required to partner with at least one Municipality.

- C26(173) On the motion of Councillors Garden-Cole and Tattrie: [26:11]
June ***Moved that Council authorize the Municipality of East Hants to be listed as a municipal partner for The Confederacy of Mainland Mi'kmaq's application to the Federation of Canadian Municipalities' Local Leadership for Climate Adaptation*** Clarkson

funding initiative for the project titled Feasibility Study for Terrestrial Wetland Creation on Agricultural Lands in the Municipalities of Colchester and East Hants; and

That the Corporate and Residential Services Committee recommend that Council authorize the CAO to provide a letter of support, as required, as part of The Confederacy of Mainland Mi'kmaq's application to the Federation of Canadian Municipalities' Local Leadership for Climate Adaptation funding initiative for the project titled Feasibility Study for Terrestrial Wetland Creation on Agricultural Lands in the Municipalities of Colchester and East Hants.

MOTION CARRIED

PUBLIC HEARING

[30:21]

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 was 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 June 10, 2026 and June 17, 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.

AMENDMENTS TO PARKING REQUIREMENTS FOR TOWNHOUSE DEVELOPMENTS

Warden Roulston noted that the public hearing is a proposal to amend the parking requirements for townhouse units.

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 “*Amendments to parking requirements for townhomes*” dated June 4, 2026. A copy of the report was attached to the agenda and available to all Council members.

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

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(174)
June

On the motion of Councillors Mitchell and Hebb:
Moved that Council give second reading and approve the amendments to the Land Use Bylaw to increase the parking requirements for townhouse developments.

[36:26]
Woodford

Eight (8) voting in favor, three (3) voting against. Councillors Perry, MacPhee and Moussa voting nay.

MOTION CARRIED

That concluded the public hearing.

PARKS, RECREATION & CULTURE COMMITTEE

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report from the meeting held on June 16, 2026. The minutes from that meeting were made available to all members of Council. The following motion came forward as a result of that meeting:

[38:06]

SCORE CLOCK DONATION REQUEST

The East Hants Sport Heritage Society (EHS) has acquired the vintage scoreboard from the former East Hants Memorial Arena in Lantz, NS. The group has requested that it be displayed in the East Hants Sportsplex to showcase the history of sport and volunteers in East Hants.

C26(175)
June

On the motion of Councillors Rhyno and Hebb:
Moved that Council accept the donation of the East Hants Memorial Arena scoreboard from the East Hants Sport Heritage Society with the intention of mounting it in the East Hants Sportsplex in a location as determined by staff with installation costs to be funded from General Contingency.

[38:59]
Tapper

Nine (9) voting in favor, two (2) voting against. Councillors Moussa and Perry voting nay.

MOTION CARRIED

[42:17]

PLANNING ADVISORY COMMITTEE

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on June 16, 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 ANDREW AND JULIE GILBY - REDESIGNATION AND REZONING, ENFIELD - FIRST READING

The Municipality has received an application from Julie and Andrew Gilby to amend the Municipal Planning Strategy and Land Use Bylaw to redesignate and rezone a portion of property at 809 Horne Settlement Road, Enfield. The applicant intends to build a private road into the property and then subdivide off that private road.

- C26(176) On the motion of Councillor Mitchell and Deputy Warden Dixon: [43:02]
June *Moved that Council give first reading to a proposal for 809 Horne Settlement Road, Enfield to change from Rural Use (RU) zone and designation to the Established Residential Neighbourhood (R1) zone and (ER) designation, and authorize staff to schedule a public hearing.* Woodford

MOTION CARRIED

PLN26-009 - SWINKS AGRO ENGINEERING LTD. LAND USE BYLAW AMENDMENT

The Municipality received an application from Swinks Agro Engineering Ltd. on behalf of Atlantic Broilers Ltd. to reduce the minimum setback requirement for an intensive livestock operation from a public road in the Rural Use North (RU-2) zone to 20m. The applicant intends to add two new buildings to an existing livestock operation that would be less than the current 45m setback from Burntcoat Road.

- C26(177) On the motion of Councillors Mitchell and Rhyno: [44:16]
June *Moved that Council direct staff to come back with a report on how to approach this application using a Development Agreement (re: Swinks Agro Engineering Ltd.)* Woodford

MOTION CARRIED

LN26-003 - E.L.T. PROPERTY HOLDINGS - MPS AMENDMENT & DEVELOPMENT AGREEMENT- INITIAL REPORT

The Municipality has received an application from E.L.T. Property Holdings requesting approval for a multiunit development at 22 Kali Lane, Elmsdale. The property is zoned Multiple Unit Residential (R-3) Zone. The applicant is proposing four multi-unit buildings, each with five storeys, containing a total of 280 dwelling units. The proposal would require an MPS amendment as well as a development agreement. The development would be accessed by Kali Lane, a dead-end street.

- C26(178) On the motion of Councillors Mitchell and Tingley: [45:48]
June *Moved that Council change the MPS to not entertain any developments over 100 units without a second access to an arterial or collector road by Development Agreement.* Woodford

Discussion was held.

Eight (8) voting in favor, three (3) voting against. Councillors Perry, Rhyno and Moussa voting nay.

MOTION CARRIED

- C26(179) On the motion of Councillor Mitchell and Deputy Warden Dixon: [51:00]
June *Moved that Council not proceed with this application at this time (re: E.L.T. Woodford
Property Holdings).*

Nine (9) voting in favor, two (2) voting against. Councillors Perry and Moussa voting nay.

MOTION CARRIED

AUDIT COMMITTEE REPORT [51:56]

Councillor Garden-Cole, as Chairperson of the Audit Committee, presented the report from the meeting held on June 24, 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:

FINANCIAL STATEMENTS 2025/2026 & MUNICIPAL AUDITOR 2026/2027

The Committee received a presentation from Jeremy Mallais, CPA, CA from Deloitte summarizing what was audited in this fiscal year which included the Consolidated Financial Statements, the LEMC recoverable expenses and the Water Utility Statements for the NSRAB. The presentation of the 2026 Audit results was also included.

- C26(180) On the motion of Councillors Garden-Cole and MacPhee: [52:27]
June *Moved that Council adopt the March 31st, 2026 Financial Statements as presented Tattie
by Deloitte at the June 24th, 2026 Audit Committee meeting, and that Deloitte LLP
be appointed as Municipal Auditor for the 2026/2027 fiscal year.*

MOTION CARRIED

MEMBERSHIP APPOINTMENT 2026/2027

- C26(181) On the motion of Councillors Garden-Cole and Tingley: [53:04]
June *Moved that Council appoint the membership of the Audit Committee for 2026/2027 Tattie
be comprised of the Warden, the Chair of Corporate & Residential Services
Committee, and two additional Councillors (Carl MacPhee & Norval Mitchell) and
one public member.*

MOTION CARRIED

WARDEN'S REPORT [53:50]

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

The Warden provided a verbal report on her recent activities.

CHURCHES & CEMETERIES

- C26(182) On the motion of Warden Roulston and Councillor Rhyno: [53:26]
June *Moved that staff be directed to prepare amendments to the East Hants Official Woodford
Community Plan that would enable the subdivision of properties containing
churches/former churches and cemeteries. Amendments should enable reduced
setback, area and frontage requirements to permit the cemeteries and church
buildings to be located on separate lots.*

MOTION CARRIED

Warden Roulston resumed the chair.

BUSINESS FROM COUNCILLORS

[59:02]

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

GREEN ROAD

- C26(183) On the motion of Councillors Tingley and Merriam: [01:00:23]
June *Moved that Council instruct staff to write our MLA and Minister of Public Works and request that the light standard in the middle of the area where garbage, snow removal, fire trucks and other vehicles turn at the end of Green Road, Lantz be relocated to mitigate the risk of a motor vehicle accident and a power outage.* Hulsman

MOTION CARRIED

- C26(184) On the motion of Councillors Tingley and Merriam: [01:01:29]
June *Moved that Council instruct staff to write the MLA and NS Minister of Public Works and request that additional gravel be installed on Green Road and that the road is graded.* Hulsman

MOTION CARRIED

STREET SWEEPING

- C26(185) On the motion of Councillors Garden-Cole and Tingley: [01:26:25]
June *Moved that Council direct Staff to look into possible solutions or possible ideas on how we can increase the street sweeping on Highway 2 where there are curbs.* Hulsman

MOTION CARRIED

ADJOURNMENT

Council adjourned at 8:34 p.m.

Approved by: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: June 25, 2026

Approved by: Eleanor Roulston, Warden
Date:

/ah