



## Corporate & Residential Services Committee Executive Committee

June 16, 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 9:02 a.m. All members of Council were present with the exception of Deputy Warden Dixon, who sent regrets, and Councillor MacPhee, who was on official Council business, and Councillor Perry, who arrived at 9:12 a.m.

### Staff Present:

- Ms. Kim Ramsay, Chief Administrative Officer
- Mr. Adam Clarkson, Director of Corporate Services
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. John Woodford, Director of Planning
- Ms. Juliann Cashen, Communications Officer
- Mr. Calvin Byard, Manager of Protective Services
- Ms. Amy Pyne, Manager of Real Estate & Corporate Services
- Ms. Anne Warburton, Sustainability Coordinator
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator
- Mr. Colton Dean, Information Systems Technician

### CALL TO ORDER AND HISTORICAL ACKNOWLEDGEMENT

Councillor Garden-Cole called the meeting to order at 9 a.m. and recited the historical acknowledgement.

### APPROVAL OF AGENDA OF ALL SUB-COMMITTEES

The agenda of all sub-committees was approved with the addition of the Dorey Lane development under the Infrastructure & Operations Committee.

### APPROVAL OF MINUTES

The minutes of the Corporate & Residential Services Committee meeting held on May 19, 2026 were approved.

### NEW EMPLOYEE ANNOUNCEMENTS

The CAO introduced Mike Chudy, recently hired in the new position of Business Analyst in the Infrastructure & Operations Department.

### POSITION CHANGES

The CAO informed the committee that Zoe Pearson has been hired as the Aquatics Supervisor; previously she has held various casual aquatics roles.

### TAX AND WATER COLLECTION POLICY

The Director of Finance presented a report titled “*Revision to Council Policy - Tax and Water Collection*” dated June 8, 2026. A copy of the report was attached to the agenda and available to all Committee members.

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.

CRS26(57) On the motion of Councillors Merriam and Mitchell: [04:38]  
June *Moved that the Corporate and Residential Services Committee recommend to Council that Council give notice of intent to approve amendments to Council Policy “Tax and Water Collection” as attached to the Executive agenda dated June 16, 2026.* Tattrie

#### **MOTION CARRIED**

CRS26(58) On the motion of Councillors Merriam and Mitchell: Tattrie  
June *Moved that the Corporate and Residential Services Committee recommend to Council that Council approve amendments to Council Policy “Tax and Water Collection” as attached to the Executive agenda dated June 16, 2026.*

#### **MOTION CARRIED**

### BYLAW F-300-1, AN AMENDMENT TO BYLAW F-300, BYLAW RESPECTING THE MAINTENANCE AND IMPROVEMENT OF PRIVATE ROADS - PROPOSED REVISIONS [07:35]

The Director of Finance presented a report titled “*Bylaw F-300-1, an Amendment to Council Bylaw F-300 Respecting the Maintenance and Improvement of Private Roads*” dated June 8, 2026. A copy of the report was attached to the agenda and available to all Committee members.

In December 2024, Council passed a motion to reduce the annual administration fee for private road associations from 5% to 3% beginning in the 2025/26 fiscal year. The fees were reduced, but the bylaw was not updated at that time.

CRS26(59) On the motion of Councillors Merriam and Mitchell: [09:15]  
June *Moved that the Corporate and Residential Services Committee recommend Tattrie  
to Council 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  
16, 2026.*

**MOTION CARRIED**

**FUNDING SOURCES FOR BOTTLED WATER DISTRIBUTION** [10:46]

The Director of Corporate Services presented a report titled “*Funding Sources for Bottled Water Distribution During Drought Conditions*” dated June 6, 2026. A copy of the report was attached to the agenda and available to all committee members.

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. Following the announcement, Council requested that staff identify potential funding sources that could support bottled water distribution should drought conditions impact residents during the summer months. The report summarized the results of a jurisdictional scan, reviews available funding options, and provides an overview of current water conditions.

Discussion was held.

CRS26(60) On the motion of Warden Roulston and Councillor Rhyno: [41:40]  
June *Moved that the Corporate & Residential Services Committee recommend to Clarkson  
Council 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.*

Eight (8) voting in favor. One (1) voting against. Councillor Perry voting nay.

**MOTION CARRIED**

**REQUEST FROM THE CONFEDERACY OF MAINLAND MI'KMAQ - FEASIBILITY STUDY - GREEN MUNICIPAL FUND** [52:30]

The Sustainability Coordinator presented a report titled “*Request from The Confederacy of Mainland Mi’kmaq to be a Municipal Partner for a Feasibility Study application to the Green Municipal Fund*” dated June 5, 2026. A copy of the report was attached to the agenda and available to all committee members.

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. Participation as a project partner in this application would not impact the Municipality's eligibility to submit its own future funding application under this GMF funding stream as a lead applicant.

The CMM is inviting the Municipalities of East Hants and Colchester to each offer up to eleven (11) hours of staff time in an advisory capacity for a project aiming to determine if terrestrial wetlands on agricultural lands within the respective municipalities are a feasible means of improving water quality and retention. Additionally, as a municipal partner, it is anticipated that East Hants would be open to sharing existing information/data that may be relevant to the project. Final reports and data generated by CMM will be shared with partnering municipalities.

CRS26(61)  
June

On the motion of Warden Roulston and Councillor Merriam:

[60:37]  
Clarkson

***Moved that the Corporate & Residential Services Committee recommend to Council 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 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**

**ADJOURNMENT**

The meeting adjourned at 10:05 a.m.

Approved by: Adam Clarkson, Director of Corporate Services

Date: June 17, 2026

Approved by: Wade Tattrie, Director of Finance

Date: June 17, 2026

/ah



## Infrastructure & Operations Executive Committee

June 16, 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 10:50 a.m. All members of Council were present with the exception of Deputy Warden Dixon, who sent regrets, and Councillor MacPhee, who was on official Council business.

### 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
- Mr. Matt Mahoney, Manager of Roads & Engineering
- Mr. Jared Mullett, Project Engineer
- Ms. Debbie Uloth, Community Planner II
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

### APPROVAL OF MINUTES

The minutes of the Infrastructure & Operations Committee held on May 19, 2026 were approved.

### BARNEYS BROOK SUMMARY

The Project Engineer presented a report titled “*Barneys Brook - Flood Risk Mitigation Study*” dated June 2026. A copy of the report was attached to the agenda and available to all committee members.

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. Upgrading the culvert could reduce peak flood levels by up to 3.1 m under severe storm conditions and should be prioritized.

IO26(20) On the motion of Councillors Tingley and Merriam: [11:09]

June *Moved that the Infrastructure & Operations Committee recommend to Council that the Barneys Brook Flood Mitigation Study presented at the June 2026 meeting of East Hants 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.*

Discussion was held.

**MOTION CARRIED**

#### [FIREFIGHTING PONDS AT WMC](#)

[26:53]

The Director of Infrastructure & Operations presented a report titled “*Fire Fighting Ponds at the Waste Management Centre*” dated June 2026. A copy of the report was attached to the agenda and available to all committee members.

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.

Discussion was held.

On the motion of Councillors Hebb and Merriam: [43:47]

*Moved (later withdrawn) that the Infrastructure & Operations Committee recommend to Council that Council request a pond be added to the next fiscal budget for consideration.*

Discussion continued.

IO26(21) On the motion of Councillors Hebb and Merriam: [52:40]

June Hulsman

***Moved that the Infrastructure & Operations Committee recommend to Council 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.***

**MOTION CARRIED**

**DOREY LANE**

Councillor Garden-Cole expressed concern 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. There was discussion around the lack of a buffer between the Dorey Lane and Alderney Drive properties and the provincial requirement that Dorey Lane be a right in/right out only road.

Discussion was held.

IO26(22) On the motion of Councillors Garden-Cole and Tingley: [70:30]  
June ***Moved that the Infrastructure & Operations Committee recommend to Council 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.*** Hulsman

Eight (8) voting in favor, one (1) voting against. Councillor Mitchell voting nay.

**MOTION CARRIED**

**ADJOURNMENT**

The Infrastructure & Operations Committee adjourned at 12:08 p.m.

Approved by: Jesse Hulsman, Director of Infrastructure & Operations

Date: June 17, 2026

/ah



## Planning Advisory Committee Executive Committee

June 16, 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 1:30 p.m. All members of Council were present with the exception of Councillor MacPhee (arrived at 2:45 p.m.) and Deputy Warden Dixon, who sent regrets.

### Staff Present:

- Mr. Adam Clarkson, Director of Corporate Services
- Mr. John Woodford, Director of Planning & Development
- Mr. Wade Tattrie, Director of Finance
- Mr. Jesse Hulsman, Director Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Darby Sullivan, Community Planner I
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

### Public Members:

- Mr. Sam Balcom

### Regrets:

- Ms. Pamela Harvie

### APPROVAL OF MINUTES

The minutes of the Planning Advisory Committee meeting held May 19, 2026 were approved.

### PLN26-004 ANDREW AND JULIE GILBY - REDESIGNATION AND REZONING, ENFIELD - FIRST READING

The Community Planner I presented the staff report titled "*Julie and Andrew Gilby: MPS and LUB Mapping Amendments*" May 26, 2026. A copy of the report was attached to the agenda and available to all committee members.

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 to Established Residential Neighbourhood (ER) designation and

(R1) Zone. The subject property is located at 809 Horne Settlement Road, Enfield (PID 45080801). 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.

- PAC26(38) On the motion of Councillors Garden-Cole and Hebb: [09:16]  
June *Moved that the Planning Advisory Committee recommend to Council 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](#)** [10:02]

The Community Planner I presented the staff report titled “Swinks Agro Engineering Ltd. - Amendments to Official Community Plan” dated June 8, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received an application from Swinks Agro Engineering Ltd. on behalf of Atlantic Broilers Ltd. to amend the Land Use Bylaw to reduce the minimum setback requirement for an intensive livestock operation use from a public road in the Rural Use North (RU-2) zone. The applicant has submitted a site plan for two additional structures on their property, expanding an existing livestock operation. The site plan indicated a minimum setback of 22.20m from the proposed structures to the fronting property line (Burntcoat Road). The applicant explained in order to expand their operations, the new structures must be in line with existing buildings to facilitate processing. The current setback requirement in the RU-2 zone for an intensive livestock operation is 45m. The applicant has submitted an application to have the setback reduced in order to line up the new buildings with the current ones.

- PAC26(39) On the motion of Councillors Rhyno and Tingley: [29:24]  
June *Moved that the Planning Advisory Committee recommend to Council that staff be directed to come back with a report on how to approach this application using a Development Agreement process (Re: Swinks Agro Engineering Ltd.).* Woodford

Discussion was held.

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

**MOTION CARRIED**

[PLN26-003 - E.L.T. PROPERTY HOLDINGS - DEVELOPMENT AGREEMENT- INITIAL REPORT](#) [33:37]

The Director of Planning & Development presented the staff report titled “PLN26-003 E.L.T. Property Holdings MPS Amendment & DA Application” dated June 4, 2026. A copy of the report was attached to the agenda and available to all committee members.

The Municipality has received a development agreement application from E.L.T. Property Holdings requesting approval for a multi-unit development on property at 22 Kali Lane, Elmsdale identified as PID 45151735. 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 with a mix of one and two-bedroom units. Parking is to be accommodated underground and at-grade. The proposal also includes three amenity areas including a community garden and children’s play area. This application has one entrance/exit onto Kali Lane.

Discussion was held on an earlier Council motion that directed staff not to bring back applications with over 100 dwelling units that do not have two entrances/exits. A legal opinion on this advised an MPS policy change is required.

PAC26(40) On the motion of Councillor Garden-Cole and Warden Roulston: [55:55]  
June ***Moved that the Planning Advisory Committee recommend to Council 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 continued.

Seven (7) voting in favor, three (3) voting against. Councillors Moussa, Perry and Rhyno voting nay. Councillor MacPhee arrived during the discussion and because he was absent for most of the discussion, he abstained from the vote.

**MOTION CARRIED**

Discussion continued.

PAC26(41) On the motion of Warden Roulston and Councillor Garden-Cole: [1:18:47]  
June ***Moved that the Planning Advisory Committee recommend to Council that Council not proceed with this application at this time (Re: E.L.T. Property Holdings).*** Woodford

Discussion continued.

Seven (7) voting in favor, three (3) voting against. Councillors Hebb, Moussa and Perry voting nay. Councillor MacPhee was absent for most of the discussion so he abstained from the vote.

**MOTION CARRIED**

[TOWNHOUSE MINIMUM PARKING REQUIREMENTS - LAND USE BYLAW AMENDMENTS - FINAL REPORT](#) [1:31:47]

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 committee members.

The Municipality received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouse units in Enfield. Through consideration of that application Council raised concerns regarding parking requirements for townhouse developments. The Arkham Developments Ltd. application is deemed to have been refused but Council has decided to continue with the amendments to the parking requirements.

PAC26(42) On the motion of Warden Roulston and Councillor Hebb: [1:33:00]  
June *Moved that the Planning Advisory Committee recommend to Council that Council give second reading and approve the amendments to the Land Use Bylaw to increase the parking requirements for townhouse developments.* Woodford

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

MOTION CARRIED

[ADJOURNMENT](#)

The meeting adjourned at 3:05 P.M.

Approved By: John Woodford, Director of Planning & Development  
Date: June 18, 2026

/ah



## Parks, Recreation & Culture Executive Committee

June 16, 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 10:05 a.m. All members of Council were present with the exception Deputy Warden Dixon, who sent regrets, and Councillor MacPhee, who was on official Council business.

### 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. Jesse Hulsman, Director of Infrastructure & Operations
- Ms. Alana Tapper, Director of Parks, Recreation & Culture
- Ms. Juliann Cashen, Communications Officer
- Mr. Scott Preston, Manager of Recreation and Facilities
- Ms. Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
- Ms. Amanda Hatfield, Information Management Coordinator

### APPROVAL OF MINUTES

The minutes of the Parks, Recreation & Culture Committee held on May 19, 2026 were approved.

### SCORE CLOCK DONATION REQUEST

The Manager of Recreation and Facilities presented a report titled “*East Hants Sport Heritage Society - Scoreboard Donation*” dated April 2, 2026. A copy of the report was attached to the agenda and available to all committee members.

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. The scoreboard/clock contains an old puck dented Export A tobacco

advertisement panel. Health Canada has confirmed that this does not violate Tobacco and Vaping Products Act (TVPA).

Discussion was held.

PRC26(13) On the motion of Councillors Garden-Cole and Merriam: [16:49]  
June *Moved that the Parks, Recreation & Culture Committee recommend to Council 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.* Tapper

Seven (7) voting in favor, two (2) voting against. Councillors Moussa and Perry voting nay.

**MOTION CARRIED**

### ADJOURNMENT

The Parks, Recreation & Culture Committee adjourned at 10:33 a.m.

Approved by: Alana Tapper, Director of Parks, Recreation & Culture

Date: June 17, 2026

/ah