EAST HANTS

MINUTES

Regular Meeting of Council

October 28, 2026

PRESENT: Warden Eleanor Roulston
Deputy Warden Cecil Dixon

Councillors: Carl MacPhee
Sandra Garden-Cole
Keith Rhyno
Eldon Hebb
Elie Moussa (arrived at 7:07 p.m.)
Craig Merriam
Norval Mitchell

REGRETS:

- Councillor Michael Perry
- Councillor Walter Tingley

STAFF:

- Mr. Adam Clarkson, Deputy CAO/Acting CAO
- Mr. Wade Tattrie, Director of Finance
- Mr. John Woodford, Director of Planning & Development
- Ms. Rachel Gilbert, Manager of Planning
- Ms. Darby Sullivan, Community Planner I
- Ms. Debbie Uloth, Community Planner II
- Ms. Alana Tapper, Director of Corporate Services
- Ms. Juliann Cashen, Communications Officer
- Ms. Sheralee MacEwan, Assistant Municipal Clerk
- Ms. Alana Richards, Legislative & HR Administrator

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 November 17, 2026 and the Regular Meeting of Council on November 25, 2026. Approved with unanimous consent.

APPROVAL OF OR AMENDMENTS TO AGENDA

The agenda was approved as presented with unanimous consent.

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APPROVAL OF MINUTES

The minutes of the Regular Meeting of Council (Policy and In-Camera) held on September 15, 2026 and the Regular Meeting of Council held on September 23, 2026 were approved with unanimous consent.

ELECTION OF DEPUTY WARDEN

The Warden thanked Councillor Dixon for his service and opened the floor for nominations.

Councillor Mitchell nominated Councillor Garden-Cole who accepted the nomination.

Councillor Rhyno nominated Councillor Hebb who declined nomination.

No other nominations were made. The Warden called for nominations three more times. There were none.

Deputy Warden Garden-Cole said a few words. Warden Roulston declared Councillor Garden-Cole as Deputy Warden for a one-year term ending in October 2027.

CORRESPONDENCE FOR INFORMATION

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

ITEM 62. THANK YOU NOTES FROM HALIFAX EAST HANTS 4H FOR THE DONATION OF AWARDS.

Councillor Mitchell noted his appreciation for the thank you notes from Halifax East 4H.

ITEM 80. COPY OF A LETTER TO NSFM FROM MUNICIPALITY OF DIGBY AND TOWN OF DIGBY ENCOURAGING REGARDING THE RCMP MUNICIPAL BILLING AND MANDATORY PUBLIC SAFETY REINVESTMENT MODEL

C26(272) October — On the motion of Warden Roulston and Councillor Dixon: ***Moved that Council send a letter to NSFM, copying the Minister of*** Justice (and Emergency Management) ***and all Nova Scotia municipalities, requesting that NSFM prioritize advocacy with the Province regarding the new RCMP municipal billing model and mandatory public safety reinvestment requirements.*** — Clarkson

MOTION CARRIED

CORRESPONDENCE FOR DECISION

ITEM 67. AN UNSOLICITED OFFER FROM EASTLINK TO LEASE SPACE ON THE ENFIELD WATER TOWER FOR TELECOMMUNICATIONS EQUIPMENT

Council received an unsolicited offer from Eastlink to lease space at 24 Convent Road for a telecommunications installation intended to improve wireless coverage and address capacity demands in the Enfield area. The proposal includes installing antennas and associated equipment on the existing water tower. Additional ground-based

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equipment, cabling, power, and access would be required to support the installation and ongoing maintenance.

C26(273) October — On the motion of Councillors Hebb and Dixon: — Tapper

Moved that Council request a staff report regarding leasing space on the Enfield Water Tower for telecommunications equipment.

Discussion was held.

MOTION CARRIED

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

ITEM 61. EAST HANTS GROUND SEARCH AND RESCUE - LETTER OF SUPPORT - APPLICATION TO THE 2026 REGIONAL EMERGENCY SERVICES PROVIDER FUND

East Hants Ground Search and Rescue has requested a letter of support for its proposed funding application to the 2026 Regional Emergency Services Provider Fund.

C26(274) October — On the motion of Councillors Mitchell and MacPhee. — Clarkson

Moved that Council send a letter of support to East Hants Ground Search and Rescue for its funding application to the 2026 Regional Emergency Services Provider Fund.

MOTION CARRIED

ITEM 54. THIRD PLACE TRANSITION HOUSE - STRIDES TO SAFETY WALK FOR SECOND STAGE HOUSING

Discussion was held, no motion resulted from the discussion. Should anyone be interested in participating, they will notify Third Place Transition House directly.

ITEM 28. RESPONSE LETTER FROM THE HONOURABLE KODY BLOIS - BARNEY'S BROOK FLOOD RISK STUDY - UPGRADE TO CN CROSS CULVERT

Council received correspondence from The Honourable Kody Blois, MP, regarding the Barney's Brook Flood Risk Study and proposed upgrade to the CN cross culvert near Robert Scott Drive, including CN's response to previous inquiries. Response has not been received from CN following the most recent letter from Council.

C26(275) October — On the motion of Councillors Merriam and Hebb: — Hulsman

Moved that Council await a response from CN from a letter sent October 19, 2026 and once a response is received then make a decision on the correspondence (from MP Blois) ***at that time.***

MOTION CARRIED

PUBLIC HEARING

The Public Hearing was live-streamed through the municipal YouTube channel.

DRAFT

Note: All comments/questions have been summarized and are not to be considered a verbatim transcript.

Warden Roulston noted that there were three (3) items 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.

AMENDMENTS TO MUNICIPAL PLANNING STRATEGY AND SUBDIVISION BYLAW REGARDING SETBACKS FOR CEMETERIES

Warden Roulston asked the Deputy CAO to outline when the public hearing advertisements were published.

The Deputy CAO noted that the public hearing notice appeared in the October 13, 2026 and October 21, 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.

Warden Roulston noted that the public hearing is a proposal to consider amendments to the Official Community Plan.

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 Community Planner I presented a report titled "*Places of Worships and Cemeteries - MPS and LUB Bylaw Amendment*" dated October 6, 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.

Holly Hanes-Morris, Upper Kennetcook

- Holds a BA & MA (History), worked with The East Hants Historical Society photographing and documenting records of the cemeteries within East Hants.

DRAFT

- Speaking against the proposed amendments to municipal planning strategy and subdivision bylaw regarding setbacks for cemeteries.

- Noted that this should be on a case-by-case basis, limit the problems already happening within cemeteries in East Hants. Mentioned that many of her relatives are buried within cemeteries in East Hants, and has been an advocate for those and others in the area.

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. Council did ask a few more questions to staff. Discussion was held.

RECOMMENDATION

C26(276) October — Woodford

On the motion of Councillors Mitchell and MacPhee:
Moved that Council give Second Reading and approve the amendments to the Municipal Planning Strategy and Subdivision Bylaw to allow the subdivision of places of worship/former places of worship from cemeteries with reduced lot area, frontage, and setback requirements in all zones where there is frontage or deeded access to both lots.

The Warden opened the floor for final questions or comments from Councillors. Discussion was held.

Council permitted a member in the gallery to express one more comment after discussion.

Heather Hanes, Upper Kennetcook

Problem is that Council is not looking at alternatives. Shouldn't consider sale of any church buildings, raised concerns about the cemeteries not being respected. Urged Council to take more time.

MOTION CARRIED

Seven (7) voting in favor, two (2) voting against. Councillors Moussa & Dixon voting nay.

AMENDMENTS TO THE MAITLAND HERITAGE CONSERVATION DISTRICT PLAN AND BYLAW

Warden Roulston noted that the second public hearing is a proposal to amend the Maitland Heritage Conservation District Plan and Bylaw.

Warden Roulston asked the Deputy CAO to outline when the public hearing advertisements were published.

The Deputy CAO noted that the public hearing notice appeared in the October 7, 2026 and October 13, 2026 editions of the Chronicle Herald. The notices described the

DRAFT

proposal, gave the date and time of the public hearing, and indicated that staff reports were available to the public.

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 a report titled "*Maitland Heritage Conservation District Review*" dated October 1, 2026. A copy of the report was attached to the agenda and available to all Committee members.

Warden Roulston opened the floor to comments or questions from members of Council. There were concerns regarding accessibility via wheelchair ramps and the urgency to build in some cases, and the access of buildings under this heritage designation and question about the design of accessibility structures as well as the signage and materials while still respecting the Heritage District Guidelines.

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(277) October — On the motion of Councillors Mitchell and Dixon:
Moved (later amended) ***that Council give second reading and approve Bylaw P1100-2, an Amendment to Bylaw P1100 Maitland Heritage Conservation District Plan, Bylaw and Design Guidelines***.

The Warden opened the floor for final questions or comments from Council members. Staff addressed questions.

C26(278) October — On the motion of Councillors Rhyno and MacPhee:
Moved that Council amend Motion C26(277) to strike any portions of the design requirements for accessibility ramps.

AMENDMENT CARRIED

AMENDED MOTION CARRIED

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For further clarification, Motion C26(277) is as follows: Woodford

Gave second reading and approve Bylaw P1100-2, an Amendment to Bylaw P1100 Maitland Heritage Conservation District Plan, Bylaw and Design Guidelines (striking any portions of the design requirements for accessibility ramps).

OPEN SPACE DISPOSAL

Warden Roulston noted that the third public hearing is regarding the disposal of two parcels of open space.

Councillor Moussa declared a conflict, signed the Book of Disclosure and took a seat in the gallery.

Warden Roulston asked the Deputy CAO to outline when the public hearing advertisements were published.

The Deputy CAO noted that the public hearing notice appeared in the October 13, 2026 and October 21, 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.

OPEN SPACE DISPOSAL - CANAVAN DRIVE

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 Community Planner II presented the staff report titled "*Consideration of Open Space Disposal Lot 12, Canavan Drive, Lakelands PID 45132016"* dated October, 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. Staff addressed questions from Council members.

PUBLIC COMMENTS/QUESTIONS

Warden Roulston opened the floor to comments and questions from members of the public in attendance. The following comments were made.

Michael Wiswell, Lakelands:

- Purchased property in 2010, understanding that the property noted was an easement to gain access to the lake for nearby properties.

- Tried to raise unrelated concerns in the area. The Warden did not permitted discussion on unrelated topics during the hearing for this particular issue.

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Kathy Ross, Lakelands:

- Preference to keep Lot 12 as municipal property to ensure protection of the lake and the environment.
- Inquired about several issues on her property of 21 Canavan Drive, wells, variances etc.
- Requested to purchase 34 feet of 23 Canavan Drive in 1988, and the Municipality did not want to sell. Also requested in 1999 to sell and once again was told not interested in selling. Can't go back and adjust current properties now that the property is looking at disposal.
- Property was deeded to East Hants and should be maintained as a greenway.
- Mentioned the lake access for recreation purposes.

Austin Brannen, Lakelands:

- Spoke about where the pins of the property are, does not believe that the drawing noted is not an accurate depiction.
- Also discussed that they spoke with the municipality about acquisition of the property, the answer was no.
- Spoke about the impacts of development if the lot was disposed of i.e. development, blasting of rock ledge.
- No desire to develop the property, just want to maintain the property environmentally.
- Prefer to remain under the Municipality of East Hants and not disposed of.
- Appreciated the compassion from the Councillors.

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. Staff noted that they were aware that the provincial property lines in the image were not necessarily accurate.

Warden Roulston opened the floor to comments or questions from members of Council. Questions were asked to staff and discussion was held.

Warden Roulston opened the floor again to comments and questions from members of the public in attendance. The following comment was made.

Hanes-Morris, Upper Kennetcook

DRAFT

- Asked questions about lake access on this lake and encouraged investment in recreation and public access and should the property be disposed of; the neighbors be given first opportunity.

Kathy Ross, Lakelands:

- Noted the location of a public lake access nearby including a boat launch.
- Concerned that there would be no parking in the area.
- PVSC has assessed all similar lake lots in the area at $145,000 without evening looking at them.

Austin Brennan, Lakelands:

- Noted that Point Pleasant Park is not owned by HRM, rather it is a 99-year lease and something similar could be considered.

RECOMMENDATION

C26(279) October — On the motion of Councillors Rhyno and Dixon: — Woodford

Moved that Council declare the open space disposal process for Lot 12, Canavan Drive, Lakelands, PID 45132016 is satisfied; and to not declare Lot 12, Canavan Drive, Lakelands, PID 45132016 surplus to municipal needs.

MOTION CARRIED

Councillor Moussa returned to his seat.

OPEN SPACE DISPOSAL - GREEN 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 Community Planner II presented the staff report titled "*Consideration of Open Space Disposal Green Road Open Space Lands, Lantz PID 45206067*" dated October, 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. The following comment was made.

DRAFT

Shawn Nieforth, Lantz

- Asked for clarification on the acreage size, .25 acres.
- Commented that NSP power line right of way runs directly through the property resulting in the land being undevelopable.
- Adjacent property owners should be given first opportunity at purchasing the land.
- Asked for clarification regarding how the process works.

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.

Warden Roulston asked if Council had any final comments. There were none.

RECOMMENDATION

C26(280) October — On the motion of Councillors MacPhee and Hebb: — Woodford

Moved that Council declare the open space disposal process for Open Space Lands, Green Road, PID 45206067 satisfied; and declare Open Space Lands, Green Road, PID 45206067 surplus to municipal needs, with the method of disposal and minimum purchase price to be determined by Council at a future meeting. All proceeds from the sale of PID 45206067 shall be added to open space funds for the Corridor.

Warden Roulston asked if there were any final comments or questions. Staff addressed questions and Mr. Nieforth noted the powerline could take up to 30% of the property not leaving much left for anything to be built. Staff noted NSP would have setback regulations that would need to be met.

MOTION CARRIED

That concluded the public hearing.

Council recessed for a brief break and the Warden called the meeting back to order at 9:36 pm.

CORRESPONDENCE FOR DECISION (CONTINUED)

ITEM 8. REQUEST FROM EAST HANTS FIRE SERVICE ASSOCIATION - FUNDING OF NEW DRY HYDRANT'S

The Municipality received a letter from the East Hants Fire Service Association to request funding for new dry hudrants in areas of East Hants that would benefit from additional water access (Kennetcook, Upper Rawdon, the Noel/Walton area and MacPhees Corner).

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C26(281) October — On the motion of Councillors Merriam and Mitchell:

Moved (later defeated) *that Council refer the request letter for dry hydrants to the Fire Advisory Committee for consideration.*

Discussion was held.

MOTION DEFEATED

Six (6) voting against, three (3) voting in favour. Councillors Merriam, Rhyno & Dixon voting yay.

C26(282) October — On the motion of Councillors Moussa and Dixon:

Moved (later withdrawn) *that Council assist the rural fire service with new dry hydrants in areas of East Hants (Kennetcook, Upper Rawdon, Noel/Walton area and MacPhees Corner) using the Rural Fire Department Capital funding sources.*

Staff provided funding source information and further discussion was held.

MOTION WITHDRAWN (At the request of the mover and with the agreement of the seconder).

C26(283) October — On the motion of Councillors Moussa and MacPhee: — Clarkson

Moved that Council assist the rural fire service with funding new dry hydrants in areas of East Hants (Kennetcook, Upper Rawdon & Noel/Walton) using the Rural Capital Fire funding sources, and the MacPhees Corner dry hydrant be further discussed (with the fire service).

MOTION CARRIED

COMMITTEE REPORTS

EAST HANTS SOURCE WATER PROTECTION COMMITTEE

Deputy Warden Garden-Cole, as Chairperson of the East Hants Source Water Protection Committee, presented the report from the meeting held on October 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:

REVISE TERMS OF REFERENCE – EH SOURCE WATER PROTECTION COMMITTEE

C26(284) October — On the motion of Deputy Warden Garden-Cole and Councillor Dixon: — Hulsman

Moved that Council revise the terms of reference for the Source Water Protection Advisory Committee to include the term length for all committee members

MOTION CARRIED

CORPORATE & RESIDENTIAL SERVICES COMMITTEE

Deputy Warden Garden-Cole, as Chairperson of the Corporate & Residential Services Committee, presented the report from the meeting held on October 20, 2026. The

DRAFT

minutes of that meeting were made available to all members of Council. The following motions are coming forward as a result of that meeting:

BI-ANNUAL REVIEW CHAIRS & VICE CHAIRS

Per the Council Procedural Policy Section 4.1.4, Chair and Vice Chairs of some of the Committees of Council shall be for two years and will be reviewed by Council. Planning Advisory Committee, Infrastructure & Operations Committee, Corporate & Residential Services Committee, and Parks, Recreation & Culture Committee Chairs & Vice Chairs were reviewed.

C26(285) October — On the motion of Deputy Warden Garden-Cole and Councillor Dixon: — MacEwan

Moved that Council keep the status quo for Chairs & Vice Chairs of Committees of Council (as listed in the staff report titled "Bi-Annual Review of Chairs/Vice Chairs of some Committees of Council" dated September 28, 2026).

MOTION CARRIED

COUNCIL PROCEDURAL POLICY UPDATE

In 2025, the East Hants Arena Association (EHAA) dissolved and the municipality assumed operations of the East Hants Sportsplex. There is no longer a need to reflect the EHAA in the Council Procedural Policy as a Board or Committee requiring Council appointed membership. As a result, the Council Procedural Policy has been updated to remove any reference to the EHAA.

C26(286) October — On the motion of Deputy Warden Garden-Cole and Councillor Mitchell: — MacEwan

Moved that Council approve the amendments to the Council Procedural Policy as attached to the Executive Committee agenda dated October 20, 2026.

MOTION CARRIED

INFRASTRUCTURE & OPERATIONS COMMITTEE

Councillor Moussa, as Vice-Chairperson of the Infrastructure & Operations Committee, presented the report from the meeting held on October 20, 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:

EAST HANTS STREET SWEEPING ON PROVINCIAL ROADS, C26(185)

Dirt and debris along Highway 2 curbs in East Hants are a recurring complaint, with provincial street sweeping occurring in the fall rather than the preferred spring timeframe. Council requested that staff review the option of adding a street-sweeping service level for Highway 2 in Enfield, Elmsdale, Lantz, Milford, and Shubenacadie where sidewalks and curbs are present.

C26(287) October — On the motion of Councillors Moussa and Hebb: — Hulsman

Moved that Council receive and file the report titled "East Hants Street Sweeping on Provincial Roads" dated October 6, 2026 for information

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MOTION CARRIED

Eight (8) voting in favor, one (1) voting against. Deputy Warden Garden-Cole voting nay.

LANTZ LAGOON RENEWAL PLANNING

Following updated Approval to Operate conditions issued by Nova Scotia Environment and Climate Change in July 2026, planning for renewal to the Lantz Lagoon is needed. The renewal will address sludge management and support future wastewater needs for Enfield, Elmsdale, and Lantz.

C26(288) October — On the motion of Councillors Perry and Merriam: — Hulsman

Moved that Council request staff include in the 2027/28 fiscal year budget planning process, projects required to complete a phased approach to a capital renewal of the Lantz Lagoon, as per the scoping detailed within the October 2026 report entitled "Lantz Lagoon Renewal Planning".

MOTION CARRIED

LIFT STATION UPGRADE – MEDICAL CENTRE

The Medical Centre Lift Station project (#20-017) will now proceed with a reduced scope and staff will complete internal component upgrades to improve lift station performance, with the upgrades designed to support future expansion and backup power improvements

C26(289) October — On the motion of Councillors Moussa and Mitchell: — Hulsman

Moved that Council approve the change in scope for Project 20-017, which will no longer include the upsizing of the wet well or other major civil structural changes.

MOTION CARRIED

PARKS, RECREATION & CULTURE COMMITTEE

Councillor Rhyno, as Chairperson of the Parks, Recreation & Culture Committee, presented the report from the meeting held on October 20, 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:

2027 VOLUNTEER AWARDS LOCATION & DATE

The East Hants Volunteer Awards are held annually to recognize the importance of volunteers in our community. Each year a different location for the award ceremony is chosen throughout the municipality. In preparation for the 2027 East Hants Volunteer Awards and Volunteer Firefighter Long Service Awards ceremony, staff presented a report recommending a date and venue.

C26(290) October — On the motion of Councillors Rhyno and Merriam: — Tapper

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Moved that Council approve to host the East Hants Volunteer Awards and Firefighter Long Service Awards ceremony on April 23, 2027 at the Milford Recreation Association Hall.

MOTION CARRIED

BURNTCOAT LIGHTHOUSE CAPITAL PROJECT #26-006 – GRANT FUNDING

The 2026-27 budget allocated $250,000 to relocate the Burntcoat Head Park lighthouse due to erosion, with an additional $400,000 for further study and potential park improvements, subject to outside funding. Following discussions with ACOA, the Municipality received approval for an additional $250,000 in matching funding through the Innovative Communities Fund

C26(291) October — On the motion of Councillors Rhyno and Hebb: — Tapper

Moved that Council increase Burntcoat Lighthouse Capital Project #26-006 from $250,000 to $500,000 with additional funding coming from Federal grant funding.

MOTION CARRIED

PLANNING ADVISORY COMMITTEE

Councillor Mitchell, as Chairperson of the Planning Advisory Committee, presented the report from the meeting held on October 20, 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:

PLN26-008 - ZZAP CONSULTING – MAPPING AMENDMENTS – SECOND REPORT

The Municipality received an application from Zzap Consulting to change the land use designation and zone of property at the corner of Highway 2 and Earls Court, Lantz to permit a townhouse development. A portion of the land use designation was proposed to change from the Established Residential Neighbourhood (ER) Designation to the Medium Density Residential Neighbourhood (MR) Designation and to be rezoned from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone

C26(292) October — On the motion of Councillors Mitchell and Merriam: — Woodford

Moved that Council defer consideration of the mapping amendments until a decision about floodplain mapping as part of the Plan Review has been made and I&O staff have had an opportunity to discuss the culvert issue with CN Rail.

MOTION CARRIED

C26(293) October — On the motion of Councillors Mitchell and Merriam: — Woodford

Moved that Council request the proponent to complete a Level 2 Environmental Site Assessment at their expense and submit the results to Municipal Council for consideration before the application proceeds. (Re: "PLN26-008 Legrow and Williams: MPS and LUB Mapping Amendments").

MOTION CARRIED

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PLN23-011 – COTTAGE COUNTRY – DEVELOPMENT AGREEMENT – FINAL REPORT

The Committee received a presentation on the proposed development agreement, including 370 bare land condominium units, six fee-simple lots, and mixed commercial/residential areas along Nature Drive. The proposal also includes upgrading the existing emergency access to a public road connecting Nature Drive to Long Lake Road. Condominium units will be subject to Country Residential (CR) Zone requirements. A public hearing was previously authorized and will be scheduled.

PLN26-009 – SWINKS AGRO ENGINEERING – FIRST READING REPORT

Planning staff received an application from Swinks Agro Engineering Ltd. On behalf of Atlantic Broilers Ltd. to amend the Official Community Plan to allow reduced front yard setbacks for an intensive livestock operation. In July, 2026, Council directed staff to move forward with amendments that would allow for reduced front yard setbacks for intensive livestock operations in the Rural Use North (RU-2) Zone by development agreement.

C26(294) October — On the motion of Councillors Mitchell and Rhyno: — Woodford

Moved that Council give First Reading to amend the Municipal Planning Strategy and Land Use Bylaw to allow intensive livestock operations with reduced front yard setbacks by development agreement in the Rural Use North (RU-2) Zone, notwithstanding section 5.2.3 a) and f) of the Land Use Bylaw, to permit Council to consider entering into a development agreement with Atlantic Broilers Ltd. for PID 45382199 for a reduced public road setback for an intensive livestock operation, and; authorize staff to schedule a Public Hearing.

MOTION CARRIED

PLACES OF WORSHIP AND CEMETERIES - MPS AND SUB AMENDMENTS - FINAL REPORT

Dealt with earlier at the public hearing.

MAITLAND HERITAGE CONSERVATION DISTRICT REVIEW – FINAL REPORT

Dealt with earlier at the public hearing.

NON-PROFIT HOUSING FEE WAIVER

The second report outlined a proposed Affordable Housing Financial Assistance Policy that would prioritize the highest level of assistance for deeply affordable rental housing, with rents capped at 30% of gross household income under a Rent-Geared-to-Income model. Other qualifying affordable housing would receive targeted support through property tax relief, municipal fee reductions, and deed transfer tax assistance grants. The policy would also require agreements and reporting requirements to ensure accountability.

C26(295) October — On the motion of Councillors Mitchell and Dixon: — Woodford

Moved that Council direct Staff to draft an Affordable Housing Financial Assistance Policy based on the approach outlined in the staff report dated

DRAFT

October 1, 2026; prepare related amendments to Bylaw F-400; and consult with the non-profit housing sector once a draft policy is prepared.

MOTION CARRIED

PLAN REVIEW BACKGROUND REPORT - HERITAGE PROPERTY DEVELOPMENT AGREEMENTS

Staff presented draft policies that would enable Heritage Development Agreements to be included in the updates to the East Hants Official Community Plan. The amendments would enable additional development rights on properties containing a registered heritage property.

C26(296) October — On the motion of Councillors Mitchell and Moussa: — Woodford

Moved that Council direct staff that policies to enable Heritage Development Agreements, as outlined in Background Paper #3 regarding heritage development agreements, are included in the draft updates to the East Hants Official Community Plan.

MOTION CARRIED

PLAN REVIEW - OBJECTIVES AND PLANNING PRINCIPLES

Staff presented a report as a follow up to the July 2026 "What We Heard" report, which presented the public feedback received at public meetings and surveys conducted in the Spring of 2026. Consultation findings have been translated into objectives and planning principles. These objectives and planning principles will be shared with the public at a series of meetings in October & November 2026. Following feedback from these meetings to ensure that "we got it right", drafting of a new East Hants Official Community Plan will commence.

C26(297) October — On the motion of Councillors Mitchell and Dixon:

Moved (later amended) ***that Council direct staff to prepare amendments to Part A of the MPS based on the nine planning principles outlined in Plan Review Topic Paper 005, dated October 1, 2026.***

Discussion was held and concerns were raised regarding transit.

C26(298) October — On the motion of Warden Roulston and Councillor Rhyno:

Moved that Council amend motion C26(297) without the inclusion of transit related plans.

AMENDMENT CARRIED

Seven (7) voting in favor, two (2) voting against. Councillors Mitchell & MacPhee voting nay.

AMENDED MOTION CARRIED

For further clarification, Motion C6(297) is as follows: — Woodford

DRAFT

That Council direct staff to prepare amendments to Part A of the MPS based on the nine planning principles outlined in Plan Review Topic Paper 005, dated October 1, 2026 without the inclusion of transit related plans.

WARDEN'S REPORT

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

The Warden provided a verbal report on her recent activities. The following motions resulted.

ADDITIONAL WALKWAY AT THE LLOYD E. MATHESON CENTRE

C26(299) October — On the motion of Warden Roulston and Councillor MacPhee: — Tapper

Moved that Council direct staff to write a report on the possibility of creating an additional walkway into the LEMC and investigate options and costs.

MOTION CARRIED

POLICING SERVICE AGREEMENT

C26(300) October — On the motion of Warden Roulston and Councillor Merriam: — Clarkson

Moved that Council direct staff to write a report comparing the Municipal Police Service Agreement (MPSA) to the Provincial Police Service Agreement (PPSA) regarding the cost, autonomy and control over policing needs.

MOTION CARRIED

VOTING AT NSFM ANNUAL MEETING

C26(301) October — On the motion of Warden Roulston and Councillor Hebb: — Clarkson

Moved that Council send correspondence ASAP to NSFM asking that all members entitled to vote at the AGM be sent voting credentials without having to request them in advance.

MOTION CARRIED

Warden Roulston resumed the chair.

BUSINESS FROM COUNCILLORS

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

ROOSTERS IN SUBDIVISIONS

C26(302) October — On the motion of Councillors Hebb and MacPhee:

Moved (later amended) ***that Council direct staff to bring back a report regarding rooster control in subdivisions, to outline what other municipalities and the banning of roosters in subdivisions.***

Discussion was held.

DRAFT

C26(303) October

On the motion of Councillors Dixon and MacPhee:
Moved that Motion C26(303) be amended to add "and other areas deemed appropriate by staff".

AMENDMENT CARRIED

Eight (8) voting in favor, one (1) voting against. Warden Roulston voting nay.

Discussion continued.

AMENDED MOTION CARRIED

Seven (7) voting in favor, two (2) voting against. Warden Roulston and Councillor Moussa voting nay.

For further clarification, Motion C26(302) is as follows:

Woodford

That Council direct staff to bring back a report regarding rooster control in subdivisions, to outline what other municipalities and the banning of roosters in subdivisions and other areas deemed appropriate by staff.

DR. JT SNOW BURSARY PROGRAM

C26(304) October

On the motion of Councillors Mitchell and Moussa:
Moved (later defeated) ***that Council request a staff report on the current Dr. JT Snow Bursary program including opportunities to validate recipients.***

Discussion was held and questions were addressed by staff.

MOTION DEFEATED

Five (5) voting against, four (4) voting in favour. Deputy Warden Garden-Cole, Councillors MacPhee, Rhyno & Mitchell voting yay.

Council adjourned at 11:12 p.m.

Approved by: Sheralee Mitchell-MacEwan, Assistant Municipal Clerk
Date: October 20, 2026

Approved by: Eleanor Roulston, Warden
Date:

/ar

DRAFT