

MUNICIPAL COUNCIL

The Regular Session of the Municipal Council of the Municipality of the County of Colchester was conducted in-person and virtually combined, on Tuesday, May 27, 2025, at 6:00 pm.

In peace and in friendship, and in the spirit of truth and reconciliation, it was acknowledged that the Municipality of Colchester is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq.

Roll Call

Mayor Christine Blair, Chair	
Councillor Paul Weatherby	District 1
Dep. Mayor Laurie Sandeson	District 2
Councillor Sheldon Richardson	District 3
Councillor Mike Cooper	District 4 (<i>virtual</i>)
Councillor Tim Johnson	District 5
Councillor Nigel Leggett	District 6
Councillor Sherry Martell	District 7
Councillor Lisa Patton	District 8 (<i>regrets</i>)
Councillor Marie Benoit	District 9 (<i>regrets</i>)
Councillor Charlene Fletcher	District 10
Councillor Allan Kennedy	District 11

Staff Present

Dan Troke, Chief Administrative Officer
 Michelle Boudreau, Director of Public Works
 Phil Redden, Director of Solid Waste
 Scott Fraser, Director of Corporate Services
 Paul Smith, Director of Community Development
 Anna-Marie Manley, Municipal Solicitor
 Tracey Veno, Recording Secretary
 Jenn Martin, Economic Development Officer
 Devin Trefry, Research Policy and Community Engagement Officer
 Tim Smith, IT Manager

Appointment of Solicitor Anna-Marie Manley, Municipal Solicitor, declared a conflict and left the room during discussion on this item.

Moved by Councillor Martell, seconded by Councillor Cooper

“That Council waive policy and appoints Patterson Law as the Municipality’s Solicitor for fiscal year 2025-26.” Carried unanimously.

Approval of Agenda Moved by Councillor Martell, seconded by Councillor Weatherby

“That the agenda be approved as presented.” Carried unanimously.

Approval of Minutes An amendment regarding the mover and seconder of the motion to go into closed session was noted in the April 24, 2025, minutes, page 2025-26 – 5, as distributed on table.

Moved by Councillor Martell, seconded by Councillor Johnson

“That the minutes from April 24 and May 15, 2025, be approved as amended.”

Business Arising from Minutes Deputy Mayor Sandeson advised that as per the email notification from the Director of Community Development, the letter of support as requested by SolarBank for a proposed project in Loch Haven, NS, is no longer required. The location for this project was

determined to be not acceptable as NS Power does not have enough capacity in its transmission lines to accommodate.

**Standing Committee
Reports and
Recommendations**

Deputy Mayor Sandeson, Chair of Council Committee, presented the report from the meeting held May 15, 2025.

Debert Sewer Service Boundary

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

“That Council approves the Debert Sewer Service Boundary as presented.” Carried unanimously.

Sewer Boundary Extensions, Onslow

Moved by Deputy Mayor Sandeson, seconded by Councillor Johnson

- 1) “That Council approves the requested sewer service boundary extension on Board Landing Road for proposed residential uses only.” Carried Unanimously.

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

- 2) “That Council approves the requested sewer service boundary extension on Matlyn Drive.” Motion carried (*Deputy Mayor Sandeson opposed*).

Two 1.5T Trucks, Award of Tender

Moved by Deputy Mayor Sandeson, seconded by Councillor Martell

“That Council authorizes staff to proceed with the purchase of two (2) 1.5T trucks with dump body and plow from Bruce Leasing, for a total financial commitment of \$253,980, excluding HST, with source of funds being the Public Works Vehicle Reserve.” Carried unanimously.

Community Event Grant Request – Great Village & District Fire Brigade 100th Anniversary

Moved by Deputy Mayor Sandeson, seconded by Councillor Fletcher

“That Council approves \$5,000 for the Great Village and District Fire Brigade 100th Anniversary Event, with source of funds being Community Event Grants.” Carried unanimously.

New Remote Work Policy (Six Month Trial)

Moved by Deputy Mayor Sandeson, seconded by Councillor Johnson

“That Council approves the new personnel policy 6.25 - Remote Work Policy for a six (6) month trial period, as amended.” Carried unanimously.

New Background Check Policy

Moved by Deputy Mayor Sandeson, seconded by Councillor Kennedy

“That Council approves the new personnel policy 5.13 - Background Check Policy as presented.” Carried unanimously.

Marketing Levy By-law Change Request

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

- 1) “That the Municipality not allow operators to deduct credit card processing fees or other related expenses from the marketing levy remittances.” Carried unanimously.

Moved by Deputy Mayor Sandeson, seconded by Councillor Johnson

- 2) “That the Municipality proceed with amendments to the Marketing Levy By-law to formally reflect a monthly remittance model, with quarterly reporting being optional.” Carried unanimously.

Debert Business Park Advisory Committee – minutes of meeting held on May 5, 2025

Moved by Councillor Johnson, seconded by Deputy Mayor Sandeson

“That the minutes of the Debert Business Park Advisory Committee held on May 5, 2025, be accepted for information.” Carried unanimously.

Debert Business Park Advisory Committee – report and recommendation of meeting held on May 5, 2025

Clarification was sought on the composition of Council members on the Committee. The CAO advised that current Terms of Reference have the Area Councillor, Mayor or Deputy Mayor, and two Council members. During the appointment process, three Council members were appointed rather than two. This recommended amendment is to change to Area Councillor, Mayor or Deputy Mayor, and three Council members.

Moved by Councillor Leggett, seconded by Councillor Johnson

“That Council approves that the Terms of Reference for the Debert Business Park Advisory Committee be amended to have three (3) Colchester Councillors appointed by Council in addition to the Mayor or Deputy Mayor and the District 9 Councillor.” Carried unanimously.

Flood Advisory Committee – minutes of meeting held on April 23, 2025

Moved by Councillor Martell, seconded by Councillor Kennedy

“That the minutes of the Flood Advisory Committee held on April 23, 2025, be accepted for information.” Carried unanimously.

Executive Committee – minutes of meeting held on May 20, 2025

Moved by Councillor Johnson, seconded by Councillor Kennedy

“That the minutes of the Executive Committee held on May 20, 2025, be accepted for information.” Carried unanimously.

ACTION ITEMS

**Award of Tender –
Springwaters Place
Sidewalk Replacement**

Michelle Boudreau, Director of Public Works, reported on awarding the tender for the Springwaters Place Sidewalk Replacement. Highlights of the report included project details, budget information, tender details, bid submissions, and a staff recommendation. Since the bids exceeded the approved budget, Council approval is required to award the tender.

Brief discussion was held on the variance in the estimates for sidewalks. The Director of Public Works confirmed that new sidewalks are more expensive to do than replacement sidewalks which might be reason for the variance.

Moved by Councillor Johnson, seconded by Councillor Weatherby

“That Council award the tender for the replacement of 350m of sidewalk along Springwaters Place, between Mosswood Lane and Salmon River Road, in Valley, to Basin Contracting Limited for a total contract amount of \$162,928.00 excluding HST; with an anticipated total project value of \$200,000.” Carried unanimously

**Wind Projects
Community Benefit
Fund**

Councillor Richardson declared a conflict of interest and recused himself from discussion and voting on this matter.

Devin Trefry, Research, Policy and Community Engagement Officer, advised that this item is to consider funding recommendations for the Community Benefits Fund in relation to the Truro Heights Community Wind Project and the Truro Millbrook Community Wind Project. Although funding has been in place for a few years, a formalized agreement was completed in 2024 outlining the process for the allocation of funds. A total of \$45,523.16 is available for 2025. Consistent with past practice, District 2 and 3 Council members, Deputy Mayor Sandeson and Councillor Richardson, met with staff on May 23rd to review applications with recommendations as outlined in the Action Item. During that meeting, Councillor Richardson declared a conflict of interest regarding the applications from the Hilden Community Association and Hilden Fire Brigade. The Proponent of the wind projects will have final review of Council’s recommendations before being finalized.

When promoting the Community Benefit Fund in the County newsletter, it was not specified that the Fund was intended for communities near the wind projects in Districts 2 and 3 and a couple of applications were received from outside areas. This will be corrected for future promoting.

Discussion took place on the allocation of funds for Millbrook and Truro Heights/Hilden. The CAO indicated that it is understood that there are two separate funds for the two communities. The Municipal Solicitor indicated that as per the agreement those qualified for funding include registered charitable and not-for-profit organizations, schools and/or individuals or groups at the discretion of the recipient or proponent.

Moved by Councillor Weatherby, seconded by Councillor Leggett

“That Council approve recommendations for the 2025 Community Benefits Fund as presented, and that the recommendations be forwarded to the Proponent for final review.” Carried unanimously.

Area Rates and Budget

Councillor Richardson declared a conflict of interest and recused himself from discussion and voting on this matter.

Scott Fraser, Director of Corporate Services, provided an overview of the area rates which are approved annually by Council. Rates are levied for cost recovery of specific services such as street lights, sidewalks sewer service and garbage collection/disposal. There are six changes for the 2025/26 fiscal year:

- Addition of an area rate of \$0.02 for streetlights for Fairway Avenue;
- Increase in the Hilden Fire rate from \$0.15 to \$0.20;
- Streetlight flat rate increases in Londonderry from \$38 to \$42; Onslow from \$47 to \$51; and Pine Tree from \$40 to \$45; and
- Increase in household refuse collection from \$140 to \$175 (flat rate).

Moved by Councillor Johnson, seconded by Deputy Mayor Sandeson

“That Council approves the 2025/26 Area Rate Budgets, as presented.” Carried unanimously.

Correspondence – ACTION

**Spurgeon Stewart,
Legion Br. 64,
Tatamagouche**

Letter dated May 8, 2025, regarding a flyby approval request.

Moved by Councillor Martell, seconded by Councillor Weatherby

“That Council approve the request for an RCAF Flyby for the Remembrance Day Ceremony in Tatamagouche on November 11, 2025, at 11 am, by the Canadian Air Division.” Carried unanimously

**Jill McGillicuddy, Senior
Planner**

Memo dated May 27, 2025, concerning a development agreement application from Benchmark Dev. Ltd.

Moved by Deputy Mayor Sandeson, seconded by Councillor Kennedy

“That the memo of May 27, 2025, concerning a development agreement application from Benchmark Dev. Ltd. be referred to the Planning Advisory Committee.” Carried unanimously.

**Jill McGillicuddy, Senior
Planner**

Memo dated May 27, 2025, regarding an application from Brighter Community Planning & Consulting involving an amendment to the MPS.

Moved by Councillor Leggett, seconded by Councillor Kennedy

“That the memo dated May 27, 2025, regarding an application from Brighter Community Planning & Consulting involving an amendment to the MPS be referred to the Planning Advisory Committee.” Carried unanimously.

Jason Killen

Emails to the Director of Public Works and Councillor Cooper requesting street lighting for three subdivisions in the West St. Andrews area.

Moved by Councillor Cooper, seconded by Councillor Johnson

“That the emails from Jason Killen requesting street lighting for three subdivisions in the West St. Andrews area be referred to staff.” Carried unanimously.

Correspondence - INFORMATION

Development Officer

A copy of Development Activity Report for April 2025.

- Building Inspector** A copy of Building Permit Statistics for April 2025.
- Moved by Councillor Martell, seconded by Councillor Johnson
- “That the reports from the Development Officer and Building Inspector be received.” Carried unanimously.
- Minister John Lohr,
Dept. of Municipal
Affairs and Minister
Kim Masland, Dept. of
Emergency
Management** Letter to Mayors, CAOs, and Wardens concerning the Fire Services Review.
- Moved by Councillor Leggett, seconded by Councillor Johnson
- “That the letter from the Ministers of Municipal Affairs and Emergency Management concerning the Fire Services Review be received for information.” Carried unanimously.
- Minister John Lohr,
Department of
Municipal Affairs** Letter dated May 7, 2025, in response to the Municipality’s letter regarding recent provincial amendments to the Minimum Planning Requirements Regulations for wind turbines.
- Moved by Councillor Johnson, seconded by Councillor Kennedy
- “That the letter dated May 7, 2025, in response to the Municipality’s letter regarding recent provincial amendments to the Minimum Planning Requirements Regulations for wind turbines be received for information.” Carried unanimously.

INFORMATION ITEMS

- Appointment of New
RECC Board Members** The CAO reported that the authority was given to the Executive Committee to appoint four (4) new Board members to the Central Nova Scotia Civic Centre Society, the board responsible for the oversight of the Rath Eastlink Community Centre (RECC). The new Colchester appointed Board members are Doug McInnes, Ron Smith, Andrew Lake, and Dan Nolan.
- Reports from Council
Members** Copies of reports from the Mayor and Councillors were circulated in the package and ‘On Table’ for this evening’s meeting

CLOSED SESSION

- Moved by Councillor Johnson, seconded by Councillor Fletcher
- “That the meeting go into closed session at 6:47 pm.” Carried unanimously.
- Moved by Councillor Weatherby, seconded by Councillor Kennedy
- “That the meeting reconvene in open session at 7:12 pm.” Carried unanimously.

Personnel Matter – Employment Status Change for Project Planner

- Moved by Councillor Leggett, seconded by Councillor Kennedy
- “That Council approved changing the employment status of the Project Planner from term to full-time at range 6 on the non-union salary scale.” Carried unanimously.

ADJOURNMENT

- On a motion by Councillor Martell, the meeting adjourned at 7:13 pm.

Tracey Venio
Recording Secretary