

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 Thursday, August 28, 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
Councillor Tim Johnson	District 5
Councillor Nigel Leggett	District 6
Councillor Sherry Martell	District 7
Councillor Lisa Patton	District 8
Councillor Marie Benoit	District 9
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
 Jeanette Himmelman, Systems Analyst

Approval of Agenda

Moved by Councillor Kennedy, seconded by Councillor Weatherby

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

Approval of Minutes

Moved by Councillor Cooper, seconded by Deputy Mayor Sandeson

“That the minutes from June 25, 2025, be approved as presented.” Carried unanimously.

Business Arising from Minutes

None.

Standing Committee Reports and Recommendations

Deputy Mayor Sandeson, Chair of Council Committee, presented the report from the meeting held August 14, 2025.

Municipal Fees Policy Amendments

Moved by Deputy Mayor Sandeson, seconded by Councillor Martell

“That Council approves the amendments to the Municipal Fees Policy as presented.” Carried unanimously.

Council Proceedings and Committees Policy Amendments

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

“That Council approves the amendments to the Council Proceedings and Committees Policy as presented.” Carried unanimously.

Planning Advisory Committee – report from July 22, 2025

Councillor Johnson provided a summary of the report from the Planning Advisory Committee meeting held on July 22, 2025, concerning a proposed Development located at 307 College Road.

Moved by Councillor Johnson, seconded by Councillor Patton

“That Council approves proceeding with First Reading of the proposed Development Agreement on lands owned by Tammy Rayner-Reeves and Jason Reeves, 307 College Road.” Carried unanimously.

ACTION ITEMS**First Reading –
Proposed Development
Agreement on Lands
Owned by Tammy
Rayner-Reeves and
Jason Reeves, 307
College Road**

The Director of Community Development explained that the purpose of this item is to advance a proposed development agreement for the property at 307 College Road. The agreement would permit the construction of a multiple-unit development consisting of four buildings, each containing four units, for a total of 16 residential units. First Reading announces Council’s intent to consider the development agreement and to proceed with a Public Hearing and Second Reading at a future date.

Moved by Councillor Johnson, seconded by Councillor Patton

“That Council approves at First Reading, the application for the proposed development agreement on lands at 307 College Road as presented and that it proceed to a Public Hearing and Second Reading.” Carried unanimously.

**First Reading – Deer
Feeding By-law**

The Research, Policy, and Community Engagement Officer presented First Reading of the Deer Feeding By-law for consideration. Over the past number of years, the Municipality has been working to address the increasing urban deer population. A contributing factor to this growth is the feeding of deer by residents. The proposed by-law is intended to serve as a deterrent to this behavior and support broader population management efforts. In collaboration with the Department of Natural Resources, the Municipality is preparing for a managed deer hunt as part of its overall deer management strategy. The introduction of a Deer Feeding By-law is a recommended step in this process.

Brief discussion was held on communication with residents if the By-law is implemented. Staff confirmed that communication efforts would include newsletter, social media, and signage.

Moved by Deputy Mayor Sandeson, seconded by Councillor Richardson

“That Council approves, by way of First Reading, the Deer Feeding By-law.” Carried unanimously.

**Pumping Station
Replacement Tender**

The Director of Public Works provided an overview regarding the award of the Sewage Pumping Stations (PS) Replacement tender. Details included:

- Background information on the existing pumping stations;
- Details regarding the relocation of Pumping Station 7 (PS7);
- Tender specifications and submission details;
- A summary of the bid(s) received;
- Proposed project timelines for commencement and completion; and
- Budget and resource implications.

In response to a question regarding why only one bid was received, the Director explained that the specialized nature of the work involved and the fact that the tender was issued later in the construction season could be contributing factors.

Moved by Councillor Weatherby, seconded by Councillor Richardson

“That Council approves awarding the tender for the replacement of two sewage pumping stations, Pumping Station 7 in Lower Truro, and Pumping Station 9 in Hilden, to Atlantic Snow & Ice Management for a total contract amount of \$1,156,208.80, excluding HST.”
Carried unanimously.

Capital Budget Approval The Director of Corporate Services presented the Five-Year Capital Budget for Council consideration. Included in the presentation was the differentiation of capital versus operating budgets; an overview of schedules A (infrastructure projects) and B (equipment); funding resources such as reserves, grant funding, area rates and debt (borrowing); projected debt ratio increases over the five-year budget; and projections for both reserves and area rates. Referring to debt ratios, it was noted that the increase over the five-year budget is mainly due to the Debert Airport, however, these ratios remain well within provincial thresholds. Five-Year Capital Budgets are a provincial requirement. They are used for planning of major projects and equipment, are a living document that is intended to be flexible and can be modified as issues emerge and/or Council’s priorities change. By Policy, projects approved in the capital budget only need to come back to Council for approval if over budget. However, a couple of exceptions to approvals include projects concerning the Debert Airport and Courthouse retrofits which will come back to Council for further discussion and approval.

During debate, clarification was sought on a number of items including all projects/item being approved in the Capital Budget advancing; the budgeted amount for the Fundy Discovery Site (FDS) Bridge; and the Debert Roundabout project. The Director of Corporate Services indicated items are approved as outlined, however, the Capital Budget comes before Council annually for review and changes can be made as Council so chooses. Responding to the budgeted amount for the FDS bridge, the Director of Community Development advised the total includes external project management costs and contingencies, as described in the Action Item at June Council. Lastly, the CAO noted that the Debert Roundabout project originally planned for 2025/26 was not defeated, rather deferred to next fiscal – 2026/27.

Further discussion was held on the Debert Airport, the Hudson Street housing development, Courthouse building/renovations, the Hydrology Study for Tatamagouche Water, accessing grants/ other funding opportunities for projects, and the Active Transportation Strategy/sidewalks. It was felt that more input from Council was needed on the Active Transportation Strategy which is currently under review. Concern was expressed specifically on the Crowland Drive sidewalk scheduled for 2026/27 not being necessary and funds for that project should be used for other sidewalks in different areas.

Moved by Councillor Patton, seconded by Councillor Richardson

“That Council approves the Five-Year Capital budget as presented.”

Amending motion

Moved by Councillor Johnson, seconded by Councillor Leggett

“That the Croweland Drive sidewalk be pulled and that alternate places to build sidewalks with those funds be considered” Motion carried (*Mayor Blair and Councillor Kennedy opposed*).

The amending motion having carried, the original motion as amended was voted on and carried unanimously.

**Award of Contract –
Design of Debert
Wastewater Treatment
Plant Expansion**

The Director of Public Works reported on the award of contract for the design of the Debert Wastewater Treatment Plant Expansion. Details included project overview, submissions received, evaluation criteria, resource/budget implications, and options for consideration. CBCL had the lowest price and scored the highest, therefore staff recommend awarding the contract to CBCL.

Moved by Councillor Benoit, seconded by Councillor Patton

“That Council approves awarding the engineering services contract for the design of the Debert Wastewater Treatment Plant Expansion to CBCL for a total contract amount of \$359,392.00 excluding HST, with an anticipated total design phase value of \$438,849.00.” Carried unanimously.

**Dangerous or Unsightly
Repeat Offenders**

Councillor Johnson raised the issue of dealing with repeat offenders of Dangerous or Unsightly premises and would like to see the process streamlined.

The Municipal Solicitor advised that only matters of demolition and/or appeals must go to the Appeals Committee for decision. All other matters are handled by the Administrator. Additionally, there is language in the By-law that shortens timelines for repeat offenders as well as penalties.

The CAO suggested that a briefing note be prepared on the current process for Council review and possible modifications.

Moved by Councillor Johnson, seconded by Councillor Leggett

“That Dangerous or Unsightly Repeat Offenders be referred to staff to streamline the process.” Carried unanimously.

Sea Can Containers

Councillor Leggett raised the issue of sea can containers within the County, with a request for greater consistency in how they are regulated. The use of sea cans for storage purposes have become more prevalent over the last ten years but have been identified as an issue, specifically around being unsightly. Concerns were expressed that the current by-law may not be reflective of current times and usage trends. Sea cans may not be suitable for all areas, however, if maintained in a clean and orderly manner, could be acceptable. Currently, sea can containers are not permitted in R-2 Residential Zone but are permitted in more Rural Zones. As new subdivisions are developed, grandfathering existing sea cans may become an issue. A review of the current by-laws/policies was requested.

Moved by Councillor Leggett, seconded by Councillor Johnson

“That a review of policies regarding sea can containers be referred to the Planning Advisory Committee.” Carried unanimously.

**Correspondence –
ACTION**

Ken Farr, Interim
Executive Director,
Canadian Institute of
Forestry

A letter dated June 27, 2025, concerning an invitation to declare September 21-27, 2025, as National Forest Week.

Moved by Councillor Cooper, seconded by Deputy Mayor Sandeson

“That Council proclaims September 21-27, 2025, as National Forest Week.” Carried unanimously.

Janet Drysdale, CN
Senior VP

An email dated July 14, 2025, concerning a proclamation for Rail Safety Week from September 15-21, 2025.

Moved by Councillor Benoit, seconded by Councillor Kennedy

“That Council proclaims September 15-21, 2025, as Rail Safety Week.” Carried unanimously.

Jill McGillicuddy, Senior
Planner

A memo to Council concerning an application for a Land Use By-law rezoning amendment for property located at 2204 Hwy 4.

Moved by Councillor Fletcher, seconded by Deputy Mayor Sandeson

“That the memo to Council concerning an application for a Land Use By-law rezoning for a property located at 2204 Hwy 4 be referred to the Planning Advisory Committee.” Carried unanimously.

Jill McGillicuddy, Senior
Planner

A memo to Council concerning an application for a development agreement for a development located at 53 Ravine Drive.

Moved by Deputy Mayor Sandeson, seconded by Councillor Cooper

“That the memo concerning an application for a development agreement for a development located at 53 Ravine Drive be referred to the Planning Advisory Committee.” Carried unanimously.

Larry Bjorson, Starlit
Beach Village

A letter to CAO requesting opportunity to address Council on the negative impacts of the marketing levy.

Councillor Martell advised that she has been contacted by accommodation owners in the Tatamagouche area seeking opportunity to engage with Council to share their experiences and concerns collectively. Good communication and openness to listen and understand various perspectives strengthens us in our roles. The Lower Truro Spring is a prime example of this. She noted that impact statements have been received as well as discussions held with at least four accommodation operators who feel a productive conversation with Council may assist in setting governance around the Marketing Levy and requested that the group be granted opportunity to present their case to Council.

Brief discussion took place on proceeding forward with the Marketing Levy, the amount of time spent to date, and it being a well-planned, extensive process. The Economic Development Officer (EDO) indicated that there have been administrative frustrations from the group, and some are currently not in compliance. Should a presentation be granted, it was suggested having the Chair of the Central Nova Scotia Tourism Development Society included.

Moved by Councillor Martell, seconded by Councillor Fletcher

“That Council extend an invitation to Larry Bjornson and the group of accommodation operators from the North Shore area as noted in his letter, to present ‘unique concerns’ to Council allowing us to understand and contemplate the specific negative impacts of the marketing levy on this group as we continue to establish governance for the Marketing Levy.” Motion carried (*Mayor Blair, Councillors Weatherby, Cooper, Johnson, and Patton opposed*).

The CAO noted that due to current applications in the queue for presentation meeting nights, it would be late Fall before this group could appear before Council.

Stephanie Jones, Chair,
RECC Board of
Directors

Councillor Martell declared a conflict and recused herself from the discussion on the two letters from the Chair of the RECC Board of Directors.

A letter dated July 23, 2025, requesting an extension for the AGM deadline.

AND

A letter dated July 23, 2025, requesting an extension concerning RECC Financials.

Moved by Councillor Johnson, seconded by Councillor Kennedy

“That the letters from the Chair of the RECC Board dated July 23, 2025, concerning the AGM and the RECC Financials be accepted and extensions as requested be granted.” Carried unanimously.

Marion MacAulay,
President, Truro Curling
Club

An email dated July 17, 2025, requesting support for the Curling Club Revitalization Fundraising Campaign.

Moved by Councillor Leggett, seconded by Councillor Cooper

“That the email dated July 17, 2025, requesting support for the Curling Club Revitalization Fundraising Campaign be referred to staff.” Carried unanimously.

Kevin Toth and Darlene
Grant Fiander, Chair
and President
respectively, TIANS

A letter to Mayor and Council dated August 26, 2025, requesting that the Municipality of Colchester pause advancement of the new tourism marketing levy.

The CAO advised that a draft response was prepared by the Economic Development Officer (EDO) for Council consideration. The EDO indicated that staff felt TIANS was misinformed on a number of matters and the draft response clarifies the misinformation. Additionally, the letter from TIANS was only sent to the Municipality of Colchester and not all regional partners.

Moved by Councillor Martell, seconded by Councillor Cooper

“That Council approves that staff proceed with the letter to TIANs responding to their correspondence of August 26, 2025, as presented.” Carried unanimously.

Correspondence - INFORMATION

Development Officer A copy of Development Activity Reports for June and July 2025 .

Building Inspector A copy of Building Permit Statistics for June and July 2025.

Moved by Councillor Patton, seconded by Councillor Johnson

“That the reports from the Development Officer and Building Inspector be received.” Carried unanimously.

INFORMATION ITEMS

Osprey Paving – Award of Tender This item provided Council with information on the award of tender for the Osprey paving project. Council’s approved capital budget included \$350K for the repaving of 450m on Osprey Court in 2025/26. Basin Contracting was the lowest bidder for the project, and their bid was deemed complete. As the total project cost is not anticipated to exceed Council’s approved budget, the tender was awarded to Basin Contracting at \$314,600.00 excluding HST.

Responding to a question on this paving being for all of Osprey Court or just a portion, the Director of Public Works advised that it is only a 450m portion, partially due to cost as well as assessment conditions. Assessments are redone annually in the Fall.

Weed Control At the August 14th Council Committee meeting, staff were asked to investigate weed control initiatives and report back to Council. This item provided Council with staff’s findings, of which a detailed report was included in the package for this evening’s meeting.

Central Nova Scotia Tourism Development Society By-laws At their June 25th meeting, Council approved the Memorandum of Association and By-law for the Central Nova Scotia Tourism Development Society, conditional upon approval by all municipal and band partners. At the same meeting, CAO and Legal Counsel were granted authority to make non-material revisions, if required once the review was completed by regional partners. This item provided Council with an updated final copy of the By-law for the Central Nova Scotia Tourism Development Society.

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 Martell, seconded by Councillor Cooper

“That the meeting go into closed session at 7:50 pm.” Carried unanimously.

Moved by Councillor Benoit, seconded by Councillor Weatherby

“That the meeting reconvene in open session at 8:43 pm.” Carried unanimously.

**Property Matter –
Passchendaele Ave
Housing**

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

“That Council approves the sale of residential lots on Passchendaele Avenue as described in closed session.” Carried unanimously.

**Personnel – Debert
Airport Manager**

Moved by Councillor Leggett, seconded by Councillor Kennedy

“That Council approves the creation of a two-year term Airport Manager position as discussed in closed session.” Carried unanimously.

ADJOURNMENT

On a motion by Councillor Martell, the meeting adjourned at 8:45 pm.

Tracey Veno
Recording Secretary