

MUNICIPAL COUNCIL

A Special Closed Session of the Municipal Council of the Municipality of the County of Colchester was conducted virtually and in-person on Tuesday, October 7, 2025, at 5:30pm.

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
Deputy 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
Dennis James, Municipal Solicitor
Tracey Veno, Recording Secretary
Pam Macintosh, Manager of Planning Services
Jill McGillicuddy, Senior Planner
Tim Smith, Manager, Information Systems

The purpose of this Special Session of Council is to conduct a Public Hearing and subsequently consider Second Reading concerning a development agreement to allow a multiple unit dwelling development at 307 College Road, Bible Hill, PID #20062352.

Public Hearing and Second Reading - Development Agreement Application for Property at 307 College Road, Bible Hill, PID #20062352

Mayor Blair called the Public Hearing to order respecting an application to enter into a development agreement to allow a multiple unit dwelling development at 307 College Road, Bible Hill, PID 20062352. There is a recommendation by staff to adopt the proposed agreement. The proposed development and a related staff report have been circulated to Council members and made available to the public.

The CAO advised that the guidelines of the Municipal Government Act regarding advertising of Second Reading and Public Hearing have been followed.

Councillors were reminded that only those Council members present throughout the public hearing can vote on approval of the development agreement when it is eventually considered by Council. This Public Hearing is Council's opportunity to hear the development agreement and any concerns of Colchester County residents. Individual Council members will have an opportunity to debate the merits of the development agreement when the motion is made. Staff are present at this Hearing to answer any technical questions that may arise.

Jill McGillicuddy, Senior Planner, presented details of the proposed development agreement for lands owned by Tammy Rayner-Reeves and Jason Reeves, at 307 College Road, PID20062352, to permit four multi-unit buildings totaling 16 units, located on a vacant lot along the north side of College Road. Highlights of the presentation included existing uses of area properties, building elevations and floor plans, site plans, policy considerations, and input from both internal and external departments concerning the property and proposed application. Additionally, municipal water services are available through the Town of Truro, and Nova Scotia Public Works has accepted the proposed access and stormwater management plan. Staff feel the development would be a good use of this property and recommend the proposed development agreement be approved.

Brief discussion was held on screening/landscape buffering only being on the East and North sides of the property. With the grade, location, setbacks and existing foliage additional buffering along the west side are not required. Further discussion was held on additional parking for the units. Staff indicated that parking includes two parking spaces per unit, exceeding minimum requirement.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided an overview of the report for the PAC meeting held on July 22, 2025.

No written submissions were received and there were no members of the public present to speak on this application.

With no questions from Council and no discussion on the matter, the Chair of PAC put the following motion on the floor:

Moved by Councillor Johnson, seconded by Councillor Patton

“That Council approves the request to enter into a development agreement to allow a multiple unit dwelling development at 307 College Road, Bible Hill, PID 20062352.” Carried unanimously.

Mayor Blair noted that Council’s decision on this application is appealable to the Nova Scotia Regulatory and Review Board. Any appeal of Council’s decision must be made within 14 days of the advertising of this decision.

With no further business on this matter, Mayor Blair declared the Public Hearing closed.

Adjournment

On a motion by Councillor Weatherby, seconded by Councillor Kennedy, the meeting adjourned at 5:46 pm.

Tracey Veno
Recording Secretary