

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, May 28, 2026, 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
 Scott Fraser, Director of Corporate Services
 Phil Redden, Director of Public Works
 Reid Shepherd, Director of Community Development
 Dennis James, Municipal Solicitor
 Jenn Martin, Economic Development Officer
 Tracey Veno, Recording Secretary
 Tim Smith, IT Manager
 Devin Trefry, Research, Policy, and Community Engagement Officer

**Appointment of
Municipal Solicitor**

Dennis James, Municipal Solicitor, declared a conflict of interest and left the room for discussion on this item.

Moved by Councillor Cooper, seconded by Deputy Mayor Sandeson

"That Council waives policy and appoints Patterson Law as the Municipality's Solicitor for fiscal year 2026-27." Motion carried (*Councillor Martell opposed*).

**Public Hearing –
Amendments to the
Colchester Land Use
By-law for Lands Owned
by Angel Adams, PID
20045761, Greenfield**

Mayor Blair called the Public Hearing to order respecting an application to rezone a portion of PID 20045761 from Rural General to Rural Industrial to allow for a salvage yard. The recommendation of staff is to adopt this zoning map amendment. The proposed amendment and related staff report have been circulated to Council members and have been made available to the public.

Dan Troke, CAO, advised that the guidelines of the Municipal Government Act (MGA) regarding the process for the Public Hearing/Second Reading have been followed.

Council members were reminded that only those present throughout the Public Hearing can vote on the approval of the amendment when eventually considered by Council. This Public Hearing is Council's opportunity to hear details of the amendment and any concerns of Colchester County residents. Council will have opportunity to debate the merits of the amendment when the motion is presented to Council. Staff are present to answer any technical questions that may arise during the Public Hearing.

Scott Hill and Angel Adams, applicants, were in attendance to speak on the application. Mr. Hill noted that they have been recycling for 25 years buying and taking care of old vehicles that nobody wants to deal with. This is good for communities as it helps keep these vehicles out of yards and off the side of the road. Mr. Hill indicated that they would like to be a long-standing part of the community.

Pam Macintosh, Manager of Planning Services, provided a presentation on the rezoning application. Highlights included location and property details; maps and photographs of the property; policy considerations; and, input from internal and external departments including Municipal and Provincial Public Works, Nova Scotia Department of Environment, Development Officer, Building Inspectors, and the Salmon River Fire Brigade. The Land Use By-law (LUB) zoning map amendment application satisfies all policy and criteria in the Municipal Planning Strategy and staff recommend that this request to amend the LUB Zoning Map, Schedule 'A', as presented.

Discussion was held on length of time vehicles remain on the property as well as fluids from the vehicles. Mr. Hill indicated they aim for a 90-day program for vehicles on the property. Referring to fluids from the vehicles, Mr. Hill noted that they deal with AIM Metals in Halifax to handle fluids.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided the report for the PAC meeting held on April 22, 2026.

The CAO reported that no written submissions were received concerning this application.

There were no members of the public in attendance to address Council on this matter.

With no further discussion regarding the application, the Chair of PAC put the following motion on the floor:

Moved by Councillor Johnson, seconded by Councillor Richardson

"That Council approves by way of Second Reading, the request to rezone a portion of PID 20045761 to Rural Industrial to allow for a salvage yard at 803 Union Road 2, Greenfield." Carried unanimously.

The Mayor noted that approval of the Land Use By-law zoning map amendment by Council is appealable to the Nova Scotia Regulatory and Appeals 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.

**Public Hearing –
Administrative
Amendments to the
Colchester Land Use
By-law and Municipal
Planning Strategy**

Mayor Blair called the Public Hearing to order respecting the administrative amendments to the Municipality of Colchester Municipal Planning Strategy and Land Use By-law. There is a recommendation by staff to adopt these amendments. The proposed administrative amendments to the planning documents and a related staff report has been circulated to Council and made available to the public.

Dan Troke, CAO, advised that the guidelines of the Municipal Government Act (MGA) regarding the process for the Public Hearing/Second Reading have been followed.

Council members were reminded that only those present throughout the Public Hearing can vote on the administrative amendments when eventually considered by Council. This Public Hearing is Council's opportunity to hear about the proposed amendments to the planning documents and any concerns of residents. Council will have opportunity to debate the

merits of the amendments when the motion is presented to Council. Staff are present to answer any technical questions that may arise during the Public Hearing.

Pam MacIntosh provided a detailed presentation on the proposed planning amendments, dividing them into two categories: List "A", consisting of Municipal Planning Strategy (MPS) and Land Use By-law (LUB) amendments, and List "B", consisting of Land Use By-law amendments only. It was noted that the MPS and LUB amendments in List "A" require ministerial approval, while the LUB-only amendments in List "B" do not require ministerial approval but are subject to a two-week appeal period.

List "A" includes both text amendments to the MPS and mapping amendments to the Future Land Use Maps (FLUM). Proposed changes address cluster developments, rezonings on abutting lands, site plan approval requirements within the C-2 Zone, and various FLUM amendments affecting the communities of Bible Hill/Valley, Brookfield, Debert, North River, Onslow, Salmon River, Tatamagouche, Truro Heights/Lower Truro, and Hilden. List "B" primarily consists of housekeeping amendments to correct typographical errors and numbering inconsistencies within the LUB. More substantive amendments include the addition of a definition and permitted use provisions for residential outbuildings, the establishment of a limit on the number of special occasions permitted on a property, and the incorporation of municipal flood mapping data. It was also noted that a proposed amendment to add a new section identifying collector streets was unnecessary, as this information is already contained in Schedule F of the LUB.

Following the presentation, Council discussed the proposed cluster development amendments in the Bible Hill area, including the rationale for changing certain lands from commercial to residential designations. Clarification was sought on whether the proposed amendments resulted from specific applications and on the process for changing land use designations and zoning from commercial to residential, or vice versa. Further discussion focused on the proposed rezoning of abutting lands, as well as time frames for the proposed limits on special occasions permitted on a property.

Discussion was also held on shipping containers with concern expressed with permitting these within certain areas, specifically the Village of Bible Hill. The Municipal Solicitor indicated that there are no proposed amendments regarding shipping containers before Council this evening and advised that any direction on this matter should be dealt with separately and not part of this Public Hearing process.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided the report for the PAC meeting held on April 22, 2026.

The CAO reported that no written submissions were received regarding these proposed amendments.

With no members of the public in attendance to address Council and no further discussion on this matter, the Chair of PAC put the following motion on the floor:

Moved by Councillor Johnson, seconded by Councillor Kennedy

"That Council approves by way of Second Reading, the administrative amendments to the Municipality of Colchester Municipal Planning Strategy and Land Use By-law, as presented." Carried unanimously.

Mayor Blair noted that the adoption of the administrative amendments made jointly to the Municipality of MPS and LUB and identified as List A, have been approved and are not appealable to the Nova Scotia Regulatory and Appeals Board. However, Council's decision on these amendments will require the approval of the Minister of Municipal Affairs. Upon

approval from the Minister, a notice is published and the amendments to the MPS and LUB are then in force.

Those administrative amendments made to the LUB, identified as List B, are appealable to the Nova Scotia Regulatory and Appeals 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.

Approval of Agenda

Moved by Councillor Weatherby, seconded by Councillor Kennedy

"That the agenda be approved with the addition of #16b, Community Member Recognition and #22, Legal Matter in Closed Session." Carried unanimously.

Approval of Minutes

Moved by Councillor Cooper, seconded by Councillor Johnson

"That the minutes from April 27, 2026, 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 reports from the meeting held on May 14, 2026.

Hilden Fire Brigade Debt Financing

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

Moved by Deputy Mayor Sandeson, seconded by Councillor Patton

"That Council approves debt financing for the Hilden Fire Brigade's new fire hall through the Provincial Treasury Board with the Hilden Fire Brigade to repay principal and interest annually." Carried unanimously.

East Mountain Sewer Boundary

Following discussion at the May 14th meeting regarding Council's authority to allow for exemption from an applied area rate for sewer capital and maintenance, a memo was included in the package outlining Council's authority. The Municipal Solicitor advised that there are limited ways to provide such an exemption.

Moved by Deputy Mayor Sandeson, seconded by Councillor Leggett

"That Council adopts the proposed sewer service boundary for East Mountain, along Pictou Road/Highway 4, from Jollytown Road to Mingo Road, as presented." Motion carried (*Councillors Cooper and Patton opposed*).

Council Proceedings and Committees Policy Amendments

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

"That Council approves amendments to the Council Proceedings and Committees Policy as amended." Carried unanimously.

Rath Eastlink Community Centre – Award of RFP Engineering Services

Moved by Deputy Mayor Sandeson, seconded by Councillor Richardson

“That Council supports the RECC Board’s decision to award the Facility Condition Assessment to Eastpoint Engineering for \$40,828.” Carried unanimously.

Negotiations – CNSTDS Bid to Host 2028 World Women’s Curling Championship

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

“That Council approves that a letter of support be provided for the Central Nova Scotia Tourism Development Society bid to host the 2028 World Women’s Curling Championship in Nova Scotia.” Carried unanimously.

Flood Advisory Committee – May 5, 2026, Minutes

Moved by Councillor Leggett, seconded by Councillor Benoit

“That the minutes from the Flood Advisory Committee meeting held on May 5, 2026, be received.” Carried unanimously.

Debert Business Park Advisory Committee – May 5, 2026, Minutes

Moved by Councillor Benoit, seconded by Deputy Mayor Sandeson

“That the minutes from the Debert Business Park Advisory Committee meeting held on May 5, 2026, be received.” Carried unanimously.

Audit Committee – May 6, 2026, Minutes

Moved by Deputy Mayor Sandeson, seconded by Councillor Johnson

“That the minutes from the Audit Committee meeting held on May 6, 2026, be received.” Carried unanimously.

French River Source Water Protection Committee – May 8, 2026, Minutes

Moved by Councillor Martell, seconded by Councillor Kennedy

“That the minutes from the French River Source Water Protection Committee meeting held on May 8, 2026, be received.” Carried unanimously.

Planning Advisory Committee – report from meeting held on May 20, 2026

Moved by Councillor Weatherby, seconded by Councillor Johnson

“That the minutes from the Planning Advisory Committee meeting held on May 20, 2026, be received.” Carried unanimously.

ACTION ITEMS**Newsletter –
Community Resource
Insert Request**

Devin Trefry, Research, Policy and Community Engagement Officer reported on a request to include a community resource insert in the municipal newsletter. The report outlined the request, identified the estimated costs and challenges associated with adding an insert, and suggested regularly promoting 211 Nova Scotia within the existing newsletter as an alternative approach, given the organization's role in connecting residents with a wide range of community resources.

Including promotional materials for 211 Nova Scotia, such as postcards or magnets, with the newsletter was discussed. However, concerns were raised that loose inserts could easily be misplaced or lost during distribution. Further discussion emphasized the importance of providing residents with access to information about available services and supports. It was noted that with much of the information being requested relating to programs and services under provincial jurisdiction, residents should contact their local MLA for assistance. While the cost of including a four-page insert was not viewed as a significant concern, the challenge of consistently generating enough content to fill the additional pages, as well as concerns regarding the inclusion of information about programs and services that are not administered by the Municipality was noted.

Moved by Councillor Deputy Mayor Sandeson, seconded by Councillor Kennedy

“That Council direct staff to regularly promote the 211 Nova Scotia service within the current 12-page format of the municipal newsletter.” Motion carried (*Councillor Cooper opposed*).

**Glenholme Solar
Project – Natural
Forces Solar**

Following the presentation from Natural Forces Solar (NFS) at the May Presentation meeting concerning proposed solar projects in Glenholme and Lower Harmony, Jenn Martin, Economic Development Officer, provided a brief overview of the request for a letter of support to accompany their application to the Province's Community Solar Program. Included in her report was information on the Municipality's community solar initiative in Debert and funding allocated towards the project to date, potential impacts on Municipality's initiative if NFS Glenholme project is approved, status of project readiness for both NFS and the Municipality, and benefits of both projects. Should Council choose to provide a letter of support, staff would continue to advance the Municipality's Community Solar Garden feasibility and development work until such time notification is received that the Municipality is no longer eligible to participate in the program.

Discussion was held on the Glenholme project having a direct impact on the Municipality's Solar Garden project in Debert; the Debert lands being better utilized for future development; and current status of municipal project.

Moved by Councillor Leggett, seconded by Councillor Cooper

“That Council directs staff to prepare a letter of support for the Glenholme and Lower Harmony Solar Projects proposed by Natural Forces Solar for submission to the province of Nova Scotia's Community Solar Program.” Carried unanimously.

**Wind Projects
Community Benefit
Fund**

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

Devin Trefry, Research, Policy and Community Engagement Officer, reported on the 2026 intake for the Community Benefits Fund associated with the Truro Heights Community Wind Project and the Truro Millbrook Community Wind Project. Following the advertising of the funding opportunity, applications were received and reviewed, with a total of \$46,731.70 available for distribution in 2026. Consistent with previous years, Council members from

Districts 2 and 3 met with staff on May 21st to review the applications and develop funding recommendations as outlined in the Action Item.

Three applications were not recommended for funding as the organizations were not located within the communities associated with the wind projects. The recommendations approved by Council will be forwarded to the wind project proponent for final review and approval prior to funding being awarded. It was noted that during the May 21st review meeting, Councillor Richardson declared a conflict of interest with respect to applications submitted by the Hilden Community Association and the Hilden Fire Brigade and did not participate in the discussion of those applications.

Moved by Councillor Benoit, seconded by Councillor Weatherby

“That Council approve recommendation for the 2006 Community Benefits Fund as presented.” Carried unanimously.

Area Rates and Budgets 2026/27

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 streetlights, sidewalks sewer service and garbage collection/disposal. There are eight (8) changes for the 2026/27 fiscal year:

- Water extension removed from urban service rate – decrease rate from \$0.335 to \$0.33;
- Increase in the Tatamagouche Fire rate from \$0.095 to \$0.105;
- Increase in the Valley-Kemptown Fire rate \$0.11 to \$0.15;
- Brookfield Streetlights decrease from \$0.04 to \$0.03;
- Debert Park Streetlights decrease from \$0.05 to \$0.04;
- Masstown Road streetlights decrease from \$0.06 to \$0.05;
- Belmont Street lights fixed rate per light increase from \$55 per light to \$57 per light;
- Solid waste collection and disposal fees increase from \$175 per household to \$193.

Moved by Councillor Kennedy, seconded by Councillor Richardson

“That Council approves the 2026/27 Area Rate Budgets, as presented.” Carried unanimously.

Jockey/Booster Pump, Debert Water Utility

Michelle Boudreau, Director of Public Works, reported on the requirement to purchase a replacement Jockey/Booster Pump for the Debert Water Utility. Included in the report was budgetary information, actual cost of the replacement pump and source of funds for the purchase.

Moved by Councillor Benoit, seconded by Councillor Kennedy

“That Council approves the purchase of a new Jockey Pump for the Debert Water Utility at a cost of \$25,695 excluding HST, with source of funds being the utility’s depreciation reserve.” Carried unanimously.

East End/Salmon River CN Overhead Bridge

Councillor Johnson indicated it has been three (3) years with no updates on the East End/Salmon River CN Overhead Bridge, and he would like a letter to be written to CN, following the process of previous correspondence, requesting an update.

Moved by Councillor Johnson, seconded by Councillor Benoit

“That a letter be written to CN requesting an update on the status of the East End/Salmon River CN Overhead Bridge and time frame for the replacement bridge.” Carried unanimously.

**Correspondence -
ACTION**

**Colin Kent, Deputy
Chief, Cobequid Fire**

An email requesting a letter of support for Provincial permit for variance and/or a variation of boundary for an addition to their existing fire hall on lands regulated under the Lower Truro Marsh Body Land Use Regulations.

Moved by Deputy Mayor Sandeson, seconded by Councillor Cooper

“That a letter of support be provided to the Cobequid Fire Brigade for their application for a Provincial permit for a variance and/or a variation of boundary under the Lower Truro Marsh Body Land Use Regulations for an addition to their existing fire hall.” Carried unanimously.

**Allan Wellwood, Valley
Resident**

An email to Mayor Blair dated May 25, 2026, expressing concerns regarding a recent relocation of Canada Post group mailbox in the Valley area.

Moved by Councillor Leggett, seconded by Councillor Kennedy

“That a letter be written to Canada Post regarding the dangerous location of the recently relocated group mailboxes from Valley Variety store to the southeast corner of Pictou Road and Salmon River Road in Valley.” Carried unanimously.

**Correspondence -
INFORMATION**

Development Officer

A copy of Development Activity Report for April 2026.

Building Inspector

A copy of Building Permit Statistics for April 2026.

Moved by Councillor Weatherby, seconded by Councillor Benoit

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

**The Honourable John A
MacDonald, Municipal
Affairs Minister**

Copy of letter dated May 4, 2026, concerning 12-months’ notice re provincial legislation, regulation or administrative actions that could impact revenues or expenditure of municipalities.

Moved by Councillor Patton, seconded by Councillor Richardson

“That the letter from the Honourable John A MacDonald, Minister of Municipal Affairs dated May 4, 2026, concerning 12-months’ Notice be received.” Carried unanimously.

**Carolyn Van Den
Heuval, Executive
Director, Nova Scotia
Federation of
Agriculture**

A letter to Mayor and Council dated May 4, 2026, from the Nova Scotia Federation of Agriculture (NSFA) expressing concern regarding the recent municipal decision to end the management arrangement for the Nova Scotia Provincial Exhibition Grounds (NSPE).

Discussion points included extending an invitation to NSFA to hear directly on the impacts on the agriculture industry and beyond with the decision to unwind contracts with the for the NSPE, importance of meaningful dialogue with the agriculture community, clarification around termination of leases at the NSPE, as well as a suggestion that the NSFA should be making a presentation to the Province as the owners of the NSPE grounds.

Moved by Councillor Martell, seconded by Councillor Patton

“That an invitation be extended to the Nova Scotia Federation of Agriculture to make a presentation to Council at an upcoming Presentation meeting to hear directly from them on the impacts of the severing of contracts between the Central Nova Scotia Civic Centre Society and owners of the Nova Scotia Provincial Exhibition Grounds in an effort to work collaboratively with them on solutions to support the agriculture industry here in the future.” Motion carried (*Mayor Blair, Deputy Mayor Sandeson, Councillors Cooper, Fletcher and Kennedy opposed*).

Andrew Lake

A letter to Mayor and Councillors dated May 13, 2026, raising concerns on matters that related to the oversight of Council and the operation of the Central Nova Scotia Civic Centre Society.

Moved by Councillor Martell, seconded by Councillor Patton

“That a joint meeting between the Municipality of Colchester and the Town of Truro be held as soon as possible to provide an appropriate forum to ask questions of the Central Nova Scotia Civic Centre Society Board and receive pertinent updates.” Carried unanimously.

Andrew Lake

An email to Mayor and Council regarding Central Nova Scotia Civic Centre Society minutes.

Moved by Councillor Martell, seconded by Councillor Patton

“That Council write a letter to the Central Nova Scotia Civic Centre Society Board requesting that the minutes from the October 20, November 3, and November 17, 2025, be reviewed and approved according to Robert’s Rules of Order that allow for that be done with a new Board.” Motion carried (*Mayor Blair, Councillors Cooper and Johnson opposed*).

INFORMATION ITEMS**Deer Study**

A copy of the report of the Deer Pellet Group Inventory Study (PGI) conducted in the Bible Hill, Valley, Brookside, Salmon River, Lower Truro, Truro Heights and Hilden areas was included in the package for this evening’s meeting.

Brief discussion was held on a cull taking place in the Fall. Mr. Trefry advised that there hasn’t been direction for that, however, staff will continue to converse with the Department of Natural Resources on next steps required to proceed with a cull.

Community Member Recognition

Councillor Martell indicated that she would like to acknowledge and recognize two (2) visionary business leaders from the community that recently received a very prestigious award at a ceremony held in Moncton, NB. Dr. Ernest Asante Korankye, Asante Logistic Group Inc./Verfa Agrigood Innovations Inc./Akwaaba Developments Inc. and Stephanie Jones, Jones Group of Companies, were recognized by Atlantic Business Magazine and named in the top 50 CEOs in Atlantic Canada. Congratulations were extended to both individuals on this very prestigious award.

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 and are available upon request from the Administration office.

CLOSED SESSION

Moved by Councillor Kennedy, seconded by Councillor Fletcher

“That the meeting go into closed session at 9:03pm.” Carried unanimously.

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

“That the meeting reconvene in open session at 10:09pm.” Carried unanimously.

**Negotiations –Debert
Fencing and Lighting**

Moved by Councillor Benoit, seconded by Councillor Martell

“That Council directs staff to seek quotations for the archaeological services necessary to install new lighting and perimeter fencing at the Debert Airport.” Carried unanimously.

**Personnel – PACE
Coordinator Position**

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

“That Council approves changing employment status of the PACE Program Coordinator from term to full-time” Carried unanimously.

ADJOURNMENT

On a motion by Councillor Leggett, the meeting adjourned at 10:11pm.

Tracey Veno
Recording Secretary