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, September 24, 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 *(virtual)*
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 Solid Waste
Reid Shepherd, Director of Community Development
Dennis James, Municipal Solicitor
Jenn Mantin, Economic Development Officer
Tracey Veno, Recording Secretary
Jeanette Himmelman, System Analyst
Pam Macintosh, Manager of Planning Services
Colin Forsyth, Development Officer
Jill McGillicuddy, Senior Planner
Tamara Marchbank, Assistant Development Officer
Kaela McLellan, Project Engineer
Katie Price, Project Planner

Public Hearing – Site Plan Appeal, Calder Creelman, Onslow Road Development

Mayor Blair called this Public Hearing to order respecting a site plan approved by the Municipal Development Officer (DO). The application was made by Calder Creelman, Truro Building Supplies and Leasing Ltd., for a property located on Onslow Road, Onslow. The site plan has been appealed by neighbours so Council becomes the deciding body to either uphold or overturn the decision of the DO.

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

The Mayor reminded Council members that this public hearing is Council's opportunity to hear the site plan decision and concerns of residents so notified.

Colin Forsyth, Development Officer, and Tamara Marchbank, Assistant Development Officer, provided a brief overview of the site plan application indicating that it is for an additional four-unit building on PID 20106225 on Onslow Road, Onslow, in addition to the previously approved four-until building. Included in the presentation was information on the property location, current zoning, details of surrounding area and uses, maps and aerial photos of the proposed location, and site plan considerations. Staff's opinion is that the Developer's

proposal meets all of the Colchester Land Use By-law requirements relating to the zone and site plan approval process.

Mr. Creelman was in attendance to speak on the application, noting that the motivation for the second building at this location is to have small, low rent, one-bedroom units with common laundry area. These modest units could be of interest to a single person or single person with children and could provide housing opportunities to less fortunate individuals.

The CAO indicated that one written submission was received from a neighbour, Shawn Woods, who is objecting to the proposed site plan. The concerns are that the site plans do not clearly demonstrate whether the rear traffic aisle is a one or two-lane traffic and whether it meets a one-way circular system. He would like to see the site plan refused, deferred, or referred back to staff, and at minimum, the applicant would review the dimensional plan to show clear widths of all drive aisles and whether it is assessed for one or two-way traffic. He also would like to see confirmation regarding drainage swale ditches and soft shoulders. A complete copy of the submission was provided to Council members on table for this evening's meeting.

There were no member of the public in attendance to speak on this matter.

Addressing Mr. Woods submission, Mr. Creelman noted a series of cordial emails between Mr. Woods and himself. He shares the same concerns about traffic along that section of the highway as it is a windy stretch of road with a 70km speed limit. He has reached out to the provincial department frequently over the last five years but has never received a response. He urged Council to advocate for the speed to be reduced to 60km. Additionally, he met recently with Mr. Woods who seemed impressed with what has been done at the back of the lot which adjoins his land. Concerning water drainage, this will go from the back of the property to the westerly boundary behind the first building into a surge tank and into a ditch.

Responding to a query on the width of the driveway, Mr. Creelman indicated that it is 20 feet off the road to the back of the first building. Mr. Woods would like to see this extended all the way to the back of the property.

Council discussion included a question on comments in the written submission regarding the driveway not meeting requirements of the Land Use By-law (LUB). Mr. Forsyth noted that the LUB addresses driveway width and drive aisles. The drive aisle is found in a parking lot with parking on both sides. This is considered a driveway rather than a drive aisle.

With no further discussion on the matter, the following motion was put on the floor:

Moved by Councillor Patton, seconded by Councillor Martell

"That the decision of the Development Officer be upheld and the Site Plan for an additional building on PID 20106225 on Onslow Road, Onslow be granted." Carried unanimously.

Public Hearing – Development Agreement Application, 104 Vimy Road

Mayor Blair called the Public Hearing to order respecting an application by Blowers and Grafton Developments Ltd., to enter into a development agreement (DA) for a grouped dwelling residential development at 104 Vimy Road, Bible Hill, PIDs 20068540, 20477196, 20287702, and 20249226. The proposed DA and a related staff report have been circulated to Council members and have been made available to the public.

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

Council members were reminded that only those present throughout the Public Hearing can vote on approval of the DA when eventually considered by Council. This Public Hearing is

Council's opportunity to hear details of the DA and any concerns of Colchester residents. Council will have opportunity to debate the merits of the DA when the motion is presented to Council. Staff are present to answer any technical questions that may arise during the Public Hearing.

Chris Markides, Planner with zzap Consulting, was in attendance to present on behalf of the applicant, Blowers and Grafton Developments Ltd. His presentation included background information on the development including property details, location overview, photos, and conceptual plans. The proposed development would be for four 4-storey and one 5-storey buildings with amenity space, rooftop amenities, walking paths, community gardens, and total parking of 275 spaces. Mr. Markides also noted the 20 metre setbacks along the rear of the property, and retention of existing mature trees on the south side. As a result of discussions at the Planning Advisory Committee (PAC) meeting, he indicated that changes have been made to the original proposal including extension of the 20-metre setback, reduced the 6 to 5-storey and to compensate for this, increased the north building from 4 to 5-storey. Studies completed as part of the proposal were servicing plan, stormwater management plan, wetland delineation and traffic impact study.

Responding to a query regarding whether the heritage home on the property could be saved, Mr. Markides indicated he does not believe there is a condition for it to be maintained or saved, however, there may in interest in some type of commemoration on site. Positive comments were conveyed on having 3-bedroom units available for larger families, as well as additional parking. Discussion also included hard surface asphalt versus gravel surface for water drainage.

Jill McGillicuddy, Senior Planner, provided an overview of the proposed DA. Highlights included property location and description, details of the proposed application for a multi-unit development, current designations and zoning, mixed uses of surrounding area, services available, proposed amenities and parking, proposed screening and buffering details, policy considerations, and input from various internal and external departments. Detailed information was also provided on recommendations for revisions to the DA. These included:
- reduction of building 4 from six storeys to four – applicant agreed and provided revised drawings;
- addition of fencing along Hillcrest Avenue – applicant indicated they did not intend to move forward and recommendation of staff was that existing vegetation and trees provided better screening;
- further review of stormwater management plan – updated plan provided;
- prohibit balconies adjacent to Hillcrest Avenue – applicant prepared to move forward with this recommendation;
- provision for additional parking – applicant willing to consider having some gravel parking within the driveway access; and
- provision for emergency exit.

Ms. McGillicuddy indicated that a revised copy of the Development Agreement, which was circulated to Council and made available to the public, meets the requirements of the applicable Municipal Planning Strategy and therefore staff recommends that Council approve the application for the proposed Development Agreement as presented.

Discussion following the staff presentation included controlled access between the school property and the development; and concerns regarding the lengthy amount of materials distributed on table, specifically the written submissions received. The CAO indicated that the process as part of the Hearing, that all correspondence would come forward for tonight's meeting with a summary provided by the CAO/Clerk on all correspondence received.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided a summary of the PAC report from the meeting held on August 5, 2026.

The CAO provided a summary of written submissions received:

Mohammed Osman, 41 Hillcrest Avenue, Bible Hill – Mr. Osman's property is adjacent to proposed DA and indicated that the information provided doesn't disclose, assess or protect against the impacts of the adjacent single-family homes. He feels consideration should be given to reducing building 4 to three-storeys and increasing the setbacks between of building 4 and his property, prohibiting balconies facing his home, prohibiting rooftop amenities, requiring substantial privacy fencing, preservation of existing trees, prohibiting garbage servicing/mechanical loading and high activity areas adjacent to the property. He also indicated that the final building design be reviewed for privacy, overlook and compatibility prior to issuance of permits.

John MacKay, 75 Hillcrest Avenue – Mr. MacKay would like to see responsible growth. Included with the submission was a petition with four key areas of concern – minimum protective covenants should be required around private well protection; infrastructure verification; pedestrian safety and traffic upgrades; boundary privacy and dark sky controls. Additional correspondence was received from Mr. MacKay via the area Councillor, regarding sprinkler systems and lower buildings requiring less expensive systems.

Teresa Hill, 103 Hillcrest Avenue – Ms. Hill's submission indicated that she is not against the apartments but is concerned about the number and size. Additionally, there are some, what she considers, as design flaws, specifically around the setbacks of the buildings.

Jolene Reid, 77 Hillcrest Avenue – Ms. Reid opposes the development and before approving in the current form, is specifically asking Council to confirm the final building placement and setbacks providing understandable elevations and sightline information; privacy information, fencing, landscaping, stormwater and private wells; address winter maintenance concerns, construction management, responsibility and other material changes.

Members in attendance to speak on the application were John MacKay and Jolene Reid.

Mr. MacKay appeared before Council to address several concerns regarding the proposed development. These included whether privacy and safety were assessed for neighbouring properties with the five metre setback and the height of the buildings (five-storeys) - why five metres and what studies were done; concerns with the existing barbed wire fencing; the developer's push back on fencing; landscaping not be a solution; neighbouring properties becoming shortcuts and potential liabilities to the property owners; insurance concerns; and the cost and inconvenience of protecting the boundaries should not fall to existing homeowners. Mr. MacKay urged Council to have proper protections in place for existing property owners, prior to any approval.

Jolene Reid indicated she lives at 77 Hillcrest Avenue, and her property is adjacent to the what will be the north-facing balconies of building 2B. She expressed her frustration with the whole process, being repeatedly asked to bring questions forward for herself and neighbours and noted a petition containing 66 names that was brought forward. Concern was also expressed about unanswered questions specific to Mi'kmaw lands. Other points included being directed to NS Environment and Climate Change and being redirected back to the municipal land-use by-law; concerns about wells and stormwater management being properly dealt with; protection of area residents; concerns around transparency, public participation, timelines and availability of information; and unanswered questions of residents. Ms. Reid also referenced her detailed written submission which sets out specific concerns about Hillcrest Avenue boundary, privacy, fencing, vegetation, stormwater

management, private wells, construction and final engineering, as well as policies within the Municipal Planning Strategy.

Responding to the query on stormwater management, the Senior Planner advised the stormwater management plan was submitted as part of the package and was forwarded and reviewed by both municipal and provincial Public Works. The Plan was stamped and certified by Able Engineering. This is a standard practice in development agreements. It was accepted as workable and can achieve pre and post balance. However, prior to issuing permits, a more detailed stormwater management plan will be required as set out in section 9(g) of the proposed development agreement.

Michelle Boudreau, Director of Public Works, provided additional comments on the condition of the stormwater system and Hillcrest Avenue and concerns received advising that the stormwater from this development would be discharged to Vimy Road.

On the issue of fencing for the property, Ms. McGillicuddy indicated that due to the thick vegetation currently on the site, it is very challenging to get to the back of the property. From a planning perspective and not minimizing concerns of residents, it may be more beneficial due to the size of the mature trees to keep the existing vegetation rather than removing for fencing.

During discussion, further comments were raised about fencing and one of the purposes for fencing is security. Concerns were also raised about the existing barbed wire fence, timeliness in receiving correspondence submissions, willing to put fencing on resident properties, protection of private wells when work commences, boundary privacy, downed trees on the property being a potential fire hazard, and setback requirements. With fencing being one of the key concerns, Mr. Markides of zzap Consulting indicated that it is not something they want to do if mature trees have to be sacrificed, however, they are prepared to proceed with fencing.

Follow discussion and Mr. Markides' comments around commitment to fencing, the Municipal Solicitor advised that the development agreement would need to be amended to contain a requirement around fencing.

Moved by Councillor Johnson, seconded by Councillor Richardson

"That Council approves the request to enter into a development agreement with Blowers & Grafton Developments Ltd., to allow a grouped dwelling residential development at for 104 Vimy Road, Bible Hill, PIDs 20068540, 20477196, 20287702, and 20249226; and

That the development agreement contain a requirement that fencing be built, approximately 442 feet long and 6 feet high, on the rear of the property facing Hillcrest Ave, upon completion of the development." Motion carried *(Councillors Patton and Benoit opposed)*.

The approval of the development agreement 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 advertising of this decision.

With no further business, the Mayor declared the Public Hearing closed.

Public Hearing – Administrative Amendments to the Colchester Land Use By-law

Mayor Blair called the Public Hearing to order respecting administrative amendment to the Municipality of Colchester Land Use By-law (LUB). The proposed administrative amendments to the By-law and a related staff report have been circulated to Council members and have been made available to the public. There is a recommendation by staff to adopt these amendments.

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

Council members were reminded that only those present throughout the Public Hearing can vote on the amendments when eventually considered by Council. This Public Hearing is Council's opportunity to hear details of the proposed amendments and any concerns of Colchester 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, Manager of Planning Services, provided an overview of the proposed administrative amendments to Section 6 – General Provisions of the LUB. These amendments include wording that would permit development on existing lots along unlisted, unmaintained, abandoned public roads and would only be applicable to preexisting approved lots. Most of these lots on abandoned roads are located in less developed, rural areas. Staff are also proposing that any new development on these lots be restricted to low density residential uses, parks and open space, residential facilities of up to six-bedrooms, and walkways and trails.

Council discussion included road maintenance and plowing responsibilities being that of the property owner, the different types of road classifications, and property owners being aware of service availability of these roads.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided a summary of the PAC report from the meeting held on August 5, 2026.

There were no written submissions and no members of public in attendance to address the administrative amendments.

Moved by Councillor Johnson, seconded by Councillor Kennedy

"That Council adopts, by way of Second Reading, the administrative amendments to the Municipality off Colchester Land Use By-law as presented." Carried unanimously.

The administrative amendments made to the Colchester Land Use By-law are appealable to the Nova Scotia Regulatory and Appeals Board. Any appeal of Council's decision must be made within 14 days of advertising of this decision.

With no further business, the Mayor declared the Public Hearing closed.

Approval of Agenda

Moved by Deputy Mayor Sandeson, seconded by Councillor Richardson

"That the agenda be approved with the addition of 12b, Bass River/Victoria Hall, Request for Support." Carried unanimously.

National Day for Truth and Reconciliation

Mayor Blair provided remarks on September 30 being the National Day of Truth and Reconciliation, a time to honour residential school survivors, their families and communities and the continued journey of reconciliation. With September 30th being a holiday, Colchester staff will be wearing orange on September 29, showing our commitment that every child matters.

Approval of Minutes

Moved by Councillor Kennedy , seconded by Councillor Cooper

"That the minutes of the meeting held on August 27, 2026, be approved a presented." Carried unanimously.

Business Arising from Minutes

Councillor Martell requested an update on the requested joint Council meeting with the Town, County and Central Nova Scotia Civic Centre Society Board (the Board). The CAO advised that letters were sent to the Town and the Chair of the Board with no response from the Town yet. The matter was discussed at the Board meeting, and it was noted that the new General Manager has a 90-day plan and would like opportunity to complete this plan prior to providing a report or holding a joint meeting.

Concerns were expressed regarding Colchester's Board representatives voting against holding a joint meeting at two RECC Board meetings, following Council motions passed by majority requesting such a meeting. Discussion included the obligation under Section 16 of the Municipal Code of Conduct to support Council decisions; the Town of Truro's position on the request; concerns regarding the Board's perceived reluctance to provide updates; and questions of good governance and accountability. Additional concerns were raised regarding errors in the approved minutes of the July meeting, information about the budget deficit being obtained through CBC reporting, and missed milestones and reporting obligations under the operating agreement and by-laws, including requirements for the Annual General Meeting and financial reporting. It was noted that limited information was being provided to the Councils and that other organizations receiving municipal funding could face consequences, including the revocation of funding, for failing to meet established requirements. The potential need to amend the operating agreement to strengthen governance, accountability, and communication was also raised. Positive comments were made regarding the appointment of the new General Manager.

As Chair of the Board, Councillor Johnson advised that the Board is transparent, and that questions can be directed to members of the Board or the General Manager at any time. He indicated that he had no problem with having a joint meeting and concurred that a motion previously made was withdrawn with the understanding that a meeting as requested by Council, would take place as soon as possible.

During debate additional comments included the importance of collaboration and transparency, disappointment in the decision to not proceed with a joint meeting at this time, differing views on the 90-day period to have a meeting, Board representatives being targeted, working in the best interests of the RECC, appreciation of work of the Board representatives to date, the need for transparency and information being made available to everyone.

Standing Committee Reports and Recommendations

Deputy Mayor Sandeson, Chair of Council Committee, presented the reports from the meeting held on September 10, 2026.

Equity, Diversity, Inclusion and Accessibility Strategy

Moved by Deputy Mayor Sandeson, seconded by Councillor Kennedy

"That Council adopts the new Equity, Diversity, Inclusion and Accessibility Strategy, as presented." Carried unanimously *(Councillor Patton was not available during voting).*

Colchester Transportation Cooperative Limited Funding Request

Moved by Deputy Mayor Sandeson, seconded by Councillor Cooper

"That Council approves increased annual funding from $10,000 to $20,000 for Colchester Transportation Cooperative Limited, beginning in 2027/28 fiscal year." Carried unanimously.

Tax Exemption Request – Wenjiokwom Housing Commission Society

Moved by Deputy Mayor Sandeson, seconded by Councillor Patton

"That Council approves a partial tax exemption for the residential general rate for AAN #'s 11147951, 11147941, 11147933, 11147917, 11147909, 11147895, 11147887, 11147879, 11147860, 11147852, 11147844, 02215373, and 11147836, and that area rate taxes not be included as part of the exemption." Motion carried *(Councillor Cooper opposed).*

Tatamagouche Water Utility – Three-Year Operating Budget

Moved by Deputy Mayor Sandeson, seconded by Councillor Patton

"That Council approves the three-year Tatamagouche Water Utility operating budget, 2026/27, 2027/28, and 2028/29, as presented." Carried unanimously.

Debert Water Utility – Three-Year Operating Budget

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That Council approves the three-year Debert Water Utility operating budget, 2026/27, 2027/28, and 2028/29, as presented." Carried unanimously.

Capital Budget Approval

Moved by Deputy Mayor Sandeson, seconded by Councillor Patton

"That Council approves the five-year capital budget as presented." Carried unanimously.

Council Proceedings and Committees Policy Amendments

Moved by Deputy Mayor Sandeson, seconded by Councillor Patton

"That Council approves the amendment to s. 30(a) of the Council Proceedings and Committees Policy, as presented." Carried unanimously.

Reclassification – Municipal Clerk Position

Moved by Deputy Mayor Sandeson, seconded by Councillor Cooper

"That Council approves that the Municipal Clerk position be created to replace the Deputy Clerk/Executive Assistant position, with a salary reclassification to range 7 on the salary scale." Carried unanimously.

Reclassification - Manager of Emergency Management Position

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That Council approves that the Manager of Emergency Management position be created to replace the Emergency Management/Protective Services Coordinator position, with a salary reclassification to range 8 on the salary scale." Carried unanimously *(Councillor Kennedy was not available during voting).*

Flood Advisory Committee – Minutes of August 25, 2026

Moved by Councillor Patton, seconded by Councillor Cooper

"That the minutes of the Flood Advisory Committee of August 25, 2026, be received." Carried unanimously.

Debert Water Utility Committee – Minutes of August 25, 2026

Moved by Councillor Benoit, seconded by Councillor Richardson

"That the minutes of the Debert Water Utility Committee of August 25, 2026, be received." Carried unanimously.

Tatamagouche Water Utility Committee – Minutes of August 26, 2026

Moved by Councillor Martell, seconded by Deputy Mayor Sandeson

"That the minutes of the Tatamagouche Water Utility Committee of August 26, 2026, be received." Carried unanimously.

Debert Source Water Protection Advisory Committee – Minutes of September 8, 2026

Moved by Councillor Benoit, seconded by Councillor Patton

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

"That the minutes of the Debert Source Water Protection Advisory Committee of September 8, 2026, be received." Carried unanimously.

Colchester Planning Advisory Committee – Report of September 15, 2026

Moved by Councillor Richardson, seconded by Kennedy

"That the report of the Colchester Planning Advisory Committee of September 15, 2026, be received." Carried unanimously.

ACTION ITEMS

First Reading – Proposed Land Use By-law Amendment – Rezoning, 1786 Truro Road, Hilden

Jill McGillicuddy, Senior Planner, provided an overview of the proposed Land Use By-law amendment to rezone a property located at 1786 Truro Road. First Reading is to essentially announce Council's intent to consider the proposed amendment and advance to Second Reading, which is scheduled for the October 29 Council meeting. Prior to Second Reading, a Public Hearing will be conducted to hear details of the proposed amendments and receive comments from the public.

Moved by Councillor Richardson, seconded by Deputy Mayor Sandeson

"That Council approves at First Reading the application for the proposed amendment to the Colchester Land Use By-law, as presented, for purposes of forwarding this document to a Public Hearing reserving consideration of the proposed amendment until Second Reading following the Public Hearing." Carried unanimously.

Adoption of the Colchester-Bible Hill Active Transportation Strategy

Kaela McLellan, Project Engineer, and Katie Price, Project Planner, briefed Council the Colchester-Bible Hill Active Transportation Strategy (ATS). The presentation included information on human-powered transportation, various levels of the ATS, and tools for evaluating proposed AT infrastructure. The report noted that adoption of the 2026 Active Transportation Strategy will trigger repeal of the 2011 ATS and the 2001 Sidewalk Policy.

Moved by Councillor Kennedy, seconded by Councillor Richardson

"That Council adopts the 2026 Municipality of Colchester and Village of Bible Hill Active Transportation Strategy as presented." Carried unanimously.

FCM Sustainable Communities Conference

This report provided information to Council about the upcoming FCM Sustainable Communities Conference. Included was date and location of the conference, registration and other anticipated costs, and past approvals regarding number of attendees.

Moved by Councillor Leggett, seconded by Councillor Benoit

"That Council approves sending two attendees to the 2027 FCM Sustainable Communities Conference being held from February 8-11, 2027, in Ottawa, ON." Carried unanimously.

Moved by Councillor Johnson, seconded by Councillor Cooper

"That Mayor Blair and Councillor Patton, be approved to attend the 2027 FCM Sustainable Communities Conference being held from February 8-11, 2027, in Ottawa, ON." Carried unanimously.

Request for Support – Proposed ATV Road Trails, Tatamagouche and Salmon River

Michelle Boudreau, Director of Public Works, provided an update on two requests from the North Shore ATV Club for the designation of ATV road trails in Tatamagouche/New Annan and Valley/Salmon River areas. Applications have already been submitted to the Province by the ATV Association of Nova Scotia under the Road Trails Act. It was noted that the Municipality has no authority to approve or deny the requests, however, Council may provide feedback to the Province as part of the application process.

During review, staff identified concerns with the proposed routes, including school zone safety, logging truck traffic, sidewalks, as well as the route being part of the Trans Canada Trail and planned Blue Route. Additional concerns included visibility, parking, and congestion along Main Street, Tatamagouche, and possible conflicts with the Municipality's Active Transport Strategy, parking, and congestion. The RCMP also provided feedback with safety concerns regarding the Salmon River route and risks associated with non-compliant ATV operators.

Staff recommended that Council write a letter to the Province with detailing its concerns regarding the proposed road trails and requesting improvements to the provincial process, including a requirement for feedback from affected municipalities.

Points of discussion included similar safety related concerns raised by the Police Advisory Board, including speed and accidents. Comments were also raised about the potential economic benefits that ATV road trails could bring to local communities.

Moved by Councillor Leggett, seconded by Councillor Richardson

"That Council write a letter to the province with feedback on the proposed road trails in Valley/Salmon River and Tatamagouche/New Annan and include a request for the provincial process to be improved by requiring feedback from affected municipalities and better defining public engagement requirements." Carried unanimously.

Bass River Community Centre/Victoria Hall – Request for Support

Moved by Councillor Fletcher, seconded by Councillor Kennedy

"That Council grants authority to October Council Committee to approve the request for support from the Bass River Community Centre Victoria Hall." Carried unanimously.

Correspondence – ACTION

Martha Brown, Treasurer, Bass River Fire Brigade

An email to the Mayor and Councillor Fletcher requesting tipping fees be waived for their single day fundraiser event.

Moved by Councillor Fletcher, seconded by Councillor Benoit

"That Council approves that tipping fees be waived for the Bass River Fire Brigades single day fundraiser event on October 17th." Carried unanimously.

Correspondence - INFORMATION

Development Officer

A copy of Development Activity Report for August 2026.

Building Inspector

A copy of Building Permit Statistics for August 2026.

Moved by Councillor Cooper, seconded by Councillor Martell

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

Councillor Lisa Patton

Letter dated September 11, 2026, concerning Code of Conduct breaches.

The Municipal Solicitor noted that the letter received from Councillor Patton is compliant as per the motion of Council.

Moved by Councillor Leggett, seconded by Councillor Richardson

"That the letter from Councillor Patton dated September 11, 2026, concerning breaches under the Code of Conduct, be received." Carried unanimously.

INFORMATION ITEMS

Project Update – Fundy Discovery Site Pedestrian/AT Bridge

Paul Smith, former Director of Community Development, was in attendance to provide an update on the Fundy Discovery Site Pedestrian/AT Bridge. Included in his report was information on the third-party project manager, budgetary information, progress to date, challenges and delays, future milestones, and project timelines.

Request to Halt Spraying Angevine, Mattatall and Folly Lakes

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

Council received correspondence from the Mattatall, Folly and Angevine Lakes Community Coalition requesting that the Province of Nova Scotia halt or pause and reassess the planned aerial glyphosate spraying program scheduled for August 22 through September 2026. Concern was expressed regarding possible impacts on water, wildlife, and the environment, as well as about whether the required 30-day notice and signage requirements had been met. As Angevine Lake and a portion of Mattatall Lake are located within Cumberland County, the letter was also provided to Cumberland County Council.

Municipal staff contacted Nova Scotia Environment and Climate Change (NSECC) for clarification and were advised that signage had been posted and that the site appeared to meet the applicable approval requirements. NSECC also provided details of their review and compliance processes. As aerial pesticide spraying is regulated by the Province and the site was reported to be meeting the applicable requirements, staff advised that the matter should remain under provincial jurisdiction.

Colchester Audit Timeline

This report provided an update to Council on the timing of the fiscal year end audit.

The Audit Committee recently met with the Municipality's auditors, BDO to receive an update on the audit findings for the Municipality's financial statements for the year ended March 31, 2026. The Committee was advised that in accordance with accordance with applicable public sector accounting and auditing standards, the Rath Eastlink Community Centre (RECC) must be consolidated in the Municipality's financial statements. As the RECC's statements have not yet been audited, BDO requires additional audit evidence to support the RECC's financial results included in the Municipality's consolidated statements. Without this, the Municipality's financial statements would be subject to a qualification relating to the RECC.

The Audit Committee directed the CAO to request that BDO undertake additional audit work at the RECC, which is expected to be completed within four to six weeks and may resolve the matter and avoid a qualification. Once completed, the Audit Committee will meet to review the financial statements.

The Province has been advised that the Municipality's financial reporting will be delayed beyond the September 30 deadline to allow time for the additional audit work to be completed.

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 Cooper, seconded by Councillor Patton

"That the meeting go in closed session at 10:10pm." Carried unanimously.

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That the meeting reconvene in open session at 10:15pm." Carried unanimously.

Property Matter – Land Sale, 25 Lancaster Crescent

Moved by Councillor Benoit, seconded by Deputy Mayor Sandeson

"That Council authorizes the sale of 25 Lancaster Crescent on the terms discussed in closed session and grants authority to the Mayor and CAO to execute the Purchase and Sale Agreement prepared by Legal Counsel." Carried unanimously.

ADJOURNMENT

On a motion by Councillor Patton, the meeting adjourned at 10:16pm.

Tracey Veno
Recording Secretary