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, October 29, 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 *(regrets)*
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
Jill McGillicuddy, Senior Planner
Jeanette Himmelman, System Analyst

Public Hearing – Rezoning, 1786 Truro Road, Hilden

Mayor Blair called the Public Hearing to order respecting an application by Tammy Perrin and Paul Frizzell, to amend the Colchester Land Use By-law (LUB) to rezone a property located at 1786 Truro Road, Hilden, PID 20251229 from C1 General Commercial Zone to R2 Double Dwelling Unit Zone. There is a recommendation by staff to approve the Land Use By-law amendment. The proposed LUB amendment 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 LUB amendment when it is eventually considered by Council. This Public Hearing is Council's opportunity to hear details of the LUB amendment and any concerns of Colchester residents. Council will have opportunity to debate the merits of the LUB amendment when the motion is presented to Council. Staff are present to answer any technical questions that may arise during the Public Hearing.

Ms. Perrin and Mr. Frizzell were in attendance to speak on the application. They indicated that they would like their application to be approved so they can build a new home.

Jill McGillicuddy, Senior Planner, provided and overview of the application which included historical and current zoning of subject lands, property details, surrounding area land zoning and uses, existing services, policy considerations, and internal and external department

reviews. Staff conclude that the Municipal Planning Strategy provides for policy to consider rezoning and the proposal is a good use of the property.

Brief discussion took place on the commercial zoning. Staff confirmed that in recent history, the property has not been used commercially. Councillor Richardson noted that many years ago there was a welding shop on the property.

Councillor Johnson, Chair of the Planning Advisory Committee (PAC), provided a summary of the PAC report from the meeting held on September 15, 2026.

The CAO advised that no written submissions were received concerning this application and there were no members of the public to speak on this application.

With no further discussion on this matter, the Chair of the Planning Advisory Committee put the following motion forward:

Moved by Councillor Johnson, seconded by Councillor Richardson

"That Council approves the proposed amendment to the Municipality of Colchester Land Use By-law to rezone the property located at 1786 Truro Road, PID 20251229, from C1 General Commercial to R2 Double Dwelling Unit Zone." Carried unanimously.

The approval of the Land Use By-law amendments 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.

Moment of Silence

Council held a moment of silence to recognize and honour Hugh Matheson, former Deputy Mayor and Councillor of the Municipality of Colchester, as well as the four Canadian Armed Forces Members, Sgt. Morgan Wong, Private Shaun Farrell, Private Aidan Goulding, and Hayden Lykkemark, who lost their lives during a training exercise at Canadian Forces Base, Wainwright. The 39 other Air Forces members injured during the same training incident were also acknowledged.

Approval of Agenda

Moved by Councillor Kennedy, seconded by Councillor Cooper

"That the agenda be approved with the following amendments:

- Remove item 12, Letter of Support, Colchester Ground Search and Rescue; and.
- Add under Correspondent Information, the letter distributed October 14, 2026, from the Chair of the RECC Board, concerning the proposed date for a joint meeting." Carried unanimously.

Approval of Minutes

Moved by Councillor Benoit, seconded by Deputy Mayor Sandeson

Referring to discussion under business arising concerning a RECC Board meeting, it was requested that the minutes reflect that the Chair of the RECC Board 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.

"That the minutes of the meeting held on September 24, 2026, be approved as amended." 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 October 14, 2026.

2026 Art Selection Committee

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

"That Mayor Blair and Councillor Cooper be appointed to serve on the Art Selection Committee for the Municipality of Colchester's Art Acquisition Program for 2026." Carried unanimously.

Award of Quotation – Decommissioning of Debert Water Utility Wells

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That Council approves the award of the decommissioning of two abandoned wells in the Debert Water Utility, to Brewster Well Drilling, for a total contract amount of $19,200.00 excluding HST, with an anticipated total project value of $20,000." Carried unanimously.

Matlyn Drive Sewage Concerns

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That Council approves not proceeding with the construction of municipal sewer on Meeting House Road and Matlyn Drive." Carried unanimously.

Proposed Amendments – Municipal Fees Policy

Moved by Deputy Mayor Sandeson, seconded by Councillor Kennedy

"That Council approves that the amendments to the Municipal Fees Policy be approved as presented." Carried unanimously.

Mi'kmawey Debert Cultural Centre Tax Exemption Request

Moved by Deputy Mayor Sandeson, seconded by Councillor Benoit

"That Council approves a partial tax exemption for the general tax rate for Mi'kmawey Debert Cultural Centre, Assessment Account #03759105, effective for the 2027-2028 fiscal year and that area rates not be included as part of the exemption." Carried unanimously.

French River Source Water Protection Committee – Minutes of September 29, 2026

Moved by Councillor Martell, seconded by Councillor Kennedy

"That the minutes of the French River Source Water Protection Committee meeting held on September 29, 2026, be received." Carried unanimously.

Colchester Planning Advisory Committee – Report from October 20, 2026

Moved by Councillor Johnson, seconded by Councillor Benoit

"That the report from the Colchester Planning Advisory Committee meeting of October 20, 2026, be received." Carried unanimously.

Audit Committee – Minutes of September 15, 2026, 2026

An amendment was noted to the times the meeting reconvened in open session and adjournment. These should be PM rather than AM.

Moved by Councillor Martell, seconded by Deputy Mayor Sandeson

"That the minutes of the Audit Committee meeting of September 15, 2026, be received." Carried unanimously.

ACTION ITEMS

Proposed Development Agreement East Prince Street, Salmon River, PID 20036489

The purpose of this item was to advance a request for a proposed Development Agreement application made by Ken Eisner/Benchmark Developments Limited, for a property on East Prince Street, Salmon River, to a Public Hearing.

Moved by Councillor Johnson, seconded by Councillor Weatherby

"That Council forward the proposed development agreement application for the property located at East Prince Street, Salmon River, PID 20036489, to a Public Hearing reserving consideration of the development agreement following the Public Hearing." Carried unanimously.

Provincial Stormwater Management Funding (STORM)

Michelle Boudreau, Director of Public Works, reported that this item is to seek Council approval for an application to the Province's Stormwater Transformation Optimization and Resilience for Municipalities (STORM) funding program. Included in her report was details of the program, eligible expenses, funding available, application timelines/deadlines, scope of work to be carried out if application is successful and anticipated municipal contributions for the project.

Brief discussion was held on whether hiring a consultant was needed to carry out this work. Additional discussion confirmed that if funding is approved, policy would be followed for retaining consultant services.

Moved by Councillor Leggett, seconded by Councillor Martell

"That Council support the submission of the municipal stormwater infrastructure survey project for funding consideration under Stormwater Transformation Optimization and Resilience for Municipalities (STORM), with an anticipated municipal commitment of $42,500." Motion carried *(Councillor Cooper opposed).*

J Class Paving Candidates, 2027-28 Submission

The Director of Public Works provided an overview of the 2027/28 road submissions under the J Class Paving program. The report included a brief recap of the program, successful road candidates over the last couple of fiscal years, staff's review of the 25 roads as submitted by Council members for 2027/28 and provided cost estimates of the 10 shortlisted roads for Council consideration. Also included was suggested source of funding for the municipal portion of the paving costs. It was noted that Nova Scotia Public Works intends to carry out repairs to three of the shortlisted roads, namely a portion of Miller Road, Montery Drive and Dakota Road, in 2027/28.

Discussion took place on some of the worst roads being in the District 5 area, as well as having a lot of complaints concerning the condition of Dakota Road in Debert.

Moved by Councillor Johnson, seconded by Councillor Weatherby

"That Council directs staff to submit Basswood Court, Spruce Court, Adams Drive and Matlyn Drive for consideration under the J Class Road Paving Program for 2027/28; and,

That the formal petition process as outlined in the Municipality's Local Improvement By-law be waived and that the Municipal costs be covered under the Street Paving Reserve." Carried unanimously.

Debert Airport Governance and Management Structure

Jenn Mantin, Economic Development Officer advised that direction is being sought from Council regarding potential governance and management structures for the Debert Airport. Options identified for consideration include establishing an Airport Authority, creating an Airport Management Board, or maintaining oversight through a Committee of Council. The report provided examples of governance models used by other airports and outlined the purpose, benefits, and potential supports in with establishing a formal governance structure for the Debert Airport.

Brief discussion was held on the difference of governance and management. Ms. Mantin confirmed that both options would be brought back to Council for consideration.

Moved by Councillor Benoit, seconded by Councillor Johnson

"That Council direct staff to investigate potential governance and management structures for Debert Airport, including consultation with legal counsel, and return to Council with options and recommendations." Carried unanimously.

Deer Population Management Program – Award of Request for Proposals

Devin Trefry, Research, Policy and Community Engagement Officer, provided an update on the Deer Population Management Program Request for Proposals (RFP). Although there were some expressions of interest prior to the RFP being issued, no proposals were received. The time of year, as well as high safety and liability standards the Municipality must uphold may have deterred potential proponents.

Staff will continue to investigate options in the coming weeks and is requesting that authority be granted to November Council Committee to award a contract should a viable option be presented or authorize the CAO to award the contract up to a certain threshold.

Moved by Deputy Mayor Sandeson , seconded by Councillor Kennedy

"That Council grants CAO authority to award the contract for a Deer Management solution up to a value of $50,000 and should the contract exceed this value, that November Council Committee be granted authority to award." Carried unanimously.

Correspondence – ACTION

Kristine Stallman, Chairperson, North Shore Community Development Association

Councillor Martell declared a conflict of interest and recused herself from discussion on this matter.

A letter to the Mayor and Council requesting financial support for the development of a co-working and meeting space in Tatamagouche.

Moved by Councillor Benoit, seconded by Councillor Leggett

"That the letter from Kristine Stallman, Chairperson, North Shore Community Development Association requesting financial support for the development of a co-working and meeting space in Tatamagouche be referred to staff." Motion carried *(Councillor Johnson opposed)*.

Mitchell Bell, Clerk, Village of Bible Hill, and Michelle Boudreau, Director of Public Works, Municipality of Colchester

An email exchange concerning repairs to the shoulders of Hazel Drive and Fenwood Avenue.

Moved by Councillor Weatherby, seconded by Deputy Mayor Sandeson

"That the email concerning repairs to the shoulders of Hazel Drive and Fenwood Avenue be referred to staff." Motion carried *(Councillor Cooper opposed)*.

Emma Reid, NS Health

An email dated October 23, 2026, requesting lighting of the Municipal Building in support of their Go Blue Campaign.

Moved by Councillor Cooper, seconded by Councillor Benoit

"That Council approved lighting of the Municipal Building and/or Fundy Discovery Site for the Go Blue Campaign on November 24, 2026." Carried unanimously.

Correspondence - INFORMATION

Development Officer

A copy of Development Activity Report for September 2026.

Building Inspector

A copy of Building Permit Statistics for September 2026.

Moved by Councillor Benoit, seconded by Councillor Johnson

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

Chris Verge, Area Manager

An email dated October 13, 2026, to the Director of Public Works concerning the East End Mini Mart Crosswalk Request.

Moved by Councillor Johnson, seconded by Councillor Cooper

"That the email dated October 13, 2026, from Chris Verge to the Director of Public Works concerning the decision on the East End Mini Mart Crosswalk Request, be received." Carried unanimously.

Tim Johnson, Chair of RECC Board

A letter to Mayor and Council dated October 14, 2026, concerning a proposed date for a Joint Council meeting.

Moved by Councillor Martell, seconded by Councillor Leggett

"That the letter to Mayor and Council dated October 14, 2026, concerning a proposed date for a Joint Council meeting be received." Carried unanimously.

INFORMATION ITEMS

Solar/Cozy Colchester GMF Funding Update

This item provided an update to Council on the issue concerning the Municipality's agreement with the Green Municipal Fund (GMF) for Solar/Cozy Colchester Programs.

Council was previously informed about a miscommunication regarding the structure of the GMF loan which resulted in the Municipality having access to a lesser loan amount than

originally thought was available. A temporary pause was placed on approvals for new projects and communication went out to all participants and contractors. Staff were working with GMF to determine whether the funding agreement can be amended to address the shortfall, and more information will be provided as available.

The matter has now been resolved, and staff have followed up with homeowners and contractors advising that project approvals would resume and that the project completion deadline would be extended to accommodate the short pause to the project approvals.

Climate Risk Assessment Update

This report provided an update on the progresses of the Municipality's Climate Risk Assessment and Resilience Plan. The report detailed the work of the consulting firm, Sustainability Solutions Group, which includes understanding how climate hazards affect/will affect Colchester, risks of greatest concern across Colchester communities, and developing practical implementation-ready resilience actions. Also included was information of funding sources for the project, and next steps moving forward.

Requests for New Active Transportation Projects, Evaluation Tools

The Director of Public Works provided an overview of the project evaluation criteria used for for considering new active transportation projects (sidewalks, trails, bike lanes) as outlined in the recently approved Active Transportation Strategy (ATS). Staff will use the evaluation tool to consistently assess new project requests. The evaluation criteria will help to assess proposed projects using four (4) categories – safety, equity and accessibility, connectivity, and feasibility/resource demand. All requests going forward that are referred to staff for review will be evaluated based on these tools.

The ATS project evaluation and criteria information can be found as Appendix G in the ATS.

Requests for New Crosswalks, Evaluation Tools

Similar to above, Council was provided with information on the crosswalk evaluation processes in the recently adopted Active Transportation Strategy (ATS). Included in the ATS is a flow chart for evaluating proposed crosswalk locations and is supported by a Crossing Control Decision Support table. Both of these tools are based on industry standards for crosswalk evaluations based on Transportation Association of Canada (TAC) guidelines, modified to allow for lower traffic communities. These tools will help to ensure crosswalk requests are evaluated consistently, with emphasis on pedestrian safety and connectivity with existing and planned infrastructure.

The Crossing Control Decision Support table can be found as Appendix F in the ATS.

Discussion was held on crosswalk requests on county and provincially owned roads; provincial approvals being required for crosswalks on provincially owned roads; and the length of time in getting responses from the province relative to requests.

RECC Capital Budget 2027-28

Councillor Johnson, as Chair of the RECC Board, provided a briefing on the RECC Capital Budget for 2027-28. The General Manager will include the requested items as outlined in the report as part of the Finance Committee meeting scheduled for early November.

Discussion points included the lack of preventative maintenance carried out, the parking study for the RECC, Council access to the East Point assessment report, possibility of warranties due to age of building, and funding amount in the RECC Capital Reserve.

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.

Referring to the meeting with Nova Scotia Public Works Area Manager, concerns were expressed around ditching in areas not getting done, high/overgrown vegetation along

shoulders of the road, and the lack of provincial response and follow up when submitting tickets with complaint on provincial matters.

CLOSED SESSION

Moved by Councillor Kennedy, seconded by Councillor Richardson

"That the meeting go in closed session at 8:13pm." Carried unanimously.

Moved by Councillor Martell, seconded by Councillor Richardson

"That the meeting reconvene in open session at 9:18pm." Carried unanimously.

Personnel

Moved by Deputy Mayor Sandeson, seconded by Councillor Weatherby

"That Council approves that the CAO annual review be approved as discussed in-camera, including a salary adjustment retroactive to September 26, 2026." Carried unanimously.

ADJOURNMENT

On a motion by Councillor Leggett, the meeting adjourned at 9:20pm.

Tracey Veno
Recording Secretary