



NOTICE

MEETING: Regular Council Meeting

DATE: Wednesday September 16, 2026

TIME: 5:00pm

PLACE: Council Chambers, 8296 Highway 7, Sherbrooke

Please Advise If Unable To Attend



Municipality of the District of St. Mary's

Regular Council Meeting
Wednesday, September 16, 2026

We acknowledge that we are gathering in Mi'kmaqi the traditional unceded territory of the Mi'kmaq people.

1. Call to Order
2. Roll Call
3. Additions to the Agenda
4. Approval of the Agenda
5. Approval of Minutes
 - a. July 15th, 2026, Public Hearing
 - b. July 15th, 2026, Regular Council
 - c. July 30th, 2026, Public Hearing
 - d. July 30th, 2026, Special Council
6. Amendment of previously approved minutes
 - a. May 20th, 2026, Regular Council
7. Business Arising from Minutes
8. Recommendations from Committees of Council
 - a. Committee of the Whole – September 2, 2026
9. Presentation: Royal Canadian Mounted Police - Quarterly Presentation
10. Outside Committee Reports
 - a. Port Bickerton Lighthouse Committee – August 28th, 2026
 - b. Sherbrooke Village Restoration Commission – June 26th, 2026
11. Other Matters of Business
 - a. Staff Report – Sewer Lift Station Capital Project Contract Award
12. CAO Report – July & August 2026

Adjournment

A 10-minute question and answer period pertaining to agenda items.



Municipality of the District of St. Mary's

Public Hearing – PID: 37529856

Wednesday July 15th, 2026

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Deputy Warden Malloy called the Public Hearing of the St. Mary's Municipal Council to order on Wednesday, July 15th, 2026, at 5:00pm. in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Absent With Regrets:

Warden James Fuller

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Teddy Stevens, Director of Public Works
Janelle Fleet, Interim Municipal Clerk
Stephen Pye, Applicant

3. Approval of the Agenda:

On the motion of Councillor O'Connell and seconded by Councillor Beaver, Council approved the agenda as presented.

Motion approved.

4. Staff Presentation

- CAO Lesley McFarlane presented the Staff Report respecting the application to amend the Municipality of the District of St. Mary's Land Use By-law by rezoning the property located at 30 Bill Hapes Road, Ecum Secum (PID 37529856) from Rural Resource (RR) to General Commercial (GC) to permit the operation of a Motor Vehicle Inspection Station.

5. In Person Comments

- There were eight members of the public present. Members of the public present were invited to provide comments regarding the proposed rezoning. All comments received were in support of the application. No objections were expressed.

6. Written Submissions

- The Clerk confirmed that no written submissions were received regarding the proposed rezoning prior to or during the Public Hearing.

Adjournment

There being no further matters of business, Deputy Warden Malloy declared the meeting adjourned at 5:10pm.

Recorded By
Janelle Fleet, Interim Municipal Clerk

Approved By
Warden Fuller



Municipality of the District of St. Mary's

Regular Council Meeting
Wednesday, July 15th, 2026

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

The Regular Council meeting of the St. Mary's Municipal Council was called to order on Wednesday July 15th, 2026, at 5:35pm in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Absent with Regrets:

Warden James Fuller

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Teddy Stevens, Director of Public Works
Janelle Fleet, Interim Municipal Clerk

3. Additions to the Agenda:

- There were no additions to the agenda.

4. Approval of Agenda:

On motion of Councillor O'Connell and seconded by Councillor Beaver, Council approved the agenda as presented.

Motion approved.

5. Approval of Previous Minutes:

On motion of Councillor Tibbo seconded by Councillor O'Connell, Council approve the minutes from the Council meeting held Wednesday, June 17th, 2026.

Motion approved.

On motion of Councillor O'Connell seconded by Councillor Tibbo, Council approve the minutes from the Emergency Meeting of Council held Tuesday, June 23rd, 2026.

Motion approved.

On motion of Councillor Tibbo seconded by Councillor Beaver, Council approve the minutes from the Emergency Meeting of Council held Tuesday, July 7th, 2026.

Motion approved.

6. Business Arising from the Minutes:

- a. There was no business arising from the minutes.

7. Recommendations from Committees of Council:

Committee of the Whole – June 3rd, 2026

On motion of Councillor Tibbo seconded by Councillor O'Connell, Council repeal the existing municipal Emergency Measures By-Law, such repeal to take effect upon the coming into force of the Regional Emergency Management Organization By-Law.

Motion Approved.

Council – June 17th, 2026

On motion of Councillor Tibbo seconded by Councillor Beaver, Council give Second Reading to the Regional Emergency Management Organization By-Law.

Motion Approved.

Committee of the Whole – July 6th, 2026

Type of Award	Recognition by	Category
Years of Service in 10-Year Increments	Pins	First Responders (Reported by Organization) Healthcare (Reported by Organization)
Valour and Outstanding Service	Award/Plaque	First Responders (Nominated by Organization) Maximum of Three Total Nominations per Organization (13 Organizations) (Max 39 awards)
Outstanding Service and Leadership/Mentoring	Award/Plaque	Health care (Nominated by Organization) Maximum of Three Total Nominations per Organization (4 Organizations) (Max 12 awards)
Volunteer of the Year	Award/Plaque	One Award

On motion of Councillor Beaver seconded by Councillor Tibbo, Council approve the proposed Community Heroes Appreciation Event award categories, nomination process, and number of awards per category as outlined in this report.

Motion approved.

On recommendation of Councillor Beaver, seconded by Councillor Tibbo, Council appoint Councillor Dana O'Connell as a member and Chair of the Source Water Protection Committee for the remainder of the current Council term or until a successor is appointed by Council.

Motion approved.

On recommendation of Councillor O'Connell seconded by Councillor Tibbo, Council ratify the expenditure of \$6,500 plus HST to Strait Engineering for professional fees to prepare a submission to the Sustainable Communities Challenge Fund, to provide water resiliency for the Recplex and a public potable water filling station, to be funded from the municipality's capital reserve.

Motion approved.

Committee of the Whole / Planning Advisory Committee – July 15th, 2026

On motion of Councillor Tibbo seconded by Councillor O'Connell, the Committee of the Whole acting in the capacity of the Planning Advisory Committee recommend that Council authorize staff to schedule a public hearing at 5pm on July 30th, 2026, for the Rezoning request for PID #37503547.

Motion Approved.

8. Correspondence – From the Cruiser May & June 2026

- Council reviewed the correspondence for information.

9. Outside Committee Reports

- a. Sherbrooke Village Restoration Committee – March 25th, 2026
 - Council received the report. There were no comments.
- b. Port Bickerton Lighthouse Association – June 29th, 2026
 - Council received the report. There were no comments.

10. Other Matters of Business:

- a. Staff Report – Request for Rezoning - PID 37529856
 - CAO Lesley McFarlane presented the staff report for the request to rezone PID 37529856 in Ecum Secum from Rural Resource to General Commercial to permit the operation of a Motor Vehicle Inspection Station.
 - Council considered the Public Hearing record and noted that no written submissions or oral presentations opposing the application had been received.

Mover: Councillor O'Connell

Seconder: Councillor Tibbo

MOTION:

THAT WHEREAS the Council of the Municipality of the District of St. Mary's passed a motion instructing Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act (MGA) for the purpose of considering the rezoning of a parcel of land in Ecum Secum from Rural Resource to General Commercial;

AND WHEREAS the land to be rezoned is identified as PID 37529856 in Ecum Secum, Guysborough County;

AND WHEREAS a Public Hearing was called for Wednesday, July 15th, 2026 at 5:00 p.m. at the Municipal Building, 8296 Highway 7 in Sherbrooke, in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements on the Municipal Website and in a local paper in accordance with the MGA;

AND WHEREAS there were no written objections and no oral presentations with respect to this rezoning;

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of St. Mary's approve the request to rezone property identified as PID #37529856 in Ecum Secum, Guysborough County, from Rural Resource to General Commercial to allow operation of a Motor Vehicle Inspection Station on the subject property.

Motion Approved.

- b. Staff Report – Grant Submission - Sustainable Communities Challenge Fund
 - CAO Lesley McFarlane presented the staff report for information.
 - Council received the report for information.
- c. Staff Report – J-Class Roads Agreement
 - CAO Lesley McFarlane presented the staff report.

On motion of Councillor Beaver seconded by Councillor O'Connell, Council authorize the Municipality to enter into the Province of Nova Scotia's Three-Year Cost Share Agreement No. 2026-020 for the Paving of Subdivision (J-Class) Streets and authorize the Warden and the Chief Administrative Officer to execute the agreement on behalf of the Municipality.

Motion approved.

- d. Staff Report – Transfer Station C&D Water Testing
 - Director of Public Works Teddy Stevens presented the staff report regarding quarterly groundwater and leachate testing at the Transfer Station.

During discussion:

 - Councillor Tibbo questioned whether quotes had only been obtained from Strait Engineering Ltd. Staff advised that Strait Engineering Ltd. was approached because they had conducted the initial investigation.
 - Council discussed the estimated cost of the testing. Director of Public Works clarified that future testing will be less costly as this also includes preparing the plan for future testing.
 - Questions were asked regarding the number of wells being tested and the anticipated duration of the quarterly sampling requirements. Staff advised that testing is currently expected to continue for approximately twenty years, although the Municipality may apply to have the requirement ended earlier if permitted by the Province.

On motion of Councillor Beaver seconded by Councillor Tibbo, Council approve Strait Engineering Ltd to complete the first quarterly transfer station ground water and leachate testing to fulfill the requirements of the NS Department of Environment and Climate Change, for the quoted price of \$13,120+HST, sourced from operating funds budgeted in 2026/27 and carried forward from 2025/26.

Motion approved.

11. CAO Report:

- Please see the Agenda/Package for the report.
- CAO Lesley McFarlane provided a verbal report to Council and highlighted:
 - No Expressions of Interest had been received for Section 5.
 - Public Works had completed approximately 6 out of 20 projects and remained ahead of schedule.
 - The Municipality's ice edger had been delivered.
 - Water meter installations continue to be completed by Municipal staff.

- During discussion, Councillor O'Connell asked how many water meters had been installed, staff advised that 6 out of 25 of the new units have been installed. Staff advised that the Municipality's own staff complete the installations.

Adjournment

On motion of Deputy Warden Malloy, there being no further matters of business, the Council adjourned at 6:02pm.

Recorded By
Janelle Fleet, Interim Municipal Clerk

Approved By
Warden Fuller



Municipality of the District of St. Mary's

Public Hearing – Portions of PID: 37503547

Thursday July 30th, 2026

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Warden Fuller called the Public Hearing of the St. Mary's Municipal Council to order on Thursday, July 30th, 2026, at 5:00pm in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Warden James Fuller
Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Marian Fraser, Director of Finance/Treasurer
Jason Wilson, Owner - Wilson Cove Estates

3. Approval of the Agenda:

On the motion of Councillor O'Connell and seconded by Councillor Tibbo, Council approved the agenda as presented.

Motion approved.

4. Staff Presentation

The Chief Administrative Officer presented the rezoning application submitted by Wilson Cove Estates. The application requested the rezoning of portions of PID 37503547, including:

- Approximately 18 acres from Rural Resource (RU) to General Commercial (GC); and
- Approximately 5 acres from Rural Resource (RU) to Mixed Use (MU).

Council was advised that only the 18-acre General Commercial portion was being considered at this time, with the 5-acre Mixed Use portion to be addressed separately in the future if necessary.

- The proposed General Commercial zoning would permit a variety of commercial uses, including retail businesses, offices, professional services, construction supply yards, and other uses permitted within the General Commercial Zone.
- The CAO reviewed the application process, noting that:
- The application was considered by the Committee of the Whole, acting as the Planning Advisory Committee, on July 15, 2026, which recommended proceeding with the application.
- Council subsequently directed staff to schedule the required Public Hearing.
- The Public Hearing was conducted in accordance with the Municipal Government Act (MGA), the Municipal Planning Strategy (MPS), and the Land Use By-law (LUB).

Council discussed the evaluation criteria contained within the Municipal Planning Strategy, including:

- Whether the proposal would create undue public costs;
- Potential traffic hazards or congestion;
- Adequacy of fire protection services;
- Impacts on environmentally sensitive areas or species at risk; and
- General compatibility with surrounding land uses.

5. In Person Comments

- The only member of the public present was the applicant, Jason Wilson of Wilson Cove Estates.
- No comments were made.
- A member of Council asked a clarifying question on public safety – speed limit along the piece of property and public walking
 - Developer is planning to put sidewalk along the piece of property.

6. Written Submissions

- No written submissions were received.

Adjournment

There being no further matters of business, Warden Fuller declared the meeting adjourned at 5:10pm.



Municipality of the District of St. Mary's

Special Council Meeting
Thursday, July 30th, 2026

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Warden Fuller called the Special Council Meeting of the St. Mary's Municipal Council to order on Thursday, July 30th, 2026, at 5:15pm in Council Chambers.

2. Attending:

Warden James Fuller
Deputy Warden Beulah Malloy
Councillor Scott Beaver
Councillor Emma Tibbo
Councillor Dana O'Connell

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Marian Fraser, Director of Finance (DOF)

3. Additions to the Agenda:

- There were no additions to the agenda.

4. Approval of Agenda:

On motion of Councillor Tibbo and seconded by Deputy Warden Malloy, Council approved the agenda as presented.

Motion approved.

5. Other Matters of Business

- a. Staff Report – Request for Rezoning – Portion of PID 37503547

Council reviewed a staff report following the Public Hearing regarding an application from Wilson Cove Estates to rezone an 18-acre portion of PID 37503547 in Sherbrooke from Rural Resource (RR) to General Commercial (GC). The report outlined the background of the application, the Planning Advisory Committee's recommendation, and the public hearing process. Council was presented with three options for consideration: approve the rezoning application, deny the application, or refer the matter back to the Committee of the Whole for further review.

Council moved to approve the rezoning application, as follows:

**RESOLUTION - REQUEST FOR REZONING
WILSON COVE ESTATES (MODSM)**

MOVED: Councillor Tibbo
SECONDED: Deputy Warden Malloy

MOTION:

THAT WHEREAS the Council of the Municipality of the District of St. Mary's passed a motion instructing Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act (MGA) for the purpose of considering the rezoning of a parcel of land in Sherbrooke from Rural Resource to General Commercial;

AND WHEREAS the land to be rezoned is an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document;

AND WHEREAS a Public Hearing was called for Thursday, July 30th, 2026, at 5:00 p.m. at the Municipal Building, 8296 Highway 7 in Sherbrooke, in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements on the Municipal Website and in a local paper in accordance with the MGA;

AND WHEREAS there were no written objections and no oral presentations with respect to this rezoning;

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of St. Mary's approve the request to rezone an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document, from Rural Resource to General Commercial for Retail, Offices and Professional Services, and Construction Supply Yards, etc.

This is to certify that this is a true and exact copy of an amendment passed by the Municipal Council for the Municipality of the District of St. Mary's at a duly called meeting held on the 30th day of July A.D., 2026.

Appendix A – Portion of PID 37503547 to be rezoned to General Commercial



Adjournment:

There being no further matters of business, Warden Fuller declared the meeting adjourned at 5:21pm.

Recorded By
Marian Fraser, Director of Finance and Treasurer

Approved By
Warden Fuller



Municipality of the District of St. Mary's

Wednesday, September 16, 2026

Council Meeting

Recommendations from Internal Committees of Council

Committee of the Whole – September 2, 2026

On recommendation of Councillor Beaver, seconded by Councillor O'Connell, Council recommend that staff investigate the request from the Sonora Community Centre and report back to Council with their findings and recommendations.

Recommendation approved.

On recommendation of Councillor O'Connell, seconded by Deputy Warden Malloy, Council approve moving the regularly scheduled Committee of the Whole meeting from November 4, 2026, to November 2, 2026, due to the NSFM Conference.

Recommendation approved.

On recommendation of Councillor O'Connell seconded by Deputy Warden Malloy, Council approve the engagement of Strait Engineering Ltd. to provide engineering design and procurement services for an accessible washroom at 16 Main Street, for a fixed fee of \$9,000 plus HST.

Recommendation approved.

On recommendation of Deputy Warden Malloy, seconded by Councillor Tibbo, Council direct staff to proceed with public procurement for the construction phase of the 16 Main Street washroom and return with recommendations to Council.

Recommendation approved.

On recommendation of Councillor Beaver, seconded by Councillor O'Connell, Council direct staff to review the possibilities of installing security cameras, including applicable privacy considerations and related policies, and report back to Council with their findings and recommendations.

Recommendation approved.

On recommendation of Councillor O'Connell, seconded by Councillor Beaver, Council approve the revised scope of the Director of Economic Development position, with a 2026/27 salary scale of \$85,770 to \$105,713.

Recommendation approved.

On recommendation of Deputy Warden Malloy, seconded by Councillor Tibbo, Council Authorize the CAO to undertake a public procurement process for professional consulting services to support the development of a Community Benefits Agreement Framework for the Municipality of the District of St. Mary's, including the option to obtain additional advisory support related to future Community Benefits Agreement discussions and negotiations, as required.

Recommendation approved.

On recommendation of Councillor Beaver seconded by Councillor O'Connell, Council direct staff to come back to council with recommendations regarding updating previous Proposed Cochrane Hill Goldmine - Economic Impact Analysis.

Recommendation approved.



Guysborough District RCMP-GRC

2026-2027 Q2 Policing Report

Municipality of the District of Guysborough

July 1, 2026 – September 30, 2026



GUYSBOROUGH DISTRICT HUMAN RESOURCE UPDATE

- **Guysborough Detachment:**

- Sgt. Natasha Farrell--District Commander
- Cst. Garfield Levy
- Cst. Noah Nudo
- Cst. James Dunlop (arrived June 1st from depot), being trained by Cst. Levy
- DSA--Denise Wood

- **Canso Detachment**

- Cpl. Jeff Brooks - PAT Leave (Cst. Thordarson acting in position)
- Cst. Andrew Veinot – ODS (R/Cst. Trimm in his position)
- Cst. Tammy Hudak
- DSA--Melissa Richards

- **Sherbrooke Detachment**

- Cpl. D'Arcy Doucette - NCO I/C
- Cst Tom Thordarson
- Cst Andrew Fidler
- Cst. Clayton Feeke – ODS
- Cst. John Campbell (arrived August 5th from depot, being trained by Cst. Fidler)
- DSA--Jody MacDonald

Summary:

Guysborough Detachment is funded for 1 Sergeant, 3 Constables and 1 Detachment Services Assistant. All positions are currently staffed.

Canso Detachment is funded for 1 Corporal, 2 Constables and 1 Detachment Services Assistant. All positions are staffed.

Sherbrooke Detachment is funded for 1 Corporal, 3 Constables and 1 Detachment Services Assistant. All positions are currently staffed, with Cst. Thornley pending transfer to Northeast Nova Traffic Services. Cst. Campbell is his replacement.

TRAINING & UPDATES

Training currently happening across the province:

- Pistol Conversion. The RCMP is transitioning to a new side arm. This conversion process will take up to 24 months for all members to switch over.
- Race-based data collection. RCMP database is adding a new data collection feature (see attached RBDC document for more information).

Local members being trained:

- Cst. Campbell will be attending the Child Interviewing Training in September, as well as suicide prevention training.
- Cst. Nudo is attending the drone pilot course. He will be the second member in Guysborough District with the training. Currently Cst. Fidler is an operator.

CRIME PREVENTION / COMMUNITY OUTREACH



The Sherbrooke member spent time at the local day cares and camp days showing the children their police vehicles, the detachment, and tools the Officers use to help them do their job. One of the tools the Members demonstrated was the drone.

Cst. Campbell, Sherbrooke's newest member, answered questions about the job. It's never too early to start recruiting your future Mounties 😊



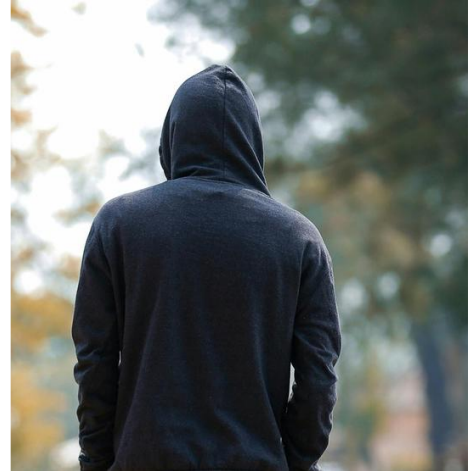
A Touch a Truck event will be held in Guysborough on September 27th at the Legion. Members plan to stop by the Sherbrooke Show & Shine.

2nd t QUARTER 2026 vs 2nd QUARTER 2025

Below is a quick comparison of 2025/2026 to 2024/2025 for the same period of July 1st to September 30th

Service	2025/2026 2 nd Quarter	2026/2027 2 nd Quarter
Total calls for service	212	308 107 on Sherbrooke side (34%)
Criminal Code Charges	7	16
Traffic Charges	16	28
Traffic Warnings	29	22
Intimate Partner Violence	5	5
Mental Health	11	21

A project that started in Guysborough County District is now being implemented across Northeastern Nova Scotia Detachments.



Background:

In September 2024, Nova Scotia legislature passed the Intimate Partner Epidemic Act, formally declaring IPV an epidemic in our province. This followed recommendations from the Mass Causality Commission & the Lionel Desmond inquiry, both of which emphasized the increased use of community partners. A review of available resourced identified that victims were generally well supported through RCMP referrals to community services; However, few supports were being accessed by offenders. In response, 211 has created a dedicated resource pathway for NEN detachment areas. Individuals who contact 211 and indicate they received the card from the RCMP will be connected with services specific to the NEN region.

Investigators Role in the Project:

When offenders are released following IPV-related charges, investigators are asked to provide them with one of the attached rack cards.

The card enables individuals to access support through phone, text, email or web-based chat. Services include assistance with emergency & transitional housing for those unable to return to their residence, addictions support, counseling related to violence & behavioral concerns, mental health services, & other community-based resources.

Project Goal:

Our goal is that, even if only a small percentage of individuals choose to access these services, it may contribute to healthier relationships and reduce the likelihood of future violence, whether they are attempting to repair an existing relationship or beginning a new one.

Our team will be following up with Detachment Commanders and Ops NCO's in the fall of 2026 to check in on the use of the rack cards and ask for any feedback from investigators or clients during that time.



Report to Council

Member of Council: Beulah Malloy

Board/Agency/Organization: Port Bickerton Lighthouse

Date Attended: August 28/2026

Location: Port Bickerton Community Center

Meeting called to order at 7 pm

Financial report was given.

Art Festival update.

Brian gave the update that it was a very successful event with a large crowd in attendance through out the day and evening. There were many workshops and vendors and music.

There were discussions on different subjects:

- 1) Hiring a grounds keeper to maintain the trails
- 2) Vote on which provider to hire for installing cameras
- 3) Upgrades to bathroom to make it more accessible
- 4) Upgrading and maintenance of cottage from cottage income

Next meeting September 28, 2026 at 7pm.



Report to Council

Member of Council: Dana O'Connell

Board/Agency/Organization: Sherbrooke Village
Restoration Commission

Date Attended: 26 June 2026

Location: Sherbrooke Village

SHERBROOKE RESTORATION COMMISSION

June 25, 2026

REGULAR MEETING

Present: Rennie Beaver, Chair; John Watson, Vice Chair; Meghann Jack, Secretary; Dana O'Connell; Wade Tibbo; Rodney Chaisson, ex officio NSM; York Lethbridge, Executive Director; and Lisa Myers, Recording Secretary.

Commissioners welcomed newly appointed Commissioner Wade Tibbo with introductions.

The Commission received a letter from Hon. Dave Ritcey in response to concerns regarding reductions to Sherbrooke Village operational funding.

Action Plan:

York Lethbridge reviewed and discussed the Action Plan.

The Commission discussed Indigenous inclusion at Sherbrooke Village, whether the Executive Director of AML vacancy would inhibit progress, and whether there were opportunities for internal research and program development. Rodney Chaisson stressed that the Nova Scotia Museum wants to see interpretive initiatives originate within Mi'kmaw communities and referenced Highland Village's success with L'nu Advisory Group. Sherbrooke Village's location and distance from Mi'kmaw communities were brought up as barriers. York Lethbridge mentioned that regular outreach to Elders at Paqtnekek Mi'kmaw Nation has led to dropped communications and dead ends; however, the Village

continues to develop ongoing relationships with Mi'kmaw artisans like Todd Labrador and Cheryl Simon. Rodney will ask Kayla Rudderham, Senior Curator of Mi'kmaw Cultural Heritage, if there are resources or connections that NSM can assist with.

Executive Director's Report:

The Executive Director, York Lethbridge, presented a report on recent activities to the Commission.

Dana O'Connell noted the Village's challenges to fill staff vacancies and inquired about volunteers. York Lethbridge confirmed that volunteer labour is considered a Management right under the Collective Agreement even without explicit language. York will confirm with legal counsel that there is nothing preventing the Village/Commission from calling for volunteers to assist with things like gardening and groundskeeping.

The Commission also discussed the precarity of Christmas at Sherbrooke Village. There is a desire to have discussion within community about what is/isn't possible within the Commission's reduced funding capacity. Commissioners expressed an interest in hosting a community meeting around the strategic plan. Sherbrooke Village will plan to have an open discussion with community about the present situation.

Commissioners reviewed the draft Executive Directors Evaluation and Compensation Policy. There was discussion around whether the ED's performance should be at all linked to the strategic plan. It was determined that the strategic plan is an essential guiding document that is broad enough to allow the ED flexibility to focus on essential areas without being used as a checklist of accomplishments; achieving of goals within the plan is an ongoing aspiration, including maintaining those goals longer term. Commissioners reviewed the Sherbrooke Restoration Commission Governance Training Policy. The Commission discussed content of the preamble text with focus on "progress on the organization's strategic goals" as one aspect of evaluation of the ED. It was determined this language relates to the ED Evaluation policy and is broad and acceptable.

The Commission reviewed the Tentative Agreement with NSGEU Local 50. A motion to ratify the agreement was made by Wade Tibbo and seconded by Rennie Beaver. All in favour. Motion carried.

York Lethbridge requested the Commission's permission to allocate cost of living wage increases to all non-union staff consistent with the terms of the renewed Collective Agreement. A motion to approve was made by Rennie Beaver; seconded by John Watson. All in favour. Motion carried.

Wastewater Lift Station Repairs

SUMMARY

The approved 2026/27 capital budget includes funding for repairs to the Main Street, Village and Hospital Road wastewater lift stations. Quotes totalling \$19,800 plus HST have been received from Nova Arc Industries to complete the required repairs. The proposed work is within the approved \$28,750 capital budget and is recommended for award to allow the repairs to be completed during the current construction season.

BACKGROUND

The Sherbrooke Wastewater system relies on the efficient operation of the lift stations in order to move the collected wastewater to the wastewater treatment plant. Funding in the amount of \$28,750, sourced from the Canada Communities-Building Fund, is included in the approved 2026/27 capital budget for repairs/replacements at three septic system lift stations.

The **Hospital Road** lift station needs to have the two pedestals that the pumps sit on replaced. The **Village** lift stations needs to have a check valve replaced there has been a hole eroded in the side of the valve, causing wastewater in the lines to run back into the lift station after being pumped to the wastewater treatment plant. The **Main Street** lift station needs to have the emergency overflow sealed as when high water conditions occur, brook water enters the lift station adding extra volume of clean water to be sent to the wastewater plant.

CONSIDERATIONS

Quotes were requested from two providers for these repairs. Nova Arc Industries has provided quotes for each of the repairs. The **Main Street** lift station repair has been quoted \$5,000+HST, the repairs to the **Village** lift station have been quoted \$5,800+HST and **the Hospital Road** lift station repairs quoted \$9,000+HST for a total of \$19,800+HST. This will be funded through the CCBF, which is less than the budgeted amount allotted of \$28,750.

An additional quote was requested however a response has not been received. This work must be completed during the construction season, and the quote received is within budget and has been provided by a company experienced in this work. Nova Arc has previously successfully completed work for the municipality.

RECOMMENDATIONS

Council award the wastewater lift station repairs to Nova Arc Industries for the Main Street, Village and Hospital Road lift stations, in accordance with the three submitted quotes for materials and labor, for a total cost of \$19,800 plus HST, with the work to be funded through the Canada Community-Building Fund as approved in the 2026/27 capital budget.



2026-2027

CAO Report – Project Summary

For the period of July 1st to August 31st, 2026

The Municipality of the District of St. Mary's

MAJOR PROJECT SUMMARY

1. Housing Initiatives –

CMHC- Housing Accelerator Fund (HAF)

A three-year project, funded through the HAF, has been initiated to design and replace the west side water main. In 2026/27, the design will be completed; the replacement work will be scheduled over the following two fiscal years. A Request for Proposals for construction will be issued later this year. The municipality's contracted design firm, Strait Engineering, is preparing the design to allow the RFP to be issued.

2. Climate Change Projects –

The municipality continues to work closely with CLEAN Foundation to address priority actions from the municipality's approved Climate Change Action Plan. In July, the project to produce a study and roadmap of potential sources of funding to reduce energy costs for the Recplex was concluded. Results will be presented to Council in the fall.

3. EMO/REMO –

- All three Councils approved entering into a REMO shared services agreement and approved the new Emergency Management By-Law.
- Planning began for training for staff and elected officials in the fall.
- Various outreach activities completed throughout the County, including the Goshen Fire Department and River Days.

4. Tourism Promotion & Electronic Content/Advertisements –

- Photo shoot conducted throughout the municipality during River Days to obtain photos to maintain the Visit St. Mary's website and Facebook page.
- In July, the municipality provided support to the Tourism Guysborough County Association to promote public access to the Port Bickerton Beach via the existing municipal trail as part of the [SEASCAPE coastal scenery certification program](#). This will include installing interpretive signage at the existing trailhead parking area, including the municipality's logo.

5. Economic Development and Business Support–

- Completed the rezoning of two municipal properties to enable commercial development.
- Renewed position description for Director of Economic Development prepared for posting in September, to fill this key position, which will have an immediate focus on Economic Development Strategy/Planning as well as Community Benefits Agreements.

6. Finance –

- Annual property tax deadline was July 31, 2026.
- The 2026/27 property tax sale process has begun. Property owners have received notification by registered mail. Further update will be provided as the process continues.
- Staff continue to support the provincial and municipal property tax rebate program

7. Upcoming Municipal Events

- 55+ Games scheduled for October 7 & 8
- Community Heroes Appreciation Event scheduled for October 22nd
- Pickle Ball starting up in September on Wednesday evenings
- Before and After School Programming planned to start in September

8. Community Development and Recreation Programs

- a. T-Ball, Youth and Adult softball now concluded; all had great attendance
- b. Canada Day Parade and Celebration were very successful
- c. Recreation Staff assisted with another great River Days weekend in August
- d. Summer Day Camps program concluded with 60 participants registered and some of the highest daily attendance ever in this program
- e. Equipment Loan program was very popular throughout the season

9. Capital projects supporting Community Development and Recreation

- a. Connect 2 – Multi Use Trail Design –Strait Engineering Limited worked with Provincial Department of Public Works to refine the trail design over the summer months. Strait Engineering will present the proposed design to Council in September.
- b. Accessible Washroom 16 Main Street – Quotes obtained from Strait Engineering to provide a design and tender-ready documents. Council to award design contract in September.
- c. Recplex Drilled Well – Pre-Screening for Sustainable Communities Challenge Fund was successful, and a full submission was subsequently submitted for a drilled well and potable water dispenser. Responses to grant application expected in fall 2026.

10. Accessibility & Inclusion

- a. The newly reconstituted Inclusion, Diversity, Equity, Anti-Hate & Accessibility Advisory Committee met over the summer to prioritize activities within the municipality's 2026-28 Inclusion Plan. In the fall, the Committee will make recommendations to Council regarding the implementation of the municipality's 2026-28 Inclusion Plan, for consideration in the upcoming budget cycle for 2027/28.

11. Public Works

Municipal Utilities & Infrastructure

- Installation of agitator tank and associated equipment completed in July by staff.
- Sewer blower replacement project completed by Maritime Blower Repair in early August.
- Chair nominated for Source Water Protection Advisory Committee. Committee will be reconvened in the fall to resume oversight and monitoring of the Source Water Management Area.
- The water main replacement has been completed in the Clover Farm parking lot. The electrical aspect of this job completed and is currently awaiting final inspection from Nova Scotia Power.
- A total of 25 new water meters have arrived and the installation of these meters has begun and will continue throughout the summer months.

Capital Projects

Description	Update
16 Main Street Washroom Accessibility Renovations	Council to award design contract in September.
Old Road Hill Multi-Use Path Construction Ready Design	Design being finalized in consultation with DOPW. Design to be presented to Council in September.
Cushion Tank Replacement	Complete.
Filter #1 Overhaul	Piping arrangement completed inhouse. Filter trough being completed by Nova Arc Industries and is under way.
Agitator and Tank for Soda Ash Mixing	Complete.
West Side Water Main Replacement	Design plans are completed. Will be submitted to the Municipality for review the week of September 14, 2026.
Water Main Replacement (Clover Farm Parking Lot)	Complete, pending electrical component.
Water Meter Replacement	Meters being installed throughout the year.
Water Treatment PLC Replacement	Installation plans are close to being finalized. The last minor details are currently being determined.
Outside Storage for Chemical Barrels	Complete.
Hospital Road Lift Station Pedestal Replacement Village Lift Station Check Valve Replacement Main Street Lift Station Overflow Gasket Replacement	Council to award construction contract in September.
I&I Recommendations – Flushing and Videoing Sewer Lines, Lift Station Clean Outs	Work is scheduled to be completed by the end of October 2026.
Lift Station Electrical Panel Upgrade – Two-Year Project	Confirming procurement approach and budget estimate; project scheduled to be completed by late fall 2026.
Sewer Plant Exterior Aeration Piping	Scope revised to complete work in house in fall 2026.
Sewer Blower Replacement	Project completed in early August.
Ice Edger	Complete.
Drilled Well for St. Mary's Recplex	Grant application to Sustainable Communities Challenge Fund submitted in July.
Recplex Surge Protector	Project planned for completion by fall 2026.
Solar RFP	Recplex Energy Transition completed in July 2026. Results to be presented to Council in fall.
Truck Purchase	Complete.