



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.



Recorded By
Marian Fraser, Director of Finance/Treasurer



Approved By
Warden Fuller