



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.

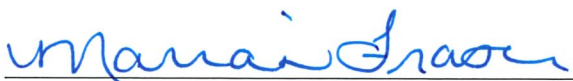
This is to certify that this is a true and exact copy of an amendment passed by the Municipal Council for the Municipality of the District of St. Mary's at a duly called meeting held on the 30th day of July A.D., 2026.

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

