THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

Regular Council Meeting

Tuesday, November 24, 2026
Council Chambers – 7:00 p.m.

AGENDA

1. **Call to Order**
2. **Opening Acknowledgement**
3. **O'Canada**
4. **Roll Call of Councillors**
5. **Items Added to the Agenda** (Approval of Agenda)
6. **Review of Minutes, Re:**
   a) October 27, 2026
7. **Question Period:**
   - Restricted to items on the Committee Reports
   - Phone: (902) 226-9885 (see Question Period details below)
8. **Committee Reports:**
   a) Committee of the Whole Report
      i. Zone 3 curbside collection
      ii. Arichat water system PLC upgrades
      iii. Noise By-law
      iv. GenWell: Talk to a Stranger Week Proclamation
      v. Local court services
   b) By-law/Policy Committee Report
      i. Budget Committee Terms of Reference
      ii. Fire Protection Services Committee Terms of Reference
      iii. Source Water Protection Advisory Committee Terms of Reference
   c) Inclusive, Diverse, Equitable, Accessible (IDEA) Committee Report
      i. International Day of Persons with Disabilities
   d) Planning Advisory/Heritage Committee
      i. Rezoning Application – PID 75122325

ii. Garage size – St. Peter's Plan Area Land Use By-law

9. Warden, Re:

a) Data Centre

10. Correspondence

a) Action Required

i. Property Valuation Services Corporation, Re: PVSC 2027-28 Operating Budget and Municipal Funding Requirement

b) For Information Purposes

i. MOCR letter to Julissa Stewart, Re: Municipal Due Diligence Checklist for Council Consideration

ii. Email from the Nova Scotia Federation of Municipalities, Re: RCMP Municipal Billing Model

iii. MOCR letter of support for the Isle Madame ATV Riders in their application for emergency funding to replace the bridge at Noel Lake

11. By-law – First Reading

a) Rezoning PID 75122325 from Downtown Commercial (C1) to Mixed-Use Commercial (C2) to enable rental duplex development

12. New Business

a) Eastern District Planning Commission Board – Alternate Member (Verbal)

b) Temporary Borrowing Resolution – St. Peter's & District Volunteer Fire Department

13. Review of Action Items

14. Items Added to the Agenda

15. Question Period

- Restricted to the remainder of the agenda following the Committee Reports
- Phone: (902) 226-9885 (see Question Period details below)

16. Adjournment

Question Period Details

Phone In: (902) 226-9885

At each Question Period, members of the public may ask questions without prior notice about the agenda items specified for that Question Period. A maximum of ten (10) minutes is set aside for Question Period. Anyone wishing to ask a question, either in person or by phone, must identify themselves before asking the question.

Comments must be phrased in the form of a question. Council will hear the question and will answer if appropriate.

No person speaking during Question Period shall:

- Speak disrespectfully
- Use offensive words
- Disobey the rules of order or a decision of the Chair

Livestreaming

All Committee of the Whole and Regular Council Meetings will be livestreamed on the Municipality of the County of Richmond YouTube Channel.

The link for the meetings can be found at Municipality of the County of Richmond - YouTube

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

Regular Council Meeting

October 27, 2026

Location:	Council Chambers
Present:	Councillor Lois Landry, Councillor Amanda Mombourquette, Councillor Brent Sampson, Councillor Brian Marchand, Councillor Shawn Samson
Staff:	Troy MacCulloch, Chief Administrative Officer (Virtually), Shelley David, Municipal Clerk

1. Call to Order

   Troy MacCulloch, Chief Administrative Officer (CAO), called the meeting to order at 7:00 p.m.

2. Election of Warden

   Troy MacCulloch, CAO, called for nominations for the position of Warden. Councillor Amanda Mombourquette nominated Councillor Lois Landry, who accepted the nomination. Mr. MacCulloch called for nominations two more times. There being no further nominations, he declared Councillor Lois Landry as Warden of the Municipality of the County of Richmond by acclamation.

3. Election of Deputy Warden

   Warden Lois Landry assumed the chair and called for nominations for the position of Deputy Warden. Councillor Shawn Samson nominated Councillor Amanda Mombourquette, who declined the nomination. Councillor Amanda Mombourquette nominated Councillor Brian Marchand, who accepted the nomination. The Warden called for nominations two more times. There being no further nominations, she declared Councillor Brian Marchand as Deputy Warden of the Municipality of the County of Richmond by acclamation.

4. Opening Acknowledgement

   The Warden made the following opening acknowledgement:
   We are gathered today on Unama'ki, the Land of Fog, a part of Mi'kma'ki, the unceded traditional territory of the Mi'kmaq people since time immemorial. We honour and thank the Mi'kmaq for sharing their land and home with us.

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5. O'Canada

Warden Lois Landry asked everyone to stand, if able, for the singing of O'Canada.

6. Roll Call of Councillors

Troy MacCulloch, CAO, took the roll call of Councillors.

7. Items Added to the Agenda (Approval of Agenda)

Warden Lois Landry requested and received unanimous consent to move agenda item 11(b) Proposed Development in Point Tupper Heavy Industrial Park – Data Centre to the end of the agenda before the question period.

Moved by Councillor Amanda Mombourquette, seconded by Deputy Warden Brian Marchand, that the agenda be approved with the change as discussed.

Motion carried.

8. Review of Minutes, Re

a) September 24, 2026, Special Meeting

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that the minutes of the September 24, 2026, Special Meeting be adopted as corrected.

Motion carried.

b) September 22, 2026, Regular Council

Moved by Councillor Shawn Samson, seconded by Councillor Brent Sampson, that the minutes of the September 22, 2026, Regular Council meeting be adopted.

Motion carried.

9. Question Period

There were no questions.

10. Committee Reports

a) Committee of the Whole

i. The Committee discussed the Fourchu Development Association grant application for the Tier 1 Community Grant Funds in the amount of $700.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and approve the Fourchu Development Association grant application

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for the Tier 1 Community Grant Funds in the amount of $700, to be allocated from the District 5 Fund.
Motion carried.

ii. The Committee discussed the Framboise Community Centre grant application for the Tier 1 Community Grant Funds in the amount of $500.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and approve the Framboise Community Centre grant application for the Tier 1 Community Grant Funds in the amount of $500, to be allocated from the District 5 Fund.

Motion carried.

iii. The Committee discussed the Lennox Passage Yacht Club grant application for the Tier 3 Waterfront Development Grant Funds in the amount of $10,000.
Moved by Deputy Warden Brian Marchand, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and approve the Lennox Passage Yacht Club grant application for the Tier 3 Waterfront Development Grant Funds in the amount of $10,000, to be allocated from the Tier 3 Waterfront Development Grant Funds.
Motion carried.

iv. The Committee discussed the Our Lady of Assumption Columbarium – Diocese of Antigonish grant application for the Tier 2 Community Grant Funds in the amount of $7,500.
Moved by Deputy Warden Brian Marchand, seconded by Councillor Shawn Samson, that Council approve the Our Lady of Assumption Columbarium – Diocese of Antigonish grant application for the Tier 2 Community Grant Funds in the amount of $2,000, to be allocated as follows: $1,000 from the District 1 Fund and $1,000 from the District 2 Fund.
Motion carried.

v. The Committee discussed the Councillors' Payment Policy.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee

of the Whole and refer the Councillors' Payment Policy to the By-law/Policy Committee for further discussion and review, with no increase to Council remuneration pending the outcome of the review.

Motion carried.

vi. The Committee discussed the letter from Nova Scotia Department of Public Works, Re: Cost-share agreement on the paving of subdivision (J Class) streets – 2027-28 construction season.
Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and direct staff to bring forward the current road list; make the necessary inquiries regarding planned work on Hospital Road, including opportunities for municipal participation and the possibility of requesting additional work; and report back at the next Council meeting.
Motion carried.

vii. The Committee discussed the letter from Jennifer Snowdon regarding the request for a sidewalk.
Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and defer the matter to the Village of St. Peter's and advise the Nova Scotia Department of Public Works that Council is supportive of the decision coming out of the Village of St. Peter's.
Motion carried.
Moved by Councillor Shawn Samson, seconded by Councillor Amanda Mombourquette, that the word sidewalk be replaced with the word crosswalk.

"The Committee discussed the letter from Jennifer Snowdon regarding the request for a ~~sidewalk~~ crosswalk."
Motion carried.

viii. The Committee discussed the Cape Breton Partnership Update on the Richmond County Economic Development Service Model, Impact Snapshot and Activities.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent

Sampson, that Council accept the recommendation of the Committee of the Whole and receive the Cape Breton Partnership report.

Motion carried.

ix. The Committee discussed publishing the dates and times of EverWind's engagement sessions.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Committee of the Whole and direct staff to publish the dates and times of EverWind's engagement sessions on the Municipality's website and social media channels when they become available.

Motion carried.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council adopt the Committee of the Whole report for the month of October 2026.

Motion carried.

b) By-law/Policy Committee Report

i. The Committee discussed the Halloween Policy.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council accept the recommendation of the By-law/Policy Committee and repeal the Halloween Policy.

Motion carried.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council adopt the By-law/Policy Committee report for the month of October 2026.

Motion carried.

c) Recreation Advisory Committee Report

i. The Committee discussed serviced land for a multi-use facility.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Recreation Advisory Committee and that staff be directed to prepare a report of potential municipally owned serviced property that may be available to house a multi-use facility.

Motion carried.

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Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council adopt the Recreation Advisory Committee report for the month of October 2026.

Motion carried.

d) Fire Protection Services Committee Report

i. The Committee discussed potential locations for the next dry hydrant installation.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Fire Protection Services Committee and proceed with a dry hydrant installation at McNabs, in the Westside Loch Lomond-Grand River Mouth area.

Motion carried.

ii. The Committee discussed bulk insurance.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Fire Protection Services Committee and, upon the next insurance renewal, have staff explore insurance pricing and obtain an itemized quote.

Motion carried.

iii. The Committee discussed the Emergency Services Fund application.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council accept the recommendation of the Fire Protection Services Committee and approve a regional approach to the Emergency Services Fund application.

Motion carried.

iv. The Committee discussed the new Fire Protection Services Committee Terms of Reference.

Moved by Deputy Warden Brian Marchand, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Fire Protection Services Committee and proceed with the adoption of the new Terms of Reference.

Motion carried.

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Moved by Deputy Warden Brian Marchand, seconded by Councillor Amanda Mombourquette, that Council adopt the Fire Protection Services Committee report for September 2026.

Motion carried.

11. Warden, Re

a) Council for a Day Contest, Municipal Awareness Week – Update

Warden Lois Landry provided a brief overview of the Council for a Day Contest. She announced the winners: Samuel Giroux, Sage Samson, Lillian Blaire Martell, Abe Boudrot, and Olivia Shea.

12. Correspondence

a) Action Required:

n/a

b) For Information Purposes

i. MOCR letter to Brad Harrison, Area Manager, Nova Scotia Department of Public Works, Re: Request for Sidewalk near East Richmond Education Centre

ii. Letter from Julissa Stewart to the Town of Port Hawkesbury, Re: EverWind data centre campus announcement

iii. Letter from the Honourable Scott Armstrong, MLA, Attorney General and Minister of Justice, Re: New billing framework for municipalities that receive RCMP policing services

iv. Letter from the Board of Directors of the Seniors Take Action Coalition (STAC), Re: Appreciation for recognizing STAC through the volunteer recognition program

13. Unfinished Business

a) Letter from Nova Scotia Department of Public Works, Re: Cost-share agreement on the paving of subdivision (J Class) streets – 2027-28 construction season

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council submit the following application to the Province for cost-shared paving of J-class roads in order of priority as follows: Kings Road (Rockdale), Touesnard Lane (River Bourgeois), Sampson Road (L'Ardoise).

Motion carried.

14. Review of Action Items

a) Action Items List

For information only.

15. Items Added to the Agenda

There were no items added to the agenda.

16. Proposed Development in Point Tupper Heavy Industrial Park – Data Centre

i. Speaking notes from event on October 16, 2026

It was noted that support for the project depended on demonstrating sustainability, protecting residents and resources, and providing significant benefits to Richmond County.

ii. Feedback from residents

It was noted that feedback received by the Warden from residents and non-residents included views both in support of and opposed to the project, while others wished to learn more before forming an opinion. She encouraged residents to attend upcoming company engagement sessions to learn more about the project.

iii. Communicating with Council

It was noted that residents were encouraged to contact Council members directly by email, telephone, written correspondence, or in person. It was clarified that Council members were not monitoring social media feeds, and that messages sent through Facebook Messenger should be moved to regular correspondence channels. Respectful communication was emphasized, noting that emails containing profanity would not receive a reply and threats would be referred to the RCMP.

17. Question Period

Moved by Deputy Warden Brian Marchand, seconded by Councillor Brent Sampson, that Council extend Question Period so that everyone has their say.

Motion carried.

The following individuals approached Council:

- Nancy Leblanc
- Yens (no surname given)
- Benjamin Lauzon

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- Phillip Cousins
- Rebecca Wall
- Julissa Stewart
- Dorothy Booher
- Madonna Bernard
- Lisa Boudreau
- Jason Jankuloski
- Barry Landry
- Michel Covin
- Jason Smith
- Randy Daniels

18. Adjournment

There being no further business, the Chair adjourned the meeting at 10:10 p.m.

_____ _____

Chairperson Municipal Clerk

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THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

Committee of the Whole Report

November 2026

The Committee met on November 10, 2026.

The Committee discussed the Curbside Collection for Zone 3.

I move that Council accept the recommendation of the Committee of the Whole and direct staff to proceed with the purchase of a new curbside collection vehicle, a chassis cab with dump body similar to the other two recently purchased vehicles and hire the necessary staff to assume responsibility for Zone 3 curbside collection effective April 1, 2027, after the expiry of the current collection contract.

The Committee discussed the Arichat Water System PLC Upgrades.

I move that Council accept the recommendation of the Committee of the Whole and approve an additional $100,000 from the water utility depreciation fund to cover the total estimated project cost of $300,000 net of HST rebate.

The Committee discussed the Noise By-law.

I move that Council accept the recommendation of the Committee of the Whole and refer the Noise By-law to the By-law/Policy Committee for review.

The Committee discussed the proclamation request from GenWell for Talk to a Stranger Week, November 23–29.

I move that Council accept the recommendation of the Committee of the Whole and approve GenWell's request to proclaim November 23–29 as Talk to a Stranger Week in Richmond County.

The Committee discussed local court services in Richmond County.

I move that Council accept the recommendation of the Committee of the Whole and direct staff to collect information related to the request for local court services in Richmond County.

This concludes the Committee of the Whole Report for November 2026, and I move that the report be adopted.

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

GenWell Talk to a Stranger Week

November 23 to 29, 2026

Proclamation

WHEREAS social connection is essential to our health and wellbeing, and many residents of Richmond County experience loneliness and isolation;

WHEREAS brief, everyday conversations with people outside our usual social circles can strengthen our sense of belonging and build more connected communities;

WHEREAS Talk to a Stranger Week, led by GenWell, encourages residents to take one small step toward connection, such as greeting a neighbour or chatting with someone in their community;

THEREFORE, BE IT RESOLVED that I, Warden Lois Landry, on behalf of Richmond County Municipal Council, do hereby proclaim November 23 to 29, 2026 as Talk to a Stranger Week in the Municipality of the County of Richmond.

Dated at Arichat, Nova Scotia,
this ___ day of November 2026.

_____
Warden Lois Landry

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

By-law/Policy Committee Report

November 10, 2026

The Committee met on November 10th, 2026.

The Committee discussed the Budget Committee Terms of Reference.

I move that Council accept the recommendation of the By-law/Policy Committee and table the discussion on the Budget Committee Terms of Reference, and FURTHER MOVE, that Council direct staff to research the manner in which other municipal units use budget committees or similar structures.

The Committee discussed the Fire Protection Services Committee Terms of Reference.

I move that Council accept the recommendation of the By-law/Policy Committee and adopt the Fire Protection Services Committee Terms of Reference.

The Committee discussed the Source Water Protection Advisory Committee Terms of Reference.

I move that Council accept the recommendation of the By-law/Policy Committee and adopt the Source Water Protection Advisory Committee Terms of Reference with the non-substantive changes.

This concludes the monthly report of the By-Law/Policy Committee for November 2026, and I move its adoption.

1. Purpose

1.1. The Fire Protection Services Committee (FPSC) will provide an opportunity for all Volunteer Fire Departments (VFDs) in the Municipality to share information, identify common concerns, and advise Municipal Council on matters related to fire protection and emergency fire service matters.

2. Mandate

2.1. The FPSC will:

a) advise Municipal Council on the state of readiness of fire services within the County and

b) maintain communication between all VFDs regarding legislation, regulations, policies, and/or directives that have an impact on fire protection.

3. Role and Responsibilities

3.1. The FPSC will make recommendations to Council on issues that affect fire services in Richmond County.

3.2. The FPSC will advise Council and relevant staff about priorities for regional funding applications.

3.3. The FPSC will identify and prioritize a list of possible Dry Hydrant locations, amending the list as needed according to funds available in through the Dry Hydrant budget.

3.4. The FPSC will monitor the compliance of the testing and maintenance of Dry Hydrants according to the Municipal Dry Hydrant Policy.

3.5. The FPSC will work with the Municipality's staff member(s) responsible for Fire Protection Services on matters related to fire services.

3.6. The Committee will discuss all issues related to involvement and responsibilities to the Fire Services Association of Nova Scotia (FSANS).

3.7. The Committee is to review the Terms of Reference annually and/or as any legislative changes occur.

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4. Composition and Terms of Appointment

4.1. The Fire Protection Services Committee will be comprised of nine (9) members:

a) One member of Council

b) All 8 Volunteer Fire Departments in the County, represented by the Chief or their designate:

- District 10 VFD
- Framboise/Fourchu VFD
- Grand River VFD
- Isle Madame VFD
- L'Ardoise VFD
- Loch Lomond VFD
- Louisdale VFD
- St. Peter's and District VFD

c) Potlotek (Chapel Island) VFD as guest at all meetings

d) Staff Member from the Municipality responsible for fire services as recording secretary.

4.2. Council appointments shall be from the beginning of their term for up to two years, and renewable for an additional two years following a committee review by Council. If the Warden is the Council appointee, they shall assume that role on the FPSC. If he/she is not the appointee, they can attend meetings as an *ex officio* member without voting privileges.

4.3. The FPSC Chair will be one of the VFDs Chief or Deputy Chief, nominated and elected by the Committee for a one-year term. The Vice-Chair will be one of the VFDs Chief or Deputy Chief, also nominated and elected by the Committee for a one-year term. Elections for these positions will be held at the first meeting in each calendar year.

5. Meetings

5.1. Meeting procedures shall follow the Council Procedural Policy.

5.2. The Committee will meet a minimum of 4 times per year, with additional meetings as needed.

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5.3. A quorum for meeting purposes will be a majority of voting members (i.e., 5 of 9 members).

5.4. An agenda will be prepared in consultation with the FPSC Chair and distributed to members prior to meetings.

6. Authority and Accountability

6.1. The Fire Protection Services Committee is a committee formally approved by Council and is provided with the authority to make recommendations to Council. Final decisions related to the work of the Committee rest with Municipal Council.

6.2. Reports to Council will be provided as per MOCR Policy, and as needed following motions passed by the FPSC.

7. Related Documentation

- Committees Policy
- Council Procedural Policy
- Strategic Communications Plan
- Municipal Government Act

8. Version Log

Version Number	Amendment Description	Council Approval	Date
1	New		

9. Certification

I, Shelley David, Municipal Clerk for the Municipality of the County of Richmond, hereby certify that these Terms of Reference were duly approved.

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1. Mandate

1.1 These Terms of Reference establish the Richmond Source Water Protection (SWP) Advisory Committee as an advisory group to the Richmond Water Utility/Municipality of Richmond County.

1.2 The committee will review and make recommendations on activities affecting the SWP area as requested by the Utility/Municipality, and communities within the watersheds.

2. Goals and Objectives

2.1 To develop a source water protection plan and provide the Utility/Municipality and Council with advice on matters related to land-use issues, water quality, levels and flows within the source water protection area.

2.2 Provide advice to the Utility/Municipality that will attempt to satisfy the water quality and quantity concerns of all stakeholder groups.

2.3 Provide advice to the Utility/Municipality about the sources of contamination in the source water supply area.

2.4 Provide advice to the Utility/Municipality about management options available.

2.5 Provide advice to the Utility/Municipality about the success of the protection plan.

3. Membership

3.1 Membership will consist of:

a) At least two members of the public

b) A technical representative of the Utility/Municipality

c) One member of Council

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3.2 The Chair and vice-chair of the Committee are appointed ~~annually by the~~ for a two-year term by the membership at the meeting closest to November 1st. The ~~Chair and vice-chair will serve on the Committee for at least two years, after which the~~ Utility/Municipality may choose an alternate for their respective position on a yearly basis at the meeting closest to November 1st.

3.3 The Chair will act as the Committee spokesperson.

3.4 Where possible, membership should be composed of representatives of all stakeholders in the source water protection area.

3.5 Local members from the agricultural and forestry sectors may be invited to participate in committee meetings from time to time.

4. Roles and Responsibilities of the Committee

4.1 Advise the Utility on water quality and quantity concerns of all stakeholder groups.

4.2 Identify sources of contamination in the source water supply area.

4.3 Highlight the success of the protection plan.

4.4 Advise on education programs about source water protection for local residents, land owners and other users of the SWP area lands.

5. Committee Meetings

5.1 The Committee may from time to time request individuals or groups to make representation to the committee on matters affecting the SWP area.

5.2 The Committee may call for the input of other landowners in the source water supply area from time to time.

5.3 The Committee will meet as necessary, but no less than three times a year.

5.4 The Committee will review and comment on water quality and quantity monitoring programs and other studies related to the SWP area. All water quality information available from the Utility shall be made available to the Committee.

5.5 The Committee will endeavour to conduct business by consensus, but should the Committee be unable to attain consensual agreement on an issue, then

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the Utility/Municipality may appoint a facilitator. Should this process fail, voting may be necessary. All motions require support from at least two-thirds majority of the members present. Two members will constitute a quorum.

5.6 The Utility/Municipality may amend the Terms of Reference.

6. Reporting

6.1 The committee will review and comment on an annual report prepared by the Utility. The report will be shared publicly via the Municipal website.

7. Related Documentation

- Council Procedural Policy
- Committees Policy
- Nova Scotia Municipal Government Act
- Nova Scotia Environment and Climate Change (NSECC)
- Developing a Municipal Source Water Protection Plan: A Guide for Water Utilities and Municipalities

8. Version Log

Version Number	Amendment Description	Council Approval	Date
1	Reviewed	Yes	11-19-2025
2	Committee Review - Completed		06-23-2026

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IDEA (Inclusive, Diverse, Equitable, Accessible)

Committee Report

For the Month of November 2026

The Committee met on November 5, 2026.

The Committee discussed the proclamation for International Day for Persons with Disabilities.

I move that the Council accept the recommendation of the IDEA Advisory Committee and proclaim December 3, 2026, as International Day for Persons with Disabilities, (proclamation attached).

This concludes the IDEA Advisory Committee report for the month of November 2026, and I move its adoption.

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

International Day of Persons with Disabilities

December 3, 2026

PROCLAMATION

Whereas, December 3 is recognized globally by the United Nations as International Day of Persons with Disabilities; and

Whereas, Canada is a signatory of the United Nations Convention on the Rights of People with Disability, and Nova Scotia was the third province to pass Accessibility Legislation to prevent and remove barriers for people with disabilities; and

Whereas, International Day of Persons with Disabilities promotes an understanding of disability issues and the importance of equal access for Nova Scotians with disabilities in all aspects of society; and

Whereas, through public awareness, community partnerships, and municipal accessibility initiatives, this day aims to foster an environment of equal participation of individuals with disabilities within the Municipality of the County of Richmond.

Therefore, be it resolved that I, Lois Landry, on behalf of Richmond County Municipal Council, do hereby proclaim December 3, 2026, as “International Day of Persons with Disabilities” in the Municipality of the County of Richmond.

Dated at Arichat, Nova Scotia,
this ___ day of November 2026.

_____
Warden Lois Landry

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

Planning Advisory/Heritage Committee Report

November 2026

The Committee met on November 17, 2026

The Committee discussed the rezoning application for PID 75122325

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and approve the rezoning of PID 75122325 from the Downtown Commercial (C-1) Zone to the Mixed-Use Commercial (C-2) Zone, give First Reading, and schedule a Public Hearing.

The Committee discussed garage sizes in the Village of St. Peter's.

I move that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct staff to prepare a report regarding accessory building requirements in the St. Peter's Plan Area Land Use By-law.

This concludes the monthly report of the Planning Advisory/Heritage Committee for the month of November 2026, and I move its adoption.

Memorandum

To: **Richmond County Council**

From: **Lois Landry, Warden**

Date: **November 20, 2026**

RE: **Agenda Item – Proposed Development in Point Tupper Industrial Park – Data Centres**

Interviews with Telile:

Mayor Brenda Chisholm-Beaton and I sat down to discuss issues related to the proposed data centres at the Point Tupper Heavy Industrial Park. The conversation included several topics and is being released as a series of "shorts". You can find them as they are released at www.youtube.com/@telilecommunitytv/videos.

Topics include:

- Water
- Wastewater/Closed Loop Systems
- Power
- Noise
- Benefits
- "Done Deal"
- Possible Expansion
- Concerns with AI
- Opposition from Outside the Region
- Engagement Sessions

Public Engagement Sessions Hosted by EverWind:

Tuesday, November 3, 2026 – D'Escousse Civic Improvement Society Hall

Wednesday, November 4, 2026 – Riverdale Community Hall in Lower River

Everwind also has a website with information about their proposal, which you can find here: www.everwinddc.com

New Provincial Website:

The Province has created a new website which is designed to provide Nova Scotians with information about how the Province regulates proposed AI data centres to protect the environment, water resources, and electricity ratepayers. You can access that information here: novascotia.ca/ai-data-centres/

The Province hosted three Information Sessions, which can also be accessed through this website. They are hosted on their YouTube channel, and you can find them individually here:

Tue., November 17, 2026 evening session: www.youtube.com/live/-Us7bOnUYrY

Wed., November 18, 2026 evening session: www.youtube.com/live/3Bs24KOwq1s

Thu., November 20, 2026 afternoon session: www.youtube.com/live/wgKN62XULmQ

Building Permit Update:

During the session hosted by the Province on November 20, I indicated that a building permit application was submitted to the Eastern District Planning Commission (EDPC). That application relates to the Phase 1 building that would be located to the left of the guard shack if you were standing at the road looking up at the facility. The application was submitted on November 13, 2026 and will be compared against our existing land-use bylaws and the National Building Code of Canada that EDPC administers for us. If there are no amendments needed to our existing land-use bylaws, the application would not come before Council. Permits from other levels of government would be required before an occupancy permit could be provided.

Moratorium/Pause/Amending By-Laws:

At the November 10, 2026 Committee of the Whole meeting, I stated that another municipality had changed their land-use bylaws as opposed to a bylaw that discussed a moratorium. That was incorrect. The land-use bylaw in question was in fact one that stipulated that no permits could be issued in the short term (6 months). I apologize for the error. To be clear, the function remains in bylaws as opposed to policies, procedures, or motions of Council.

Property Valuation Services Corporation
A truly valued Nova Scotia

Park Place II
Suite 200, 2nd Floor
238A Brownlow Ave
Dartmouth, NS B3B 2B4

Tel: 1.800.380.7775
www.pvsc.ca

November 10, 2026

VIA EMAIL: Chief Administrative Officer and Director of Finance

Dear: Troy MacCulloch

RE: PVSC 2027-28 Operating Budget and Municipal Funding Requirement

I am reaching out to provide advance notification regarding Property Valuation Services Corporation's (PVSC) municipal funding requirements for fiscal 2027-28.

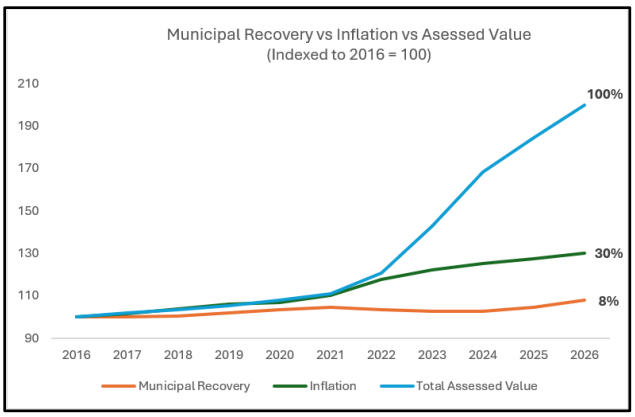
Guided by our strategic objectives of delivering valued products and services and building strong relationships with our municipal clients, PVSC remains focused on the delivery of a high-quality Assessment Roll in the most efficient way possible, while maintaining rigorous standards for data security and client service.

The quality of the Roll is evidenced by adherence to internationally accepted standards. In 2026, PVSC met and exceeded all quality standards established by the International Association of Assessing Officers. The value of the Roll retained after appeal was greater than 99.7%.

The efficiency of delivery is evidenced in PVSC's performance against peers in a national benchmarking study conducted by the Canadian Property Assessment Network. The most recent data indicates that PVSC:

- Is the most efficient organization measured by properties per assessor (approximately 11,000, or 24% greater than the next-highest jurisdiction);
- Has an average cost per property ($32), which is 64% of the national average ($50).

Over the past 10 years, PVSC has worked hard to contain costs for municipalities despite growing assessment volumes and complexity. From 2016 to 2026, municipal billing grew 8% overall, compared to inflation of about 30%, and assessed value growth of about 100%.



Cost containment of this magnitude has been enabled by drawdowns against available reserves, including $5.3M over the last three years. While reserves have provided substantial budgetary relief, they can no longer sustainably absorb ongoing operating pressures.

The Board, in its fiduciary duty to the Corporation, has approved a fiscal 2027-28 operating budget of $23.4M, including $22.8M in municipal unit recovery, an increase of 14.5% increase from fiscal 2026-27. The increase supports essential cybersecurity, technology infrastructure, and business resiliency investments needed to protect PVSC's systems and data, maintain reliable service delivery, and respond to evolving operational and security risks.

While current forecasts project an increase of 6.5% in 2028-29 and 6.5% in 2029-30, the Board will continue to exercise prudent financial stewardship and remain responsive to future outlooks and evolving circumstances.

The Board recognizes the financial pressures municipalities are managing and has approached the 2027-28 budget with careful consideration. Our objective is to balance fiscal accountability to municipalities with the investments required to protect data, sustain reliable operations, continue to produce a high-quality assessment roll, and preserve PVSC's long-term financial health.

We remain committed to being transparent and accountable to the municipalities we serve. If you have questions about your funding share or the investments behind this year's budget, please contact us at servicedesk@pvsc.ca.

Sincerely,

Scott Farmer, CEO

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

WARDEN

November 12, 2026

Julissa Stewart

via email: julissa_stewart@outlook.com

Dear Ms. Stewart,

I am writing in response to your email dated November 4, 2026, where you attached an electronic copy of the information you provided to Council at our October 27, 2026 meeting. The document you provided, electronically and as hard copies at the meeting, is titled "*Municipal Due Diligence Checklist for Council Consideration*". The purpose is outlined as follows: "*This checklist identifies key municipal items that should be confirmed or completed before the data centre project advances further.*"

I'd like to begin by clarifying that most of the items on the checklist you provided do not fall under the Municipality of the County of Richmond's jurisdiction. Questions around traffic studies, environmental studies related to wastewater, noise, chemical use, etc., fall under the purview of the Provincial government. In those instances, any developer would need to provide proof of permitting at various stages of this development, but application for those permits is the responsibility of the Provincial, and in some cases Federal, government. I have tried to identify those in reply to each of the items on this checklist.

Your introduction, under the "**Purpose**" heading, asks that your checklist be entered into the public record. As you are aware, it was included in our November 10, 2026 meeting package, and this letter will be included in our November 27, 2026 meeting package.

Further, you have asked for each of the 47 items what exists or has been completed, with expected timelines and further direction required by Council. The Municipality is not involved in the application process for permits that are not the responsibility of the Municipality. Any necessary permits must be provided at the appropriate time to Municipal staff, including those at the Eastern District Planning Commission (EDPC), but questions about the status of application for Provincial permits should be directed to the relevant Provincial (or Federal) departments. A building permit application for this project has not been submitted by the company as of today's date.

For ease of providing answers, I took each of the points in your correspondence and put it in a table, with my reply, which was circulated to staff as per the reference to staff in your submission.

Tel: (902) 631-0332 Fax: (902) 226-1510 Email: lois.landry@richmondcounty.ca
2357 Highway 206 P.O. Box 120 Arichat, Nova Scotia B0E 1A0
www.richmondcounty.ca

Planning & Land-Use Approvals	
Confirmation of current zoning for the specific Property Identifiers and whether a data centre / computer facility / information technology use is permitted as-of right, by site plan approval, or only by development agreement under the current Land Use By-law (LUB).	Point Tupper is governed by the West Richmond Municipal Planning Strategy and Land Use By-law. EDPC determines whether the proposed use is permitted and what approvals are required, including Development Agreements, Development Permits, and Site Plan Approvals.
Status of any Development Permit application (submitted? under review? issued?).	
Status of any Site Plan Approval application and associated agreement (if required by the LUB).	
Confirmation that no rezoning or LUB amendment is required (or status if one is needed).	EDPC determines whether the proposed use complies with existing land use bylaws. Without a formal submission from the developer, EDPC cannot determine whether land use amendments would be required. Any required amendment would follow the public process established under the *Municipal Government Act*.
Were First Nations consulted? If so, who?	EverWind reports engagement with Mi'kmaw partners, including Membertou First Nation. Formal Crown consultation is a separate Provincial responsibility where legally required.
Building & Construction Approvals / Site Work	
Status of any Building Permit application(s) for the data centre buildings, generators, or related structures.	EDPC administers building permits and inspections based on completed designs submitted by developer.
Status of any Site Alteration / Land Disturbance Permit for the current clearing and site preparation.	Requirements depend on the nature and location of the work. EDPC and Provincial regulators determine applicable authorizations.
Who authorized the current land clearing, and under what municipal or provincial authority?	Landowners may undertake certain clearing activities, subject to applicable Provincial regulations. Richmond County does not have pre-construction regulations.

Water Supply & Utility Agreements (Critical – Landrie Lake)	
Has a formal, **data-centre-specific** Water Supply / Allocation Agreement been executed with the Landrie Lake Water Utility (or has the existing September 15, 2025 agreement prepared for the hydrogen and ammonia project been formally amended and approved for data centre use)?	Existing hydrogen-project agreements do not automatically authorize additional or different water use. LLWU must confirm whether a separate or amended agreement is required and whether one has been executed.
What maximum daily / annual volumes, conditions for closed-loop supplementation, monitoring, reporting, curtailment provisions, and priority of municipal/residential supply apply specifically to the data centre?	EverWind estimates consumption of approximately 100,000 litres/day initially and 500,000 litres/day at full build-out. These are projections, not confirmed allocation limits. Actual limits, monitoring, and restrictions are established through agreements with Utility.
Detailed water balance for the proposed closed-loop system: how much water will be withdrawn, how much consumed or lost to evaporation, how much discharged (blowdown), and how much returned.	Withdrawal limits are established by LLWU. There is no return of wastewater to the lake. Provincial regulations oversee wastewater.
Identification of any chemicals (corrosion inhibitors, biocides, acids, neutralizing agents, etc.) used in the cooling system and the safeguards for handling, discharge, or disposal.	Applicable Provincial regulations govern storage, handling, and disposal of any such chemicals.
Has the Utility or Municipality confirmed that the hydrogen-project assessments, rate class, and NSRAB Decision M12738 (July 2026) can be used for the data centre without a new process?	Approval for hydrogen-project water service does not automatically authorize data-centre demand. LLWU and the Nova Scotia Regulatory and Appeals Board must determine whether amendments or further approvals are required.
Is an updated cumulative demand assessment available (existing users + hydrogen project + data centre + other proposed users)?	NSRAB decision outlines current use, current obligations, safe yield. Green Hydrogen project authorization is provided in that same decision. Data centre amounts are proposed at this time, to be submitted to LLWU for consideration.
Independent or third-party verification of the claimed water-use figures and closed-loop system performance.	EverWind's figures are preliminary developer estimates. Any industrial application requires permitting from appropriate regulator (e.g., Department of Environment and Climate Change, etc.).

Confirmation of any required provincial water approvals and how municipal conditions align with them.	LLWU has authority under Provincial legislation to govern water use in Landrie Lake.
If water becomes scarce or there is an emergency, who gets cut back first, by how much, and under what process?	Governed by the Water Shortage Response Plan with residential customers being prioritized. Curtailment of water to industrial users is imposed at various stages in the Contingency Plan. Protection of essential drinking-water supply is a priority.
Were First Nations consulted? If so, who?	Provincial authorities are responsible for determining and fulfilling applicable Crown consultation obligations.
Infrastructure, Services & Cost Recovery	
Traffic Impact Study (if required) and any road improvement / access agreements.	No impact is anticipated in Richmond County. Nova Scotia's Department of Public Works can be involved if traffic concerns are anticipated or identified.
Stormwater management plan and agreement (including quality/quantity controls and erosion measures related to current site work).	Stormwater management is a Provincial jurisdiction. EverWind is an existing customer in the park and has indicated they have existing stormwater management plans.
Confirmation of wastewater / sanitary arrangements (if any municipal system is involved).	Wastewater management must comply with applicable Provincial requirements. They are not using Municipal wastewater treatment systems and have spoken at engagement sessions about plans to dispose of wastewater offsite.

Fire protection / emergency response capacity assessment and any required agreements or upgrades.	Building and fire safety requirements apply. Currently a fuel storage facility with its own fire department. Designs of build require compliance with specifics of those designs (e.g., batteries). Emergency management plans include responding to fire, training, and ongoing annual training. Regional Emergency Management Policies would assist with emergency preparedness.
Clear identification of any municipal infrastructure upgrades needed and who pays for them (developer vs. municipality / ratepayers).	There is no Municipal infrastructure involved. Landrie Lake Water Utility is its own entity. Any expenditure outside of the Utility's budget would have to be approved by the Board and may require NSRAB approval depending on costs and potential impact on water rates.
What is the contingency plan, if ultimately the project fails to proceed e.g. ammonia plant?	Applicable permits and agreements can address unfinished works, restoration, and outstanding obligations.
Financial & Community Benefit Instruments	
Projected municipal tax revenue analysis (property taxes, any special levies) over the life of the project	EverWind projects more than $400 million in combined Municipal tax revenue across its proposed data centre and wind developments. This is not a Richmond County-specific projection. PVSC will determine each year what the assessed value of the development is and that will be used to calculate property taxes and fire levy costs.
Realistic assessment of permanent local jobs versus temporary construction jobs, and the likelihood of local hiring versus specialized external labour.	EverWind projects more than 2,000 construction positions and approximately 215 permanent positions across its data centre and wind developments. EverWind's current employs local residents, and the CBA discussions have already included workforce development as a key pillar. The company has brought students into the facility encouraging them to consider working locally and have started taking on coop placements and giving out scholarships to local students.

Opportunities and commitments for local contractors and suppliers.	Opportunities may include construction, transportation, maintenance, and other services.
Status of any Community Benefit Agreement (or equivalent) under negotiation, including: Who has been involved in the discussions Council, staff, community representatives, First Nations)?	Discussions began almost two years ago around green hydrogen project. Those discussions will continue around data centre. No agreement has been reached, and discussions are in early stages.
Draft terms, dollar value, governance, and public input process.	These matters would be established through negotiations, which are in early stages.
When the draft or final agreement will be made available to Council and the public.	Contract negotiations may not necessarily involve release of draft agreements. Parameters for release will be done in consultation with legal counsel and provisions of the *Municipal Government Act*.
Confirmation of any performance securities, letters of credit, or bonds required for site works, landscaping, or infrastructure obligations.	Securities or guarantees may be required through applicable permits or agreements.
Public Process, Transparency & Accountability	
Record of any formal pre-application or formal application meetings held with the developer	Meetings about this project have been informal. Applications for permits require formal submissions along formally outlined process.
Timeline and format for public engagement sessions (including how input will be considered and reported back to Council).	EverWind has committed to community engagement, with two sessions held to date. Councillors have been attending these engagement sessions.
Commitment to release key application documents, studies, and draft agreements once submitted	Public access is governed by applicable planning, regulatory, and access-to-information legislation. Documents may be released subject to lawful confidentiality restrictions.
Process for Council to receive and consider public input before key permits or agreements are finalized.	Council considers public input where Council decisions are required. Some permits are issued administratively by EDPC when legal requirements are met. Provincial regulatory decisions follow separate processes.

Confirmation that key municipal approvals, water agreements, and supporting studies will be in place (or at least publicly available) before major construction advances further.	All approvals legally required for a particular activity must be obtained before that activity proceeds. Preliminary site work and later construction may have different approval requirements. Not every future-phase approval is necessarily required before initial work begins.
Alignment with Provincial / External Requirements	
Confirmation of status of any required provincial Industrial Approval (especially for diesel generators or other designated activities).	Requirements depend on the activities and equipment involved, including generators, emissions, fuel storage, and wastewater. Nova Scotia Environment and Climate Change determines applicable approvals that will be required.
Confirmation that the project is proceeding without a provincial Environmental Assessment and the municipal rationale for accepting that pathway.	Environmental assessments are required for undertakings designated under Provincial regulations. The Province determines whether the proposed project triggers those requirements. Richmond County cannot waive or require a Provincial environmental assessment.
Awareness of any federal Responsible Data Centre principles the proponent has signed and how (if at all) the Municipality will monitor or incorporate related commitments (water, noise, ratepayer protection, etc.).	Anthropic is already a signatory to Canada's *Responsible Data Centre Development Principals*. EverWind has indicated they will be signatories as well. The framework is from the Federal Government who would hold responsibility for commitments in that document. The Province has said they expect conditions to be met or exceeded, so they would hold responsibility for those assurances.
Confirmation of any analysis showing no adverse impact on local electricity ratepayers or grid reliability, and whether that analysis will be made public.	IESO has completed electricity-system studies for both proposed phases. EverWind has committed to covering project-specific electricity infrastructure costs. Electricity regulation and grid reliability fall under Provincially regulated bodies.

What is the provincial data centre strategy? How is the public being protected?	Existing environmental, electricity, water, and development regulations apply. The Province has identified expectations concerning ratepayer protection, environmental responsibility, and community benefits.
Risk Management, Habitat & Ongoing Oversight	
What project-specific environmental studies (water, wastewater, chemical use, spill response, air quality, noise, habitat) have been completed or are required for the data centre, as distinct from the hydrogen project?	Requirements depend on the final design and regulated activities. Relevant matters include water, wastewater, noise, emissions, chemicals, and habitat. Hydrogen-project studies do not automatically satisfy data-centre requirements.
Identification of any municipal liability or risk exposure and how it is being managed.	The Municipality has not incurred any costs, and regulatory requirements are the responsibility of the appropriate agencies and departments.
Mechanism for ongoing monitoring and enforcement of any conditions attached to permits or agreements (including water use, noise, traffic, stormwater, etc.).	EDPC oversees applicable Municipal development and building requirements. Provincial regulators oversee environmental and electricity-related requirements. LLWU administers water-service arrangements.
Contingency if the project is phased or scaled back (what happens to partial approvals or agreements).	Approvals and agreements must reflect the scope of development authorized. Material changes may require amendments or additional approvals.
Will Council consider retaining independent external advice (legal or technical) to review whether the current suite of municipal approvals, water arrangements, and community benefits adequately protect the public interest given the change from a hydrogen project to a data centre project?	Council may retain independent expertise where warranted. EDPC, LLWU, and Provincial regulators already provide specialized oversight within their respective jurisdictions. Everwind has not backed away from the Green Hydrogen. They are still actively pursing this development opportunity.
Has Council made provisions for Intervenor Funding for residents and First Nations to conduct peer reviews?	No

Again, as of today's date, no application for a building permit has been submitted for the data centre proposed by EverWind at their October 16, 2026 announcement. They may be in the process of applying for permits from various Provincial departments, but you would have to reach out to those officials for information about the status of any such applications. The Landrie Lake Water Utility is an entity separate from the Municipality of the County of Richmond. Their Board can be reached through the Town of Port Hawkesbury which is currently tasked with administering the Utility.

Please don't hesitate to reach out if you have any additional questions.

Sincerely,

Lois Landry

Lois Landry, Warden
Municipality of the County of Richmond

cc: Councillors, Municipality of the County of Richmond
Troy MacCulloch, CAO, Municipality of the County of Richmond

Tel: (902) 631-0332 Fax: (902) 226-1510 Email: lois.landry@richmondcounty.ca
2357 Highway 206 P.O. Box 120 Arichat, Nova Scotia B0E 1A0
www.richmondcounty.ca

Outlook

Fw: RCMP Municipal Billing Model – Draft Billing and Cost Recovery Agreement

From Shelley David <Clerk@richmondcounty.ca>
Date Thu 11/19/2026 3:34 PM
To Shelley David <Clerk@richmondcounty.ca>

1 attachment (122 KB)
Billing and Cost Recovery Agreement 2026 11 06.pdf;

From: NSFM Communications <communications@nsfm.ca>
Sent: November 9, 2026 7:10 AM
Subject: RCMP Municipal Billing Model – Draft Billing and Cost Recovery Agreement
Importance: High

Good Morning,

The Province of Nova Scotia's Public Safety and Security Division has provided NSFM with a draft Billing and Cost Recovery Agreement outlining the proposed framework for implementing the new municipal RCMP policing billing model.

NSFM is sharing the attached draft agreement with municipalities policed by the RCMP under the Provincial Police Service Agreement (PPSA) to provide an opportunity for review and discussion.

The agreement addresses the proposed billing methodology, annual billing and reconciliation processes, reporting requirements, and the approach to cost savings and reinvestment in public safety initiatives.

The Public Safety and Security Division will be coordinating further engagement with affected municipalities, including an initial large-group meeting to walk through the agreement, discuss the implementation approach, and respond to questions. Bilateral discussions with individual municipalities will also be arranged as needed to address municipality-specific considerations.

Further details regarding meeting dates and engagement opportunities will be shared directly by the Public Safety and Security Division shortly.

Municipalities are encouraged to review the attached draft agreement in advance of these discussions.

_____
NOVA SCOTIA FEDERATION OF MUNICIPALITIES
t +902.423.8331
info@nsfm.ca

nsfm.ca | facebook | twitter | linkedin | instagram | Bluesky

NOVA SCOTIA FEDERATION OF MUNICIPALITIES

NSFM acknowledges that we are in Mi'kma'ki , the ancestral territory of the Mi'kmaq people. We also recognize the enduring presence of people of African descent, who have been part of Nova Scotia for over 400 years. We honour and offer gratitude to those ancestors of African descent who came before us and shaped the history of this land.

This **Billing and Cost Recovery Agreement** is made effective as of the 1st day of April, 2026.

BETWEEN:

HIS MAJESTY THE KING in Right of the Province of Nova Scotia, as represented by the Minister of Justice ("the Province")

OF THE FIRST PART

- and -

[fill in the appropriate detail for the Municipality ("the Municipality")]

OF THE SECOND PART

[hereinafter referred to jointly as the "Parties"]

WHEREAS the Minister is responsible for ensuring that an adequate and effective level of policing is maintained throughout the Province;

AND WHEREAS under the Provincial Policing Services Agreement ("PPSA"), for the provision of the RCMP as Nova Scotia's Provincial Police, Canada contributes 30% of eligible policing costs and the Province is responsible for the remaining 70%;

AND WHEREAS Municipalities have traditionally contributed to this 70% through a provincially administered framework referred to in this Agreement as the "Old Billing Model";

AND WHEREAS the Province is providing additional financial support to Municipalities to reduce the amount recovered from Municipalities for policing services, resulting in changes to the way billing is calculated, applied and charged;

AND WHEREAS the Parties wish to enter into this Billing and Cost Recovery Agreement (the "Agreement") to set out their mutual understanding of the Billing Model for policing services as between the Province and the Municipality, which is intended to make policing funding more transparent, equitable and connected to actual service demand;

IN CONSIDERATION of the mutual covenants and agreements set out in this Agreement, the Parties agree as follows:

1.0 DEFINITIONS

In this Agreement, including the recitals and any schedules attached to it, the following terms have the following meanings:

a. "**Agreement**" means this Agreement and all schedules attached to it.

b. "**Billing Letters**" means the annual written notice provided by the Province to the Municipality on or around April 1 of each Fiscal Year setting out the Municipality's Municipal Contribution for Policing Services for that Fiscal Year,

the basis on which that Municipal Contribution was calculated under the Billing Model, and any other billing, payment, or cost information the Province considers relevant.

c. "**Billing Model**" means the methodology described in Section 3.0 of this Agreement for calculating each Municipality's annual Municipal Contribution for Policing Services, including the Province's additional financial support, the weighted allocation formula, any applicable crime severity index subsidies, and any phased cap adjustment expressly provided for in this Agreement to finalize the Municipal Contribution after each Fiscal Year-end.

d. "**Effective Date**" means April 1, 2026.

e. "**Fiscal Year**" means the year beginning April 1 and ending March 31.

f. "**Minister**" means the Minister of Justice and Attorney General of Nova Scotia.

g. "**Municipal Annual Report**" means the annual report provided by the Municipality to the Province under Section 6.2.

h. "**Municipalities**" means, collectively, those municipalities that have executed a billing and cost recovery agreement with the Province.

i. "**Municipal Contribution**" means the annual amount calculated for policing services for each Fiscal Year in accordance with the Billing Model and set out in the Billing Letters.

j. "**Old Billing Model**" means the billing methodology used before the Effective Date to calculate a Municipality's policing costs, based on the annual per-officer cost rate for the Provincial Police multiplied by the number of police officers serving the Municipality, together with applicable shared services costs for OCC usage and DANCO oversight.

k. "**PPSA**" means the Provincial Policing Services Agreement between the Province of Nova Scotia and Public Safety Canada for the provision of the RCMP as Nova Scotia's Provincial Police for the period from 2012 to 2032.

l. "**Provincial Police**" means the Royal Canadian Mounted Police.

m. "**Provincial Quarterly Report**" means the quarterly update provided by the Province to the Municipality under Section 6.1.

n. "**Public Safety Initiative**" means a public safety resource, program, service or product that was not provided by the Municipality on or before April 1, 2026, or an expansion of an existing public safety resource, program, service or product, and that is approved by the Province in accordance with Section 5.0 of this Agreement.

o. "**Quarter**" means each three-month period ending June 30, September 30, December 31 and March 31 during a Fiscal Year.

p. "**RCMP**" means the Royal Canadian Mounted Police.

q. "**RCMP Annual Report**" means the annual report provided to the Province that forecasts the cost of policing services for the Province and contains the policing cost information used to establish the fixed Fiscal Year 2025–2026 baseline amount for calculating Cost Savings under Section 4.0.

r. "**Termination Date**" means March 31, 2032.

2.0 TERM

2.1 The term of this Agreement is the period commencing on the Effective Date and ending on March 31, 2032, unless terminated earlier or extended in accordance with this Agreement.

2.2 The Parties may, by mutual written agreement signed before the Termination Date, extend the term of this Agreement for one or more additional periods, including to align the term of this Agreement with any renewal, extension or replacement of the PPSA. Unless the Parties agree otherwise in writing, the terms and conditions of this Agreement shall continue to apply during any extended term, and any reference in this Agreement to the Termination Date shall be read as a reference to the last day of the extended term.

3.0 BILLING MODEL

3.1 Each year, the Province shall calculate the Municipal Contribution for each Municipality in accordance with the Billing Model.

3.2 The Municipal Contribution for each Municipality shall be calculated as follows:

a. applying available cost, budget, staffing, and allocation information for the applicable Fiscal Year;

b. applying the Province's additional financial support as a reduction to eligible municipal policing costs;

c. allocating the remaining municipal costs for all participating Municipalities using a weighted formula calculated as follows:

i. number of police officers: 30%;

ii. population derived from Census data: 35%; and

iii. uniform assessment derived from Provincial Uniform Assessment data: 35%.

d. applying, where applicable, shared services costs and any applicable crime severity index subsidies or adjustments.

3.3 Notwithstanding the calculation of the Municipal Contribution under the Billing Model at 3.2, the Parties agree that, to support the gradual implementation of the Billing Model, a phased cap adjustment will apply during the first five (5) years of implementation. The phased cap adjustment shall be based on the previous Fiscal Year's Municipal Contribution and applied as follows:

Implementation Year	Minimum Annual Adjustment	Maximum Annual Adjustment
Year 1	-25%	0%
Year 2	-20%	5%
Year 3	-15%	5%
Year 4	-10%	5%
Year 5	-5%	5%

3.4 Upon expiry of the five-year transition period, a permanent cap of five percent (5%) shall apply to any annual increase or decrease in the Municipal Contribution for each Fiscal Year thereafter.

3.5 On or around April 1 of each Fiscal Year, the Province shall provide Billing Letters to the Municipality setting out the Municipal Contribution for Policing Services for that Fiscal Year, calculated in accordance with the Billing Model.

3.6 The Province will invoice the Municipality on a quarterly basis for policing services, and the Municipality shall pay each invoice within thirty (30) days of receipt.

4.0 CALCULATION OF COST SAVINGS

4.1 For the limited purpose of calculating Cost Savings, the Province shall use the RCMP Annual Report to identify the policing cost information required to establish the baseline amount for each Municipality under Section 4.2.

4.2 The baseline amount for each Municipality shall be the Municipal Contribution that would have been payable by that Municipality for Fiscal Year 2025–2026 under the Old Billing Model, based on the policing cost information identified in the RCMP Annual Report.

4.3 Beginning with Fiscal Year 2026–2027, the Province shall determine the Cost Savings for each Municipality by comparing:

a. the baseline amount determined under Section 4.2; and

b. the Municipal Contribution payable by the Municipality under the Billing Model for that Fiscal Year.

4.4 If the comparison under Section 4.3 identifies Cost Savings, the Province shall determine the amount of those Cost Savings and notify the Municipality of that amount in writing.

4.5 For greater certainty, the Cost Savings calculation is a comparison against the fixed Fiscal Year 2025–2026 baseline established under Section 4.2. The Old Billing Model shall not apply to determine amounts payable by the Municipality under this Agreement, except where expressly referenced for the limited purpose of establishing or confirming the baseline amount and calculating Cost Savings under this Section 4.0.

4.6 Any comparison between the Old Billing Model and the Billing Model is for the purpose of determining Cost Savings only and does not revive, continue, or otherwise apply the Old Billing Model as the billing methodology under this Agreement. For greater certainty, Cost Savings are calculated only for the purpose of determining amounts available for reinvestment or repayment under Section 5.0 and do not affect the Municipality's obligation to pay the Municipal Contribution calculated under Section 3.0.

5.0 COST SAVINGS AND PUBLIC SAFETY INITIATIVES

5.1 The Parties acknowledge that the Municipality may realize Cost Savings identified under Section 4.0 as a result of the implementation of the Billing Model.

5.2 The Municipality shall reinvest any Cost Savings identified under Section 4.0 for each Fiscal Year into new or expanded Public Safety Initiatives approved by the Province.

5.3 For Fiscal Year 2026–2027, the Municipality shall provide a list of proposed Public Safety Initiatives to the Province by November 1, 2026, and in each Fiscal Year thereafter by January 31 for the following Fiscal Year.

5.4 Notwithstanding Section 5.2, any Cost Savings identified in Fiscal Year 2026–2027 may be held in reserve and reinvested in provincially approved Public Safety Initiatives in Fiscal Year 2027–2028.

5.5 Public Safety Initiatives include, but are not limited to:

a. layered policing and bylaw enforcement;

b. community safety planning;

c. mental health and addictions response;

d. crime and violence prevention;

e. wellness coordinators.

5.6 Proposed Public Safety Initiatives shall be submitted to the Executive Director of the Public Safety and Policing Services Division of the Department of Justice.

5.7 Within thirty (30) days of receipt of a proposed Public Safety Initiative, the Province shall confirm in writing whether the Public Safety Initiative is approved, in whole or in part.

5.8 Municipalities may submit joint Public Safety Initiatives for approval by the Province.

5.9 Where the Municipality does not reinvest all or a portion of the Cost Savings into approved Public Safety Initiatives, or where Cost Savings are otherwise spent outside approved expenses under this Agreement, all or that portion of the Cost Savings shall be payable to the Province, or otherwise addressed as directed by the Province, unless otherwise agreed to in writing by the Province.

6.0 REPORTING REQUIREMENTS

6.1 The Province shall provide a Provincial Quarterly Report to the Municipality reporting on items that may include, but are not limited to, the following:

a. major staffing updates;

b. resourcing levels;

c. contract administration information; and

d. cost details.

6.2 The Municipality shall provide a Municipal Annual Report to the Province within thirty (30) days after the end of each Fiscal Year, setting out a detailed accounting of each Public Safety Initiative approved by the Province and funded through the reinvestment of Cost Savings. The Municipal Annual Report shall be prepared in accordance with generally accepted accounting principles, or in such other form as the Province may require and shall include any further information requested by the Province.

6.3 The Municipality shall promptly respond to any urgent requests from the Province, acting reasonably, for special reports that require a shorter turnaround period than other reports.

7.0 AMENDMENT

7.1 This Agreement may be amended only with the mutual written consent of the Parties.

8.0 TERMINATION

8.1 This Agreement may be terminated as follows:

(a) by mutual written agreement of the Parties; or

(b) by the Province:

(i) on six (6) months' written notice to the Municipality; or

(ii) subject to Sections 8.2 and 8.3, if the Municipality defaults in the performance of any obligation under this Agreement.

8.2 Where the Municipality is in default of, or has failed to perform, any obligation under this Agreement, the Province may give the Municipality thirty (30) days' written notice to remedy the default or failure.

8.3 If the Province provides notice under Section 8.2:

(a) if the Municipality remedies the default or failure to the satisfaction of the Province within thirty (30) days after the date of the notice, the Agreement shall continue, subject to any other rights or remedies available to the Province under this Agreement; or

(b) if the Municipality fails to remedy the default or failure to the satisfaction of the Province within that thirty (30) day period, the Province may terminate this Agreement immediately by written notice to the Municipality.

8.4 If this Agreement is terminated under this Section 8.0, the Province may require the Municipality to repay to the Province any Cost Savings that, as of the effective date of termination, (a) have not been spent, or (b) have been spent on anything other than expenses approved under this Agreement. The Province may waive or vary this requirement only in writing.

8.5 If the Province terminates this Agreement under this Section 8.0, it shall give the Municipality written notice of termination. The notice shall set out the reasons for termination and, if termination is to take effect after the date the notice is delivered, the effective date of termination. If no later effective date is stated, termination takes effect on the date the notice is delivered to the Municipality, except that termination under Section 8.1(b)(i) takes effect no earlier than six (6) months after the notice is delivered.

8.6 Upon issuing a termination notice, the Province shall work with the Municipality to support the continuation of policing services in the Municipality until the Municipality is able to arrange for its own policing services or contract with a third party to provide such services, in each case subject to any necessary approvals of the Minister under applicable legislation.

The Municipality shall be responsible for the full costs of policing from the effective date of termination until alternative policing arrangements are in place.

8.7 Termination of this Agreement by the Province in accordance with this Agreement does not relieve, and shall not be deemed to relieve, the Municipality of any ongoing duties, obligations or liabilities for policing in the Municipality under the *Police Act* or under this Agreement.

9.0 INDEMNITY

9.1 Under the PPSA, where a member of the Provincial Police receives the benefit of any statutory defence to a claim or action by virtue of provincial legislation, and the Province may become liable for any payments associated with the cost of any civil action, compensation claim, *ex gratia* payment, or claim for associated legal fees, Canada is to indemnify and hold harmless the Province with respect to such claim or action and assume conduct and carriage of any related proceeding in accordance with the PPSA.

9.2 The Province confirms that the Provincial Police performing policing services in the Municipality fall within this indemnity.

10.0 NOTICES

10.1 Any notice to be given under this Agreement by the Province or the Municipality shall be in writing and delivered by hand, e-mail or registered mail to the other Party at the address and to the attention of the contact individual indicated below:

For the Province:

[Contact to reflect new address and contact numbers for Purdy's]

For the Municipality:

[Specific contact information for the Municipality]

11.0 ENTIRE AGREEMENT

11.1 This Agreement represents the entire agreement between the Parties, unless duly modified in writing and signed by both Parties. Any amendment or modification to this Agreement shall have no force or effect unless it is in writing and signed by duly authorized representatives of the Province and the Municipality. No representation or statement not expressly stated in this Agreement shall be binding upon either Party.

12.0 GOVERNING LAW

12.1 This Agreement shall be construed and interpreted in accordance with the laws of the Province of Nova Scotia.

12.2 The Parties acknowledge that the Department of Justice is a public body subject to the *Freedom of Information and Protection of Privacy Act* and that information or records in the custody or under the control of the Minister may be subject to that Act.

13.0 CONSENT TO BREACH NOT WAIVER

13.1 No term or provision of this Agreement shall be deemed to be waived, and no breach shall be excused, unless the waiver or consent is in writing and signed by the Party claimed to have waived or consented. Any consent to, or waiver of, a breach by the other Party, whether express or implied, shall not constitute consent to, waiver of, or excuse for any different, subsequent or continuing breach unless expressly stated.

14.0 PARTIAL INVALIDITY

14.1 If any term or provision of this Agreement is found to be illegal, invalid or unenforceable by a court of competent jurisdiction, that term or provision shall be deemed to be severed from this Agreement and the remainder of this Agreement shall, at the Province's option, remain in full force and effect.

15.0 DISPUTE RESOLUTION

15.1 Any dispute arising from the interpretation or implementation of this Agreement shall be addressed first through good faith consultation between the Parties through the contact individuals identified in the notice provision of this Agreement.

15.2 If the Parties are unable to resolve a dispute under Section 15.1, the dispute shall be brought to the attention of the Minister for resolution.

16.0 AUTHORITY

16.1 Each Party represents and warrants that it has full power and authority to enter into this Agreement and that the person signing this Agreement on behalf of that Party has been duly authorized to do so.

16.2 Each Party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

17.0 ACCOUNTS AND AUDIT

17.1 The Municipality shall keep proper and accurate books and records, including all invoices, receipts and vouchers relating to expenditures and commitments for approved Public Safety Initiatives funded through Cost Savings made in connection with this

Agreement. The Municipality shall make such books and records available to the Province for review or audit within ten (10) days after receipt of a request from the Province. The Municipality shall retain all such books and records and make them available for review or audit by the Province for a period of three (3) years after the date of final payment under this Agreement. Any review or audit by the Province under this Section 17.0 shall be carried out at the Province's expense. The Municipality shall maintain all financial records and supporting documents considered necessary by the Province for review or audit and shall make such records and documents available to the Province upon request.

18.0 GENERAL

18.1 Province's Representative: All references in this Agreement to the Province include any person duly authorized to act on behalf of the Province under this Agreement.

18.2 Headings and Interpretation: The division of this Agreement into Articles and the insertion of headings are for convenience of reference only and do not affect its interpretation. Except where the context requires otherwise, references to the terms "herein," "hereof," "hereunder" and similar expressions refer to this Agreement as a whole, and not to any specific Article or Schedule.

18.3 Currency: All dollar amounts referred to in this Agreement are in Canadian dollars, unless expressly provided otherwise.

18.4 Counterparts: This Agreement may be signed by the Province and the Municipality in separate counterparts, each of which, when signed and delivered, shall constitute an original and binding Agreement for all purposes.

18.5 Further Assurances: The Municipality and the Province agree to execute and deliver all further documents and instruments, and to do or cause to be done all such acts and things, as either Party may reasonably consider necessary to give effect to the intent and meaning of this Agreement.

IN WITNESS WHEREOF the Province and the Municipality have caused this Agreement to be signed by their duly authorized representatives.

Dated at Halifax, Nova Scotia, this _____ day of _____, 2026.

SIGNED, SEALED AND DELIVERED)	**HIS MAJESTY THE KING IN RIGHT OF THE**
In the presence of:)	**PROVINCE OF NOVA SCOTIA**, as represented
)	by the Minister of Justice:
)	
)	
_____)	_____
Witness)	Honourable Scott Armstrong

SIGNED, SEALED AND DELIVERED)	**[MUNICIPALITY]**
In the presence of:)	
)	
)	
)	
_____)	_____
Witness)	Name/Title: _____

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

WARDEN

November 16, 2026

Re: Letter of Support – Isle Madame ATV Riders – Noel Lake Bridge Replacement

To Whom It May Concern:

On behalf of the Municipality of the County of Richmond, I am pleased to provide this letter of support for the Isle Madame ATV Riders in their application for emergency funding to replace the bridge at Noel Lake.

This bridge provides an important connection for local residents and visitors travelling between the surrounding trail network and main street in Arichat where essential services, businesses, and amenities are located. Maintaining this connection supports recreational opportunities, local tourism, and access to businesses within our community.

The Municipality recognizes the important work of volunteer organizations such as the Isle Madame ATV Riders in developing and maintaining recreational trail infrastructure. Their efforts contribute to the enjoyment of our natural surroundings while supporting economic activity in our rural communities.

We recognize the importance of replacing this bridge to restore and maintain this valuable connection and support the Isle Madame ATV Riders in their efforts to secure the necessary emergency funding.

Sincerely,

Lois Landry

Lois Landry, Warden
Municipality of the County of Richmond

cc: Councillors, Municipality of the County of Richmond
Troy MacCulloch, CAO, Municipality of the County of Richmond

Tel: (902) 631-0332 Fax: (902) 226-1510 Email: lois.landry@richmondcounty.ca
2357 Highway 206 P.O. Box 120 Arichat, Nova Scotia B0E 1A0
www.richmondcounty.ca

To: **Richmond Planning Advisory Committee**
Richmond County Council

From: **Planning Staff (EDPC)**

Date: **November 17th, 2026**

Reference: **A rezoning application to rezone PID 75122325 from the Downtown Commercial (C1) Zone to the Mixed-Use Commercial (C2) Zone to facilitate the development of duplexes for rental purposes.**

Recommendation:

That Municipal Council approves an amendment to the Land Use By-law to rezone the property identified by PID #75122325 from the Downtown Commercial (C-1) zone to the Mixed-use Commercial (C-2) zone.

Description	
Designation:	Commercial
Current Zoning:	Downtown Commercial (C-1)
Zoning Request:	Mixed-use Commercial (C-2)
Identification:	PID# 75122325
Total Lot Area:	34000 sq. ft.
Site Visit:	October 23rd , 2026



Figure 1: Site location satellite image.

Background:

On September 2, 2026, the Eastern District Planning Commission received an application from Jason Landry, on behalf of R and M Landry Holdings Ltd, requesting an amendment to the St. Peters Secondary Plan Area Land Use By-law to rezone PID 75122325 from the Downtown Commercial (C-1) Zone to the Mixed-Use Commercial (C-2) Zone. The proposed rezoning is intended to facilitate the development of duplexes for rental purposes.

The subject property, located in St. Peters and identified as PID 75122325, is currently zoned Downtown Commercial (C-1) and is owned by R and M Landry Holdings Ltd. The subject property is located directly behind Tim Hortons. The lot is relatively flat and cleared, with slopes along the property line adjoining Tim Hortons and at the rear lot line. The St. Peter's Coastal Trail runs along the rear of the property, beyond which natural

vegetation extends toward the St Peter's Bay. The property is bordered by the Home Hardware Centre on one side, while the adjacent lot behind the insurance agency on the other side is vacant. The surrounding land uses consist primarily of Downtown Commercial (C-1) and Mixed-Use Commercial (C-2) uses.



Figure 2: Site context – commercial uses

The Downtown Commercial (C-1) Zone permits a range of commercial and institutional uses as-of-right, including automobile service uses, retail establishments, and institutional uses. Residential uses, including the proposed duplex development, are not permitted within the C-1 Zone.

The applicant is proposing to initially develop one duplex on the subject property, with the potential for the development to expand to four duplexes for a total of 8 dwelling units. As the proposed residential development is not permitted within the existing Downtown Commercial (C-1) Zone, the applicant is requesting to rezone the property to Mixed-Use Commercial (C-2) to facilitate the proposed development.



Figure 3: Site image.

Analysis:

Policy A-5 of the Municipal Planning Strategy recognizes that lands adjacent to a particular land use designation may be considered for rezoning to a similar use without requiring an amendment to the Municipal Planning Strategy, provided that the intent of the policies of the Strategy is satisfied.

As per *Policy A-7(a)* the intent of the municipal planning strategy must be met. The Strategy states that '*To encourage an orderly evolution of commercial uses between the downtown area and the surrounding residential area, the Mixed-Use zone will be placed on lands extending from the Downtown Commercial zone into the Residential designation.'* The proposal hence meets the intent of the municipal planning strategy by rezoning Downtown Commercial (C-1) to Mixed used Commercial (C-2) and developing duplexes in phases for rental purposes.

For *Policy A-7(b),* Staff obtained comments from the Village of St. Peter's, Samsonville and Area Water Utility. The existing water system can currently support up to four rental duplexes; however, future development, pending service connections, and increasingly dry summers may affect water supply adequacy. The Water Utility is undertaking a multi-phase project to improve existing infrastructure and secure an additional water source. Fire flows along Grenville Street remain below the recommended capacity, although recent experience suggests they have been sufficient for firefighting. While no upgrades are required specifically for the proposed development, further information on the development timeline will be needed following rezoning approval to assess cumulative demand and plan necessary infrastructure improvements.

The current sewer services are adequate to support the proposed development of up to four duplexes for rental purposes. The Village of St. Peters is not in a position to accept any costs related to the proposed development, although no costs to the Village are anticipated.

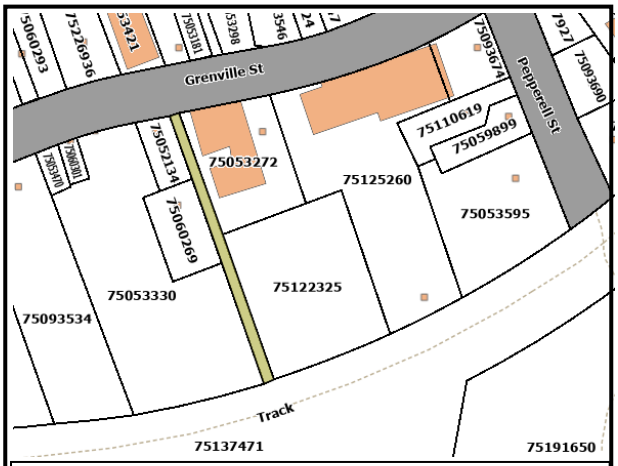


Figure 4: Image showing road access to lot.

The Provincial Department of Public Works has been contacted for comments; however, no response has been received to date. The subject property is accessed via PID 75154757, which is a road parcel with undetermined ownership. Grenville Street has a posted speed limit of 50 km/h and already accommodates access to more intensive commercial uses. Furthermore, the proposed rezoning represents a downzoning from the Downtown Commercial (C-1) Zone to the Mixed-Use Commercial (C-2) Zone. The C-1 Zone is intended to accommodate the more intensive commercial core and therefore has greater potential for traffic generation. In contrast, the C-2 Zone serves as a mixed-use and transitional zone, allowing for a greater range of residential uses and thereby potentially moderating the overall traffic impacts associated with development. For *Policy A-7(c)* The proposed duplex development is considered compatible with the surrounding land uses, as duplexes are permitted as-of-right in the Mixed Use Commercial (C-2) Zone under the St. Peter's Land Use By-law. This section of Grenville Street is transitional, including more commercial development to the east and low-density residential uses to the west. Given this transition, the proposed duplexes will fit well with the surrounding area. No significant emissions or other land-use conflicts are anticipated. Development permits will be issued only upon compliance with the applicable requirements for setbacks, building height, lot coverage, access, parking, and open storage. Signage is not applicable, and no other planning concerns have been identified. The site is

suitable for the proposed development, with no watercourses immediately adjacent to the property and no adverse impacts anticipated on nearby watercourses.

The subject property is directly adjacent to lands zoned Mixed-Use Commercial (C-2). As such, the proposed rezoning would provide for a continuation of the existing C-2 zoning pattern and would facilitate a transition between the downtown commercial area and the surrounding residential uses. Based on this context, the proposed rezoning is considered to be consistent with the intent of the Municipal Planning Strategy and does not require an amendment to the Strategy.



Figure 5: Image of the access to the site through Grenville Street.

Statements of Provincial Interest:

The purpose of the Statements of Provincial Interest (SPI) is to protect the common public interest and encourage sustainable development in municipalities. SPI are policy statements adopted by the provincial government under the powers of the Municipal Government Act. They are set out in Schedule "B" of the MGA and came into effect on April 1, 1999. Legislation requires that St. Peter's rezoning municipal planning documents are "reasonably consistent" with the SPI. As such, the following comments are offered with respect to consistency of the proposal with the SPI:

1. Drinking Water: The proposed development does not impact the provision of drinking water. The property is not located within a well field or an area covered by a Source Water Protection Plan.
2. Flood Risk Areas: Not in an identified flood risk area.
3. Agricultural Land: Not considered agricultural land or impacting agricultural lands.
4. Infrastructure: Makes use of existing municipal water with no demand for new municipal infrastructure subject to caveats identified by staff.
5. Housing: The proposed development provides housing for up to 8 units.

The proposed development is reasonably consistent with the Statements of Provincial Interest.

Conclusion

The opinion of Planning Staff is that the proposal is in conformance with the intent of the St. Peter's Municipal Planning Strategy and Land Use By-law. Staff therefore recommend that Council approve the rezoning of PID 75122325 from the Downtown Commercial (C-1) Zone to the Mixed-Use Commercial (C-2) Zone.

Proposed Motions for the Planning Advisory Committee:

Based upon the staff's recommendation, the proposed motions for PAC are:

That the Planning Advisory Committee recommend that Municipal Council approve the rezoning of PID 75122325 from the Downtown Commercial (C-1) Zone to the Mixed-Use Commercial (C-2) Zone; and

That Municipal Council gives First Reading and schedules a Public Hearing.

Appendices:

Appendix A: Evaluation Criteria's and Policies

Appendix B: Amending map for Land Use Bylaw

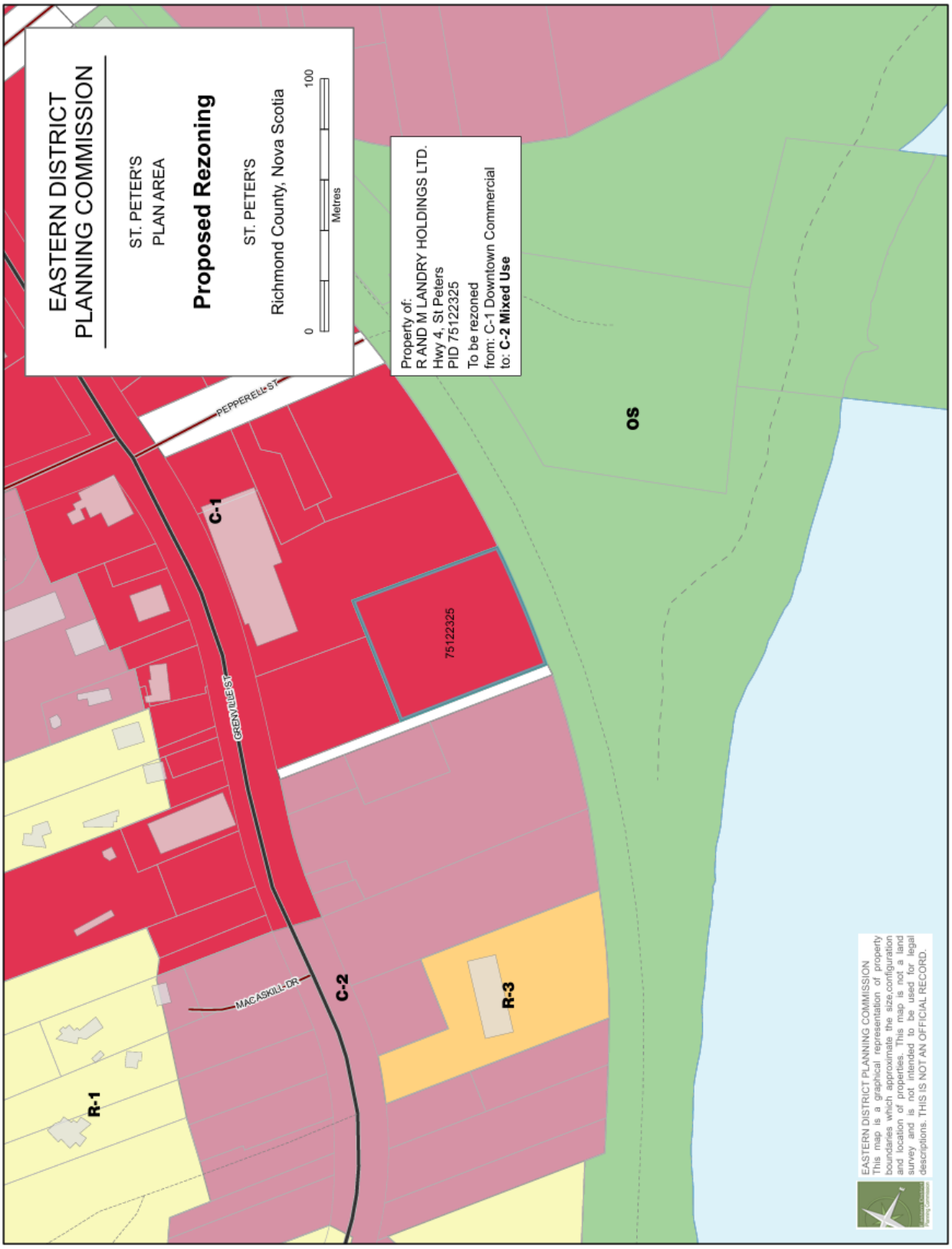
Appendix A: Evaluation Criteria's and Policies

Policy A-5
It shall be the policy of Council that areas immediately adjacent to a given land use designation on the Generalized Future Land Use Map may be considered for rezoning to a use which is similar in nature to the given designation without requiring an amendment to this strategy, provided that the intention of all other policies of the strategy are satisfied.

Policy A-7 In considering amendments to the Land Use By-law, in addition to all other criteria set out in various policies of this strategy, Council shall have regard to the following matters:	
(a) That the proposal is in conformity with the intent of this strategy;	Complies – See Staff Report
(b) That the proposal is not premature or inappropriate by reason of:	
i. the financial capability of the Municipality or Village to absorb any costs relating to the development;	Complies – See referral letter
ii. the adequacy of sewer services and utilities or if services are not provided, the adequacy of physical site conditions for private on-site sewer and water systems;	Complies – See referral letter
iii. the adequacy and proximity of school, recreation, and any other community facilities;	N.A.
iv. the adequacy of road networks in, adjacent to, or leading to the development;	Complies – See referral letter
v. the potential for the contamination of water courses or the creation of erosion or sedimentation.	N.A.
(c) That adequate requirements are contained in the Land Use By-law to reduce conflict between the development and any other adjacent or nearby land use by reason of:	
i. type of use;	Complies – See Staff Report
ii. emissions including air and water pollutants and noises;	Complies – See Staff Report

iii.	height, setback and lot coverage of the proposed building;	Complies – See Staff Report
iv.	access to and egress from the site and parking;	Complies – See Staff Report
v.	open storage;	Complies – See Staff Report
vi.	signs;	N.A.
vii.	similar matters of planning concern.	Complies – See Staff Report
viii.	Suitability of the proposed site in terms of steepness of grades, and/or location of watercourses.	Complies – See Staff Report

Appendix B: Amending map for Land Use Bylaw



THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE

Director of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: November 16th, 2026

RE: Temporary Borrowing Resolution (TBR) for St. Peter's & District Volunteer Fire Department

Dear CAO,

Please allow this to serve as a request from the St. Peter's & District Volunteer Fire Department for Council to approve that the Municipality enter in a temporary borrowing resolution in the amount of $610,000 for the purchase of a 3000 Gallon Tanker Truck.

I have attached a copy of the temporary borrowing resolution which needs to be signed by the Clerk once approved by Council and sent to the Minister of Municipal Affairs for signature prior to proceeding with the temporary borrowing resolution.

If you require any further information do not hesitate to contact me.

Best Regards,

KJ.

Kathleen Jeffrey
Director of Finance

2357 Main St. Hwy #206
P.O. Box 120
Arichat, NS
B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295

COUNCIL OF THE

MUNICIPALITY OF THE COUNTY OF RICHMOND

FIRE DEPARTMENT GUARANTEE RESOLUTION

Amount : $ 610,000

Fire Department : ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT
Purpose : 3000 GALLON TANKER TRUCK

WHEREAS the ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT is a registered fire department with the MUNICIPALITY OF THE COUNTY OF RICHMOND;

WHEREAS the ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT is incorporated by the Societies Act;

WHEREAS the ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT has determined to borrow the aggregate principal amount of SIX HUNDRED AND TEN THOUSAND Dollars ($ 610,000) for the purpose of 3000 GALLON TANKER TRUCK by special resolution on the _____ day of _____, 2026, as per Section 10 (d) of the Societies Act;

WHEREAS the ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT has requested the MUNICIPALITY OF THE COUNTY OF RICHMOND; to guarantee the said borrowing;

WHEREAS Section 294(6) of the Municipal Government Act provides that a municipality may grant or lend money to, or guarantee a loan for, a registered fire department for operating or capital purposes; and

WHEREAS Section 88(3) of the Municipal Government Act provides that no guarantee of a borrowing by a municipality shall have effect unless the Minister of Municipal Affairs and Housing has approved of the proposed borrowing or debenture and of the proposed guarantee;

BE IT THEREFORE RESOLVED

THAT the Council of the MUNICIPALITY OF THE COUNTY OF RICHMOND does hereby approve the borrowing by the ST. PETER'S & DISTRICT VOLUNTEER FIRE DEPARTMENT of SIX HUNDRED AND TEN THOUSAND Dollars ($ 610,000) for the purpose set out above;

THAT subject to the approval of the Minister of the Municipal Affairs of the guarantee, the Municipality unconditionally guarantee repayment of the principal and interest of the borrowing so made;

THAT upon the issue of the debentures, the Warden and Clerk of the Municipality do sign the guarantee attached to each of the debentures and affix thereto the corporate seal of the Municipality.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the MUNICIPALITY OF THE COUNTY OF RICHMOND held on the _____ day of _____, 2026.

GIVEN under the hands of the Clerk under the seal of the Municipality this _____ day of _____, 2026.

_____
Clerk

DEPENDABLE
EMERGENCY VEHICLES

250 Clarence Street, Unit 2, Brampton, ON L6W 1T4
905-453-3473 | dependable.ca

Letter of Intent

& Fire Apparatus Supply Agreement

Customer & Apparatus Information

CUSTOMER LEGAL NAME	St. Peters and District Volunteer Fire Department
CONTACT	Fire Chief Marvin MacLean
AGREEMENT DATE / RFP OR PO	October 30th, 2026
APPARATUS / DEV JOB OR STOCK #	**One (1) Dependable Fouts 3000 Tanker mounted on a 2027 Kenworth T480 chassis** **Stock # KW 3000 Gal Tanker**

Agreement Summary

Contract Price	CAD $ 755,086.00 plus applicable taxes
Pick Up Location	FOB: Brampton, Ontario
Quotation Valid for:	30 Days

Required Order Release Payment

Additional Included Items, Extras, and payment milestones are set out on Page 2.

DEPENDABLE
EMERGENCY VEHICLES

250 Clarence Street, Unit 2, Brampton, ON L6W 1T4
905-453-3473 | dependable.ca

Included Items

Select items included in the contract price (check applicable boxes):

✓ Third-party pump test	✓ NSZ1/NPSH adapters
✓ Dual-scale gauges (kPa/PSI)	✓ Provincial Safety inspection

Extras / Additional Cost Items

List any items not included in the contract price, with agreed prices. Mark "None" if not applicable.

Extra / additional item	Additional cost (CAD, before tax)

Payment Schedule

Required Order Release Payment selection is on Page 1. Complete all applicable milestones below.

Payment milestone	Amount and due date
Chassis payment	**CAD $255,685.00 plus applicable taxes** Due upon purchase order / due upon chassis arrival at Dependable's facility
Final balance	**CAD $499,401.00 plus applicable taxes** Approved change orders, extras and other agreed charges, payable before release / pickup / delivery unless otherwise agreed in writing.

This Agreement becomes binding when signed by both parties. DEV will not release a firm order, order a chassis, reserve production capacity, or incur non-cancellable commitments until the selected Required Order Release Payment is received in cleared funds.

Commercial Notes, Inspection & Support

Taxes	Contract price is plus applicable taxes which shall be determined on invoices sent from DEV.
Pre-construction conference	Included - Virtual
Final inspection	Included - DEV Facility
Training and orientation	Not included
Parts, service and warranty	Support subject to applicable written warranties and agreed service arrangements.
Warranty summary	General warranty: 1 year

DEPENDABLE
EMERGENCY VEHICLES

250 Clarence Street, Unit 2, Brampton, ON L6W 1T4
905-453-3473 | dependable.ca

Commercial Terms, Documents & Acceptance

1. Specifications & Changes

The approved quotation, specifications and drawings identify the apparatus to be supplied. Changes affecting scope, price or schedule must be documented in a written change order approved by both parties. Late customer approvals or information may affect delivery.

2. Price & Delivery

Price adjustments beyond approved change orders: [None / describe specific agreed mechanism]. Delivery is estimated, not guaranteed, and may be affected by documented supplier delays, customer changes or events beyond DEV's reasonable control. DEV will communicate material schedule changes.

3. Cancellation, Inspection & Warranty

After order release, cancellation and any documented non-recoverable costs are governed by the attached, approved DEV Terms & Conditions. Final inspection, acceptance and applicable warranty coverage are governed by those terms and the attached warranty documents. Special conditions: [None / details].

4. Included Agreement Documents

Applicable approved specifications / drawings and warranty documents (if any) should be identified here: [documents / revisions / dates, or None].

5. Key Commercial Conditions

Before signing, both parties should review the attached terms addressing payment and title, price changes, cancellation, delivery, inspection and acceptance, warranty limitations, liability and dispute resolution. This summary does not replace the attached, approved terms except where this Agreement expressly states otherwise.

6. Customer Authorization

The person signing for the Customer confirms they are authorized to bind the legal purchasing entity and that required procurement, council or delegated-authority approvals have been obtained. If authorization is pending, use DEV's non-binding Letter of Intent instead.

Customer Acceptance

CUSTOMER / MUNICIPALITY	DEPENDABLE EMERGENCY VEHICLES
Authorized signature:	Authorized signature:
Print name / title: Marvin MacLean Chief	Print name / Title: Russ King – Sales Representative
Date: Nov 8th / 2026	Date: October 30th, 2026

Return Instructions

Return the completed Agreement to your Dependable Emergency Vehicles sales representative by email to russ@dependable.ca. Complete all prices, payment milestones and applicable terms before issue.

St. Peter's & District Volunteer Fire Department

Monthly Meeting
Oct 15, 2026

Member in attendance: Mikayla, Jack, Leslie, Kevin, Tanya, Esther M, Jessica, Logan M, Marvin, Blaise, Brian, Tanisha, Kari, Esther B (virtual), Rolf, Andrew

Blaise called the meeting to order at 700pm

Motion to accept the minutes as circulated Motion by Mikayla 2nd Esther B MC

Business Arising from Minutes (Blaise)
Page Q – Matt has the pager

Station wear – Shirts have been received. Payment was made after we received them.

Fire Coveralls for Brush Fire – Names are put on and have been provided to members. They are hanging up in members lockers.

Camera Quotes- Quote from Maritect $8,178.66 for 12 cameras, storage box and labour and received from Guardian $4,723.70 12 cameras, storage box and labour. With a first responder discount of $460.40. Motion by Mikayla to go with guardian 2nd by Logan M MC

Emergency Provider Fund – We have been approved for the $30,000. We received the money already.

Bunker gear original quote per set $4483.68 then received updated quote due to tariffs 1120.95 per set. Increase of $4400 for 4 sets of gear. We are looking at other suppliers that can do navy. Canadian suppliers can either go tan, brown or black.

- For bunker gear we look at who is going to do interior attack

Also had a washer, coveralls, helmets for brush fires, strainer and suction.

Launch Ramp Update

- Wanted a step-by-step procedure from time the key is taken from fire hall to opening the gate and closing the gate and all steps in between. This has been submitted. This was for insurance.
- Superior contracting sent in their insurance information for 5Million liability
- Ramp is ready to go as soon as Glen Marchand starts. Hoping for the end of this month for it to be started

Compression Bandage and Tourniquet Training – Let Mikayla know when completed so we can get supplies. All MFR's are required to have the training. 10/25 members have completed it so far.

Level 1 put on by Clerisy – First 2 weekends have been completed. Going good so far.

Marvin thanked all members taking time out of there schedule to do this training.

- Step going into the hall needs to be repaired. The 1st step is soft. Will do this on one of our maintenance nights.
- Light by the bays is out. Marvin contacted Jamie and light has been replaced with a brighter larger light with a 5-year warranty. Jamie is asking if we wanted to have the others changed as well.
- Lights in the hall need bulbs changed . Need staging to do this.

Halloween at Bras d'Or Lakes Inn – Members available to attend Esther B, Tanisha, Mikayla, Logan M,

- Treats are purchased for 150 kids

FSANS Committee- There is a member on the FSANS Committee from the Fire Services Committee. He attended the meeting in Sept. Info from the meeting will be shared at the next fire services committee meeting.

Committee Reports

- Treasurer's Report
    - Motion by Tanya to accept treasure report as circulated 2nd Esther M MC
- Truck Committee Reports
    - F350
        - is back from paint shop. We got an invoice from Barry Leblanc for the parts and paint only. All labour was completely free. He added his labour hours on the invoice, and we are going to give him a donation. Total $3,005.91 labour which was rote of 3,432.00 (donation to Fire Department) also we had 3 members from Louisdale Fire dept help with labour Scott Frost, Donnie Linden, Cody Marchand who also donated their time to repair our truck. Looking at a way to do a donation receipt.
        - We need new tires for the truck. Motion by Mikayla to purchase 4 decent all-season tires for the F350 MC
    - Ram2500 –
        - Star link has been put in the truck. We need to look at other options for mounting on the cap.
        - Need winter tires and wheels. Motion by Esther B to purchase new winter tires and rims for the Ram2500 2nd Mikayla MC
- Awards and Honors Committee
    - List for federal and provincial awards reviewed
        - Tanya has all records from 2 years ago
    - Volunteer fire fighter awards are $75 can be awarded at 15 years

- Tanker 3000 gallon. Between chassis. They are built in the US nothing is built in Canada. 20% increase on the truck, 716,000 plus HST. Includes pump heater, heat stand Canadian dash cluster. Could be April – July to receive. If we wait to get built by another company it is a 3 years wait and is a 800,000 truck.
    - Sliding scene lights
    - Backup camera
    - Deck gun to be removeable
    - Truck comes in red but does the wrap
    -

- **Fire Service Committee**
    - 2 Members from Mutual Aid are trained to teach level 1. Hope to have a in-person starting in January. Sustainable Solutions will be a consultant but taught by locally trained trainers. More to come.
    - Bulk insurance – this has not been tendered in some times. The county will be putting out a tender to see if we can lower our insurance costs.
    - Emergency Service Fund- This needs to be a regional application that will assist multiple agencies. It was motioned at Fire Services meeting to look at Starlink for all fire depts in the county as well as search and rescue and the comfort stations. This would pay for the equipment, but we would be responsible for the monthly service fees. Also looking at purchasing tables for the trucks, this will allow for fire q to be set up in the truck can assist with inventory control and have directions to calls.
    - MFR Course Oct 31/Nov 1 and Nov 7/8.
    - TMR Radio integration with Start link this will take 6-9 months to have implemented.
    - Public Safety tower will be installed in November in Sterling Mine. Once this tower is installed and working others will be going in.
    - Fire Service Coordinator position was posted, and they are hoping to have Somone in the role in November.

New Business

- Generator was showing an error code Rod Skeates came up and rebooted it and he is going to be servicing it this week.
- County is getting 8 skids next Monday Cody Forest borrowed a truck and trailer and is going to pick them up. We will be getting at least 1 maybe 2.
- Cram the Cruiser/stuff a fire truck December 12 possibly this will be same date as strait area mutual aid doing there food drive.
- Christmas Dinner Mikayla to do a poll for the date location.

- Fire Fighter of year at the dinner or night of the annual meeting? Mikalya to do poll
- Recent Fire Call
    - Marvin thanked members who attended structure fire on oct 7
    - Teamwork dedication and hard work
    - 25 members have attended the call
    - You should be proud of what we accomplished the night of oct 7
    - Comments read from members of the community.
        - Colin MacDougall did a timeline on the fire call
            1. Cade called 9-1-1 at 744pm
            2. Marvin went by at 750pm
            3. Colin started recording the fire at 754pm
            4. Over the hill the fire trucks 10 minutes.
    - We made a media release to answer all questions about the fire and to thank all those involved. I just did not want to have members bothered by media to answer calls.
    - To thank L'Ardoise and Louisdale Fire dept in some way. Especially L'Ardoise for going and filling our bottles in Port Hawkesbury. Also sending a thank you to NS Power. Ideas for ways to say thank you to the depts deliver pizzas on training night.
    - Raymond Stone never sent us a bill. Fuel card $200 tims card $50.
    - Instructor from the level 1 course was impressed with all the comments being received
    - Motion by Mikalya to put deposit on the new truck as long as we can get county funding for remainder of the truck 2nd by Dawson MC

Medical call Sunday Oct 11 – we don't always know what we are getting called. The call could have been different if we did not respond.

Quote for Access Control doors with key fob access on 2 doors $3,743.04 from Maritect. We need to come up with other options. Colin to look into some other options.

Training on 2nd and 4th weeks of the month. Please do your best to attend these sessions.

Medical coverall can we look at getting some new ones. Some members are not in good shape any more and some members may not have them at all.

Interior attack rear right hand side. Know that they are trained and capable of doing it. This is conjunction in L'Ardoise.

Correspondence

- Retirement letter from Raymond Ferguson
    - Thank you card and $200 for restaurant
        - Mikayla to look into the EHS partnership comm

Open to the floor

MFR Course Nov 6/7/8 and 14/15

- We lost 2 lengths of 1 ¾" hose. Also, some other lengths were taken out of service on the weekend during level 1 course.
    - When hose out of service put a knot in one end that we know is out of service.
    - Rolf to look at what we need
- Fire extinguisher – it was found the one who checks them has it for repair. We have received another one.
- Road in Roberta was closed and blocked off by machines how no emergency vehicles were blocking off. Response time is limited with the road closures.
    - There needs to be better coordination with dept of highways and emergency services.

Adjournment

Motion by Jack 833pm

Truck Committee Meeting – October 14, 2026

7:07 PM

Marvin, Tanya, Kevin, Brian, Trevor, Rolf, Mikayla

Handouts for a 3000 gallon and 4000-gallon tankers from Dependable Emergency Vehicles on table.

Motion to purchase 4 new tires for the F-350 by Trevor, 2nd by Mikayla. MC

Motion to purchase four aluminum rims and studded winter tires by Mikayla, 2nd by Kevin. MC

Discussion about 3000 vs 4000 gallon tanker.

Decision to go with a 3000 gallon tanker by truck committee.

Moved by Mikayla, 2nd by Rolf to bring to the membership purchasing a 3000 gallon Tanker supplied by Dependable Emergency Vehicles (Chassis by Fouts Fire.) MC.

Marvin has a list a questions to ask the sales rep and will get an updated price to bring to the monthly meeting.

Meeting adjourned 8:30 PM

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE

Action List 2022-2026

Over 6 mos | Complete | In Progress | Pending

Ref. #	Action Item	Date	Responsible	Status
511	**Planning new areas to have two-lane roadways with turning areas suitable for fire apparatus and provisions for water supply planning/** that Council accept the recommendation of the Planning Advisory/Heritage Committee and have staff investigate specific private road standards for the subdivision bylaw that takes into account serviced/unserviced areas, number of lots, and the process for making roads public, based on best practices across the province.	03-25-2025	EDPC Staff	**In Progress**
537	**Pondville Beach Udpate**/ that Council accept the recommendation of the Committee of the Whole and direct staff to explore the Municipality's options for a Letter of Authority between the Municipality and the Province for Pondville Beach and report their findings back to Council, upon completion of the work in the Pondville Beach Provincial Park Management Statement.	5-27-2025	Director of Community Development and Recreation	**In Progress**
647	**Fire protection rates for the St. Peter's** – Samsonville and Area Water Utility/ that Council accept the recommendation of the Committee of the Whole and form a sub-committee consisting of Richmond County staff and Council, and that Village staff and Commissioners be invited to participate for the purpose of reviewing the full scope of the County/Village relationship, and to provide an update to Council prior to budget deliberations.	11-25-2025	Warden/CAO	**In Progress**
652	**Raising the Village request for support for conferences**/that Council accept the recommendation of the Committee of the Whole and support the March 26 Wagmatcook Regional Well-Being Conference at $500.00 and the Richmond County Intergenerational Health Fair to be held in Richmond County in early 2026 at $1,000.00 to be allocated from the Sponsorship Budget, contingent on both events taking place.	11-25-2025	Director of Finance	**Complete**
679	**Eastern District Planning Commission (EDPC) process and timelines for handling dangerous and unsightly complaints/**that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct EDPC staff to review and update their policy on dangerous and unsightly complaint process timelines and response standards; and FURTHER MOVE that Council direct EDPC staff to report to Council twice annually, confirming whether or not any orders exist.	01-27-2026	EDPC	**In Progress**
687	**Community Benefit Agreement** - Recommendation from in Camera Session/that Council approve the Municipality of the County of Richmond entering into the Community Benefit Agreement for the Community Vibrancy Fund with Everwind Fuels as discussed in camera.	02-24-2026	CAO	**In Progress**

723	**Business days versus calendar days/** that Council accept the recommendation of the By-law/Policy Committee and revise the Publication of Council, Committee of Council, Committee Reports, and Meeting Packages on Municipal Website Policy as follows: •In sections 2.3 and 3.7, remove the word “business”.•In section 2.3, insert the word “either” before the word “Council” and remove the comma after “Council”.	04-28-2026	Council	**Complete**
724	**Solid waste management facility tipping fees/** that Council accept the recommendation of the By-law/Policy Committee and direct staff to provide a staff report by the end of January 2027, on alternative ways to structure the tipping fees.	04-28-2026	Director of Public Works	**In Progress**
733	**Council Travel reporting presented in budget**/that Council refer the Councillor Travel on how it is presented in budget to the Audit Committee.	05-14-2026	Director of Finance	**In Progress**
758	**Isle Madame Boat Club sponsorship request for $1,000/**that Council accept the recommendation of the Committee of the Whole and approve the Isle Madame Boat Club sponsorship request in the amount of $1,000, to be allocated as follows: $500 from the Sponsorship Fund, $250 from the District 1 Fund, and $250 from the District 2 Fund.	06-23-2026	Department of Finance	**Complete**
759	**La Société du Festival Acadien de Petit-de-Grat grant request for the Tier 1 - Community Grant Funds for $1,000/** that Council accept the recommendation of the Committee of the Whole and approve the La Société du Festival Acadien de Petit-de-Grat grant request for the Tier 1 - Community Grant Funds in the amount of $1,000, to be allocated as follows: $250 from the District 1 Fund, $250 from the District 2 Fund, and $500 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
760	**Kitchen Rackets Organization - Celtic Colours International Festival grant request for the Tier 1 - Community Grant Funds for $500/** that Council accept the recommendation of the Committee of the Whole and approve the Kitchen Rackets Organization - Celtic Colours International Festival grant request for the Tier 1 - Community Grant Funds in the amount of $500, to be allocated from the District 4 Fund	06-23-2026	Department of Finance	**Complete**
761	**Kitchen Rackets Organization grant request for the Tier 1 - Community Grant Funds for $ 500/** that Council accept the recommendation of the Committee of the Whole and approve the Kitchen Rackets Organization grant request for the Tier 1 - Community Grant Funds in the amount of $500, to be allocated from the District 4 Fund.	06-23-2026	Department of Finance	**Complete**
762	**Lakeside Community Association grant request for the Tier 2 - Community Grant Funds for $7,500/** that Council accept the recommendation of the Committee of the Whole and approve the Lakeside Community Association grant request for the Tier 2 - Community Grant Funds in the amount of $7,500, to be allocated as follows: $500 from the District 4 Fund and $7,000 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
763	**Royal Canadian Legion Branch 150 sponsorship request for $1,500/**that Council accept the recommendation of the Committee of the Whole and approve the Royal Canadian Legion Branch 150 sponsorship request for $1,500, to be allocated from the Sponsorship Fund.	06-23-2026	Department of Finance	**Complete**

764	**Louisdale Lions Club grant request for the Tier 1 - Community Grant Funds for $1,000/** that Council accept the recommendation of the Committee of the Whole and approve the Louisdale Lions Club grant request for the Tier 1 - Community Grant Funds in the amount of $1,000, to be allocated as follows: $750 from the District 3 Fund and $250 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
765	**New Horizons Senior Citizens Club grant request for the Tier 2 - Community Grant Funds for $7,320/**that Council accept the recommendation of the Committee of the Whole and approve the New Horizons Senior Citizens Club grant request for the Tier 2 - Community Grant Funds in the amount of $3,195, to be allocated as follows: $600 from the District 1 Fund, $595 from the District 2 Fund, and $2,000 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
766	**River Bourgeois Mariner Society grant request for the Tier 1 - Community Grant Funds for $1,000/** that Council accept the recommendation of the Committee of the Whole and approve the River Bourgeois Mariner Society grant request for the Tier 1 - Community Grant Funds in the amount of $750, to be allocated as follows: $500 from the District 4 Fund and $250 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
767	**Lennox Passage Yacht Club grant request for the Tier 1 - Community Grant Funds for $1,000/** that Council accept the recommendation of the Committee of the Whole and approve the Lennox Passage Yacht Club grant request for the Tier 1 - Community Grant Funds in the amount of $1,000, to be allocated as follows: $300 from the District 1 Fund, $300 from the District 2 Fund, and $400 from the Regional Fund.	06-23-2026	Department of Finance	**Complete**
768	**Budget Committee/**that Council accept the recommendation of the Committee of the Whole and refer the discussion on the Terms of Reference for a Budget Committee to the By-law/Policy Committee.	06-23-2026	Municipal Clerk	**Complete**
769	**Positive Recreation Opportunities for All (PRO-Recreation) Program Policy/** that Council accept the recommendation of the By-law/Policy Committee and adopt the Positive Recreation Opportunities for All (PRO-Recreation) Program Policy as presented	06-23-2026	Municipal Clerk	**Complete**
770	**Regional Emergency Management By-law/ Motion #1:** that Council accept the recommendation of the By-law/Policy Committee and accept the Regional Emergency Management By-law as presented, with the amendments as discussed, subject to legal consultation. **Motion #2 First Reading Consideration:** that Council postpone the first reading approval of the Regional Emergency Management By-law, By-law No. 71, to the next Regular Council meeting. Council.	06-23-2026	Municipal Clerk	**In Progress**
771	**By-law/Policy Working List/**that Council accept the recommendation of the By-law/Policy Committee and remove the REMO Terms of Reference from the By-law/Policy Working List.	06-23-2026	Municipal Clerk	**Complete**
772	**Receipt of Donations discussion/** that Council accept the recommendation of the By-law/Policy Committee and remove the Receipt of Donations discussion from the By-law/Policy Working List and remove the related action item, number 522, from Council's Action List.	06-23-2026	Municipal Clerk	**Complete**

773	**Volunteer Recognition Program/** that the Council accept the recommendation of the Recreation Advisory Committee and that staff be directed to expand the Volunteer Recognition Program to include categories for Volunteer of the Month, In Memoriam, and Group/Organization nominations; AND FURTHER MOVE that this expanded program be adopted and implemented immediately.	06-23-2026	Department of Community Development and Recreation	**Complete**
774	**Placement of a speed radar unit in Louisdale to address traffic speed concerns**/that Council accept the recommendation of the RCMP Advisory Board and direct staff to place a speed radar unit on Highway 320 in Louisdale, along the section of road between Harbourview Crescent and the local gas station.	06-23-2026	Department of Public Works	**Complete**
775	**Source Water Protection Advisory Committee Terms of Reference/** that Council accept the recommendation of the Source Water Protection Advisory Committee and refer the amended Terms of Reference to the By-law/Policy Committee for review.	06-23-2026	Municipal Clerk	**Complete**
776	**Mitochondrial Disease Awareness/** that Council approve the proclamation request from the MitoCanada Foundation and proclaim September 14th-20th 2026, as World Mitochondrial Disease Awareness Week.	06-23-2026	Municipal Clerk	**Complete**
777	**Firearms Safety Course/** that Council allocate up to $2,000 from the Council Strategic Initiative Fund to support the firearms safety course.	06-23-2026	Department of Finance / Director of the Department of Community Development and Recreation	**Complete**
778	**In Camera Session/Labour Relations:** that council approve the Warden to sign the Collective Bargaining Agreement between the Municipality of the County of Richmond and The Nova Scotia Government & General Employees Union, Local 161 that will be in effect until March 31, 2029.	08-18-2026	Warden	**Complete**
779	**Second Reading Approval** - Amendments to the MOCR Marketing Levy By-law: that Council give second reading approval to the amendments to the Marketing Levy By-law, By-law No. 60, as presented.	08-18-2026	Council	**Complete**
780	**Rescind Motion,** Re: Strategic Initiatives Funding approval for Destination Cape Breton, Port Hastings VIC, Proposal for a Collaborative Operating Model /that Council rescind the motion passed on May 28, 2026, approving $5,000 from the Strategic Initiatives Fund for Destination Cape Breton's Port Hastings VIC Proposal for a Collaborative Operating Model, as Destination Cape Breton has advised that the funds are no longer required due to the Province declining the proposal.	08-18-2026	Council	**Complete**
781	**Emergency Boat Launch Ramp, St. Peter's Canal, Ocean Side**/ that Council approve the request from the St. Peter's & District Volunteer Fire Department for financial support toward costs associated with the St. Peter's Canal ocean-side boat launch, in the amount of $2,500, to be allocated from the Strategic Initiatives Fund.	08-18-2026	Director of Finance	**Complete**
782	**Civic addresses** / that Council ask staff to post information about the importance of civic address signs as well as where they can be procured.	08-18-2026	Municipal Clerk	**Complete**
783	**D'Escousse Improvement Society grant request for Tier 2 Community Grant Funds in the amount of $7,500/** that Council approve the D'Escousse Improvement Society grant request for Tier 2 Community Grant Funds in the amount of $7,500, to be allocated as follows: $750 from the District 1 Fund, $750 from the District 2 Fund, and $6,000 from the Regional Fund.	08-18-2026	Director of Finance	**Complete**

784	**St. Peter's Community Club, on behalf of the Nicolas Denys Museum, grant request for Tier 2 Community Grant Funds in the amount of $7,500** / that Council approve the St. Peter's Community Club, on behalf of the Nicolas Denys Museum, grant request for Tier 2 Community Grant Funds in the amount of $4,100, to be allocated as follows: $500 from the District 4 Fund and $3,600 from the Regional Fund.	08-18-2026	Director of Finance	**Complete**
785	**South Mountain Arm of Gold Community Association grant request for Tier 1 Community Grant Funds in the amount of $1,000 /**that Council approve the South Mountain Arm of Gold Community Association grant request for Tier 1 Community Grant Funds in the amount of $1,000, to be allocated as follows: $250 from the District 3 Fund, $250 from the District 4 Fund, and $500 from the Regional Fund, with approval contingent upon the Society providing a second quote and proceeding with the lower of the two quotes.	08-18-2026	Director of Finance	**Complete**
786	**St. Peter's Pirates Association grant request for Tier 1 Community Grant Funds in the amount of $1,000 /** that Council approve the St. Peter's Pirates Association grant request for Tier 1 Community Grant Funds in the amount of $1,000, to be allocated as follows: $500 from the District 4 Fund and $500 from the Regional Fund.	08-18-2026	Director of Finance	**Complete**
787	**GenWell Proclamation Request** / that Council approve the proclamation request from GenWell to proclaim September 18 to 20, 2026, as GenWell Weekend.	08-18-2026	Municipal Clerk	**Complete**
788	**Committee Appointments**/that Council appoint Julissa Stewart and Kelly Yorke to the Inclusive, Diverse, Equitable, Accessible (IDEA) Committee, appoint Richard Cotton as an alternate representative to the Strait of Canso Superport Board, and direct staff to readvertise the vacancy on the Cape Breton Local Immigration Partnership (CBLIP).	09-22-2026	Municipal Clerk	**Complete**
789	**Raising the Village request to change purpose of funding**/ that Council not allocate the previously approved funding and ask Raising the Village to submit a new application.	09/22/2026	Director of Finance	**Complete**
790	**Defined Pension Wind-up/**that Council direct the Director of Finance to proceed with Desjardins to complete the Defined Benefit pension plan wind-up process, including the purchase of the required annuities, and that the additional costs required to complete the wind-up be recorded as an unbudgeted expenditure under General Administration – Pension Plan.	09/24/2026	Director of Finance	**Complete**
791	**Financial Statements/**that Council accept the recommendation of the Audit Committee and approve the financial statements for the year ended March 31, 2026, with the non-substantive changes as discussed.	09/24/2026	Director of Finance	**Complete**
792	**Appointment of Auditors**/that Council accept the recommendation of the Audit Committee and appoint Doane Grant Thornton as the auditors for the March 31, 2027, fiscal year end.	09/24/2026	Director of Finance	**Complete**
793	**Defined Contribution Pension Plan/**that Council approve the amendments to the Rules of the Municipality of the County of Richmond Defined Contribution Pension Plan, as requested by the Canada Revenue Agency, with the amendments to be adopted as written in the attached correspondence, effective June 16, 2026.	09/24/2026	Director of Finance	**Complete**

794	**Fourchu Development Association grant application/** hat Council accept the recommendation of the Committee of the Whole and approve the Fourchu Development Association grant application for the Tier 1 Community Grant Funds in the amount of $700, to be allocated from the District 5 Fund.	10-27-2026	Director of Finance	**Complete**
795	**Framboise Community Centre grant application/** that Council accept the recommendation of the Committee of the Whole and approve the Framboise Community Centre grant application for the Tier 1 Community Grant Funds in the amount of $500, to be allocated from the District 5 Fund.	10-27-2026	Director of Finance	**Complete**
796	**Lennox Passage Yacht Club grant application/**that Council accept the recommendation of the Committee of the Whole and approve the Lennox Passage Yacht Club grant application for the Tier 3 Waterfront Development Grant Funds in the amount of $10,000, to be allocated from the Tier 3 Waterfront Development Grant Funds.	10-27-2026	Director of Finance	**Complete**
797	**Our Lady of Assumption Columbarium** – Diocese of Antigonish grant application/ that Council approve the Our Lady of Assumption Columbarium – Diocese of Antigonish grant application for the Tier 2 Community Grant Funds in the amount of $2,000, to be allocated as follows: $1,000 from the District 1 Fund and $1,000 from the District 2 Fund.	10-27-2026	Director of Finance	**Complete**
798	**Councillors' Payment Policy/** that Council accept the recommendation of the Committee of the Whole and refer the Councillors' Payment Policy to the By-law/Policy Committee for further discussion and review, with no increase to Council remuneration pending the outcome of the review.	10-27-2026	Director of Finance/Municipal Clerk	**In Progress**
799	**Cost-share agreement on the paving of subdivision (J Class) streets – 2027-28 construction season/** that Council accept the recommendation of the Committee of the Whole and direct staff to bring forward the current road list; make the necessary inquiries regarding planned work on Hospital Road, including opportunities for municipal participation and the possibility of requesting additional work; and report back at the next Council meeting. **Motion to send the Priority List**: that Council submit the following application to the Province for cost-shared paving of J-class roads in order of priority as follows: Kings Road (Rockdale), Touesnard Lane (River Bourgeois), Sampson Road (L'Ardoise).	10-27-2026	CAO	**Complete**
800	**Resident request for crosswalk/** that Council accept the recommendation of the Committee of the Whole and defer the matter to the Village of St. Peter's and advise the Nova Scotia Department of Public Works that Council is supportive of the decision coming out of the Village of St. Peter's.	10-27-2026	Warden	**Complete**
801	**Cape Breton Partnership Update on the Richmond County Economic Development Service Model, Impact Snapshot and Activities/** that Council accept the recommendation of the Committee of the Whole and receive the Cape Breton Partnership report.	10-27-2026	Council	**Complete**
802	**Publishing the dates and times of EverWind's engagement sessions/**that Council accept the recommendation of the Committee of the Whole and direct staff to publish the dates and times of EverWind's engagement sessions on the Municipality's website and social media channels when they become available.	10-27-2026	Municipal Clerk	**Complete**

803	**Halloween Policy/** that Council accept the recommendation of the By-law/Policy Committee and repeal the Halloween Policy.	10-27-2026	Municipal Clerk	**Complete**
804	**Report of potential municipal-owned serviced property**/that Council accept the recommendation of the Recreation Advisory Committee and that staff be directed to prepare a report of potential municipal owned serviced property that may be available to house a multi-use facility.	10-27-2026	Director of Community Development and Recreation	**In Progress**
805	**Dry hydrant installation/**that Council accept the recommendation of the Fire Protection Services Committee and proceed with a dry hydrant installation at McNabs, in the Westside Loch Lomond-Grand River Mouth area.	10-27-2026	CAO	**In Progress**
806	**Bulk Insurance/**that Council accept the recommendation of the Fire Protection Services Committee and, upon the next insurance renewal, have staff explore insurance pricing and obtain an itemized quote.	10-27-2026	CAO	**In Progress**
807	**Emergency Services Fund application/**that Council accept the recommendation of the Fire Protection Services Committee and approve a regional approach to the Emergency Services Fund application.	10-27-2026	Council	**Complete**
808	**Fire Protection Services Committee Terms of Reference/**that Council accept the recommendation of the Fire Protection Services Committee and proceed with the adoption of the new Terms of Reference.	10-27-2026	Municipal Clerk	**In Progress**