



Regular Council Meeting

January 27, 2026

Location: Council Chambers

Present: Warden Lois Landry, Deputy Warden Amanda Mombourquette,
Councillor Brent Sampson, Councillor Brian Marchand, Councillor
Shawn Samson

Staff: Troy MacCulloch, Chief Administrative Officer (CAO), Shelley
David, Municipal Clerk

1. Call to Order

Warden Lois Landry called the meeting to order at 7:00 p.m.

2. Opening Acknowledgement

The Warden made the following opening acknowledgment:

We are proud to acknowledge that 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.

3. O'Canada

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

4. Roll Call of Councillors

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

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

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that the agenda be approved.

Motion carried.

6. Review of Minutes, Re:

a) December 16, 2025, Public Hearing

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Shawn Samson, that the minutes of the December 16, 2025, Public Hearing be adopted.

Motion carried.

b) December 16, 2025, Regular Council

Moved by Councillor Shawn Samson, seconded by Deputy Warden Amanda Mombourquette, that the minutes of the December 16, 2025, Regular Council meeting be adopted.

Motion carried.

7. Question Period:

There were no questions.

8. Committee Reports:

a) Committee of the Whole

- i. The Committee discussed the Navigate Energy Net Zero Community Buildings Project.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and direct staff to further explore the Net Zero Community Buildings Project, potentially issuing a call for expressions of interest to determine if any halls are interested, and other ways the Municipality can contribute.

Motion carried.

- ii. The Committee discussed the letter from Nicholas MacInnis, Warden, Municipality of the County of Antigonish, to the Honourable Tim Houston regarding the declining cell service in Antigonish County.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that Council accept the recommendation of the Committee of the Whole and authorize the Warden and the CAO to reach out to neighbouring towns and municipalities to discuss the issue of declining and deteriorating cell service.

Motion carried.

- iii. The Committee discussed By-law No. 56 – Tax Exemption By-law
Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Shawn Samson, that Council accept the recommendation of the Committee of the Whole and authorize the Warden to write a letter to the Minister of Municipal Affairs, requesting adjustments to the Municipal

Government Act to enable municipalities to provide tax rebates and incentives to residential affordable housing developers, and further to request that this become an advocacy item for the Nova Scotia Federation of Municipalities and to copy our regional partners on the correspondence. Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Committee of the Whole and direct staff to send a letter to current exempt organizations encouraging them to consider appealing their assessed values, if appropriate.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brent Sampson, that the Committee of the Whole Report for the month of January 2026 be adopted.

Motion carried.

b) Planning Advisory/Heritage Committee

- i. The committee discussed the Eastern District Planning Commission (EDPC) process and timelines for handling dangerous and unsightly complaints.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, 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.

Motion carried.

- ii. The Committee discussed the Coastal Protection Support Program.

Moved by Councillor Brent Sampson, seconded by Deputy Warden Amanda Mombourquette, that Council accept the recommendation of the Planning Advisory/Heritage Committee and approve, in principle, joining other municipalities in applying for the Coastal Protection Support Program funding for an educational component; and FURTHER MOVE that Council direct EDPC staff to submit a standalone application on behalf of Richmond County if the

other municipalities are unable to commit.

Motion carried.

- iii. The Committee discussed the Central Richmond Plan Area – RG 2 Zone. Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that Council accept the recommendation of the Planning Advisory/Heritage Committee and direct EDPC to prepare a staff report reviewing lot sizes in rural areas under all of Richmond County’s land use by-laws.

Motion carried.

Moved by Councillor Brent Sampson, seconded by Councillor Brian Marchand, that the Planning Advisory/Heritage Committee Report for the month of January 2026 be adopted.

Motion carried.

9. New Business, Re: Temporary Borrowing Resolution, Re: Richmond Area

Moved by Councillor Brian Marchand, seconded by Councillor Shawn Samson, that Council approve the Temporary Borrowing Resolution in the amount of five million dollars (\$5,000,000) to enable staff to proceed with securing the required funding to advance the Richmond Arena floor upgrades.

Motion carried.

Temporary Borrowing Resolution

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Municipality of the County of Richmond, subject to the approval of the Minister of Municipal Affairs, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Municipality of the County of Richmond has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the Council of the Municipality of the County of Richmond has determined to borrow for the purposes of Richmond Arena Upgrades;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Municipality of the County of Richmond borrow a sum or sums not

exceeding Five Million Dollars (\$5,000,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Municipality of the County of Richmond to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding Five Million Dollars (\$5,000,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) Months from the date of the approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

10. Correspondence

a) Action Required:

- i. Letter from Sean Cameron, Mayor, Town of Antigonish, Re: Advocating for the construction of a new, secondary permanent road to Saint Martha's Regional Hospital

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council ask the Warden to write a letter to Mayor Cameron, our member of parliament, and our local MLA to advocate for the construction of a new secondary permanent road to the hospital.

Moved by Councillor Brent Sampson, seconded by Warden Amanda Mombourquette, that the main motion be amended to include the provincial Minister of Public Works in the correspondence.

Motion carried.

Moved by Deputy Warden Amanda Mombourquette, seconded by Councillor Brian Marchand, that Council ask the Warden to write a letter to Mayor Cameron, our member of parliament, our local MLA, and the provincial Minister of Public Works to advocate for the construction of a new secondary permanent



road to the hospital.

Motion carried.

- ii. Email from Capt. Vivek Saxena, Regional Principal – Eastern Region (Pictou/Strait&WLC), Nova Scotia Community College (NSCC), Re: NSCC Municipal Leaders Partnership Table

Deputy Warden Amanda Mombourquette declared a conflict of interest regarding the NSCC Municipal Leaders Partnership Table and left the meeting at 7:27 p.m.

Moved by Councillor Brent Sampson, seconded by Councillor Shawn Samson, that Council approve the Warden and one member of Council to participate in the NSCC Municipal Leaders Partnership Table for one year; and FURTHER MOVE that Council review the participation after the first year and decide whether to continue.

Motion carried.

Deputy Warden Amanda Mombourquette returned to the meeting at 7:31 p.m.

b) For Information Purposes

- i. Letter from the Honourable Fred Tilley, Minister of Public Works, Re: MOCR letter of support regarding the Town of Mulgrave's request to include Route 344 in current provincial paving plans
- ii. Letter from John Bain, Director, Eastern District Planning Commission (EDPC), Re: EDPC Operating Estimates for the 2026-2027 fiscal year

11. Unfinished Business, Re:

Councillor Brent Sampson declared a conflict of interest regarding the proposed sale of municipal property and left the meeting at 7:33 p.m.

a) Proposed sale of municipal property

Council to consider the proposed sale of municipal properties located at Lot 1A and Lot 1B, Basin Road Subdivision, Evanston (AAN 09633618/PID 75190801 and AAN 09633766/PID 75190819). The properties have an appraisal value of \$60,000 and are proposed to be sold at \$33,000 to facilitate the development of twelve (12) affordable housing units pursuant to a tender submission by Brela Construction.

Moved by Councillor Brian Marchand, seconded by Councillor Shawn

Samson, that Council approve, under section 51 of the Municipal Government



Act, the sale of Lot 1A and Lot 1B, Basin Road Subdivision, Evanston (AAN 09633618/PID 75190801 and AAN 09633766/PID 75190819) at a price less than the appraised value, at the bid of \$33,000, for the purpose of affordable housing.

Motion carried.

Moved by Councillor Brian Marchand, seconded by Deputy Warden Amanda Mombourquette, that Council, based on the recommendation of the Evaluation Sub Committee, authorize the CAO to award MOCR202514 Tender to Brela Construction; and FURTHER MOVE that staff circulate the development agreement to Council before it is signed by the developer to ensure it reflects residents' concerns.

Motion carried.

Councillor Brent Sampson returned to the meeting at 7:40 p.m.

12. Review of Action Items

a) Action Items List

For information only.

13. Items Added to the Agenda

There were no items added to the agenda.

14. Question Period

There were no questions.

15. Adjournment

There being no further business, the Chair adjourned the meeting at 7:42 p.m.

Chairperson

Municipal Clerk