



REGULAR MEETING
MUNICIPAL COUNCIL
MUNICIPALITY OF THE DISTRICT OF YARMOUTH
Wednesday, February 25, 2026
Council Chambers, Administration Building

Councillors Present:

Warden John Cunningham, Deputy Warden Trevor Cunningham, Councillor Daniel Muise, Councillor Trevor Perry, Councillor Loren Cushing, Councillor Phil Mooney, and Councillor Jim Baxter

Staff Present:

Victoria Brooks, CAO and Jenny Porter, Deputy Municipal Clerk

Others Present:

Madelyn LeMay, Municipal Planner

1. Call to Order

The meeting was called to order at 6:09 p.m. by the Chair, Warden John Cunningham.

2. Land Acknowledgement

I would like to begin by acknowledging that we are on the traditional lands of the Wasoqopa'q First Nation, part of Mi'kma'ki (meeg-ma-gee), the ancestral territory of the Mi'kmaq people.

3. Singing of O Canada

4. Approval of Agenda (Additions/Deletions)

Resolution Number REG2026-02-25-001

Moved By Councillor Daniel Muise

Seconded By Councillor Loren Cushing

To approve the agenda as circulated.

Motion Carried

5. Declarations of any conflict of interest

Councillor Trevor Perry declared a conflict on item 8.1.1. Community Pastures.

Deputy Warden Trevor Cunningham declared a conflict on item 8.1.4 Maple Grove Education Centre Request - Olympic Hockey Event.

Deputy Warden Trevor Cunningham declared a conflict on item 12.3 Contract Negotiations - MGA 22:2 (e).

6. Approval of Minutes

There being no errors or omissions, the Chair declared the minutes of the November 26, 2025, Regular Council meeting, and the January 28, 2026, Regular Council meeting and Public Hearing, approved as presented.

6.1 November 26, 2026 - Regular Council

6.2 January 28, 2026 - Public Hearing

6.3 January 28, 2026 - Regular Council

7. Old Business

7.1 First Reading: Municipal Planning Strategy Amendment - Provincial Minimal Planning Requirement for Wind Turbines

Madelyn LeMay, Municipal Planner, provided a summary of the amendment and request for First Reading.

Resolution Number REG2026-02-25-002

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

That Council gives first reading and will hold a public hearing to consider amending the text of the Municipality of the District of Yarmouth Municipal Planning Strategy to amend the regulation of wind turbines in a manner substantively the same as Appendix D of the report to Council dated February 25, 2026.

Motion Carried

7.2 Second Reading: Rezoning Application for a Property Management & Landscape Office

Resolution Number REG2026-02-25-003

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Trevor Perry

That Council amends the Municipality of the District of Yarmouth Land Use By-law from Rural Development (RD) to Rural Commercial (RC) for PID 90161639 to allow for a Building Contractor as shown on Attachment B of the Second Reading Report to Council dated February 25, 2026.

Motion Carried

8. New Business

8.1 Recommendations from COTW

8.1.1 Community Pastures

Councillor Trevor Perry declared a conflict and stepped out at 6:20 p.m.

Resolution Number REG2026-02-25-004

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

That staff be directed to explore opportunities regarding community pastures with the Yarmouth/Shelburne Federation of Agriculture.

Motion Carried

Councillor Trevor Perry returned at 6:21 p.m.

8.1.2 Request to name a Street in Honor of Sgt. Kirk Taylor, KIA

Resolution Number REG2026-02-25-005

Moved By Councillor Daniel Muisse

Seconded By Councillor Jim Baxter

That the Municipality provide Mr. Boudreau with the details to apply for a road name change on Provincial Roads.

Motion Carried

8.1.3 Greenville African Heritage Month Gala Invite

Resolution Number REG2026-02-25-006

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Loren Cushing

That the Municipality of the District of Yarmouth purchase two tables at the Greenville Community Centre African Heritage Month Gala for \$560.00.

Motion Carried

8.1.4 Maple Grove Education Centre Request - Olympic Hockey Event

Deputy Warden Cunningham declared a conflict and stepped out of the meeting at 6:23 p.m.

Resolution Number REG2026-02-25-007

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

That the Municipality approve \$150.00 to the Maple Grove Education Centre Olympic Hockey Game, funded from the 2025-2026 Grants contingency.

Motion Carried

Deputy Warden Cunningham returned at 6:26 p.m.

8.1.5 Municipal Innovation Program & Regional Services

Resolution Number REG2026-02-25-008

Moved By Councillor Jim Baxter

Seconded By Councillor Phil Mooney

That Council support continued exploration of a modernized regional service structure and authorize the CAOs to seek funding.

Motion Carried

8.1.6 Request for Decision - Kemptville VFD Loan Request

Resolution Number REG2026-02-25-009

Moved By Councillor Phil Mooney

Seconded By Councillor Jim Baxter

That Council pre-approve the loan to the Kemptville Volunteer Fire Department up to the full request of the \$350,000.00, based on the terms as established by Volunteer Emergency Services Providers Capital Loan Policy V-108-19.

Motion Carried

8.1.7 Policy Amendments

8.1.7.1 Fees Policy F-044-02

Resolution Number REG2026-02-25-010

Moved By Councillor Jim Baxter

Seconded By Councillor Phil Mooney

That the amendments to Fees Policy F-044-02 be approved as presented.

Motion Carried

8.1.7.1.1 Refund to LUB Amendment Applicants

Resolution Number REG2026-02-25-011 **Moved By**
Councillor Phil Mooney **Seconded By** Councillor Jim
Baxter

That the Municipality is authorized to provide a \$500 refund to the property owners who applied for a Land Use Bylaw amendment in 2025–2026. This amount covers the unused costs originally allocated for print media and signage.

Motion Carried

8.1.7.2 Wellness Program Policy W-1004-22

Resolution Number REG2026-02-25-012

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

That the amendments to Wellness Program Policy W-1004-22 be approved as presented.

Motion Carried

8.1.7.3 Sponsorship of Youth and Elite Athletes Policy S-888-26

Resolution Number REG2026-02-25-013

Moved By Councillor Phil Mooney

Seconded By Councillor Jim Baxter

That the Sponsorship of Youth and Elite Athletes Policy S-888-26 be approved as presented.

6 in Favour.

1 Against (Warden Cunningham)

Motion Carried

8.1.7.4 Dynamic Speed Display Sign Policy D-0410-18

Resolution Number REG2026-02-25-014

Moved By Councillor Jim Baxter

Seconded By Councillor Trevor Perry

That the amendments to the Dynamic Speed Display Sign Policy D-0410-18 be approved as presented.

Motion Carried

8.1.7.5 Sports Field Booking Policy S-088-26

Resolution Number REG2026-02-25-015

Moved By Councillor Daniel Muise

Seconded By Councillor Phil Mooney

That the amendments to the Sports Field Booking Policy S-088-26 be approved as presented.

Motion Carried

8.1.7.6 Grants Policy G-068-09

Resolution Number REG2026-02-25-016

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Jim Baxter

That the amendments to Grants Policy G-068-09, with the inclusion of the amendment to Section 5.5 providing an exception for sports teams.

Motion Carried

8.1.7.7 Video Conferencing Policy V-1064-21

Resolution Number REG2026-02-25-017

Moved By Councillor Phil Mooney

Seconded By Councillor Jim Baxter

That the amendments to Video Conferencing Policy V-1064-21 be approved as presented.

Motion Carried

8.1.8 Doctor Recruitment & Retention Program Governance

Resolution Number REG2026-02-25-018

Moved By Councillor Trevor Perry

Seconded By Councillor Loren Cushing

That the Municipality of the District of Yarmouth endorse: the dissolution of the Municipal Recruitment and Retention Committee; the inclusion of municipally elected appointees on the Community Navigator Oversight Committee (CNOC); and the draft January 2026 Terms of Reference for the CNOC.

Motion Carried

8.1.9 Summer Meeting Dates

Resolution Number REG2026-02-25-019

Moved By Councillor Daniel Muise

Seconded By Councillor Jim Baxter

That the summer meeting dates be as follows: Committee of the Whole on Thursday, June 18, 2026, Council on Thursday, July 2, 2026, and Wednesday, August 26, 2026.

Motion Carried

8.1.10 Appointment to Lake George Watershed Advisory Committee

Resolution Number REG2026-02-25-020

Moved By Councillor Jim Baxter

Seconded By Councillor Trevor Perry

That Councillor Phil Mooney be appointed to the Lake George Watershed Advisory Committee.

Motion Carried

8.1.11 Parkland Dedication

Resolution Number REG2026-02-25-021

Moved By Councillor Jim Baxter

Seconded By Councillor Loren Cushing

That the Municipality accept the sum amount of \$12,750, equivalent to 5% of the market value of Lot(s) 1, 2A, and 3 as a Parkland Dedication for PID 90166232 and PID 90166216, File 10028.

Motion Carried

8.2 Recommendations from Planning Advisory Committee

8.2.1 Amendments to Public Participation Program Policy

Resolution Number REG2026-02-25-022

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Jim Baxter

Council give notice that at its next regularly scheduled meeting, it will consider amendments to the Public Participation Program Policy.

Motion Carried

8.2.2 LUB Map Amendment to Accommodate a Campground

Madelyn LeMay, Municipal Planner, provided information regarding the application to rezone PID 90233131 and 90233149.

Resolution Number REG2026-02-25-023

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Loren Cushing

That since a positive response has been received from DOT regarding the impact of the proposed amendment on the transportation system, Council gives First Reading and will hold a Public Hearing to consider:

(1) amending Schedule A, the Zoning Map of the Land Use By-law to amend the zoning of PID 90233131 & PID90233149 from the Lakeside Residential (LR) Zone to the Recreation (Rec) Zone to permit a campground, as shown in Figures 2 and 3 of the revised staff report to PAC dated February 25, 2026;

(2) and amending the text of the Land Use By-law to increase the required Watercourse Buffer from 12m to 15m throughout the Recreation (Rec) Zone as shown in Appendix F of the revised staff report to PAC dated February 25, 2026.

6 in Favour.

1 Against. (Councillor Baxter)

Motion Carried

8.3 Request for Decision - Cape Forchu's Lantern Room Painting

Moved By Councillor Loren Cushing

Seconded By Councillor Jim Baxter

That Council approve the allocation of up to \$55,000 in the 2026-2027 operating budget to fund the external painting of the lantern room of the Cape Forchu Lighthouse; and further that the CAO be authorized to engage the vendor and

schedule the work as soon as possible after April 1, 2026.

Moved By Councillor Daniel Muise

Seconded By Deputy Warden Trevor Cunningham

Amendment:

To amend the motion by striking the word external.

Motion Carried

Resolution Number REG2026-02-25-024

Moved By Councillor Loren Cushing

Seconded By Councillor Jim Baxter

Amended Motion:

That Council approve the allocation of up to \$55,000 in the 2026-2027 operating budget to fund the painting of the lantern room of the Cape Forchu Lighthouse; and further that the CAO be authorized to engage the vendor and schedule the work as soon as possible after April 1, 2026.

Motion Carried

8.4 Nova West Regional Business Park Debenture

8.4.1 Temporary Borrowing Resolution

Resolution Number REG2026-02-25-025

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Jim Baxter

TEMPORARY BORROWING RESOLUTION Amount: \$1,600,000 Purpose:
Nova West Regional Business Park expansion phase 2

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Municipality of the District of Yarmouth, 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 District of Yarmouth 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 District of Yarmouth has determined to borrow for the purposes of Nova West Regional Business Park Phase 2;

BE IT THEREFORE RESOLVED THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Municipality of the District

of Yarmouth borrow a sum or sums not exceeding one million, six hundred thousand Dollars (\$1,600,000) 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 District of Yarmouth 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 one million, six hundred thousand Dollars (\$1,600,000) 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.

Motion Carried

8.4.2 Pre-approval Application

Resolution Number REG2026-02-25-026

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Jim Baxter

WHEREAS clause 66 (1) of the Municipal Government Act (the "Act") provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs and Housing (the "Minister"), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the Municipal Government Act authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the Municipal Government Act states, that in accordance with the Finance Act, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for was approved by the municipal council on February 25, 2026.

BE IT THEREFORE RESOLVED THAT under the authority of Section 91 of the Municipal Government Act, the Municipality of the District of Yarmouth borrow by the issue and sale of debentures a sum or sums not exceeding \$1,600,000, for a period not to exceed ten years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the Municipality of the District of Yarmouth in the amount that the mayor or warden and clerk or the person designated by the Council deems proper, provided the average interest rate of the debenture does not exceed the rate of 7.0%;

THAT the debenture be arranged with the Province of Nova Scotia, with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

Motion Carried

9. Correspondence

9.1 For Action

9.1.1 Yarmouth Life Skills - Emergency Capital Assistance for Furnace

Resolution Number REG2026-02-25-027

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

That the Municipality requests that Yarmouth Life Skills submit an application through the Grants process.

Motion Carried

9.1.2 Yarmouth International Airport Corporation - 2026-2027 Operating Budget

Resolution Number REG2026-02-25-028

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

To receive the Yarmouth International Airport Corporation 2026-2027 Operating Budget and refer to the Municipality's 2026-2027 Operating Budget.

Motion Carried

9.1.3 Tri-County Youth Summit

Placed for action as a reminder to Council to register for the event.

9.2 For Information

9.2.1 Department of Municipal Affairs - 2026-2027 Budget

9.2.2 EMERGENCY MANAGEMENT--New Legislation Strengthens Fire Protection Across Nova Scotia

10. Reports

10.1 CAO's Report

Resolution Number REG2026-02-25-029

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Loren Cushing

To accept the CAOs report as presented.

Motion Carried

10.2 Warden's Report

The Warden provided a verbal report.

10.3 Legal Entities

10.3.1 Mariners Centre Expansion Board

10.3.2 Mariners Centre Management Authority

10.3.3 Regional Solid Waste Authority

10.3.4 Western County Regional Library

10.3.5 Yarmouth Area Industrial Commission

Deputy Warden Cunningham provided a verbal report.

10.3.6 Yarmouth and Acadian Shores Tourism Association

Councillor Mooney provided a verbal report.

10.3.7 Yarmouth County Solid Waste Park

10.3.8 Yarmouth International Airport Corporation

10.3.9 Western Regional Enterprise Network Liaison and Oversight Committee

10.4 Advisory

Councillor Baxter provided an update on the Water Security Working Group.

10.4.1 Audit Committee

10.4.2 Accessibility Advisory Committee

10.4.3 CAO Committee

10.4.4 Diversity, Equity, and Inclusion Advisory Committee

10.4.5 Doctor Recruitment and Retention Committee

10.4.6 REMO Executive Committee

10.4.7 Heritage Advisory Committee

10.4.8 Joint Green Energy Committee

10.4.9 Joint Police Advisory Committee

10.4.10 Planning Advisory Committee

Deputy Warden Cunningham provided a verbal report.

10.4.11 Marketing Promotions Levy Advisory Committee

10.4.12 Yarmouth Recreation Committee

10.5 Ad-Hoc

10.5.1 Fence Arbitration Committee

11. Public Comments

There were no comments received from the public.

Resolution Number REG2026-02-25-030

Moved By Councillor Loren Cushing

Seconded By Councillor Jim Baxter

To take a 10-minute recess.

Motion Carried

The Chair called the meeting back to order at 7:53 p.m.

12. In-Camera

Resolution Number REG2026-02-25-031

Moved By Councillor Phil Mooney

Seconded By Councillor Loren Cushing

To move in-camera at 7:54 p.m.

Motion Carried

12.1 Personnel - MGA 22:2 (c)

12.2 Legal Advice - MGA 22:2 (g)

12.3 Contract Negotiations - MGA 22:2 (e)

12.4 Personnel - MGA 22:2 (c)

12.5 Parkland Dedication - MGA 22:2 (a)

13. In-Camera Recommendations

Resolution Number REG2026-02-25-032

Moved By Councillor Loren Cushing

Seconded By Councillor Jim Baxter

That the 2026-2027 CAO Performance Goals be approved as presented.

Motion Carried

Resolution Number REG2026-02-25-033

Moved By Councillor Phil Mooney

Seconded By Deputy Warden Trevor Cunningham

That the CAO Committee approve an RFP for CAO Performance Facilitation Services and make a recommendation to Council.

Motion Carried

Resolution Number REG2026-02-25-034

Moved By Councillor Jim Baxter

Seconded By Councillor Loren Cushing

To receive the letter from Caroline Robertson and place on file.

Motion Carried

Resolution Number REG2026-02-25-035

Moved By Councillor Phil Mooney

Seconded By Councillor Daniel Muise

To approve the Development Control Technician Salary Scale as presented.

Motion Carried

Resolution Number REG2026-02-25-036

Moved By Deputy Warden Trevor Cunningham

Seconded By Councillor Jim Baxter

That the Municipality accept the amount of \$10,440, equivalent to 5% of market value, for lots FG-1A & FG-2, for PIDs 90127416 and 90343104, File 10030.

Motion Carried

14. Adjournment

The Chair adjourned the meeting at 9:15 p.m.

Warden John Cunningham

Victoria Brooks, CAO

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