

Regular Council Meeting
Thursday, July 9, 2026
9:30 a.m.
Council Chambers

MINUTES

Council: Warden Bonny MacIsaac
Deputy Warden Lynn Chisholm
Councillor Catherine Gillis
Councillor Claude Poirier
Councillor Blair Phillips

Staff: Keith MacDonald, Chief Administrative Officer
Melanie Beaton, Deputy Chief Administrative Officer
Christina MacDonell, Director of Finance
Morgan Murray, Director of Culture and Community Development
Chestley Carr, Director of Public Works
Crystal Jones, Director of Solid Waste
Debbie Nicholson, Administrative Assistant to Council/Chief Administrative Officer
Megan Wludyka, Chief Communications Officer
Michelle Coffin, Policy Analyst

1. CALL TO ORDER AND ROLL CALL

Warden MacIsaac called the meeting to order at 9:30 a.m. and welcomed all in attendance. Roll call was taken.

2. APPROVAL OF AGENDA

MOTION: *That the agenda be approved as amended: Added to the agenda are 2 items addressed in the July 9 Planning and Advisory Committee meeting:*

- i. Rezoning request – 110 Main Street Whycocomagh*
- ii. Amendments to the Chéticamp Secondary Plan Area Land Use By-law and Municipal Planning Strategy*

These items will be number five on the agenda.

MOVED BY: Deputy Warden Chisholm
SECONDED BY: Councillor Phillips
MOTION CARRIED

3. LAND ACKNOWLEDGEMENT

Warden MacIsaac acknowledged that the land on which we gather is located in the ancestral and unceded territory of the Mi'kmaq people.

4. APPROVAL OF MINUTES

MOTION: *That the Regular Council meeting minutes of June 11, 2026, be approved as presented.*

MOVED BY: Councillor Phillips

SECONDED BY: Councillor Poirier

MOTION CARRIED

MOTION: *That the Committee of the Whole meeting minutes of June 18, 2026 be approved as presented.*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Poirier

MOTION CARRIED

5. PLANNING AND ADVISORY COMMITTEE RECOMMENDATIONS

- i. REQUEST BY PHYLLIS MACLEOD TO REZONE 110 MAIN STREET, WHYCOCOMAGH, PID# 50116144 FROM C-1 (COMMERCIAL) TO R-1 (RESIDENTIAL CENTRE)

MOTION: *That Municipal Council give First Reading and set a Public Hearing date of July 30 to approve the proposed rezoning of 110 Main Street Whycomagh, PID # 50116144 from C-1 (Commercial) to R-1 (Residential Centre).*

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Poirier

MOTION CARRIED

- ii. REQUEST FOR CONCURRENT TEXT AMENDMENTS TO THE CHÉTICAMP SECONDARY PLAN AREA LAND USE BY-LAW AND MUNICIPAL PLANNING STRATEGY TO ALLOW ADDITIONAL DWELLING UNITS TO A MAXIMUM OF THREE (3) TO BE CONSTRUCTED WITHIN EXISTING RESIDENTIAL DWELLINGS

MOTION: *That Municipal Council give First Reading and set a Public Hearing date of July 30 to approve an amendment to the Chéticamp Secondary Plan Area Land Use By-law and Municipal Planning Strategy to allow additional dwelling units to a maximum of three (3) to be constructed within existing residential dwellings.*

MOVED BY: Councillor Poirier

SECONDED BY: Councillor Phillips

MOTION CARRIED

6. WHYCOCOMAGH LIBRARY GRAND OPENING UPDATE (Morgan Murray)

The Municipality of Inverness County, in partnership with the Eastern Counties Regional Library (ECRL) is pleased to announce that the Whycocomagh Public Library has opened its doors to the community. There was a wonderful turnout on Saturday June 27 where many local residents, members of Council, and guests were introduced to the newly renovated space. The library will be open six days a week and offers a wonderful assortment of books, printing, copying and various design services.

7. SCOTIA WEB FUND UPDATE (Morgan Murray)

Scotian Wind brings renewable energy projects to communities across Nova Scotia. Their Saint Rose wind project operates within the context of the “Community feed-in tariff program”. Since 2020 \$66,000 in funds were allocated to community capital, infrastructure, accessibility, recreation and community programming within the catchment area of the Saint Rose project.

8. HOME ALUMNI NETWORK (Morgan Murray)

The Home Alumni Network is a new project recently launched by the Municipality. Historically many young people have left Inverness County for school or work and establish a life elsewhere. In looking at how to grow the population the Municipality is seeking ways to help bring former residents back to Inverness County. The project hopes to identify opportunities for young people and provide supports and encouragement to create a life here.

9. CENTRAL AVENUE REBUILD PROJECT

Construction on the Central Avenue Rebuild Project officially began on Wednesday, July 8 in the community of Inverness. The project will be completed in phases and will see the full reconstruction of Central Avenue and will feature new water and wastewater piping, a new lift station, improved sidewalks, multi-use pathways, and crosswalks as well as Streetscape and beautification enhancements. Regular project updates are made via the municipal website. Residents are invited to drop in and speak directly with a municipal representative about the project at the Project Information Centre which will open on select days throughout July at the Inverness Fire Hall.

10. PRESENTATION: INVERNESS SOUTH ANGLERS ASSOCIATION (Dave Cameron, Kailey Frenette, Claudia Poirier)

The Inverness South Anglers Association (ISAA) is a non-profit organization established in 2004, located in Inverness County working to support and enhance aquatic ecosystems, particularly for Atlantic Salmon and Brook Trout through hands on restoration and habitat monitoring. The 2025 Mull River Restoration Project addressed the issue of habitat loss by installing 31 in-stream structures and restoring 25,736 square metres of stream habitat. In 2026 ISAA intends to start the Miramachi Brook

in-stream restoration project, as well as continue with outreach and education initiatives, habitat monitoring, and host the Learn to Fish Program with the Nova Scotia Department of Fisheries and Aquaculture.

11. RESOLUTION: BYLAW NUMBERING OF BYLAW 65 AND BYLAW 66

WHEREAS the municipality is undergoing a bylaw modernization process that includes a review of current bylaws and an audit of future bylaw requirements; and

WHEREAS on December 4, 2025, Council passed Bylaw 65 - A Bylaw Respecting the Repeal of Bylaw 50: By-law to Amend Bylaw 30: Capital Cost of Sewer & Water Construction; and

WHEREAS on June 11 Council passed Bylaw 65 - Private Fire Hydrants; and

WHEREAS Council cannot have two bylaws with the same number;

THEREFORE BE IT RESOLVED that to address this duplication, Council agrees that Bylaw 65 - Private Fire Hydrants will be renamed and recorded as Bylaw 66 – Private Fire Hydrants.

MOVED BY: Councillor Gillis

SECONDED BY: Deputy Warden Chisholm

RESOLUTION PASSED

12. RESOLUTION: COMMUNITY FUNDING PROGRAMS

WHEREAS on May 7, 2026, Council passed the Community Grants Policy; and

WHEREAS the policy was incorrectly titled when it was introduced and subsequently adopted by Council; and

WHEREAS the title needs to be corrected to avoid confusion with other funding programs;

THEREFORE BE IT RESOLVED that Council agrees to rename the Community Grants Policy passed on May 7, 2026, as the Community Funding Policy.

MOVED BY: Councillor Phillips

SECONDED BY: Deputy Warden Chisholm

RESOLUTION PASSED

13. RESOLUTION: 2026/27 GENERAL OPERATING BUDGET

WHEREAS the Municipal Government Act requires every Municipality in Nova Scotia to adopt a balanced budget for each fiscal year;

AND WHEREAS the Council of the Municipality of the County of Inverness has reviewed the proposed estimates, business plans, and revenue requirements;

BE IT RESOLVED that pursuant to Section 72 of the Municipal Government Act, of the Province of Nova Scotia, the Municipal Council of the Municipality of the County of Inverness hereby authorize the levying and collection of a commercial property rate of \$2.09 per \$100 of taxable assessment, a residential tax rate of \$1.14 per \$100 of taxable assessment, a resource tax rate of \$1.14 per \$100 of taxable assessment and a forest property rate of \$0.25 per acre for property based on the 2026 Assessment Roll provided by Property Valuation Services Corporation.

AND BE IT FURTHER RESOLVED that the said Council hereby authorize and levy the following area rates based on the 2025 Assessment Roll provided by Property Valuation Services Corporation:

Wastewater Area Rates

Wastewater Service Area Rate- Districts 1	0.414 Per \$100 of assessment
Wastewater Service Area Rate- District 3, 4, 5, 6	0.425 Per \$100 of assessment

District 1

Chéticamp Volunteer Fire Department	\$0.10 Per \$100 of assessment
Chéticamp Volunteer Fire Department (Commercial Rate)	\$0.06 Per \$100 of assessment
Meat Cove Volunteer Fire Department	\$60.00 Per 1 Dwelling Unit
Pleasant Bay Volunteer Fire Department	\$125.00 Per 1 Dwelling Unit

District 2

North East Margaree Volunteer Fire Department	\$0.10 Per \$100 of assessment
Margaree Volunteer Fire Department	\$0.10 Per \$100 of assessment
Margaree Volunteer Fire Department (Commercial Rate)	\$0.10 Per \$100 of assessment
LeMoine Volunteer Fire Department	\$0.10 Per \$100 of assessment
Lemoine Volunteer Fire Department (Commercial Rate)	\$0.10 Per \$100 of assessment

District 3

Inverness Volunteer Fire Department	\$0.08 Per \$100 of assessment
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District 4

Whycocomagh Volunteer Fire Department	\$0.10 Per \$100 of assessment
Lake Ainslie/Upper Margaree Volunteer Fire Department	\$0.10 Per \$100 of assessment
Valley Mills Volunteer Fire Department	\$0.10 Per \$100 of assessment
Blues Mills Volunteer Fire Department	\$0.10 Per \$100 of assessment
Blues Mills Volunteer Fire Department (Commercial Rate)	\$0.05 Per \$100 of assessment

District 5

Mabou (1 Dwelling) Volunteer Fire Department	\$150.00 Per 1 Dwelling Unit
Mabou (More than 1 dwelling) Volunteer Fire Department	\$300.00 More than 2 Dwelling Units
Port Hood Volunteer Fire Department	\$0.10 Per \$100 of assessment
Port Hood Volunteer Fire Department (Commercial Rate)	\$0.06 Per \$100 of assessment

District 6

Port Hastings Volunteer Fire Department	\$0.13 Per \$100 of assessment
Judique Volunteer Fire Department	\$0.10 Per \$100 of assessment
West Bay Road Volunteer Fire Department	\$0.15 Per \$100 of assessment

FURTHER RESOLVED that the said Council hereby require payment of the said rates to be made to the Tax Collector or Treasurer of the said Municipality on August 28th, 2026.

FURTHER RESOLVED that the said Council hereby impose an additional percentage of one percent per month on all rates and taxes remaining unpaid after August 28th, 2026.

FURTHER RESOLVED that the Council fixes April 1st, 2027 as the day after which the tax collector may proceed to issue warrants for the collection on all rates and taxes then unpaid.

That the 2026 General Operating Budget totalling \$30,220,313 for the fiscal year ending March 31st, 2027 be approved.

MOVED BY: Deputy Warden Chisholm

SECONDED BY: Councillor Gillis

RESOLUTION PASSED

14. RESOLUTION: WATER OPERATING BUDGET

BE IT RESOLVED THAT:

WHEREAS the Municipality of the County of Inverness has prepared a detailed Water Operating Budget for the fiscal year 2026-2027, outlining necessary investments in water infrastructure across the municipality.

AND WHEREAS the Council of the Municipality of the County of Inverness has reviewed the proposed estimates, business plans, and revenue requirements.

BE IT RESOLVED that the Municipal Council of the Municipality of the County of Inverness hereby approves and adopts the 2026-2027 Water Operating Budget as presented, in the total amount of \$2,856,351.

MOVED BY: Councillor Gillis

SECONDED BY: Councillor Phillips

RESOLUTION PASSED

15. RESOLUTION: GENERAL CAPITAL BUDGET

BE IT RESOLVED THAT:

The Council of the Municipality of the County of Inverness hereby approves the 2026-27 General Capital Budget in the amount of Thirty-Two Million, Nine Thousand, Six Hundred and Eighty-Eight Dollars (\$32,009,688) and the funding allocations as presented.

Provincial- \$11,432,704
Federal- \$9,437,124
Debenture (Municipal Debt through the Municipal Finance Corporation)- \$8,321,992
LIC (Local Improvement Charge – Recoverable Monies)- \$1,440,134
Build Canada String Fund (Gas Tax)- \$831,000
ISC – Indigenous Services Canada- \$546,735
Reserves- \$0

BE IT FURTHER RESOLVED THAT:

Council directs staff to proceed with the implementation of the approved 2026-27 Capital Plan and to take all necessary actions to secure external funding and advance the identified projects in accordance with municipal policies and procedures.

MOVED BY: Councillor Gillis
SECONDED BY: Deputy Warden Chisholm
RESOLUTION PASSED

16. RESOLUTION: WATER CAPITAL BUDGET

BE IT RESOLVED THAT:

Council approve the 2026-2027 Water Capital Budget in the amount of \$3,600,000.00 as presented, including the identified funding allocations, and authorize staff to proceed with implementation of the approved capital projects in accordance with applicable municipal policies, procurement requirements, and funding agreements.

FUNDING SOURCE	AMOUNT
Debenture	\$1,909,730.00
Provincial Grants	\$795,770.00
Federal Grants	\$760,000.00

Depreciation	\$90,000.00
Gas Tax Reserve	\$44,500.00
TOTAL	\$3,600,000.00

THIS RESOLUTION FURTHER CONFIRMS THAT:

- The approved budget supports the long-term sustainability of the municipal water system by investing in critical infrastructure, system reliability, and regulatory compliance.
- Projects included in this budget are aligned with asset management plans and address documented infrastructure needs and risks.
- Funding sources have been identified and are planned in a fiscally responsible manner to deliver value for ratepayers.
- The approved budget authorizes staff to proceed with the projects as presented and to take all necessary actions to carry out the budget.

MOVED BY: Councillor Gillis
SECONDED BY: Councillor Poirier
RESOLUTION PASSED

17. TEMPORARY BORROWING RESOLUTION – CAPITAL BRIDGE FINANCING - CENTRAL AVENUE UPGRADES

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Municipality of the County of Inverness, 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 Inverness 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 Inverness has determined to borrow for the purposes of Capital Bridge Financing – Central Avenue 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 Inverness borrow a sum or sums not exceeding Ten Million Dollars (\$

10,000,000) 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 Inverness 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 Ten Million Dollars (\$ 10,000,000) 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.

MOVED BY: Councillor Gillis
SECONDED BY: Deputy Warden Chisholm
RESOLUTION PASSED

18. POLICY AMENDMENT – MUNICIPAL FEES

MOTION: *That Council agree to adopt the Municipal Fees Policy with amendments effective today.*

MOVED BY: Deputy Warden Chisholm
SECONDED BY: Councillor Phillips
MOTION CARRIED

19. NOTICE OF MOTION

This is notice to Council that during a future meeting the following policy will be presented for Council's consideration and discussion. All the information needed will be in the Council package in advance of the discussions.

- Local Improvement Charges policy (new policy that is being recommended by Finance and Engineering and Planning).

20. FUNDING REQUEST – COMMUNITY DEVELOPMENT APPLICATION RESOLUTION – MARGAREE DEVELOPMENT ASSOCIATION

Therefore it be resolved that Council approve the funding request from the Margaree Area Development Association (MADA) for the replacement of an oil tank at the Margaree 12 Step Club in the amount of \$2,240.50 with funds coming from District 2 CDC funds.

MOVED BY: Councillor Phillips
SECONDED BY: Councillor Poirier
RESOLUTION PASSED

21. FUNDING REQUEST – COMMUNITY DEVELOPMENT APPLICATION RESOLUTION – MABOU FARMER’S MARKET COOPERATIVE

Therefore it be resolved that Council approve the funding request from the Mabou Farmer’s Market Cooperative for a marketing strategy in the amount of \$3,965.00 with funds coming from the Regional Fund.

MOVED BY: Deputy Warden Chisholm
SECONDED BY: Councillor Poirier
RESOLUTION PASSED

22. CORRESPONDENCE

Correspondence was issued on behalf of the Municipality of the County of Inverness to the Honourable Nolan Young, the Minister of Labour, Skills and Immigration requesting that the Province of Nova Scotia revisit the possibility of constructing an additional student residence at the NSCC Strait Area Campus in Port Hawkesbury.

23. NEXT MEETING DATE

July 16, 2026 9:30 a.m. Committee of the Whole

24. “IN CAMERA”

MOTION: *That Council move to “In Camera” at 1:47 p.m. to discuss two land items and three human resource items.*

MOVED BY: Councillor Gillis
SECONDED BY: Councillor Poirier
MOTION CARRIED

MOTION: *That Council move out of “In Camera” at 2:24 p.m.*
MOVED BY: Deputy Warden Chisholm
SECONDED BY: Councillor Gillis

MOTION CARRIED

25. ADJOURNMENT

MOTION: *That Council adjourn at 2:24 p.m.*

MOVED BY: Councillor Poirier

MOTION CARRIED