

**PORT HAWKESBURY TOWN COUNCIL
SPECIAL PUBLIC MEETING
Minutes of Meeting
May 25, 2026
Shannon Studio**

Present

Mayor, Brenda Chisholm-Beaton
Deputy Mayor, Todd Barrett
Councillor, Iaian Langley
Councillor, Paula Hart
Councillor, Blaine MacQuarrie
Chief Administrative Officer, Terry Doyle
Director of Finance, Brian Luciano
Manager of Public Works, Jason MacMillan
Manager of Facilities and Operations, Gordie Snook
Communications and Administrative Officer, Melissa Warner

Regrets

1. Call to Order

A Special Public Meeting of the Port Hawkesbury Town Council was held in the Shannon Studio, Monday, May 25, 2026, and called to order by Mayor, B. Chisholm-Beaton at 4:00p.m.

2. Additions to Agenda

There were two additions to the agenda:

- Strait Area Mayors, Chiefs and Wardens Letter Endorsement
- In Camera Session after the last agenda item

3. Approval of Agenda

**MOVED by Deputy Mayor and SECONDED by Councillor I. Langley “That the Town of Port Hawkesbury approves the Special Public Meeting Agenda as amended.”
MOTION CARRIED.**

4. 2026/2027 Municipal Operating Budget

Director, B. Luciano, presented the proposed 2026–2027 Operating Budget, which aligns with Council’s four strategic priorities: Community Development, Housing Availability, Economic Development and Population Growth, and Organizational Excellence and Leadership. The recommended budget maintains the current residential, commercial, and sewer tax rates, helping keep Port Hawkesbury competitive for housing and business investment. B. Luciano highlighted the growth in taxable assessments, increased revenues from waterfront tenants and government transfers, and a total projected municipal revenue of approximately \$10.13 million.

The presentation also reviewed major expenditure increases across departments, including investments in public works projects, infrastructure upgrades, emergency management, bylaw enforcement, housing initiatives, economic development, and waterfront planning. Significant one-time investments include upgrades to sewage lift stations and additional support for the Economic Development Office and housing initiatives. Staff noted that despite some increased costs related to inflation, infrastructure, and service delivery, the Town remains in a balanced position with no projected surplus or deficit. Council also discussed the long-term financial benefits of developments such as the New Dawn housing project and ongoing investments in community growth and infrastructure.

Deputy Mayor, T. Barrett inquired if the for Strait Regional Center for Education Rate is based on population. Director, B. Luciano noted that it is based on uniform assessment.

Councillor, I. Langley asked about the loss in revenue for the old arena. B. Luciano noted that while the Town anticipates losing approximately \$20,000 annually in arena rental revenue once the facility is redeveloped, the completed project is expected to generate a substantial long-term net financial benefit through increased assessment value. It was noted that the new development is projected to be valued in the tens of millions of dollars, resulting in significantly higher tax revenue for the Town in the future.

MOVED by Councillor, I. Langley and SECONDED by Deputy Mayor, T. Barrett “That the Town of Port Hawkesbury approves the Operating Budgets as presented May 25, 2026, with a Residential Tax Rate set at \$1.58/\$100 assessment and a Commercial Tax Rate set at \$4.16/\$100 assessment, and a Sewer Service Charge of \$0.22/\$100 assessment for the fiscal year 2026-2027. Property taxes are payable as billed by June 1, 2026, and October 1, 2026, and interest will be charged at a rate of 18% per annum on overdue accounts.” MOTION CARRIED.

5. Recommendation from the Planning Advisory Committee

CAO, T. Doyle noted that there is a change that was reviewed by the Planning Advisory Committee and precipitated by a development at 727 Granville Street – The recommendation coming forward from the PAC is.

MOVED By Member S. MacDonald and SECONDED by Member L. MacKeigan “That the Planning Advisory Committee recommend that Municipal Council add Construction Trades Yard and Fabrication Facility as a use in Industrial Waterfront (M2) Zone in Town of Port Hawkesbury Municipal Planning Strategy and Land Use Bylaw; and That Municipal Council gives First Reading and schedules a Public Hearing.”

MOVED by Councillor, B. MacQuarrie and **SECONDED** by Councillor, P. Hart “That the Town of Port Hawkesbury accept the recommendation from the Planning Advisory Committee and approve first reading of the amendments to the Municipal Planning Strategy and Land Use Bylaw and hold a Public Hearing on June 16th at 5:30pm.” **MOTION CARRIED.**

6. Public Hearing Date Change

MOVED by Deputy Mayor, T. Barrett and **SECONDED** by Councillor, I. Langley “That the Public Hearing originally scheduled for Tuesday, June 2nd be rescheduled to Tuesday, June 16th with respect to the Marketing Levy Bylaw and The Solid Waste Bylaw amendments” **MOTION CARRIED.**

7. Approved Additions

Strait Area Chiefs Mayors and Wardens Letter – Mayor, B. Chisholm-Beaton

Mayor, B. Chisholm-Beaton reviewed the letter that was circulated in the packages with respect to adding a sister residence at the Nova Scotia Community College. The Strait Area Chiefs, Mayors and Wardens are looking for endorsement from each municipality and to be sent to the Province.

MOVED by Councillor, B. MacQuarrie and **SECONDED** by Deputy Mayor, T. Barrett “That the Town of Port Hawkesbury approve the draft endorsement letter.” **MOTION CARRIED.**

COUNCIL TOOK A BRIEF RECESS AT 4:32.P.M

MOTION TO MOVE IN CAMERA

MOVED by Councillor, I. Langley and **SECONDED** by Councillor, B. MacQuarrie to move In Camera at 4:42.p.m

MOTION TO MOVE FROM IN CAMERA

MOVED by Councillor, B. MacQuarrie and **SECONDED** by Councillor, P. Hart to Move from In Camera at 5:45.p.m.

8. Adjournment

That the Special Public Meeting was adjourned at 5:43.p.m.” MOTION CARRIED.

June 2, 2026



Date

Approved by:
Terry Doyle, P. Eng.
Chief Administrative Officer

Recorded by:
Melissa Warner
Communications and
Administration Officer

