

**PORT HAWKESBURY TOWN COUNCIL
PUBLIC HEARING
Shannon Studio
Minutes of Meeting
June 16, 2026**

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
Director of Engineering and Public Works, Jason MacMillan
Municipal Clerk, Melissa Warner
Eastern District Planning Commission, Executive Director, John Bain

1. Call to Order

A Public Hearing of the Port Hawkesbury Town Council was held in the Shannon Studio, Tuesday, June 16, 2026, and called to order by Mayor, Brenda Chisholm-Beaton at 5:30pm.

2. Staff Presentation – Eastern District Planning Commission

Second Reading – Application by Allsteel Coatings Ltd. for a Concurrent Amendments to the Municipal Planning Strategy (MPS) and Land Use By-law(LUB) to add Construction Trades Yard and Fabrication Facility as a use in Industrial Waterfront (M2) Zone. First Reading was given at the May 25th, 2026 Special Public Meeting

Eastern District Planning Commission's Executive Director, J. Bain reviewed the concurrent amendment to the Municipal Planning Strategy and Land Use By-law affecting all Waterfront Industrial (M-2) Zone within the Town. He noted that the proposed amendment would add construction trade yards and fabrication facilities as a permitted use by removing the existing requirement that such uses be directly related to the shipping or maritime industry. He indicated that although the discussion referenced the former All Steel Coatings/Granite Tile property as the catalyst for the amendment, he emphasized that the change would apply to all waterfront industrial properties. Planning staff advised that the amendment is consistent with the intent of the Municipal Planning Strategy and recommended Council approve the amendments, including the addition of a definition for construction trade yards as

buildings used for the storage, maintenance, and repair of construction equipment, and for the fabrication and assembly of components associated with construction projects.

CAO, T. Doyle noted that this recommendation was presented to Planning Advisory Committee and approved to move forward.

3. Council Question Period

Councillor, B. MacQuarrie asked where the M2 Zone was located. Staff indicated that M2 Zone was along the railway along the waterway across Town.

4. Gallery Presentations

a) Call for opposing presentations.

There were no opposing presentations.

b) Call for presentations in favor.

Dan Cooper with AllSteel Ltd. was in support of the change.

5. Written Submissions

There were no written submissions.

6. Staff Presentation – Director Of Finance

Second Reading: Amendments to the Marketing Levy Bylaw

First Reading was given on May 5th, 2026, Public Meeting.

Director of Finance, B. Luciano presented the proposed second reading of amendments to the Marketing Levy By-law, noting that first reading was approved by Council on May 5, 2026. The amendments are intended to align the by-law with provincial legislation introduced in 2023 requiring short-term rental platform operators, such as Airbnb, VRBO, and Priceline, to collect and remit municipal marketing levies. Following consultations led by the Department of Municipal Affairs and Destination Cape Breton, it was determined that amendments were necessary to explicitly define and include "platform operators" within the by-law. The proposed changes, consisting of approximately 18 amendments, primarily add references to platform operators throughout the by-law to ensure they are responsible for collecting and remitting the applicable marketing levy. Following the presentation, Council had no questions, and the Mayor opened the floor for public presentations.

7. Council Question Period

There were no questions from Council.

8. Gallery Presentations

a) Call for opposing presentations

There were no opposing presentations.

b) Call for presentations in favor

There were no presentations in favor.

9. Written Submissions

There were no written submissions.

10. Staff Presentation – CAO, T. Doyle

Second Reading: Amendments to the Solid Waste Management Bylaw

First Reading was given at the May 5th, 2026, Public Meeting of Council.

CAO, T. Doyle reviewed the amendments to the Town's Solid Waste Management By-law following first reading on May 5, 2026. The amendments update the by-law to reflect Nova Scotia's Extended Producer Responsibility (EPR) program and the transition of residential recycling services to Circular Materials, the designated program administrator. Staff explained that the changes are administrative in nature, replacing references throughout the by-law to align with the provincial recycling program while maintaining existing waste management practices. During discussion, Council raised concerns from residents about disposing of excess leaf and yard waste beyond the capacity of the green carts. Staff explained that the larger green carts were selected to accommodate both food waste and yard waste, but collection limits remain necessary due to operational constraints.

11. Council Question Period

Councillor, I. Langley indicated that he had three calls from residents with respect to waste management. There was a discussion around concerns raised by residents regarding the disposal of excess leaf and yard waste that exceeds the capacity of the green carts. CAO, T. Doyle explained that the larger carts were intentionally selected to accommodate both food waste and yard waste, but collection limits are necessary due to operational constraints and the capacity of GFL's collection system. The Town's leaf and yard waste disposal site, which operates every second Saturday, remains a valued and unique service; however, staffing challenges and limited site capacity make expanding hours difficult. Staff acknowledged residents' concerns and committed to exploring options for additional access to the facility, with a follow-up update to be provided to Council by email. Council were reminded that green carts are picked up weekly during the summer months which provided opportunity to dispose of additional organics.

12. Gallery Presentations

a) Call for opposing presentations

There were no opposing presentations.

b) Call for presentations in favor

There were no presentations in favor.

13. Written Submissions

There were no written submissions.

14. Adjournment

The meeting adjourned at 5:51p.m.” MOTION CARRIED.

September 1, 2026

Handwritten signature of Terry Doyle in black ink.Handwritten signature of Melissa Warner in blue ink.

Date:

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

Recorded by:
Melissa Warner
Municipal Clerk