PORT HAWKESBURY TOWN COUNCIL
COMMITTEE OF THE WHOLE
Shannon Studio
October 20, 2026
Minutes of Meeting

Present
Mayor, Brenda Chisholm-Beaton
Deputy Mayor, Todd Barrett
Councillor, Iaian Langley
Councillor, Paula Hart
Councillor B, MacQuarrie
Chief Administrative Officer, Terry Doyle
Director of Finance, B. Luciano
Director, Marketing, Recreation, Tourism, & Culture, Michelle Farrow
Manager, Facilities and Operations, Gordie Snook
Director of Public Works – Jason MacMillan
Manager of Engineering and Public Works – Sajin John
Municipal Clerk - Melissa Warner

1. **Call to Order**
   A meeting of the Committee of the Whole was held in the Shannon Studio, Tuesday, October 20, 2026, and called order at 7:06 p.m. by Mayor, B. Chisholm-Beaton.

2. **Additions to Agenda**
   - Remembrance Day Traffic Noise Reduction
   - In Camera Session following Committee of the Whole

3. **Approval of Agenda**

   There was a request from a participant in the gallery to present to council as per her letter submission received via email.

   Mayor Chisholm-Beaton declined the request and explained there is no public participation at Committee of the Whole meetings.

   MOVED Deputy Mayor, T. Barrett by Councillor, B. MacQuarrie and SECONDED by Councillor, "to approve the agenda as presented." MOTION CARRIED.

4. **Presentations**
   There were no presentations.

5. **Council Reports on Assigned Committees**

Deputy Mayor, T. Barrett
October 7 – Chaired the Grow Port Hawkesbury Committee
October 9 – Municipal Leaders and NSCC Roundtable
October 15 – Eastern District Planning mini planning conference

Councillor, P. Hart

October 13 – Strait Area Transit Meeting & Lunch with Grow Port Hawkesbury about Terms of Reference.
October 15 – Eastern District Planning mini planning conference
October 20 – In Camera & Committee of the Whole

Councillor, B. MacQuarrie

October 13 – Strait Area Transit Board Meeting
October 15 – Eastern District Planning mini planning conference
October 16 – EverWind project announcement
October 19 – Eastern Counties Regional Library

Councillor I. Langley

October 06, 2026 – 17:00 Port Hawkesbury Town Council In Camera Session
October 06, 2026 -18:00 – 23:00 Public Meeting of Council
October 07, 2026 -18:00-20:00 TOR meeting for GROW PORT HAWKESBURY
October 15, 2026 -10:00 – 11:30 District Planning Meeting
October 15, 2026 -12:00 -13:00 Attending virtual by COX PALMER intitled EXPLORING THE OPPORTUNITIES AND CAHLLENDGES of transforming Atlantic Canada port infrastructure to support the emerging offshore wind industry, including the financing and regulatory considerations that will help shape the future
October 15, 2026 -14:00 14:45 met virtually with Matt Savall of STRUM
October 16, 2026 -attended in person announcement at the EVERWIND site
October 20, 2026 - attended the official of PORT HAWKESBURY PAPER Wind Gooseharbour site.

Councillor, I. Langley took a few minutes to speak about his time as serving as Chair of the Landrie Lake Water Utility Board. He indicated that the Board is comprised of two Councillors from the Town of Port Hawkesbury, two councillors from the Municipality of the County of Richmond as well as the respective Chief Administrative Officers. He noted that the Board just recently went through a Rate review with the Nova Scotia Utility and Review Board and he commended the staff for all of their work during that process and explained how proud he was with staff the work that took place for the rate review.

Councillor, I. Langley highlighted the Town's ongoing stewardship and management of the Landrie Lake Water Utility since assuming responsibility from the Province of Nova Scotia in 2019. Significant improvements have included bathymetric studies to better understand lake capacity, updated scientific data and evaporation assessments, securing previously outstanding pipeline easements, regular dam inspections, regulatory rate reviews, and updated agreements with industrial water users. It was noted that the Town successfully maintained residential and industrial water commitments during the dry summer of 2024, demonstrating the reliability of the system. Looking ahead, the importance of responsible watershed management was emphasized, particularly as demand for water may increase with future industrial development and green energy projects. The potential to significantly expand water supply capacity through the Little River connection was also highlighted. The presentation concluded by reinforcing the importance of protecting and maintaining

the watershed for current and future users and expressing appreciation to Town staff and the Water Utility Board for their ongoing work and dedication.

Mayor B Chisholm-Beaton

Mayor Chisholm-Beaton thanked the outgoing Water Utility Chair for his leadership and dedication over the past two years. She provided an update on recent committee activities, including an October 7th meeting to discuss potential projects and revenue opportunities for Port Hawkesbury, attendance at the Eastern District Planning Commission Mini-Conference on October 15th at the Civic Centre, and an informal dinner with regional Chiefs, Mayors, and Wardens to discuss matters of mutual interest. She concluded by inviting questions regarding committee reports.

6. CAO REPORTS

Marketing, Recreation, Tourism and Culture

Director, M. Farrow had submitted her report on the initiatives within her department including:

- Strait Area Pool
- Recreation Programming
- Shows/Events
- Marketing/ Media

CAO, T. Doyle noted that Council can reach out to Michelle directlry with any questions they may have.

Engineering and Public Works

Manger of Engineering and Public Works, S. John provided Council with an update from the Department:

- Granville Street Bridge Project
- Embree Island Road Access Traffic Changes
- Surplus
- Procurement Projects
- Active Transportation Granville Street
- Public Works Activity
- Leaf & Yard Waste Site closed for the season

Manager, S. John provided and update on Engineering and Public Works projects. Major repairs to the Granville Street Bridge are substantially complete, with completion expected by the end of November. Preparations are underway for the closure of the east end of Embree Island Road as part of safety improvements along Reeves Street. Public Works crews continue repairs and drainage improvements following September's heavy rainfall, including sewer flushing and stormwater inspections with Strum Consulting. The surplus equipment tender closed October 15, and the leaf and yard waste site closed for the season on October 17.

Mayor B. Chisholm-Beaton asked about the Granville Street Bridges S. John noted that they should be completed by the end of November would be the worst-case

scenario. Councillor, B. MacQuarrie asked about the markings on Reeves Street. Manager of Engineering and Public Works, S. John, clarified that the changes are associated with the permanent closure of the east end of Embree Island Road and will include new pavement markings to accommodate revised traffic movements

Finance

Director, B. Luciano, reported on the initiatives within his department including:

- Audit Process
- Housing
- Property Tax
- Professional Development
- Project Funding
- Landrie Lake Water Utility

Director, B. Luciano, provided a Finance Department noting that the audit process remains ongoing. Preliminary housing discussions were held with Rooted Community Development Partners, and the 2027 property assessment roll is expected by late November or early December. Discussions continue with the Department of Municipal Affairs regarding project funding. The Town is also assessing water capacity at Landrie Lake to accommodate the proposed Point Tupper data centre, with findings to be presented to the Water Utility Board.

Facilities, Parks and Operations

Manager, G. Snook reported on the initiatives within his department including:

- Port Hawkesbury Civic Centre
- Pools
- Waterfront
- Parks/Fields
- Firehall
- Foodbank
- Airport
- IDEA Committee

Manager, G. Snook provided an update on Civic Centre operations, noting increased ice demand and the successful hosting of the 30th anniversary of Celtic Colours, acknowledging staff and volunteers for their efforts. Pool operations remain normal, and applications for 2027 student funding are underway. Seasonal recreation facilities are closing, with fall maintenance ongoing. Energy efficiency upgrades at the Fire Hall are complete, while accessibility improvements at the Food Bank are expected to be finished by mid-November. Airport asphalt repairs are anticipated to be completed this fall.

CAO T. Doyle provided an overview of EverWind Fuels' proposed $10 billion data centre development in Point Tupper, consisting of two phases totaling 420 MW. The development would require raw water from the Landrie Lake Water Utility, with projected average consumption of 500,000 liters per day at full buildout. Further assessment is required to determine peak water demands and infrastructure capacity,

with drinking water protection remaining the priority. EverWind has committed to responsible development principles, including minimizing environmental impacts, providing community benefits and conducting public consultations. Staff will continue gathering information and updating Council as the project progresses.

Councilor, I. Langley thanked CAO, T. Doyle and he said that he looks forward to the public consultation sessions.

7. Other Business

i. Coastal Clash Tournament – Mayor, B. Chisholm-Beaton
CAO T. Doyle presented a sponsorship request from the Strait Richmond Minor Hockey Association for the annual Coastal Clash Minor Hockey Tournament, formerly known as the Stora Tournament. The Association requested $1,000, consistent with the Town's contribution last year. The required financial information was submitted, and staff recommended approval of the $1,000 sponsorship.

Consensus is to move forward to the next Public Meeting.

ii. Dangerous and Unsightly Premises – Mayor, B. Chisholm-Beaton
Mayor B. Chisholm-Beaton emphasized the importance of addressing dangerous and unsightly premises as part of the Town's overall growth and development. She acknowledged the work of the Growing Port Hawkesbury Committee in identifying the connection between community growth and property conditions. She requested Council's support in directing staff to review existing policies, research best practices from other municipalities and bring forward recommended amendments. The goal is to strengthen the Town's approach, in collaboration with the Eastern District Planning Commission, to reduce the number of dangerous and unsightly properties and improve overall community conditions.

Council expressed support for reviewing the Town's Dangerous and Unsightly Premises policies, noting longstanding concerns and limited progress in addressing problem properties. Members emphasized the need for meaningful improvements, stronger enforcement and regular updates on progress throughout the review process.

Consensus is to move forward to the next Public Meeting.

9. Approved Additions

Remembrance Day Ceremony – Mayor, B. Chisholm-Beaton
Mayor B. Chisholm-Beaton emphasized the importance of minimizing traffic noise during Remembrance Day ceremonies and acknowledged the efforts of Town staff, the Fire Department, Nova Scotia Public Works and the RCMP. Council supported continued coordination with these partners to reduce disruptions during the ceremony. It was suggested that annual planning be incorporated into staff's regular work plan to

ensure consistent preparations each year. Staff were directed to continue working with the appropriate partners to establish an ongoing process.

Consensus is to move forward to the next Public Meeting.

10. Future Meetings

i. Public Meeting of Council — November 3, 2026
ii. Committee of the Whole — November 17, 2026

11. Adjournment

The Committee of the Whole was adjourned at 8:01p.m.

November 3, 2026

Date	Approved CAO, Terry Doyle Chief Administrative Officer	Recorded by: Melissa Warner Communications & Administrative Officer