

**WEDNESDAY, FEBRUARY 18, 2026 @ 4:30 PM
REGULAR MONTHLY COUNCIL
GUYSBOROUGH MUNICIPAL OFFICE**

Warden Long called the meeting to order at 4:30 pm.

ATTENANCE

Warden Paul Long
Deputy Warden Janet Peitzsche (via zoom)
Councillor Mary Desmond
Councillor Neil DeCoff
Councillor Dave Hanhams
Councillor Susan Cashin
Councillor Hudson MacLeod

OTHERS PRESENT

Sean O'Connor, CAO
Shawn Andrews, Deputy CAO
Deborah Torrey, Development Officer
Danita Imlay, Director of Finance
Christina Bowie, Manager of Special Initiatives & Communications
KPMG
Media (via zoom)

REGRETS

Councillor Fin Armsworthy

ACKNOWLEDGEMENT

APPROVAL OF AGENDA

26-02-30903

Additions: Briefing Note – Request for Rezoning, William Bond
NexGold Update

MOVED: Councillor Mary Desmond

SECONDED: Councillor Susan Cashin

MOTION: **THAT** Council approve the agenda as amended.
MOTION CARRIED

APPROVAL OF MINUTES OF JANUARY 21, 2026 REGULAR COUNCIL

26-02-30904

MOVED: Councillor Mary Desmond

SECONDED: Councillor Susan Cashin

MOTION: **THAT** Council approve the minutes of the January 21, 2026 Regular Council Session as presented with no noted errors or omissions.
MOTION CARRIED

BUSINESS ARISING FROM MINUTES

DELEGATIONS

KPMG – CANSO TAX RATE REVIEW REPORT

26-02-30905

Mr. Bruce Peever and Mr. Suk Bedi from KPMG reviewed the project objectives for the Canso Taxation Review and proceeded to present Council with the final report which included a review of the public consultation that was carried out as well as the review process.

Mr. Peever reviewed information that was received at the MODG Open House public consultation sessions which outlined the following concerns:

- Lack of clarity in the current tax structure
- Property assessments not aligned with local market conditions
- Legacy boundary issues contributing to unfair outcomes
- Willingness to pay a fair share through consistent taxation
- Need for improved transparency and public engagement on services

Mr. Peever reviewed their conclusions based on their findings during the review as well as their recommendations from that review as follows:

1. Petition the NS Minister of Justice to review the policing model, specifically related to the use of dedicated vs. shared policing services.
2. Transition Canso to an equivalent unit sewer fee structure.
3. Request PVSC to review the assessment models used for MODG

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil DeCoff

MOTION: **THAT** Council accept the Canso Tax Rate Review Report from KPMG as presented.

MOTION CARRIED

NEW BUSINESS

REQUEST FOR DONATION – RAISING THE VILLAGES

26-02-30906

Warden Paul Long reported that a request was received from Raising the Villages for a donation towards their conference being held on March 26th at the Wagmatcook Culture and Heritage Centre. It was noted that Deputy Warden Janet Peitzsche expressed interest in attending this conference.

MOVED: Deputy Warden Janet Peitzsche

SECONDED: Councillor Mary Desmond

MOTION: **THAT** Council provide a donation to the “Raising the Villages” conference in the amount of \$1,000.00.

MOTION CARRIED

RECOMMENDATION – REQUEST FOR REZONING, WILLIAM BOND

26-02-30907

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Hudson MacLeod

MOTION:

THAT WHEREAS the Council of the Municipality of the District of Guysborough passed a motion instructing Municipal Staff to schedule a Public Hearing in accordance with the Municipal Government Act (MGA) for the purpose of considering the rezoning of a parcel of land in Canso from Residential R-1 to Commercial C-1;

AND WHEREAS the land to be rezoned is identified as PID 35025931 in Canso, Guysborough County;

AND WHEREAS a Public Hearing was called for Wednesday, February 18th, 2026 at 4:15 p.m. at the Municipal Building, 33 Pleasant Street, Guysborough in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements in local papers in accordance with the MGA;

AND WHEREAS there were no written objections and no oral presentations with respect to this rezoning;

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of Guysborough approve the request to rezone property identified as PID #35025931 in Canso, Guysborough County, from Residential R-1 to Commercial C-1 to allow for future commercial use on this property.

MOTION CARRIED

COMMITTEES AND BOARDS

RECCOMENDATIONS FROM COMMITTEE OF THE WHOLE

RECOMMENDATION – REZONING, TOR BAY FISHERIES LTD. 26-02-30908

MOVED: Councillor Susan Cashin

SECONDED: Councillor Neil DeCoff

MOTION: **THAT** on the recommendation of the Committee of the Whole, the Council of the Municipality of the District of Guysborough instruct Municipal Staff be to schedule a Public Hearing in accordance with the Municipal Government Act to consider a request from Tor Bay Fisheries Ltd. for rezoning of property located at 4963 Highway 316, Charlos Cove (identified as PID #35170729) from Coastal Community CC-1 to Industrial Light I-1;

AND FURTHER THAT the Public Hearing be scheduled for Wednesday, March 18, 2026 at 4:15 pm in the Council Chambers of the Guysborough Municipal Building.

MOTION CARRIED

RECOMMENDTION – CANSO FITNESS CENTRE, PROGRESS CLAIM #8 26-02-30909

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Neil DeCoff

MOTION: **THAT** on the recommendation of Committee of the Whole, the Council of the Municipality of the District of Guysborough authorize Progress Claim #8 in the amount \$235,001.76 plus HST to Iron Maple Constructors Inc.

MOTION CARRIED

EASTERN REGION SOLID WASTE MANAGEMENT

Councillor Neil DeCoff noted that a copy of the minutes from the January 29th Eastern Region Solid Waste Management Committee meeting was circulate for the information of Council. Councillor DeCoff provided a brief update from this meeting.

EMERGENCY MANAGEMENT OFFICE COMMITTEE

Councillor Dave Hanhams reported that the last meeting was held on January 21st. Councillor Hanhams briefly reviewed the draft minutes from that meeting noting that he will start distributing the approved minutes from that Committee for the information of Council.

GALA

No report available.

WASTE MANAGEMENT LIAISON COMMITTEE

Councillor Neil DeCoff discussed the future meeting dates and the information concerning the fact that GFL will no longer be accepting tires at the Guysborough Waste Management Facility.

LIBRARY BOARD

Councillor Susan Cashin reported that they met on February 5th noting that she was elected as Vice Chairperson of that Board. Councillor Cashin stated that they will be meeting every 2nd month going forward.

HOME SUPPORT BOARD

No report available.

COMMUNITY HEALTH BOARD

Councillor Susan Cashin reported that they met on February 9th noting that they hired a new coordinator in the absence of Mrs. Dorothy Bennett. Councillor Cashin stated that there are plans to rebrand the community health boards. Councillor Cashin reported on some funding that was still available for groups who may want to do a small project meeting the criteria of the Health Board. Councillor Cashin stated that applications will be open for the Wellness Fund as well, noting that there were 26 applications received last year.

CANSO AREA STAKEHOLDER WORKING GROUP

No report available.

GUYSBOROUGH AREA STAKEHOLDER WORKING GROUP

Councillor Mary Desmond reported that the next meeting is scheduled for March 30th. Councillor Desmond provided a brief update on some recent community events.

TRANSIT ASSOCIATION OF GUYSBOROUGH

Councillor Mary Desmond reported that she missed the last meeting. Councillor Desmond noted that Julie will be reducing her hours, but she will be available if an emergency comes up. Councillor Desmond noted that they had an issue with drivers; and, as a result, they are going to review the driver's handbook with the next meeting taking place on March 26th.

GUYSBOROUGH DISTRICT BUSINESS PARTNERSHIP

Warden Long reported that the GDBP met on February 17th where they discussed the relationship between the Board and MODG. Warden Long stated that they discussed the kiosks on the waterfront in Canso noting that two of the kiosks are not currently being used or spoken for.

GUYSBOROUGH & AREA BOARD OF TRADE

No report available.

COMMUNITY FIRST GUYSBOROUGH COUNTY HOUSING ASSOC.

Councillor Susan Cashin reported that they met on February 17th and discussed the potential of 5 housing projects in MODG noting that there is lots of work being done. Councillor Cashin stated that they looked at locations that would be viable for housing where services are currently located. Councillor Cashin stated that she also mentioned the importance of the Association applying for their charitable status.

ANY OTHER COMMITTEE OR BOARD

NEXGOLD UPDATE

Councillor Hudson MacLeod reported that he met with NexGold today and participated in a recorded interview where they discussed a number of subjects such as engagement with the liaison committee and the community, CBA's, restaurants, housing, etc.

INTO CLOSED SESSION

26-02-30910

Moved: Councillor Mary Desmond

Seconded: Councillor Dave Hanhams

Motion: **THAT** the Council of the Municipality of the District of Guysborough proceed into closed session.

MOTION CARRIED

LEGAL

OUT OF CLOSED SESSION

26-02-30911

Moved: Councillor Hudson MacLeod

Seconded: Councillor Neil DeCoff

Motion: **THAT** the Council of the Municipality of the District of Guysborough return to open session.

MOTION CARRIED

FUTURE MEETING DATES

- March 4th 2026 @ 2:00 pm Budget Workshop
- March 4th 2026 @ 4:30 pm Committee of the Whole
- March 18th 2026 @ 4:15 pm Special Council Public Hearing
- March 18th 2026 @ 4:30 pm Regular Monthly Council Meeting

ADJOURNMENT

26-02-30912

Moved: Councillor Hudson MacLeod

Motion: **THAT** the Regular Council Meeting of February 18, 2026 stand adjourned.

MOTION CARRIED (6:04 pm)

WARDEN

CHIEF ADMINISTRATIVE OFFICER

DATE