

**COMMITTEE OF THE WHOLE
WEDNESDAY, JANUARY 7, 2026 @ 4:30 P.M.
GUYSBOROUGH MUNICIPAL OFFICE**

Warden Paul Long called the meeting to order at 4:30 p.m.

ATTENDANCE

Warden Paul Long
Deputy Warden Janet Peitzsche
Councillor Mary Desmond
Councillor Neil DeCoff
Councillor Dave Hanhams
Councillor Susan Cashin
Councillor Hudson MacLeod
Councillor Fin Armsworthy

OTHERS PRESENT

Sean O'Connor, Chief Administrative Officer
Shawn Andrews, Deputy CAO
Danita Imlay, Director of Finance
Deborah Torrey, Development Officer
Glen Avery, Director of Public Works
Angie Tavares, Director of Recreation
Bruce MacKeen, Municipal Solicitor
Media (via zoom)

REGRETS

Magdelyn Connolly, Municipal Clerk

APPROVAL OF AGENDA

26-01-95082

MOVED: Councillor Fin Armsworthy

SECONDED: Councillor Mary Desmond

MOTION: **THAT** the Committee of Whole approve the agenda as presented.

MOTION CARRIED

ACKNOWLEDGEMENT

APPROVAL OF THE MINUTES OF DECEMBER 3, 2025

26-01-95083

MOVED: Councillor Mary Desmond

SECONDED: Councillor Dave Hanhams

MOTION: **THAT** Committee of the Whole approve the minutes of December 3, 2025 as presented.

MOTION CARRIED

BUSINESS ARISING FROM MINUTES

DELEGATIONS

REPORTS

WARDEN'S REPORT

26-01-95084

Warden Long presented a Certificate of Recognition to Councillor Neil DeCoff on behalf of the Province of Nova Scotia for 10 years of service as a Municipal Councillor.

Warden Long reviewed his report as it was included in the meeting package for the information of Committee. Warden Long also spoke about Kendall Doiron who is playing her first game with Team Nova Scotia in Halifax tonight and offered his congratulations to Kendall.

MOVED: Deputy Warden Janet Peitzsche

SECONDED: Councillor Dave Hanhams

MOTION: **THAT** Committee of the Whole approve the Warden's Report as presented.

MOTION CARRIED

CHIEF ADMINISTRATIVE OFFICER REPORT

26-01-95085

Mr. Sean O'Connor reviewed his report which was included in the meeting package. Mr. O'Connor noted that they will be advertising for the position of Director of Economic & Community Development next week and he also spoke briefly about the upcoming Strategic Planning Session as well as 2026/2027 budget workshops.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Fin Armsworthy

MOTION: **THAT** Committee of the Whole approve the Chief Administrative Officer Report as presented.

MOTION CARRIED

DEPUTY CAO REPORT

26-01-95086

Mr. Andrews reviewed his report for the information of Committee. Mr. Andrews reported that he has had some positive meetings with the other municipal units related to the REMO position and hopes to be advertising for this position very soon.

MOVED: Councillor Hudson MacLeod
SECONDED: Councillor Neil DeCoff
MOTION: **THAT** Committee of the Whole approve the Deputy Chief Administrative Officer Report as presented.
MOTION CARRIED

Deputy Warden Janet Peitzsche thanked Mr. Shawn Andrews on behalf of herself and Council for the work he put in and the responsibility he took on in dealing with the CAO recruitment process.

DIRECTOR OF FINANCE REPORT **26-01-95087**

Mrs. Imlay noted that her report was included in the meeting package and briefly reviewed her report for the information of Council.

MOVED: Councillor Dave Hanhams
SECONDED: Councillor Susan Cashin
MOTION: **THAT** Committee of the Whole approve the Director of Finance Report as presented.
MOTION CARRIED

DEVELOPMENT OFFICER'S REPORT **26-01-95088**

Mrs. Torrey stated that her report has been included in the meeting package and that she is happy to answer any questions Committee may have.

MOVED: Councillor Janet Peitzsche
SECONDED: Councillor Dave Hanhams
MOTION: **THAT** Committee of the Whole approve the Development Officer's Report as presented.
MOTION CARRIED

REPORT & RECOMMENDATION – REQUEST TO PURCHASE MUNICIPAL PROPERTY, HAZEL HILL **26-01-95089**

Ms. Deborah Torrey reviewed the report included in the meeting package dealing with a request from Mr. James Avery to purchase municipal land in Hazel Hill.

MOVED: Deputy Warden Janet Peitzsche
SECONDED: Councillor Dave Hanhams
MOTION: **THAT** Committee of the Whole table the request pending further investigation.
MOTION CARRIED

BRIEFING NOTE – REQUEST FOR REZONING, WILLIAM BOND

26-01-95090

Ms. Deborah Torrey reviewed the report included in the meeting package dealing with a request for rezoning from Residential R-1 to Commercial C-1 for property located at 193 Main Street, Canso.

MOVED: Councillor Fin Armsworthy

SECONDED: Deputy Warden Janet Peitzsche

MOTION: **THAT** Committee of the Whole request more information in the intended use for this property.

MOTION DEFEATED

Councillor Dave Hanhams, Councillor Hudson MacLeod, Councillor Susan Cashin and Warden Paul Long voted nay.

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Hudson MacLeod

MOTION: **THAT** the Committee of the Whole recommend to the Council of the Municipality of the District of Guysborough that Municipal Staff be instructed to schedule a Public Hearing in accordance with the Municipal Government Act to consider a request from William Bond for rezoning of property located at 193 Main Street in Canso (identified as PID #35025931) from Residential R-1 to Commercial C-1;

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

MOTION CARRIED

Councillor Fin Armsworthy, Deputy Warden Janet Peitzsche and Councillor Neil DeCoff voted nay.

DIRECTOR OF PUBLIC WORKS' REPORT

26-01-95091

Mr. Avery stated that his report was included in the meeting package and provided Committee with a brief update.

MOVED: Councillor Fin Armsworthy

SECONDED: Councillor Neil DeCoff

MOTION: **THAT** Committee of the Whole approve the Director of Public Works' Report as presented.

MOTION CARRIED

BRIEFING NOTE – CANSO FITNESS CENTRE, PROGRESS CLAIM #7

26-01-95092

Mr. Glen Avery reviewed the Briefing Note included in the package regarding Progress Claim #7 for the Canso Fitness Centre Project.

MOVED: Councillor Fin Armsworthy

SECONDED: Deputy Warden Janet Peitzsche

MOTION: **THAT** the Committee of the Whole recommend to the Council of the Municipality of the District of Guysborough that they authorize progress claim #7 in the amount \$337,510.71 plus HST to Iron Maple Constructors Inc.

MOTION CARRIED

DIRECTOR OF RECREATION REPORT

26-01-95093

Mrs. Tavares stated that her report was included in the meeting package.

MOVED: Councillor Mary Desmond

SECONDED: Councillor Neil DeCoff

MOTION: **THAT** Committee of the Whole approve the Director of Recreation Report as presented.

MOTION CARRIED

DIRECTOR OF ECONOMIC & COMMUNITY DEVELOPMENT REPORT

26-01-95094

Mr. O'Connor briefly reviewed the report which was included in the meeting package for the information of Council.

Councillor Hudson MacLeod provided a brief report updating Council on the Nexgold Project.

MOVED: Councillor Neil DeCoff

SECONDED: Councillor Mary Desmond

MOTION: **THAT** Committee of the Whole approve the Director of Economic & Community Development Report as presented.

MOTION CARRIED

COMMITTEE BUSINESS

CORRESPONDENCE/NEW BUSINESS

COUNCILLOR ARMSWORTHY – CANSO FISHERIES HERITAGE CENTRE

26-01-95095

Councillor Armsworthy noted that there was a request included in the package for funding from the Canso Fisheries Heritage Centre.

Mr. Sean O'Connor noted that the plan is to work with each of the groups applying for funding, including this request, to ensure they fill out the proper applications and provide the supporting documentation.

MOVED: Councillor Fin Armsworthy

SECONDED: Deputy Warden Janet Peitsche

MOTION: **THAT** Committee of the Whole refer the request from the Canso Fisheries Heritage Centre to Strategic Planning.

MOTION CARRIED

RECOMMENDATION – MODG SIGNING AUTHORITY

26-01-95096

MOVED: Deputy Warden Janet Peitzsche

SECONDED: Councillor Fin Armsworthy

MOTION: **BE IT THEREFORE RESOLVED THAT** Mr. Sean O'Connor, Chief Administrative Officer of the Municipality of the District of Guysborough (hereinafter called the "corporation"), be and is hereby authorized for and on behalf of the corporation to negotiate with, deposit with, or transfer to the CIBC (but for credit of the corporation's account only) all or any cheques and other orders for the payment of money, and for the said purpose to endorse the same or any of them on behalf of the corporation either in writing or by rubber stamp;

AND FURTHER THAT all cheques of the corporation be drawn in the names of the corporation and be signed on its behalf by Warden Paul Long or Deputy Warden Janet Peitzsche and signed/countersigned by Sean O'Connor (Chief Administrative Officer), Shawn Andrews (Deputy Chief Administrative Officer) or Danita Imlay (Director of Finance);

AND FURTHER THAT Mr. Sean O'Connor, Mr. Shawn Andrews or Mrs. Danita Imlay be and is/are hereby authorized for and on behalf of the corporation from time to time, to receive from the said Bank a statement of the account of the corporation and all items returned unpaid and charged to the account of the corporation, and to sign and deliver to the said Bank, the Bank's form of verification, settlement of balance and release;

AND FURTHER THAT Mr. Sean O'Connor, Mr. Shawn Andrews and Mrs. Danita Imlay be and is/are hereby authorized for, and on behalf of the corporation to obtain delivery from the said Bank of all or any stocks, bonds and other securities held by the said Bank in safekeeping or otherwise for

the account of the corporation and to give valid and binding receipts therefore;

AND FURTHER THAT this resolution be communicated to the said Bank and remains in force until written notice to the contrary shall have been given to the Manager for the time being of the branch of the said Bank at which the account of the corporation is kept, and receipt of such notice duly acknowledged in writing.

MOTION CARRIED

INTO CLOSED SESSION

26-01-95097

MOVED: Councillor Dave Hanhams

SECONDED: Councillor Mary Desmond

MOTION: **THAT** Committee of the Whole proceed into closed session.

MOTION CARRIED

LEGAL

OUT OF CLOSED SESSION

26-01-95098

MOVED: Councillor Mary Desmond

SECONDED: Councillor Dave Hanhams

MOTION: **THAT** Committee of the Whole return to open session.

MOTION CARRIED

FUTURE MEETINGS

- January 21st @ 3:00pm - Meeting, MP Jaime Battiste
- January 21st @ 4:30pm - Regular Monthly Council
- January 21st @ 6:00pm - EMO
- January 29th & 30th - Strategic Planning Session
- February 4th @ 4:30pm - Committee of the Whole

ADJOURNMENT

26-01-95099

MOVED: Deputy Warden Janet Peitzsche

MOTION: **THAT** the January 7, 2026 Committee of the Whole stand adjourned.

MOTION CARRIED (6:06 pm)

WARDEN

CHIEF ADMINISTRATIVE OFFICER

DATE