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MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

COMMITTEE OF THE WHOLE AGENDA

Tuesday, October 14, 2025

10:00 a.m.



PAGES	1.	ROLL CALL
	2.	PRESENTATION (11:00 a.m.)
3-20	2.1	Nova Scotia Community Solar Program
	3.	DISCLOSURE OF INTEREST
	4.	APPROVAL OF THE ORDER OF THE DAY
31-22	5.	APPROVAL OF MINUTES
	5.1	2025-09-09 Regular COTW
	6.	INFORMATION/STAFF REPORTS
23-26	6.1	SR2025-94 Guarantees for Valley Region Solid Waste - Resource Management Authority Capital Spending
27-28	6.2	IR2025-95 Dangerous and Unsightly Premises
29-31	6.3	IR2025-96 Wildfire Update
	6.4	IR2025-97 Wildfire Financial Update – verbal report
32-36	6.5	SR2025-98 Amend S2 <i>Building Bylaw</i>
	7.	NEW BUSINESS
37-39	7.1	Police Advisory Board Report
	7.2	Remembrance Day – Attendance & Number of Wreaths Discussion
	7.3	November Date for COTW Discussion
	8.	IN-CAMERA
	8.1	In accordance with Section 22(2)(c) personnel matters of the <i>Municipal Government Act</i>
	8.2	In accordance with Section 22(2)(e) contract negotiations of the <i>Municipal Government Act</i>
	9.	ADJOURNMENT

The future is bright

Nova Scotia Community Solar Program Annapolis County - Solar Project



October 2025



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	Community Solar Program
	Company Information
	The Site
	Community Solar Development: Community Engagement, Municipal Support
	Q&A

Nova Scotia Needs Renewable Energy

❖ NS has the following challenges:

- High electricity price: Average \$0.183/kWh
- High emission on electricity generation
- Fossil fuel production: **31% of electricity from Coal; 17% from Natural Gas**

❖ NS passed **Environmental Goals and Climate Change Reduction Act** in October 2021. It contains 28 goals that will reduce greenhouse gas emissions, grow the green and circular economies, and move us to use the renewable energy.

❖ **Our Climate, Our Future: Nova Scotia's Climate Change Action Plan for Clean Growth** - most ambitious goals in Canada for cutting GHG emissions:

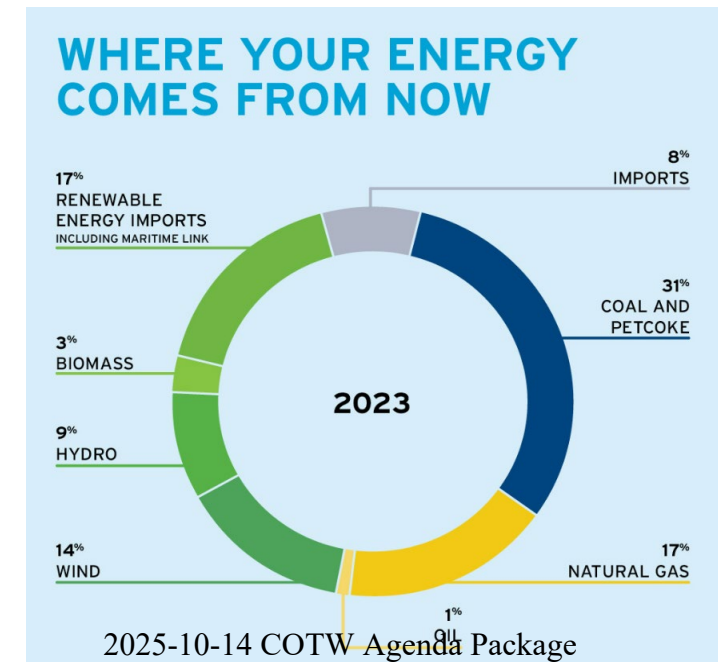
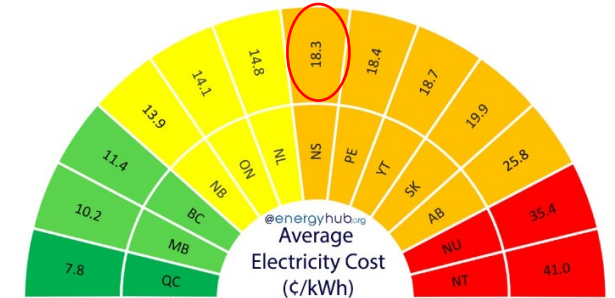
❖ NS will get **80% of its electricity from renewable resources by 2030** by:

- Rate-Based Procurement: 306 MW of Wind contracts issued in August 2022
- Green Choice Program: 625 MW of Wind contracts issued in June 2024
- **Community Solar Program: Up to 100 MW**



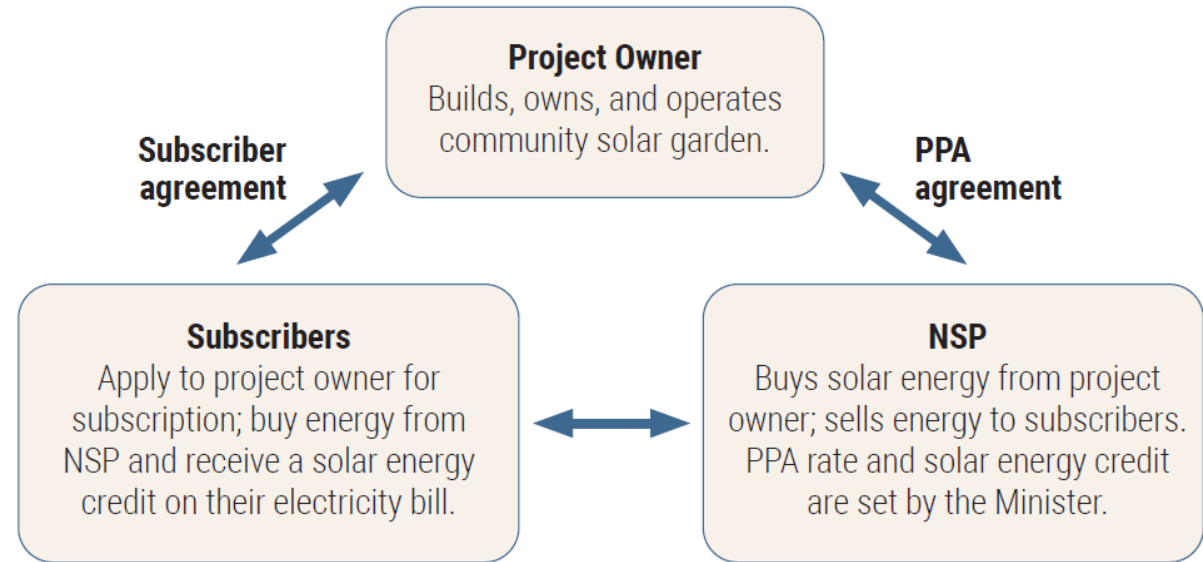
Electricity Prices in Canada 2023

Published by Rylan Urban on Feb 14, 2020. Last updated Sep 3, 2023.

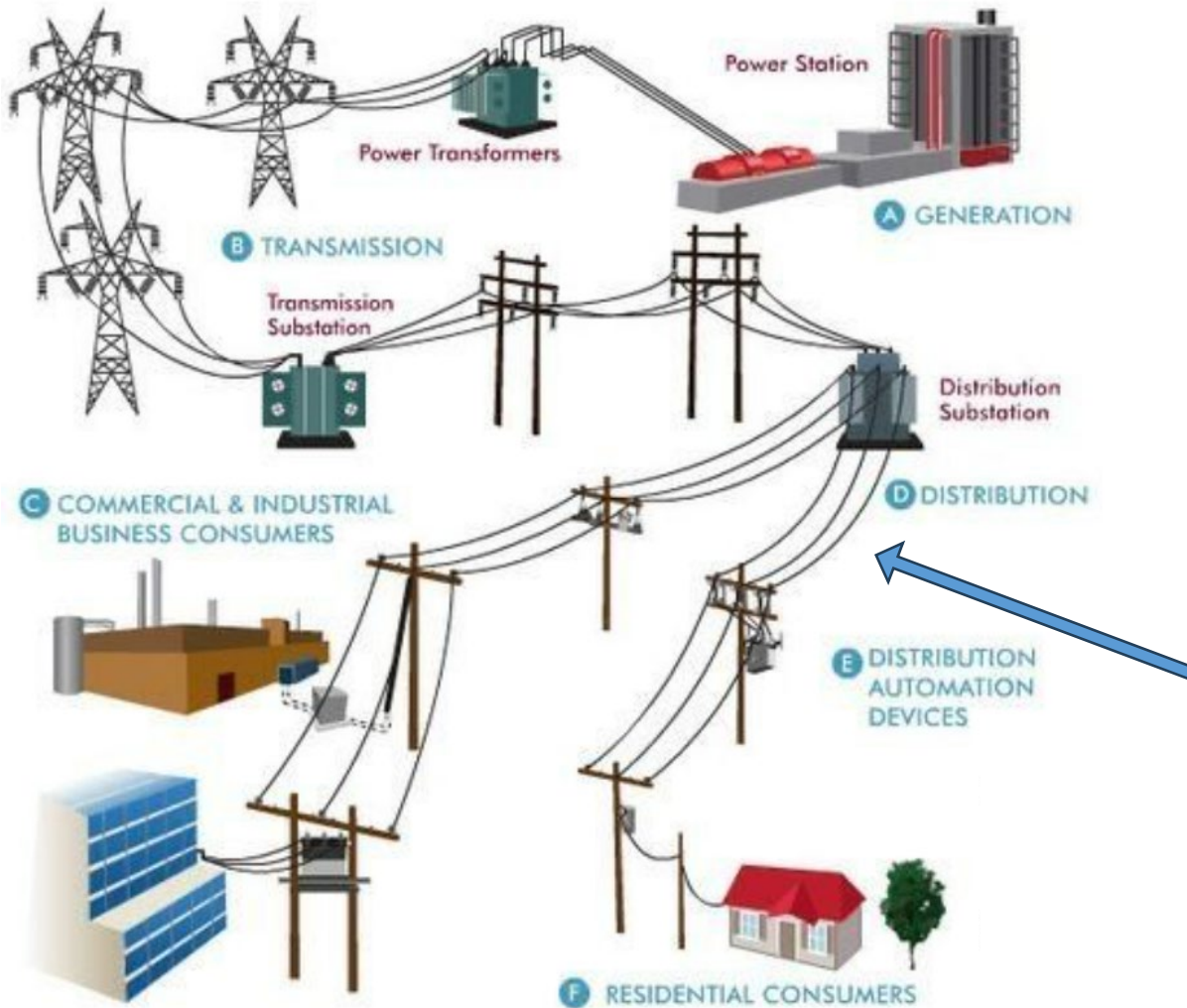


Nova Scotia's Community Solar Program

- ❖ The NS Community Solar Program seeks to expand solar energy to those residences or businesses who are interested in using green energy but unable to install solar PV panel
 - to build a community solar garden between 500 kW to 10 MW AC
 - Total Capacity for procurement: 100 MW AC
- ❖ How it works:
 - Project owners construct, generate and operate the community solar garden
 - Generated solar energy is connected to Nova Scotia Power Incorporated (NSPI)
 - Residences or businesses (Subscribers) enter a virtual subscriber agreement with the Project Owner
 - NSPI administers the solar energy to subscribers, such as billing, payments
 - Project owners continue to engage subscribers and manage subscription
- ❖ Program was Launched on March 1, 2024. Review at first come first serve basis.
- ❖ Contract Term: 25 Years



Community Solar Project – Distribution Connected



- ❖ The Community Solar Project would be connected to the local distribution grid and will service the local community.
- ❖ It will help increase grid stability and resilience.



Community Solar Project Example

Community Benefits

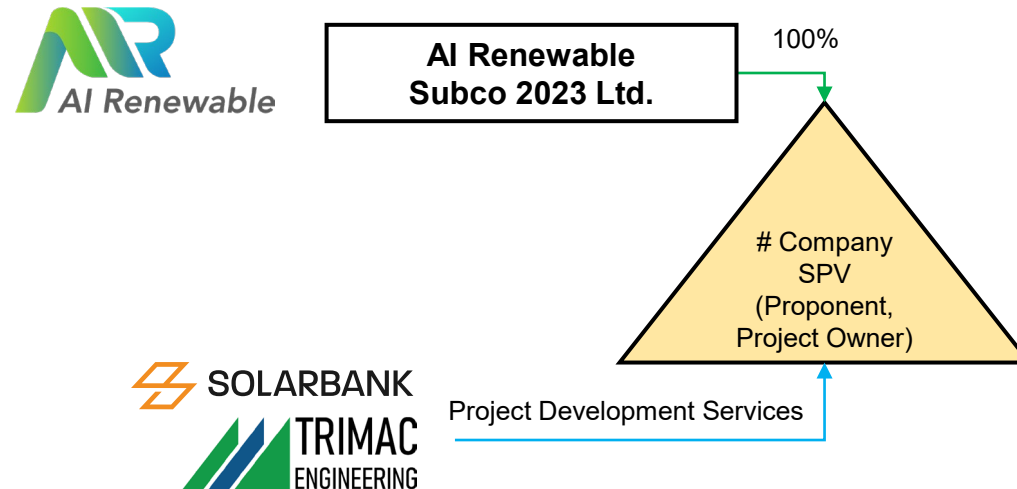
A community solar project in Annapolis County has many **community benefits**, and can play a significant role in strengthening future renewable energy initiatives in the community in several ways:

- ❖ Energy Cost Savings: Subscriber will receive \$0.02/kWh credit on their bills for the solar electricity subscribed
 - approx. 10-15% off your NSP bill.
 - No commitment & no fees.
 - Priority Subscription offered to local community and other marginalized communities.
- ❖ Local green energy generation to increase grid resilience
- ❖ Reduce emissions (GHG)
- ❖ Local job creation and economic growth

The Proponent

Proponents

Proponent means a Person registered under the Community Solar Program for the purpose of applying for the process, who is responsible to develop, finance, own and operate the Project. For greater certainty, the Proponent must have a Controlling Interest in the Project at the time of Proposal submission and at the time that the Agreement is executed.



AI Renewable 2023 Limited Partnership

The AI Renewable 2023 LP, Is A **Flow-through** Limited Partnership, To invest on **Clean Infrastructure** and/or **Renewable** Energy Projects That Help To Reduce Energy Costs and GHG Emissions In Canada While Producing **Tax Benefits** And **Long-term Steady Cash Flows** For Investors.

MISSION STATEMENT:

To Be Part Of The Solution To Climate Change Through Tax-effective Sustainable Investments In Clean Infrastructure & Renewable Energy Technologies.



SolarBank Highlights

\$200M+
Project
Financing Managed

70 MWp+
Projects
Built

\$7.3M
Cash/
Investment

10,000+
Homes
Powered

1GWp+
Development
Pipeline

24/7/365
Control
Center

100+
Solar Plants Under
Management

EXPERIENCED DEVELOPER



10+ years experience in the Ontario, New York, and Maryland renewable energy markets

Experts in Engineering, Procurement & Construction (EPC)

100+ solar projects permitted, constructed and operating to date

EXCELLENT MANAGEMENT



An executive management team with 100+ years of combined experience in solar, clean and renewable technology, and finance

In-depth knowledge of energy markets and off-take contracts

ATTRACTIVE OPPORTUNITY



Project pipeline with long-term site control and limited permitting and operating risk

100% customer retention since inception with 90% government contracts and 10% C&I and municipal customers

LEADING RE+ MARKETS



Comprehensive understanding of regulatory climate, incentive programs and surging customer demand for Net-Zero

Access to low-cost development capital through U.S. and Canadian tax-advantage investment funds
















Full Vertical Integration

SolarBank's expertise at every stage makes us highly competitive on cost and volume, and long-term interests align with the community's.

Development

Grid Interconnection, AHJ Permitting, Environmental Approvals, Incentives & ITC, Power Purchase Agreements

EPC

Engineering, Procurement, Construction, COD/PTO

O&M

Operations & Maintenance, Subscriber Management, Asset Management



Origination

Policy and Financial Analysis, and Site Control



Financing

Equity, ITC & Debt, Construction Financing





Your trusted advisor for engineering projects.

At TriMac Engineering, we empower clients to tackle their most ambitious projects by delivering technical excellence. Our team of industry leading engineers, designers and technologists design and execute projects across industrial, commercial, and institutional sectors in Nova Scotia.

We don't just say we'll get the job done right, we prove it.

AREAS OF EXPERTISE



Mechanical Engineering



Electrical Engineering



Structural Engineering

PRINCIPAL ENGINEERS



Andrew MacNeil,
P.Eng. Senior Mechanical Engineer



Blair MacNeil,
P.Eng. Senior E&I Engineer



Joel MacNeil,
P.Eng. Senior Mechanical Engineer

AWARDS



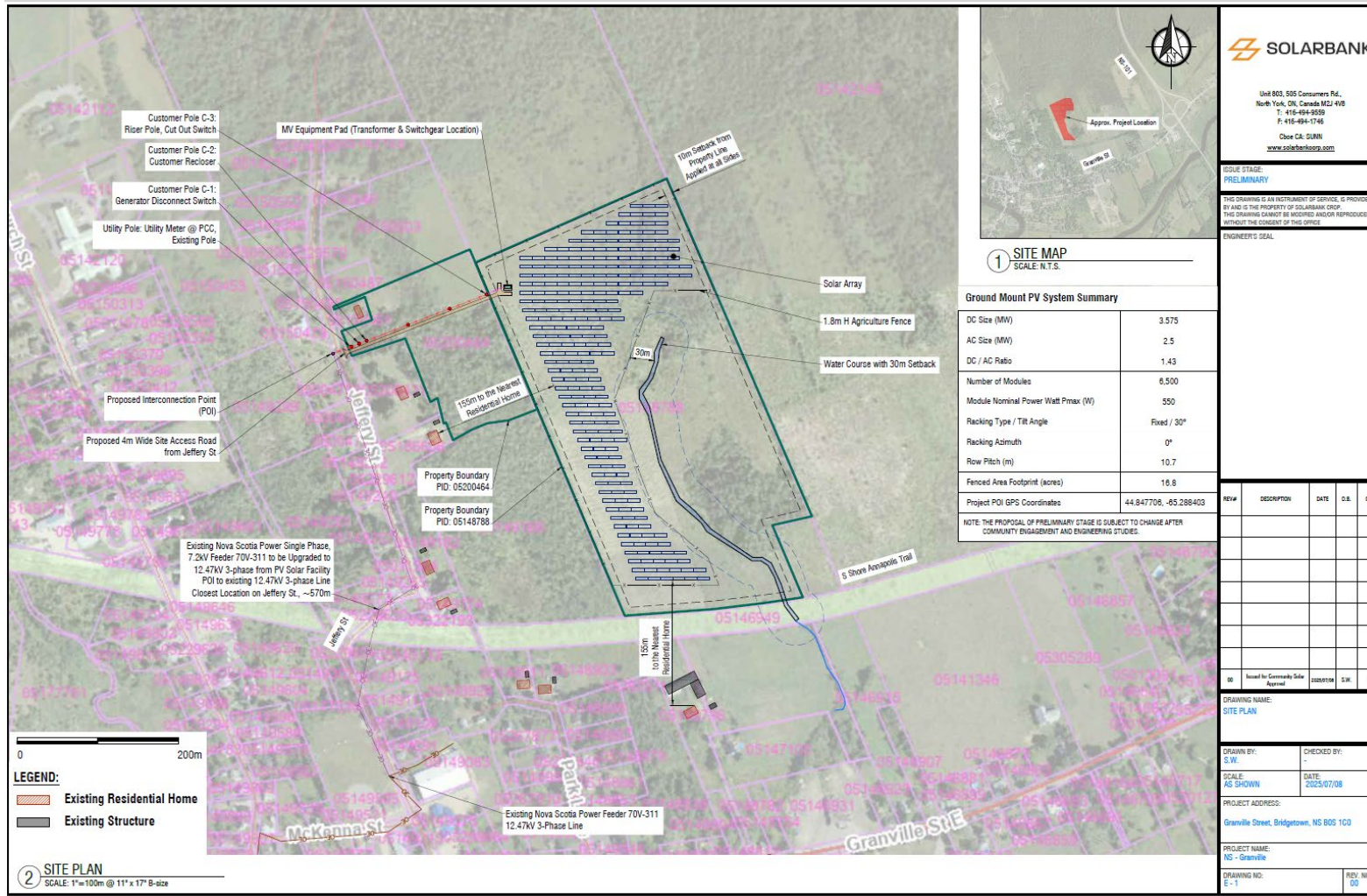
Annapolis County Solar Project



- ❖ Red marker shows the Location of the Solar Project.
- ❖ Private lands with long-term Lease Agreements executed with the Landlord.



NS – Granville – Site Location



SOLARBANK

Unit 803, 505 Consumers Rd.,
North York, ON, Canada M2J 4V8
T: 416-494-9009
F: 416-494-1746
Cboe CA: SUNN
www.solarbankcorp.com

STAGE:
PRELIMINARY

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF SOLARBANK CORP. THE DRAWING CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE CONSENT OF THIS OFFICE.

ENGINEER'S SEAL

REV#	DESCRIPTION	DATE	D.S.	C.S.
00	Revised for Granville Site Approval	2025/07/08	S.W.	-

DRAWING NAME:
SITE PLAN

DRAWN BY:
S.W.

CHECKED BY:
-

SCALE:
AS SHOWN

DATE:
2025/07/08

PROJECT ADDRESS:
Granville Street, Bridgetown, NS B0S 1C0

PROJECT NAME:
NS - Granville

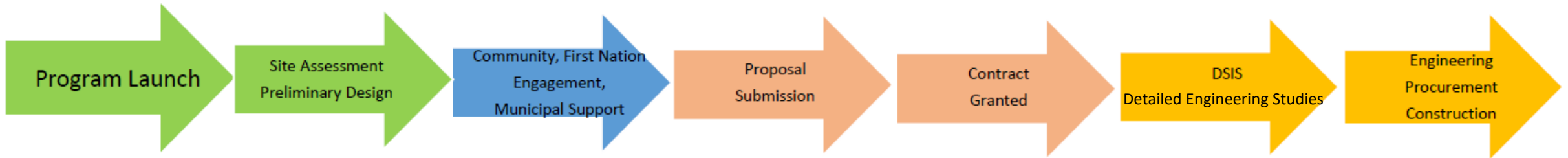
DRAWING NO.:
E-1

REV. NO.:
00

- ❖ **Address:** Granville St, behind the South Shore Annapolis Valley Trail
- ❖ **GPS:** 44.845, -65.282
- ❖ **PID:** 5148788
- ❖ **Zoning:** Residential Light Density (R1)
- ❖ **AC Size:** 2.5 MW AC

Community Solar Development

- ❖ The program first launched on March 1, 2024 and operates on a first-come, first-serve basis until the full 100MW is allocated. We are currently in the phase of preparing a proposal to submit to the Nova Scotia Community Solar Program for review.



- ❖ We have completed the site assessment, preliminary design and Preliminary Interconnection Assessment
- ❖ We are currently working on fulfilling the program engagement requirements, which include **Community Engagement and Municipal Support**, other preliminary feasibility studies, and checking with Planner for solar permitting requirements
- ❖ Once we have completed all application requirements, we will submit a proposal submission to the province
- ❖ If selected for a contract, detailed engineering work will commence after the contract is granted; and all protocols including, but not limited geotechnical studies, Wetland Delineation, Detail Interconnection Studies and other requirements, will be followed

Community Solar Application Requirements

Community solar projects require activities/plans in the program application process. Examples include but are not limited to:

- Community Engagement
- First Nation Engagement
- **Municipal Support Letter or Resolution**
- Permitting
- Geotechnical Preliminary Assessment
- Preliminary Engineering and Design
- Subscription Management Plan
- Financing Plan
- Construction Plan
- Economic Viability and Risk Assessment
- Community Benefits
- Interconnection Preliminary Assessment

Community Engagement Plan

❖ For Public:

- **In-person** Public Meeting hosted near the project site; **On-line** Public Meeting
 - **Annapolis County Meeting #1**
Wednesday, July 9, 2025 6:00 PM-7:30 PM
31 Bay Rd, Bridgetown, NS (Bridgetown Volunteer Fire Department)
 - **Annapolis County Meeting #2 Online**
Wednesday, July 23, 2025 6:00 PM-7:30 PM
Microsoft Teams Meeting
- **Website** Notification (<https://www.airenewable.ca/community-solar/annapolis-solar-project/>)
- Emailed or sent letter correspondence, notifying of project outline and public meeting to:
 - Residents and property owners near the site (around 350 letters)
 - The municipal staff and Council

❖ First Nations Engagement

❖ Marginalized Community Engagement

❖ Provided contact info for on-going inquiries and questions

Subscription Plan

Priority Subscription Plan

We are offering priority subscriptions to communities interested in green energy & energy savings

- ❖ Firstly, to the project's surrounding communities and marginalized communities, such as Annapolis county local residences, low income or senior housing, First Nation community
- ❖ Second, to other communities in project adjacent areas and other marginalized communities
- ❖ Finally, to the general public and businesses for the excessive capacity

Next Step: Municipal Support Resolution or Letter

Together, we make our planet a better place to live!

Thank You
Q&A

Contact:

Mila Simon, SolarBank Corp
647-713-7752
mila.simon@solarbankcorp.com

Joel MacNeil, Trimac Engineering
902-217-7128
jmacneil@trimaceng.ca



Minutes of the regular Committee of the Whole meeting held on Tuesday, September 09, 2025, at 10:00 a.m., at the Municipal Administration Building, 752 St. George St. Annapolis Royal, NS.

ROLL CALL

District 1 – Karie-Ann Parsons-Saltzman, present
District 2 – Jesse Hare, present
District 3 – Dustin Enslow, Deputy Warden, present
District 4 – Charles “Chuck” Cranton, present
District 5 – Lynn Longmire, present
District 6 – Jon Welch, present
District 7 – Ted Agombar, excused with unanimous consent
District 8 – Nile Harding, present
District 9 – Gidget Oxner, present
District 10 – Brian “Fuzzy” Connell, present
District 11 – Diane Le Blanc, Warden, present

Also Present: Interim CAO Dawn Campbell; Deputy Clerk Kelly Kempton; Director of Planning and Inspection Services Linda Bent; Strategic Initiatives Coordinator Alyssa Blais; GIS and Civic Addressing Technician Adam Hack; Manger of Information Technology Ben Olsen; Director of Community Development Debra Ryan; Director of Finance Paul Wills; and Director of Municipal Operations Jim Young

Warden Le Blanc expressed words of support to the residents of West Dalhousie and surrounding communities.

Disclosure of Interest

None

Order of the Day

To amend the order of the day by adding an In-Camera session in accordance with Section 22(2)(f) litigation or potential litigation and Section 22(2)(c) personnel matters of the *Municipal Government Act*.

Moved: Councillor Longmire

Seconded: Councillor Parsons-Saltzman

Motion carried

Minutes

Re: 2025-07-08 Committee of the Whole

Approved, no errors or omissions

Information/Staff Reports

Re: SR2025-86 Creation of a Genealogy/History Centre

That Municipal Council receive the report for information, and that no further action be taken by the municipality at this time.

Moved: Councillor Welch

Seconded: Councillor Parsons-Saltzman

Motion carried

Re: SR2025-87 Road Naming for Primary Shared Access Road

That Municipal Council approve the road name “Catalpa Court” for the shared access road in Carleton Corner, on PID 05311493.

Moved: Deputy Warden Enslow

Seconded: Councillor Hare

Motion carried

Re: SR2025-88 Road Naming for Secondary Shared Road

That Municipal Council approve the road name “Sunward Lane” for the shared road in Carleton Corner, on PID 05311493.

Moved: Deputy Warden Enslow

Seconded: Councillor Oxner

Motion carried

Re: SR2025-89 Letter to the Nova Scotia Invasive Species Council

That Municipal Council send a letter to the Nova Scotia Invasive Species Council (NSISC) requesting coordinated efforts to raise awareness and promote a unified response to invasive species.

Moved: Councillor Welch

Seconded: Councillor Longmire

Motion carried

New Business

Re: Discussion: Draft email to Kings Transit – Bear River Service Extension Inquiry

Staff were directed to complete a feasibility report to look at the whole county and possible options and bring back a staff report.

In-Camera (10:31 a.m.)

To meet in-camera in accordance with Section 22(2)(f) of the *Municipal Government Act* (litigation or potential litigation) and Section 22(2)(c) of the *Municipal Government Act* (personnel matters).

Moved: Deputy Warden Enslow

Seconded: Councillor Welch

Motion carried

The meeting resumed at 11:20 a.m. with all councillors present as prior to the in-camera session.

Adjournment

The Warden declared the meeting adjourned at 11:20 a.m.

Warden

Recording Secretary, Deputy Clerk



STAFF REPORT

Report To: Committee of the Whole
Meeting Date: October 14, 2025
Prepared By: Paul Wills, CPA, CMA Director of Finance
Report Number: SR2025-94 Guarantees for Valley Region Solid Waste – Resource Management Authority Capital Spending
Subject: **Guarantees for Valley Region Solid Waste - Resource Management Authority Capital Spending - budget year 2025-2026**

RECOMMENDATION(S):

That Municipal Council approve the Valley Region Solid Waste - Resource Management Authority Guarantee Resolution in the amount of \$307,328 to cover its guaranteed portion of 2025 -2026 capital expenditures of \$1,465,000 for the Authority.

LEGISLATIVE AUTHORITY

Section 60(4)(b) of the of the *Municipal Government Act*:

“60(4) Where an agreement made by a municipality or village pursuant to subsection (1) creates a body corporate
(b) the participating municipalities and villages may guarantee its borrowings.”

BACKGROUND

On June 30th, 2025, the Municipality signed an inter-municipal service agreement with the County of Kings, and Towns of Annapolis Royal, Berwick, Kentville, Middleton, and Wolfville for the provision of solid waste-resource management services and facilities and is known as the Valley Waste Agreement. This Agreement is pursuant to section 60 of the *Municipal Government Act*.

DISCUSSION

At The June 18th, 2025, Valley Region Solid Waste-Resource Management Authority board meeting, the board passed a motion approving the temporary borrowing resolution in the amount of \$1,465,000. As such each, a guarantee is required by each member as outlined in Section 9(8) of the inter-municipal service agreement.

FINANCIAL IMPLICATIONS

There are no financial implications unless the Valley Region Solid Waste-Resource Management Authority defaults on its obligation of debt repayment. In the event of a default, the guarantee would be called resulting in the County being responsible for its portion of the Authority

POLICY IMPLICATIONS

NA

ATTACHMENTS

- Valley Region Solid Waste-Resource Management Authority Guarantee Resolution
- Valley Region Solid Waste-Resource Management Authority Capital Budget. Projections and Debt Financing Guarantees

Prepared by: Paul Wills, CPA, CMA Director of Finance

Approved by:

Approval Date:



Oct 6, 2025

Rob Frost
Chief Administrative Officer

(Date)

**VALLEY REGION SOLID WASTE-RESOURCE MANAGEMENT AUTHORITY
MUNICIPAL PARTNER GUARANTEE RESOLUTION
COUNCIL OF
Municipality of the County of Annapolis**

Guarantee Share Amount: \$ 307,328 Purpose: Capital Projects -Capital Budget 2025-2026

WHEREAS the Valley Region Solid Waste-Resource Management Authority (hereinafter referred to as the Authority) was incorporated on October 1, 2001 pursuant to Section 60 of the Municipal Government Act;

WHEREAS the Authority has determined to borrow the aggregate principal amount of Three Hundred Seven Thousand Three Hundred Twenty Eight Dollars (\$ 307,328) for purpose of Capital Projects -Capital Budget 2025-2026 ;

WHEREAS the Authority has requested the Council of the County of Annapolis , a municipality that executed the instrument of incorporation of the Authority; to guarantee said borrowing; and,

WHEREAS pursuant to Section 88 of the Municipal Government Act, no guarantee of a borrowing by a municipality shall have effect unless the Minister of Municipal Affairs has approved of the proposed borrowing or debenture and of the proposed guarantee;

BE IT THEREFORE RESOLVED

THAT the Council of the County of Annapolis does hereby approve the borrowing of the aggregate principal amount of Three Hundred Seven Thousand Three Hundred Twenty Eight Dollars (\$ 307,328) for the purpose set out above;

THAT subject to the approval of the Minister of Municipal Affairs of the borrowing by the Authority and the approval of the Minister of Municipal Affairs of the guarantee, the Council unconditionally guarantee repayment of Three Hundred Seven Thousand Three Hundred Twenty Eight Dollars (\$ 307,328) for the purpose set out above; and

THAT upon the issue of the debentures, the Mayor/Warden and Chief Administrative Officer of the Municipality do sign the guarantee attached to each of the debentures and affix thereto the corporate seal of the Municipality.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution read and duly passed at a meeting of the Council of the County of Annapolis held on the _____ day of _____, 2025.

GIVEN under the hands of the Clerk and under the seal of the Municipality this _____ day of _____, 2025.

Clerk

Hi all,

At our last Valley Regional Services board meeting, our board passed a motion and Dave signed the attached Temporary Board Resolution for Valley Waste's capital spending. The next step in this process is to have all of your respective councils pass the attached resolutions and return these documents once they are signed.

Here is a listing of all of the capital spending that was part of Valley Waste's budget,

Valley Region Solid Waste-Resource Management Authority Capital Budget and Projections Budget 2025-2026				Debenture	1,548,521	1,465,000	
				Capital Reserves	265,758	150,000	
				Operating Bank Account	-	-	
				Infrastructure Reserve	245,000	3,050,000	
					TRUE	TRUE	
Item Description	Replace-ment Timeline	Finance Term	Funding Source Projection & Budget	Notes	Approved Budget 2024-2025	Forecast 2024-2025	Budget 2025-2026
Cat 924K Loader - Solid Tires	6	5	Debenture				\$ 400,000
Cat 906 Loader - Solid Tires, Grapple - C&D Pile	10	10	Debenture				\$ 200,000
Generator - Trailer Mounted 60kw 3 Phase	15		Capital Reserves				\$ 100,000
Generator Hookups Each Site	Lifetime		Capital Reserves				\$ 50,000
EMC Transfer Station Expansion	20		Infrastructure Reserve	WIP-21/22	\$ 200,000	\$ 200,000	\$ 2,600,000
C&D Pad & Metal Pad Expansion/Relocation			Infrastructure Reserve		\$ 50,000	\$ 45,000	\$ 450,000
HHW Container Replacement		10	Debenture				\$ 60,000
HHW Pre Fab Structure		10	Debenture				\$ 250,000
Press Upgrade		10	Debenture				\$ 120,000
Tunnel Door		10	Debenture				\$ 85,000
Warehouse		20	Debenture				\$ 350,000
Total Annual Capital Requested					\$ 2,540,000	\$ 2,059,279	\$ 4,665,000

and here is the associated debt guarantee proportions.

Debt Financing Guarantees Required	Forecast		Budget	
	Percentage	Party Guarantees	Estimated	Percentages
Municipality of Kings	73.40%	1,246,773	853,730	58.28%
Town of Kentville	10.33%	175,420	118,603	8.10%
Town of Wolfville	9.85%	167,338	105,363	7.19%
Town of Berwick	3.08%	52,280	39,739	2.71%
Town of Middleton	2.03%	34,514	27,890	1.90%
Town of Annapolis Royal	1.31%	22,196	12,347	0.84%
Municipality of Annapolis			207,326	1.42%
Total	100.00%	1,698,521	1,465,000	100.00%

Please return your corresponding guarantee once it is authorized.



INFORMATION REPORT

Report To: Committee of the Whole
Meeting Date: October 14, 2025
Prepared By: Ashley Gervais Bylaw Enforcement Officer
Report Number: IR2025-95 Dangerous and Unsightly Premises
Subject: Dangerous and Unsightly Premises Report

ORIGIN

Report to Committee of the Whole for the period ending September 30, 2025

LEGISLATIVE AUTHORITY

Municipal Government Act Part XV 345(3)
AM-1.4.15 Dangerous and Unsightly Premises Policy

BACKGROUND

Dangerous and Unsightly Premises that are currently outstanding files

File No.	DIST	Date of Complaint	Property location	Dangerous	Unsightly	Comments /Status
2025/26						
2025/26-005	7	2-Apr-25	Highway 201, Carleton Corner		X	30-day notice expires July 16, 2025 30-day ORDER expires Sept 19, 2025 Work has been progressing, and property is looking better
2025/26-006	8	7-Jul-25	Hwy 8, Milford		X	30-day notice expires Sept 19, 2025 Meeting scheduled Oct 08, 2025 0900 to go over the site
2025/26-011	3	17-Sep-25	Clarence Road		X	Adjusted 30 day notice to reflect property being cleaned up in June 2026.
2024/25						
2024/25-002	5	2-Apr-24	Parkers Cove		X	30-day notice expires August 27, 2025
2024/25-010	6	8-May-24	Highway 1 Deep Brook	X	X	have not received a response from property owner- Re sending notice
2024/25-019	11	Nov 12 24	Hwy 201, Meadowvale		X	30 Day notice expires August 29, 2025
2024/25-021	10	Nov 12 24	Lawrencetown Lane		X	30-day notice expires August 1, 2025 30-day ORDER expires Sept 19, 2025
2024/25-023	10	20-Nov-24	East Torbrook Road		X	Currently Investigating
2023/24						
2023/24-048	5	11-Jan-24	Shore Road, Litchfield	X		Planning Department will let us know when permit is complete.

DISCUSSION

This information report is to provide an update on the currently active/outstanding Dangerous and Unsightly properties to Committee of the Whole.

Prepared by: Ashley Gervais Bylaw Enforcement Officer

Reviewed by: Dawn Campbell Director of Corporate Services

Approved by:

Approval Date:



Oct 6, 2025

Rob Frost
Chief Administrative Officer

(Date)



INFORMATION REPORT

Report To: Committee of the Whole
Meeting Date: October 14, 2025
Prepared By: Numerous Staff
Report Number: IR2025-96 Wildfire Update
Subject: Update on West Dalhousie Wildfire Response

ORIGIN

Update on West Dalhousie Wildfire Response

BACKGROUND

Summary & Key Facts (to date)

- The wildfire was triggered by a lightning strike on August 13, 2025.
- The fire burned in extremely dry conditions, and created fire conditions that had not been seen by any of the experienced responders.
- At its greatest estimated extent, the wildfire complex covered \approx 8,468 hectares, or 85 square kilometers.
- The fire destroyed 20 homes, damaged other homes, and damaged or destroyed multiple outbuildings.
- The wildfire forced the evacuation of over 500 civic addresses at its peak.
- Over its course, it required a multi-jurisdictional firefighting response involving provincial DNR crews, local fire departments, and interprovincial support from Ontario, Quebec, New Brunswick, British Columbia, North West Territories, and Prince Edward Island and others.
- As of September 27, 2025, the fire was declared under control (meaning it's not expected to grow further), and active monitoring and hot-spot suppression continue.

Date / Period	Event / Action	Notes / Impacts
August 13, 2025	Fire began	Lightning strike in very dry forested land.
August 14, 2025	First evacuation order; fire \sim 406 hectares	Mandatory evacuations in areas along West Dalhousie Road, Thorne Road, etc.
August 15, 2025	Evacuation Expanded	Mandatory evacuations expanded West Dalhousie Road, Morse Road, West Dalhousie Road, Thorne Road, Medircraft Lane and Heartland Road
August 15, 2025	DNR Helicopter crashed	
August 16, 2025	Annapolis County declares State of Local Emergency	Special Council Meeting held virtually to declare the State of Local Emergency. Fire \sim 1000 hectares
August 17, 2025	Fire size \sim 1977 hectares	

Date / Period	Event / Action	Notes / Impacts
August 18, 2025	Fire size ~3210 hectares	
August 22, 2025	Fire growth; state of local emergency renewed	The fire was roughly 3,212 hectares at that time.
August 23, 2025	Fire size ~3255	
August 24, 2025	Evacuation Expanded	Mandatory evacuations expanded to Highway 10; Trout, Zwicker and East Lakes
August 24, 2025	20 homes lost	The province confirmed 20 homes destroyed in the West Dalhousie / Long Lake area.
August 28, 2025	Damage report & continued firefighting	Fire estimated ~ 8,234 hectares, still out of control.
August 29, 2025	State of local emergency renewed again	Fire still out of control, resources continuing to fight perimeter.
Late August – Early September 2025	Fire reaches ~ 8,468 hectares; re-entry of some evacuees	Re-entry for areas judged safe
September 2, 2025	First Phase Re-entry	Highway 10; Trout, Zwicker and East Lakes
September 4, 2025	Navigator Program initiated	
September 8, 2025	Status "being held" Phase 2 Re-entry	The fire was assessed not likely to expand under prevailing conditions.
September 19, 2025	Remaining evacuees allowed to return home (Sept 20)	The remaining evacuated residents could return home on Sept 20, though access would remain restricted.
September 26, 2025	Fire still held at ~ 8,468 ha	Monitoring, infrared scanning and suppression of hotspots continues.
September 27, 2025	Declared "under control"	The wildfire complex was officially classified under control; active suppression continues pending full extinguishment.
October 3, 2025	SOLE expires	The SOLE expired at midnight and will not be renewed.

Key Operational and Strategic Highlights

- **Fire Perimeter & Breaks:** Over the course of the fire, crews established fire breaks (dozer lines, hose lines) around the perimeter and worked inward from edges.
- **Resource mobilization:** At peak periods, the firefight involved dozens to over a hundred firefighters from multiple jurisdictions, aircraft (helicopters, planes with bird dogs), heavy machinery, water tankers, etc.
- **Phased re-entry:** As conditions became safer, re-entry for evacuated residents was allowed in phases, coordinated via checkpoints and civic address verification.

- **Status transitions:** The fire status moved from “out of control” to “being held” (meaning it's unlikely to grow under current conditions) around September 8.
- On September 27, the status was upgraded to “under control” (meaning the fire is responding well and is not expected to escape containment lines).
- **Aftermath & mop-up:** Even after control is declared, crews continue infrared scanning, ground inspections (walking in the fire zone, smelling for smoke, feeling ground heat), digging out hot spots, and extinguishing residual burning material.
- **Winter conditions & monitoring:** Because winter conditions may intervene before full extinguishment, some residual burning may persist underground; the area will be monitored until suppression resumes in spring if needed.

Current Focus and Next Steps

- **Assisting Residents**
 - Samaritan’s Purse is now in Bridgetown to provide support to those with lost or damaged homes. They will provide sifting, debris removal, and other clean up supports. This is a free self-contained operation.
 - Continue to support waste efforts to ensure collections are done, and fridges, freezers are collected.
 - Working on the removal of fencing or hand off of fencing responsibility
 - Water support continues with the provision of potable water, and requested support from the Province regarding well testing
 - Navigator position is supporting residents with a variety of issues related to clean up, housing, insurance, and planning for future housing

Approved by:

Rob Frost
Chief Administrative Officer

Approval Date:

(Date)



STAFF REPORT

Report To: Committee of the Whole
Meeting Date: October 14, 2025
Prepared By: Dawn Campbell, Deputy CAO
Report Number: SR2025-98 Amend S2 Building Bylaw
Subject: Amend S2 Building Bylaw

RECOMMENDATION

That Committee of the Whole recommend Municipal Council give first reading to amend S2 Building Bylaw (first reading).

BACKGROUND

The County of Annapolis has had a building bylaw since 2006. The bylaw describes the administration and enforcement activities required for the County to fulfill its responsibilities under the *Building Code Act* (NS).

DISCUSSION

Although this bylaw is rather outdated and requires review and updating soon to reflect current best practices and evolving case law, the currently proposed amendment deals only with the urgent need to waive fees for rebuilding after a natural disaster. It is proposed to add the following line at the bottom of Schedule A:

NOTE: Notwithstanding the above, all permit and administrative fees shall be waived for rebuilding after a property has been destroyed by wildfire, hurricane, flood, storm or other natural disaster.

LEGISLATIVE AUTHORITY

Authority for the bylaw is provided under Section 7 of the *Building Code Act* (NS):

7 (1) *The council of the municipality may pass by-laws not inconsistent with this Act or the regulations made by the Minister*

(a) *prescribing permits or classes of permits for the purpose of this Act and the regulations including permits in respect of construction or demolition or any stage thereof, and for occupancy and change of occupancy of a building;*

(b) *providing for applications for permits and requiring the applications to be accompanied by such plans, specifications, documents and other information as is prescribed;*

- (c) requiring the payment of fees on applications for and issuance of permits and prescribing the amounts thereof;
- (d) providing for the refunding of fees under such circumstances as are prescribed;
- (e) providing for the inspection of construction or demolition;
- (f) prescribing the time within which notices required by the regulations must be given to an [a] building official;
- (g) prescribing an expiry date for construction or demolition permits.

(2) A by-law passed pursuant to this Section does not require the approval of the Minister but when a by-law is published, the clerk shall file a certified copy of the by-law with the Minister. R.S., c. 46, s. 7; 1998, c. 18, s. 550; 2005, c. 47, s. 3.

BUDGET IMPACTS

An estimate of the loss of permit fee revenue would be:

20 homes lost @ average \$170 fees = \$3,400

12 accessory buildings @ average \$75 fees = \$900

Total estimated revenue loss \$4,300

STATUTORY REQUIREMENTS

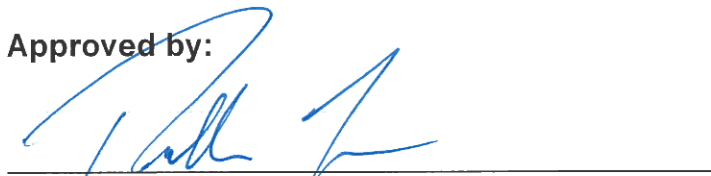
Requirements for all bylaw approvals:

- Pass first reading;
- Notice of council's intent to consider 2nd reading published in a newspaper circulating in the municipality or posted on the municipality's website at least 14 days before read for 2nd time. Notice must state the purpose of the bylaw, date and time it will be considered, and how a copy of the proposed bylaw may be read or obtained;
- Pass 2nd reading;
- Receive ministerial approval if required (not required for this bylaw);
- Notice published in a newspaper circulating in the municipality stating purpose of the bylaw and place where it may be read or how a copy obtained;
- Certified copy of the bylaw filed with Minister of Municipal Affairs.

ATTACHMENTS

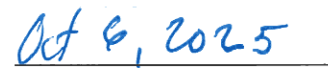
S2 Building Bylaw (proposed amendment marked)

Approved by:



Rob Frost
Chief Administrative Officer

Approval Date:



(Date)

S2 BUILDING BYLAW

Be it enacted by the Municipal Council of the Municipality of the County of Annapolis, under the authority of the *Nova Scotia Building Code Act*, Chapter 46 of the Revised Statues of Nova Scotia, 1989 and amendments thereto, as well as regulations passed pursuant to the *Act* and any amendments thereto, as follows:

This Bylaw shall be known and cited as the "S2 *Building Bylaw*."

Definitions

1. Unless otherwise defined herein, terms used in this bylaw shall have the same meanings as those defined in the *Building Code Act* and the regulations prescribed pursuant thereto.
2. In this bylaw:
 - (1) "***Building Code Act***" or "***Act***" means Chapter 46 of the Revised Statues of Nova Scotia, 1989, the *Building Code Act*, as amended;
 - (2) "***Municipality***" means the Municipality of the County of Annapolis; and
 - (3) "***Nova Scotia Building Code Regulations***," "***Building Code***" or "***Regulations***" refers to regulations made pursuant to the *Building Code Act*.

Application

3. The Municipality is responsible for the administration and enforcement of the *Building Code Act* in the Municipality.
4. This bylaw applies to all construction or demolition or any stage thereof, and for occupancy and change of occupancy of a building located in the Municipality of the County of Annapolis.

Permits

5. A permit is required, prior to commencing work, if work regulated by the *Building Code* is to be done.
6. In accordance with the *Building Code*, a permit is required, prior to commencing work, for:
 - (1) the design, construction, erection, placement and occupancy of new buildings; and
 - (2) the alteration, reconstruction, demolition, removal, relocation, occupancy and change of occupancy classification of existing buildings in the Municipality.
7. Except as required by another enactment, a permit is not required for:
 - (1) accessory buildings not greater than 20 square metres (215.2 square feet) in area;
 - (2) interior and exterior non-structural material alterations and material repairs with a monetary value of five thousand dollars or less; or
 - (3) replacement or installation of a new plumbing fixture that does not increase the hydraulic load of the drainage system or require alterations to an existing water distribution system or drainage system.

BUILDING BYLAW (S2)

- 8. A permit shall expire three (3) years from the date of issuance and the permit conditions shall no longer be valid.
- 9. All permit applications shall be signed:
 - (1) by the owner(s) of the property (relevant to the application); or
 - (2) by an authorized agent of the owner of a property provided that the owner of the property submits a signed letter appointing the agent; and
 - (3) any other person apparently having a legal interest in the property.
- 10. An application for a permit shall be in such form and contain such information as may from time to time be required for the proper administration of this bylaw.
- 11. An application form must be completed and submitted in full before any permit may be issued.
- 12. When an application for a permit has not been completed in conformance with the requirements of this bylaw within six months after it is filed, the application shall be deemed to have been abandoned.
- 13. The Municipality may withhold the issuance of a building permit until satisfied that any and all applicable provincial and municipal regulatory requirements have been met including, but not limited to, any requirements under a land use bylaw or subdivision bylaw.

Permit Fees

- 14. A building permit fee will be charged to an applicant in accordance with Building Permit Fee Schedule as set out in *Schedule A*.
- 15. A portion of the permit fees may be refunded as per the Building Permit Fee Schedule.

Inspections

- 16. The owner of a building, or the authorized agent of the owner, shall notify the Building Official at least forty-eight (48) hours in advance for a required inspection.
- 17. A permit is deemed to have expired if an inspection is not completed prior to one year from:
 - (1) the date of issuance; or
 - (2) the last inspection
 and the permit conditions shall no longer be valid.

Clerk's Annotation For Official Bylaw Book	
Date of first reading:	October 14, 2025
Date of advertisement of Notice of Intent to Consider:	PENDING
Date of second reading:	PENDING
Date of advertisement of Passage of Bylaw*:	PENDING
I certify that this <i>S2 BUILDING BYLAW</i> was adopted / amended by Municipal Council and published as indicated above.	
<u>Carolyn A. Young</u> Municipal Clerk	<u>PENDING</u> Date
<i>* Effective Date of the Bylaw unless otherwise specified</i>	

New construction of and additions to: residential buildings, community centres, cottages and churches	\$25 + 10¢ per sq. ft. (based on all useable floor area of new construction or addition)
New construction of and additions to: commercial, industrial and other buildings not otherwise specified	\$25 + 15¢ per sq. ft. (based on all useable floor area of new construction or addition)
New construction of and addition to: sheds, decks, shell storage buildings, agricultural storage buildings	\$25 + 6¢ per sq. ft. (based on all useable floor area of new construction or addition)
New construction of and additions to: barns for the primary purposes of agriculture and greenhouses (less than 50,000 sq. ft.)	\$25 + 3¢ per sq. ft. (based on all useable floor area of new construction or addition)
New construction of and additions to structures for the primary purposes of agriculture and greenhouses - 50,000 sq. ft. or greater	\$25 + 1¢ per sq. ft. (based on all useable floor area of new construction or addition)
Repairs, renovations or alterations to all existing buildings	\$25 + \$1 per \$1,000 of estimated value of construction work
Location or re-location of an existing building	\$50
Change of occupancy classification	\$50 + \$1 per \$1,000 of estimated value of construction work
Demolition of building or structure	\$25
<i>All square footage under this section shall be calculated as follows:</i>	
<i>a) buildings intended for human occupancy shall include all usable space;</i>	
<i>b) buildings not intended for human occupancy shall be based on the area of the main floor.</i>	
Permit fees shall be refunded in situations and proportions as follows:	
Applications never completed	Retained fee of \$25 / balance refunded
Permit denied	Retained fee of \$25 / balance refunded
Permit revoked or abandoned before work commenced	50% of fee refunded
Permit revoked or abandoned after work commenced	No refund

NOTE: Notwithstanding the above, all permit and administrative fees shall be waived for rebuilding after a property has been destroyed by wildfire, hurricane, flood, storm or other natural disaster.



Council/Committee Briefing Note

SUBJECT:

Nova Scotia Comprehensive Policing Review – Key Findings and Municipal Implications

PREPARED BY:

Councillor Nile Harding, District 8 County of Annapolis
Chair, Joint Annapolis County and Town of Middleton Police Advisory Board (PAB)

DATE:

September 18th, 2025

Purpose

To inform Council of recent developments stemming from the Province of Nova Scotia's 2025 Comprehensive Policing Review (Deloitte) and the provincial government's companion response document (*Shaping the Future: Policing in Nova Scotia*), and to highlight potential implications for Annapolis County and Middleton.

Background

In response to Recommendation P67 of the **Mass Casualty Commission Report**, the Nova Scotia Department of Justice undertook a full provincial policing review. Deloitte was engaged in 2024 to conduct the analysis, including jurisdictional comparisons, service costing, and community consultations involving over 7,000 Nova Scotians.

The **final report (June 2025)** identifies serious systemic gaps in service equity, information-sharing, governance, and cost sustainability. The Province has since released its formal response (**Shaping the Future: Policing in Nova Scotia**) and begun implementing foundational changes.

Key Findings

- **Inequity in Service Levels:** Rural and smaller communities experience longer response times and lower visibility.
 - **Rising Policing Costs:** Municipalities—especially those policed by RCMP—face increasing financial pressures under current funding models.
 - **Governance Challenges:** Police boards and advisory bodies report high turnover, limited training, and unclear mandates.
 - **Technology Gaps:** Use of 3 different RMS systems in NS limits real-time coordination and oversight.
 - **Expanded Police Roles:** Officers frequently respond to mental health, addictions, and social services gaps—straining capacity.
-

Government Commitments

The Province is moving forward with six foundational changes:

1. **Unified Records Management System** (province-wide)
 2. **Enhanced Police Resourcing**
 3. **Layered Policing Model** (e.g., Community Safety Officers)
 4. **Creation of Community Safety Boards** (expanded oversight)
 5. **Revised Provincial Policing Standards**
 6. **New Billing Framework** for RCMP-policed municipalities
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Implications for Annapolis County and Middleton

- **Budgeting:** The County may see changes in **cost-sharing models** for RCMP services. New billing frameworks are under development.
 - **Oversight:** Our **Police Advisory Board (PAB)** may evolve into a broader **Community Safety Board**, or see enhanced responsibilities under new provincial standards.
 - **Service Planning:** The County may be called on to participate in **layered policing** pilots (CSOs, special constables) or regionalized models.
 - **Governance Readiness:** Need to evaluate the County's current role in policing governance, compliance with standards, and readiness for potential integration into updated oversight structures.
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Recommended Next Steps

1. **Receive Presentation** from the Police Advisory Board at an upcoming Committee of the Whole or Council meeting.
 2. **Request Staff Briefing** (with RCMP/DOJ input) on projected financial impacts of billing changes and policing standards.
 3. **Consider Advocacy:** Engage with neighboring municipalities and the NSFM to ensure rural voices are represented in upcoming policing reforms.
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Supporting Materials

- Deloitte Final Report (June 2025) – *Comprehensive Nova Scotia Policing Review*
- Government Response – *Shaping the Future: Policing in Nova Scotia*
- Mass Casualty Commission – Recommendation P67