

Minutes of a **Public Hearing** held on Tuesday, February 17, 2026, at 11:00 a.m., at the Municipal Administration Building, 752 St. George St. Annapolis Royal, N.S.

Present: 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, present
District 8 – Nile Harding, present
District 9 – Gail “Gidget” Oxner, present
District 10 – Brian “Fuzzy” Connell, present
District 11 – Diane Le Blanc, Warden, present

Also Present: CAO Rob Frost; Director of Planning and Inspection Services Linda Bent; Manager of Planning Barbara Boateng; Development Officer Ali Comeau; Administrative Clerk – Corporate Services Tina Halliday (Recording Secretary); Systems Network Coordinator Carter Hazel; Deputy CAO Sarah Kucharski; Planning Assistant Maia Theriault; and 8 members of the public.

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council via oral submissions concerning, solely, the application before Council. This Public Hearing is concerning the East End Area Secondary Planning Strategy and Land Use Bylaw. At the end of the public hearing, the Public Hearing will be closed, and Council will return to its regular session of Council.

The Warden requested all questions and comments throughout the hearing be addressed to her as the Chair.

She notes that as the Chair she will provide an opportunity for public input and asked that people speaking identify themselves so that their comments may be recorded in the minutes of these proceedings and that the person speaking identifies if they are speaking for or against the application.

The Warden requested that comments from Council members be held until all public comments are heard.

New Business

Re: East End Area Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB)

Presentation by Staff

Manager of Planning Barbara Boateng provided an overview of the information report and specifics as follows:

- Then East End Area Advisory Committee (EEAAC) commenced the plan review in March 2022 as initiated by Council. During the three-year review process, the EEAAC met periodically to review, evaluate and assess proposed regulation and policies, and consider community feedback and correspondence.
- Consultation with the public various stakeholders and information sources was undertaken including focus group workshops. A survey was released to all community members who own land, live or work in the planning area. An open house and community forum was also held at the Wilmot Community Centre. Eight public information meetings sessions were held over two days at the Nictaux Fire Hall and Melvin Square Community Centre.
- The final draft documents were prepared based on input from the public, various stakeholder consultation, focus group meetings and comments from the EEAAC. The East End Area Advisory Committee met on November 24, 2025, and recommended with amendments that the documents move to the next stage in the process, Planning Advisory Committee.
- The Planning Advisory Committee recommended that Municipal Council give first reading of their intention to adopt the East End Planning Area Secondary Planning Strategy, Land Use Bylaw and Maps with amendments at a meeting held on January 12, 2026.

Call for Oral Presentations from the Floor

Warden Le Blanc acknowledged an email from Stephanie Purcell in support of the East End Planning revisions.

The Warden called for oral presentations from the floor and recognized Colin Lowe to speak.

Colin Lowe, 118 Weltons Lane, in support of the revisions. Mr. Lowe stated that he has developed a mini home subdivision on Scotia Lane. He noted that he has a lot with over 27 acres that he wishes to develop to provide more affordable housing.

The Warden recognized Thomas Siteman to speak.

Thomas Siteman, in support of the revisions. Mr. Siteman noted that he has 8979 Hwy 201, Nictaux listed for sale. He mentioned that it is currently zoned as Institutional. He wished to have it zoned as R3 so that potential buyers could put some multi-units in the main building. He commented that there are six other structures that could be converted to housing as well.

The Warden called for additional presentations from the floor. No further presentations were offered by members of the public.

Call for Questions or Comments from Council Members

The Warden called for questions or comments from councillors and recognized Councillor Hare to speak.

Councillor Hare asked if changes were made to accommodate the ask from Institutional to R3 as requested in the second oral presentation.

Director Linda Bent noted it was brought to the planning department's attention about 3 weeks ago that 8979 Hwy 201 was listed for sale. She mentioned that the property is a addiction/rehabilitation center, formerly the Falcourt Inn.

The Warden recognized Councillor Connell to speak.

Councillor Connell asked if it was able to be changed.

CAO Rob Frost acknowledged that Council could make that motion when the Council meetings resumed.

The Warden recognized Councillor Hare to speak.

Councillor Hare asked for clarification as to what the request was for.

Warden Le Blanc stated that it was asked to be changed to the R3 zone.

Warden Le Blanc asked to look at the map. She wondered if a section at the East End border of Kings County should be changed from R1 to R2 as it is all the same parcel of land.

Director Linda Bent and Planner Barbara Boateng showed on area of the map in question. They agreed that it was a mapping error that should be changed with an amendment when Council resumed.

The Warden recognized Deputy Warden Enslow to speak.

Deputy Warden Enslow asked if the planning department saw any issues with the request to change from the Institutional Zone to the R3 Zone due to the waterway that runs through the area.

Director Linda Bent stated that she didn't see any issues with changing it.

The Warden recognized Councillor Connell to speak.

Councillor Connell asked if Mr. Lowe was aware that his area of request is all zoned R3.

Director Linda Bent noted that it is unfortunate that his property is limited when it comes to subdividing. However, he is fully aware that if the documents are passed he will need to go through a site plan approval to have multiple dwelling units on that parcel of land.

Next Steps

Manager of Planning Barbara Boateng stated that when the public hearing is complete, council would add an item to the agenda to give second and final decision. After Council's consideration

of comments made at the public hearing, any Council approved amendments to the proposal shall be made by staff.

Closing Comments

Warden LeBlanc thanked attendees. This concluded business for the public hearing, and it was declared adjourned at 11:31 a.m.



Warden



Recording Secretary