



NOTICE

Meeting: Special Council Meeting

Date: Thursday, July 30th, 2026

Time: Following the Public Hearing at 5pm

Place: Council Chambers, 8296 Highway 7,
Sherbrooke

Please Advise If Unable To Attend



Municipality of the District of St. Mary's

Special Council Meeting
Thursday, July 30th, 2026

We acknowledge that we are gathering in Mi'kmaqi the traditional unceded territory of the Mi'kmaq people.

1. Call to Order
2. Roll Call
3. Additions to the Agenda
4. Approval of the Agenda
5. Other Matters of Business
 - a. Staff Report – Request for Rezoning – Portion of PID 37503547

Adjournment

Request to Rezone an 18-Acre Portion of PID 37503547

SUMMARY

Further to the Public Hearing, which was held on Thursday, July 30th, 2026 regarding an application from Wilson Cove Estates to have an 18-acre portion of PID #37503547 in Sherbrooke rezoned from Rural Resource (RR) to General Commercial (GC) to allow Retail, Offices and Professional Services, and Construction Supply Yards, etc, Council has three options for consideration.

BACKGROUND

On July 5th, 2026, an application for rezoning this property was received by the municipal office.

On July 15th, 2026, at the Committee of the Whole, the Planning Advisory Committee recommended approval of the application to Council.

On July 15th, 2026, Council approved the application and authorized staff to schedule a public hearing on July 30th, 2026.

CONSIDERATIONS

The Public Hearing took place on July 30th, 2026. Three options are presented for Council's consideration:

- Option #1 – Recommendation to approve rezoning application
- Option #2 – Recommendation to deny rezoning application
- Option #3 – Recommendation to refer matter back for further review and consideration

RECOMMENDATIONS

The following three pages outline the wording of each option. Council is requested to Move and Second one of the three options.

OPTION #1 – Recommendation to Approve the Request

RESOLUTION - REQUEST FOR REZONING

WILSON COVE ESTATES (MODSM)

MOVED:

SECONDED:

MOTION:

THAT WHEREAS the Council of the Municipality of the District of St. Mary's 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 Sherbrooke from Rural Resource to General Commercial;

AND WHEREAS the land to be rezoned is an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document;

AND WHEREAS a Public Hearing was called for Wednesday, July 30th, 2026, at 5:00 p.m. at the Municipal Building, 8296 Highway 7 in Sherbrooke, in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements on the Municipal Website and in a local paper 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 St. Mary's approve the request to rezone an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document, from Rural Resource to General Commercial for Retail, Offices and Professional Services, and Construction Supply Yards, etc.

This is to certify that this is a true and exact copy of an amendment passed by the Municipal Council for the Municipality of the District of St. Mary's at a duly called meeting held on the 30th day of July A.D., 2026.

Municipal Clerk

OPTION #2 – Recommendation to Deny the Request

RESOLUTION - REQUEST FOR REZONING

WILSON COVE ESTATES (MODSM)

MOVED:

SECONDED:

MOTION:

THAT WHEREAS the Council of the Municipality of the District of St. Mary's 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 Sherbrooke from Rural Resource to General Commercial;

AND WHEREAS the land to be rezoned is an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document;

AND WHEREAS a Public Hearing was called for Wednesday, July 30th, 2026, at 5:00 p.m. at the Municipal Building, 8296 Highway 7 in Sherbrooke, in accordance with the MGA;

AND WHEREAS the Public was informed of the Public Hearing through advertisements on the Municipal Website and in a local paper 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 St. Mary's deny the request to rezone an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document, from Rural Resource to General Commercial for Retail, Offices and Professional Services, and Construction Supply Yards, etc.

This is to certify that this is a true and exact copy of an amendment passed by the Municipal Council for the Municipality of the District of St. Mary's at a duly called meeting held on the 30th day of July A.D., 2026.

Municipal Clerk

OPTION #3 – Recommendation to refer the matter back to Committee of the Whole

RESOLUTION - REQUEST FOR REZONING

WILSON COVE ESTATES (MODSM)

MOVED:

SECONDED:

MOTION:

THAT WHEREAS the Council of the Municipality of the District of St. Mary's 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 Sherbrooke from Rural Resource to General Commercial;

AND WHEREAS the land to be rezoned is an 18-acre portion of PID 37503547 in Sherbrooke, Guysborough County, identified as Appendix A to this document;

AND WHEREAS a Public Hearing was called for Wednesday, July 30th, 2026, at 5:00 p.m. at the Municipal Building, 8296 Highway 7 in Sherbrooke, 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;

AND WHEREAS the Council of the Municipality of the District of St. Mary's does not have enough information to make a decision on the request at this time;

BE IT THEREFORE MOVED THAT the Council of the Municipality of the District of St. Mary's refer this matter to the Committee of the Whole for further review and recommendation.

This is to certify that this is a true and exact copy of an amendment passed by the Municipal Council for the Municipality of the District of St. Mary's at a duly called meeting held on the 30th day of July A.D., 2026.

Municipal Clerk

Appendix A – Portion of PID 37503547 to be rezoned to General Commercial

