



# Municipality of the District of St. Mary's

## Committee of The Whole (COTW) Meeting

### Wednesday, May 6<sup>th</sup>, 2026

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

#### **1. Meeting, Date & Time:**

Warden Fuller called the COTW Meeting of the St. Mary's Municipal Council to order on Wednesday, May 6<sup>th</sup>, 2026, at 5:01pm. in the Council Chambers, Sherbrooke, N.S.

#### **2. Attending:**

Warden James Fuller  
Deputy Warden Beulah Malloy  
Councillor Dana O'Connell  
Councillor Emma Tibbo

#### **Absent with Regrets:**

Councillor Scott Beaver

#### **Also Attending:**

Lesley McFarlane, Chief Administrative Officer (CAO)  
Marian Fraser, Director of Finance/Treasurer  
Teddy Stevens, Director of Public Works  
Janelle Fleet, Interim Municipal Clerk

#### **3. Additions to the Agenda:**

- There were no additions to the agenda.

#### **4. Approval of the Agenda:**

*On the motion of Councillor O'Connell and seconded by Councillor Tibbo, Council approved the agenda as presented.*

***Motion approved.***

#### **5. Approval of Minutes:**

*Warden Fuller called for any errors or omissions to the minutes of the COTW Meeting held April 15<sup>th</sup>, 2026. Hearing none, the Warden declared the minutes approved.*

#### **6. Business Arising from the Minutes:**

- There was no business arising from the minutes.

#### **7. Correspondence:**

- a. Response from Minister of Public Works regarding Paving of J-Class Roads – March 24, 2026
  - They will not be paving Cameron Road, Bennetts Loop and Restoration Drive.
- b. Email re Municipal Advisor for the Region Jeremy Martell - May 7th, 2026

## 8. Presentation: EverWind Update and Community Open Houses.

- Representatives from EverWind Fuels, including Mark Stuart, Director of Engagement, and Tyler DeGier, Senior Development Manager and Wind Farm Phase 3 Project Manager, attended the meeting to provide Council with an update on the proposed wind project in Guysborough County.
- The presentation included an overview of EverWind's existing and proposed wind farm phases, project timelines, site layout considerations, environmental assessment requirements, community benefits, employment opportunities, and future decommissioning or repowering options.
- Council was advised that the project is primarily located on Crown land and that EverWind has worked to avoid impacts to the St. Mary's watershed and species at risk. EverWind indicated that the project is expected to proceed to the Environmental Assessment stage, which will include a public comment period and, if approved, would be subject to numerous conditions related to environmental monitoring during construction and operation.
- EverWind discussed potential municipal revenues through the Wind Turbine Tax, noting that revenues would be shared between the Municipality of the District of Guysborough and the Municipality of the District of St. Mary's. EverWind also spoke to Community Benefit Agreements, proximity payments, bursaries, and community vibrancy funds, noting that Community Liaison Committees would help guide the allocation of community benefit funding.
- Council discussed the importance of ensuring that any Community Benefit Agreement provides meaningful benefit to the Municipality and the broader community. The Warden noted that this would be a priority for future discussions with EverWind. Council also raised questions regarding local employment opportunities, student engagement, and recruitment through high schools.
- EverWind advised that it has provided student site tours, supported education and recruitment efforts related to renewable energy, and committed to a scholarship in St. Mary's. Council noted the importance of continued communication with EverWind in the coming months, including expectations regarding community benefits prior to project revenues being generated.

## 9. Other Matters of Business:

- a. Staff Report – Purchase of Public Works Truck
  - Please see distributed meeting materials for staff report.
  - Teddy Stevens, Director of Public Works presented the purchase of public works truck staff report, as included in meeting materials.

*On recommendation of Deputy Warden Malloy seconded by Councillor O'Connell, Council approve the purchase of the F-150 Regular Cab truck from Highland Ford at a price of \$55,500 plus HST, to be funded through the 2026/27 capital budget.*

***Recommendation adopted.***

- b. Staff Report – West Side Water Main Replacement
  - Please see distributed meeting materials for staff report.
  - Teddy Stevens, Director of Public Works presented the west side water main replacement staff report, as included in meeting materials.

*On recommendation of Councillor Tibbo seconded by Councillor O'Connell, Council awards Strait Engineering Ltd., the design of the Westside Water Main replacement at a cost of \$30,875.00 plus HST to*

*maintain reliable water distribution to the Westside and to help promote growth to our community, funded from the Housing Accelerator Fund program.*

***Recommendation adopted.***

- c. Staff Report – Low Carbon Communities Project
- Please see distributed meeting materials for staff report.
  - CAO Lesley MacFarlane presented the Low Carbon Communities staff report, as included in meeting materials.

Two related recommendations are required to proceed with this project and approach:

*On recommendation of Councillor O'Connell, seconded by Councillor Tibbo, Council recommend approval for the CAO to be authorized to enter into an agreement with Clean Foundation to provide project management and oversight for this project.*

***Recommendation adopted.***

*On recommendation of Deputy Warden Malloy, seconded by Councillor O'Connell, Council approve transferring \$61,739 in LCC Program grant funding to Clean Foundation to manage as part of this project.*

***Recommendation adopted.***

- d. Staff Report – Strengthening Municipal Partnerships: Community Challenges and StFX Research Solutions
- Please see distributed meeting materials for staff report.
  - CAO Lesley McFarlane presented the Strengthening Municipal Partnerships: Community Challenges and StFX Research Solutions staff report, as included in meeting materials.

*On recommendation of Deputy Warden Malloy seconded by Councillor Tibbo, Council recommends attendance of up to two (2) members of council with mileage expense to be reimbursed for those attending the Strengthening Municipal Partnerships: Community Challenges and StFX Research Solutions on May 27<sup>th</sup>, 2026.*

***Recommendation adopted.***

## **10. In-Camera: Personnel Matters**

*On motion of Councillor Tibbo and seconded by Councillor O'Connell, Council moved into an In-Camera session for Personnel Matters at 5:59pm.*

***Motion approved.***

*On motion of Councillor O'Connell seconded by Councillor Tibbo Council agreed to reconvene to regular session at 6:14pm.*

***Motion approved.***

## **Adjournment**

*There being no further matters of business, Warden Fuller declared the meeting adjourned at 6:15pm.*

  
Recorded By  
Janelle Fleet, Interim Municipal Clerk

  
Approved By  
Warden Fuller