



NOTICE

- MEETING:** Committee of the Whole
- DATE:** Wednesday, January 21st, 2026
- TIME:** 5:30pm (immedidately following the Council meeting)
- PLACE:** Council Chambers, 8296 Highway 7, Sherbrooke

Please Advise If Unable To Attend



Municipality of the District of St. Mary's

Committee of the Whole (COTW) Meeting
Wednesday, January 21st, 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. Approval of Minutes of COTW held Wednesday January 7th, 2026
6. Business Arising from Minutes
 - a. Staff Report – Disposal of Real Property Policy
7. Correspondence
 - a. York Lethbridge, Executive Director of Sherbrooke Village – Council Support for Christmas at Sherbrooke Village
 - b. Sean Cameron, Mayor of Town of Antigonish – Request for Support for Secondary Route to St. Martha's Hospital
8. Other Matters of Business
 - a. Staff Information Item – Community Benefits Agreements
9. In-Camera: Contract Negotiations

Adjournment



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 January 7th, 2026, at 5:02pm in the Council Chambers, Sherbrooke, N.S.

2. Attending:

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

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Marian Fraser, Director of Finance/Treasurer
Jadzia Rudolph, Municipal Clerk
Teddy Stevens, Director of Public Works
Keren Ruller, Director of Economic Development
Mallory Tibbo, Director of Community Development and Recreation

3. Additions to the Agenda:

- Addition of Item # 7. Presentation Basil Pitts from Provincial Department of Public Works
- Addition to #8. Correspondence Sherbrooke & Area Volunteer Fire Department Letter
- Addition of Item # 9. g. Sherbrooke & Volunteer Fire Department Request for Loan Guarantee

4. Approval of the Agenda:

On the motion of Deputy Warden Malloy and seconded by Councilor O'Connell, Council approved the agenda with the addition.

Motion approved.

5. Approval of Minutes:

On the motion of Councillor O'Connell seconded by Councillor Tibbo, hearing no errors or omission to the previous minutes, Council approved the minutes of the COTW Meeting held December 3rd, 2025.

Motion approved.

6. Business Arising from the Minutes:

- a. A letter of support in response to the St. Mary's Hospital society has been drafted and all council members have reviewed and signed; the letter will be sent to the appropriate personnel.

7. Presentation: Basil Pitts, Area Manager, Provincial Department of Public Works

- Mr. Pitts informed Council of a summary of the capital projects on-going, winter activities and levels of service taking place during the 2025-26 winter season, the rural impact mitigation

program, as well as the 5-year plan for the department of public works throughout Guysborough County.

- Council was informed Archibald Bridge will be designed this season and tendered in the fall of 2026 to be completed in 2027. Also, the Silvers Falls Truss Bridge went to tender twice and no bids were received.
- Council inquired about guardrails on Highway 211 in Port Hilford and were informed that there were no bidders as it was a small job. Council asked what they do in this situation and Mr. Pitts advised that they gather up multiple items into a larger contract which tends to attract more bidders.
- Council also asked about the Sherbrooke falls embankment along Highway 7 and were informed that it will be replaced with rock, when necessary, as they no longer do concrete spraying.
- Council also inquired about guardrails on the other side of Cochrane Hill, Mr. Pitts agreed to check into that.
- Mr. Pitts raised the matter of the Sherbrooke crosswalk and mentioned that it can be addressed, staff to send in a formal request based on the November 19, 2025 motion of Council.
- Council asked why there were not many activities for MODSM appearing in the five year plan and were informed that activity is prioritized based on the volume of traffic.
- Mr. Pitts indicated he will send the municipality a list of what the department does, and if Council has from their constituents' top priorities for the department to consider when planning for future preparation, to send them to the department.

8. Correspondence:

- a. Sherbrooke & Area Volunteer Fire Department Letter
 - A letter was received from Sherbrooke & Area Volunteer Fire Department regarding a request for a loan guarantee support for the purchase of a 2013 freightliner pumper truck for \$210,000 for the fire department.
 - The department has applied for a loan through RBC on a 5-year term for \$125,000, as part of that process they are required from the financial institution to have a loan guarantee from the Municipality.

9. Other Matters of Business:

- a. 5 Year Service Award – Mallory Tibbo
 - Council presented Mallory Tibbo, Director of Community Development and Recreation with a certificate for exceptional service to the municipality for the past five years.
- b. 20 Year Service Award – Marian Fraser
 - Council presented Marian Fraser, Director of Finance/Treasurer with a certificate for exceptional service to the municipality for the past twenty years.

Council unanimously decided to take a 5-minute recess at 5:40pm.

Council reconvened at 5:45pm.

Mallory Tibbo, Director of Community Development and Recreation left the meeting at 5:45pm.

- c. Staff Report - Disposal of Real Property Policy
 - Staff provided Council with a draft *Disposal of Real Property policy* for their consideration.

- Council has the opportunity to provide amendments to the draft policy, accept as is, or repeal and follow the *Municipal Government Act (MGA)*.
 - Council requested additional time to review the proposed draft policy and bring back to the next Committee of the Whole for discussion.
- d. Staff Report – Transfer Station, Construction and Demolition
- Staff informed Council that in order to be compliant with Section 18 of the Approval to Operate issued by the Department of Environment and Climate Change for the St. Mary's Transfer Station, a groundwater, surface/storm water and leachate monitoring plan must be developed by March 31, 2026.
 - Under the municipal standing offer for engineering services, Strait Engineering Ltd has provided a quote for the development of a plan to meet the directives in section 18 of the Approval to Operate. The quoted price from Strait Engineering Ltd is \$16,300+HST.
 - The quoted price of \$16,300+HST is within the available budget of \$30,000.

On recommendation of Councillor Beaver seconded by Councillor O'Connell, Council approve Strait Engineering Ltd to develop a plan by March 31, 2026, for St. Mary's to fulfill the requirements of Section 18 of the NS Department of Environment and Climate Change Transfer Station C&D Approval to Operate, for the quoted price of \$16,300+HST, funded from the remaining available \$30,000.

Recommendation adopted.

- e. Staff Report – 2026 Property Tax Assessment Roll Summary
- Please see the agenda/package for the staff report.
 - Staff informed Council that the revenue increase section is based on using 2025/26 tax rates applied to the 2026/2027 property tax assessments. Total potential revenue increase - if the tax rates remain the same as 2025/26 is \$150,084.
 - Overall increase in taxable assessments from 2025-2026 to 2026-2027 is 6.04%, last year the increase was 5.63% year-over-year.
- f. Staff Report – 2026/27 Uniform Assessment
- Please see the agenda/package for the staff report.
 - Staff informed Council based on the information received and the 2026-2027 uniform assessment the education expense for the Municipality for the fiscal year 2026-2027 will increase by \$45,344, a 5.91% increase from 2025-2026.
- g. Staff Report - Sherbrooke Volunteer Fire Department Request for Loan Guarantee
- Staff informed Council that the Sherbrooke & Area Volunteer Fire Department has requested loan guarantee from the Municipality to support the acquisition of a 2013 Freightliner Pumper Truck.
 - Council reviewed the request, the importance of upgrading the aging fleet, the Departments past loan commitments, financial impacts and ability to collect if payment by way of fire tax levy collection if the department defaults on the loan.
 - Council agreed to proceed with providing the Department with a loan guarantee on a 5-year term for \$125,000 to purchase a 2013 Pumper Truck. Staff will ensure all supporting documentation is completed for the guarantee.

On recommendation of Deputy Warden Malloy seconded by Councillor Tibbo, Council agree to provide a Loan Guarantee to the Sherbrooke and Area Volunteer Fire Department for the acquisition of a 2013 Freightliner Pumper Truck in the amount of \$125,000 through the Royal Bank of Canada on a 5 Year Term. If the Department defaults on the terms of the loan the Municipality will fund the loan payments through annual fire tax levy revenue collected on behalf of the Sherbrooke and Area Volunteer Fire Department.

Recommendation adopted.

10. In-Camera: Contract Negotiations

On motion of Councillor Beaver seconded by Councillor O'Connell Council agree to move In-Camera for Contract Negotiations at 6:14pm.

Motion approved.

On motion of Deputy Warden Malloy seconded by Councillor O'Connell Council agree to reconvene to regular session at 6:44pm.

Motion approved.

Adjournment

On motion of Warden Fuller there being no further matters of business, Council adjourned at 6:45pm.

Motion approved.

Policy - Disposal of Real Property

SUMMARY

The new Disposal of Real Property Policy repeals and replaces the existing Policy - Sale of Real Property. The new policy is intended to provide a clear framework to dispose of Real Property in a fair, legally compliant and impartial manner, which considers the best economic return to the Municipality of the District of St. Mary's balanced with economic and community development opportunities, in accordance with the MGA.

BACKGROUND

A review of the existing Sale of Real Property Policy identified that it was no longer operationally effective, including reference to Ministerial approval for sale of real property in excess of \$100,000 in appraised value, which is no longer in alignment with the MGA.

The new policy simplifies and clarifies the process for Disposal of Real Property, in alignment with the MGA, including but not exclusive to Sections 50 and 51.

Provisions in this policy include best practices to improve clarity on aspects that are not expressly defined in the MGA, while still allowing for Council resolutions where circumstances warrant. Key items outlined in the policy are:

- Principles governing disposal of real property, and designation of real property as surplus
- Prerequisites for disposing of real property
- Responsibility for costs related to disposal of real property
- Process for unsolicited proposals to purchase real property
- Restrictions on purchase of real property by elected officials and staff

CONSIDERATIONS

Council review the draft policy and provide direction for either:

1. Further policy revisions
2. Adoption of the policy
3. Consider whether there is a need for a new policy for Disposal of Real Property upon repeal of the Sale of Real Property Policy or whether following the MGA is sufficient.

RECOMMENDATIONS

Council review the draft policy and provide direction.

1. Purpose

The purpose of this policy is to establish how the municipality will dispose of its real property.

2. Authority

This policy derives its authority from the Municipal Government Act (MGA) of the Province of Nova Scotia including but not limited to *Sections 50(5)(b), 51, and 51A*.

3. Scope

This policy shall apply to real property owned by the Municipality of the District of St. Mary's. This policy shall govern disposal of Municipal Property except to the extent a particular transaction is expressly exempted from it in the text of the resolution of Council authorizing such disposal transaction.

Municipally-owned real property deemed surplus by motion of Council is to be disposed of in a fair and impartial manner, which considers the best economic return to the Municipality of the District of St. Mary's balanced with economic and community development opportunities and in accordance with disposal methods included in this policy, the MGA, and as determined by Council.

The Municipality shall offer real property for sale without warranty as to its completeness or condition, its accessibility, or its suitability for the intended use of the purchaser. All real property shall be sold as is, where is.

4. Definitions

- 4.1 *Abutting Property* - A parcel of land adjoining Municipal Real Property, having one or more lot lines in common.
- 4.2 *As-Is, Where-Is* - Without representation, warranty or condition respecting the condition, developability, planning approvals, zoning, intended use, existence of encroachments, location or state of repair of all buildings or structures, environmental state, risks, physical conditions, or lawful use of the Real Property in question.
- 4.3 *Disposal* - The act of selling or transferring Fee Simple ownership of Real Property or entering a long-term lease as lessor.
- 4.4 *Fee Simple* - Ownership of Real Property in which the owner has the right to control, use, and transfer the property at will.
- 4.5 *Lease* - A lease is a contract in which a lessor (owner) grants a lessee (user) the privilege of utilising an asset, e.g., property, automobiles, or machinery, over a specified period for periodic rent/remuneration.

- 4.6 *Municipality* - the Municipality of the District of St. Mary's.
- 4.7 *Province* - the Province of Nova Scotia.
- 4.8 *Purchaser* - Any person or entity who enters into an Agreement with the Municipality to acquire real property.
- 4.9 *Real Property* - Land and all improvements permanently affixed to the land, including on, above, or below the surface of the land or water. Municipal Real Property is any Real Property belonging to the Municipality of the District of St. Mary's.
- 4.10 *Surplus Real Property* - Real Property that has been declared surplus by Council, in accordance with this policy.
- 4.11 *Unsolicited Offer* - An offer made by a third-party to purchase Real Property that is not actively listed for sale.

5. Designation

Council may, by motion, designate as surplus any real property which:

- i. Is determined to be no longer required for the use or purposes of the municipality, or for use by the public or inhabitants of the municipality;
- ii. Is no longer in the best interest of the municipality to retain ownership; or
- iii. May expose the municipality to liability or risk by retaining the real property.

6. Preparation for Disposal

Prior to disposal of surplus real property, the municipality shall:

- i. Investigate and verify ownership and eligibility for sale (title search);
- ii. Complete migration of the property through the Nova Scotia Land Registration System;
- iii. Ensure a municipal survey of the real property has been completed within the last five years; and
- iv. Obtain a valuation of the property, which may be based on written appraisal prepared by a qualified real property appraiser.

7. Disposal

The disposal of municipal surplus real property will be in accordance with the MGA. The purchaser must agree to comply with all municipal by-laws and policies regarding the use of the real property.

8. Costs

In addition to the purchase price, the purchaser shall pay the Municipality on or before the closing date the following:

- i. the expenses of the Municipality in searching the title and migration of the property;
- ii. the expenses of the Municipality in surveying the property, when required;
- iii. the deed transfer tax on the sale;
- iv. the HST on the sale (if applicable);
- v. the expenses in the preparation of the deed;
- vi. the recording fees for the deed;
- vii. the postage expenses;
- viii. the expenses of the Municipality in arriving at the valuation of the property; and,
- ix. any other expenses involved in the sale/transfer to the purchaser.

9. Unsolicited Proposals

Any reasonable unsolicited offer to purchase real property owned by the Municipality of the District of St. Mary's will be evaluated, and recommendations will be presented to Council in accordance with the principles and processes set out in this policy and the MGA.

10. Authority of Elected Officials and Staff of the Municipality to Purchase Surplus Real Property

In addition to any other legal restrictions, no member of Council or Municipal employee and no person closely connected to a member of Council or to a Municipal employee shall acquire real property disposed of by the municipality. For the purposes of this provision:

- (i) acquisition includes direct purchase, indirect purchase, purchase through an agent or intermediary, and purchase by any corporation or entity in which the individual or their spouse holds a majority or controlling interest; and
- (ii) "closely connected" has the same meaning as it does in the Model Code of Conduct for Municipalities promulgated in the *Code of Conduct for Municipal Elected Officials Regulations*, except that the concept is applicable in this policy to Municipal employees as well as to Council members.

11. Policy Review

The municipality shall review this policy as required and all amendments to this policy shall be recorded in Schedule A.



SCHEDULE A - POLICY AMENDMENTS

Version #	Amendment Description	Approved By	Approval Date
1	Adoption of Policy	Council	

DRAFT

From: [James Fuller](#)
To: [Lesley McFarlane](#); [Jadzia Rudolph](#)
Subject: Fw: Request to Council
Date: December 29, 2025 1:16:19 PM
Attachments: [image001.png](#)

From: Lethbridge, York <York.Lethbridge@novascotia.ca>
Sent: Monday, December 29, 2025 1:05 PM
To: James Fuller <james.fuller@saint-marys.ca>
Subject: Request to Council

Hi Jim,

I hope you're enjoying some rest over the holidays. I'm wondering if we could be put on the Council's agenda for January 21st – Sherbrooke Village and HSVDS are planning to apply for Canadian Heritage funding for Christmas again and need Council's support. Please let me know if you need details.

Sincerely,
York

York Lethbridge
Executive Director
Sherbrooke Village
Office 902.522.2400
sherbrookevillage.novascotia.ca



From: [Lesley McFarlane](#)
To: [Jadzia Rudolph](#)
Subject: FW: Request to Council
Date: January 16, 2026 3:28:08 PM
Attachments: [image001.png](#)
[BCAH Form Municipal Support 2026.pdf](#)

Correspondence for Jan 21, 2026.

From: Lethbridge, York <York.Lethbridge@novascotia.ca>
Sent: January 8, 2026 3:32 PM
To: Lesley McFarlane <cao@saint-marys.ca>
Cc: James Fuller <james.fuller@saint-marys.ca>
Subject: Re: Request to Council

Hi Lesley,

The request to Council is for financial support of Christmas at Sherbrooke Village (CSV) in 2026. We made a similar joint request with Historic Sherbrooke Village Development Society last January 2025.

We are planning a joint application to the Local Festivals grant stream of Canadian Heritage for which Municipal support is a requirement. The application is due at the end of January, so we would like a commitment from the Municipality soon following the request. I have attached the required form.

We would like to maintain a free community event on opening night of the CSV weekend. The request to Council will include augmented cash support to help organizations involved achieve a break-even budget. I am preparing a report for the Commission that I hope will get shared publicly that lays out the important community impact (and true cost) of the event.

If you would like to discuss this in advance, please let me know.

Sincerely,

York

From: Lesley McFarlane <cao@saint-marys.ca>
Sent: Thursday, January 8, 2026 2:10:52 PM
To: Lethbridge, York <York.Lethbridge@novascotia.ca>
Subject: FW: Request to Council

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

Exercice caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Hello York,

Thanks for reaching out on this. Could you please clarify, what type of support you are seeking from Council? If financial, is there a specific number you require. Or are you seeking a letter of support.

Thanks,

Lesley McFarlane

Lesley McFarlane (She/Her)

Chief Administrative Officer

Municipality of the District of Saint Mary's

8296 Highway 7, P.O. 296

Sherbrooke, NS B0J 3C0

Municipal Office: 902-522-2049

I acknowledge that I work in Mi'kma'ki, the traditional unceded territory of the Mi'kmaq people.

The content of this email may contain confidential information, information that is protected under the Protection of Privacy Act, or other sensitive and specific material and is intended for the recipient specified in the message as addressed. No content or other material within should be shared at any time with others outside of those intended to be considered privy to this information. If you have received this message by mistake, please notify me, the sender, and delete the message immediately following – this would be greatly appreciated. The message should in no way be disseminated, distributed, published, or otherwise circulated outside of the intended purposes and addressed recipients. Thank you for your cooperation.

From: Lethbridge, York <York.Lethbridge@novascotia.ca>

Sent: Monday, December 29, 2025 1:05 PM

To: James Fuller <james.fuller@saint-marys.ca>

Subject: Request to Council

Hi Jim,

I hope you're enjoying some rest over the holidays. I'm wondering if we could be put on the Council's agenda for January 21st – Sherbrooke Village and HSVDS are planning to apply for Canadian Heritage funding for Christmas again and need Council's support. Please let me know if you need details.

Sincerely,
York

York Lethbridge
Executive Director
Sherbrooke Village
Office 902.522.2400
sherbrookevillage.novascotia.ca





January 14th, 2026

Warden James Fuller
P.O. Box 296
Sherbrooke, NS B0J 3C0

via email: james.fuller@saint-marys.ca

Dear Warden James Fuller

As we navigate the challenges of our communities, I need to draw your attention to a pressing issue that affects all our residents; access to Saint Martha's Regional Hospital. Recent road construction has exacerbated the well-known accessibility problems for this vital healthcare facility, which serves our collective populations. The current route, which is the sole access point, poses significant safety risks due to its path through a flood zone and its crossing of a railroad track. These concerns not only endanger emergency services but also affect routine medical visits for our constituents.

Given the critical services provided by Saint Martha's Regional Hospital including surgeries, emergency treatments, and medical imaging, we must take action to ensure our residents can access these essential services safely and reliably.

To address this urgent need, I have prepared a letter to our Member of Parliament and your Members of Legislative Assembly advocating for the immediate construction of a new, secondary permanent road to the hospital. I believe that your support and signatures on this letter will amplify our call to action and demonstrate a united front in advocating for the healthcare needs of our communities. I urge you to review the letter and add your name in support. Together, we can advocate for the necessary funding and resources to make this critical infrastructure project a reality and secure safe, continuous access to healthcare for all our residents.

Thank you for your commitment to your communities. I look forward to your support on this vital issue.

Sincerely

A handwritten signature in blue ink that reads "Sean Cameron".

Sean Cameron
Mayor, Town of Antigonish

Greg Morrow, Minister of Agriculture
1800 Argyle Street P.O. Box 2223
Halifax, Nova Scotia
B3J 3C4
Email: gregmorrow4gt@gmail.com

Dear Honourable Greg Morrow,

As the Warden of the Municipality of the District of St. Mary's, and a member of the Strait regional counties of Antigonish, Guysborough, Richmond, and Inverness, totaling a population of approximately 75,000, I am writing to bring to your attention a critical issue regarding access to our regional hospital.

Recent road construction throughout the fall of 2025 has further complicated an already well-known concern regarding the accessibility of Saint Martha's Regional Hospital. This construction period has highlighted the inadequacy of the sole existing route, which not only traverses a flood zone but also crosses a railroad track. These factors pose significant risks to both emergency and regular traffic, endangering the safety and health of our constituents.

Saint Martha's Regional Hospital is essential for the Eastern region of the Nova Scotia Health Authority, offering critical health services. Approximately 80 physicians and 1,000 staff members facilitate an average of 2,500 surgeries, 24,000 medical imaging procedures (including CT, MRI, and X-ray), 20,000 emergency treatments, and 43,000 laboratory analyses each year.

As the elected representative from the District of St. Mary's, it is my duty to ensure our constituents have reliable access to essential services, including medical care. I urge you to prioritize this pressing issue and advocate for the necessary funding and resources to expedite the realization of this infrastructure project. Staff in Antigonish are working on a design to alleviate the challenges of only one access point to Saint Martha's Regional Hospital with another route. I am advocating for the immediate construction of a new, secondary permanent road to the hospital. This improvement is vital not only for ensuring timely access for emergency vehicles and medical staff but also for safeguarding the well-being of patients who rely on this essential healthcare facility.

I cannot overstate the importance of providing continuous and safe access to healthcare for our communities. Thank you for your attention to this urgent matter. We look forward to sharing our preliminary proposal as we work together to safeguard the health and safety of our residents.

Sincerely,

James Fuller

Jaime Battiste
House of Commons
Ottawa, ON
K1A 0A6
Jaime.Battiste@parl.gc.ca

Dear Jaime Battiste,

As the Warden of the Municipality of the District of St. Mary's, and a member of the Strait regional counties of Antigonish, Guysborough, Richmond, and Inverness, totaling a population of approximately 75,000, I am writing to bring to your attention a critical issue regarding access to our regional hospital.

Recent road construction throughout the fall of 2025 has further complicated an already well-known concern regarding the accessibility of Saint Martha's Regional Hospital. This construction period has highlighted the inadequacy of the sole existing route, which not only traverses a flood zone but also crosses a railroad track. These factors pose significant risks to both emergency and regular traffic, endangering the safety and health of our constituents.

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I cannot overstate the importance of providing continuous and safe access to healthcare for our communities. Thank you for your attention to this urgent matter. We look forward to sharing our preliminary proposal as we work together to safeguard the health and safety of our residents.

Sincerely,

James Fuller



Community Benefits Agreements



NS Municipal Taxation Act Revenue Stream

Municipal Wind Taxation Act NS is a legislated revenue stream based on megawatts generated by wind energy projects. This creates municipal revenue.

Wind Turbine Facilities Municipal Taxation Act Chapter 22 of the Acts of 2006 5(1)(a) where it is either the 2005-06 or 2006-07 municipal taxation year, the wind turbine facility tax rate is \$5,500.00 per megawatt; or (b) where it is the 2007-08 or a subsequent municipal taxation year, the wind turbine facility tax rate is \$5,500.00 per megawatt plus a percentage of \$5,500.00 equal to the percentage increase in the Consumer Price Index for Canada at the end of the calendar year ending in the immediately preceding municipal taxation year relative to the Consumer Price Index for Canada at the end of the 2005 calendar year.

Example for 2026 – 10 megawatts of power is \$85,670.20 revenue.

We will now begin to discuss Community Benefit Agreements (CBA's) which are separate and in addition to this revenue stream.

Year	Taxation Rate
2005	\$5,500.00
2006	\$5,500.00
2007	\$5,607.94
2008	\$5,731.31
2009	\$5,864.95
2010	\$5,880.37
2011	\$5,988.32
2012	\$6,163.08
2013	\$6,255.61
2014	\$6,312.15
2015	\$6,435.51
2016	\$6,507.48
2017	\$6,600.00
2018	\$6,702.80
2019	\$6,857.01
2020	\$6,990.65
2021	\$7,042.06
2022	\$7,278.50
2023	\$7,771.96
2024	\$8,075.23
2025	\$8,317.49
2026	\$8,567.02
2027	\$8,824.03
2028	\$9,088.75
2029	\$9,361.41
2030	\$9,642.25

Background- What is a Community Benefit Agreement?

Community Benefits Agreements (CBAs) are legally binding contracts between developers and municipalities that can serve to reduce poverty and build community assets.

Infrastructure projects have the capacity to align with poverty reduction strategies, transforming both neighborhoods and lives in the process.

Community benefits agreements tied to public infrastructure funding can, for the same dollar value, boost local economies, leverage additional community assets, build social capital, and enhance individual wellbeing as well as place-based resilience.



▶ What is a CBA Continued

The municipality and/or community groups within it will typically receive a combination of monetary benefits and non-monetary benefits (e.g., local jobs), while the developer will typically receive increased community support and increased certainty in the approval process.

While not always legally mandated, they're growing as key tools to address community concerns, gain social license, and share economic gains from projects where solar, mining and wind energy is expanding.

Community benefit agreements are flexible and should be tailored to the specific project, community, and local context.





Sectors that use CBA's

Onshore & Offshore Wind

Solar Farms

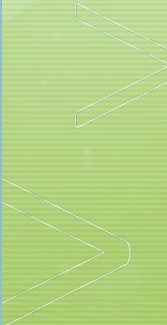
Transmission Line Corridors


Mining Resource Operations



Identifying and Negotiating CBA's

There are three guiding questions for identifying and negotiating community benefits agreements:

1. Who represents the community?
 2. What resources can help communities successfully negotiate targets and timetables?
 3. Are community benefits more likely to be achieved through frameworks or legal agreements?
- 

The image shows two wind turbines in silhouette against a bright orange and yellow sunset sky. The turbines are positioned on a dark, silhouetted hillside. The overall scene is a landscape photograph used as a background for the slide.

At what phase of the process should CBA's be introduced?

While no consistent threshold for introducing community benefits can be defined, it is generally agreed that the greatest success is achieved when the community is engaged as early as possible in the project.

Community benefits such as training, jobs, or local economy procurement can occur anytime throughout the investment process: Design, Build/Supply chain and Operations/Maintenance.

There are five types of “best practices” for when to start the process:

- 1. In advance of the availability of funds for a specific project**
- 2. Before the tendering process begins**
- 3. As part of the tendering process**
- 4. In consultation with the winning bidder**
- 5. As part of delivering on community benefits goals and objectives**

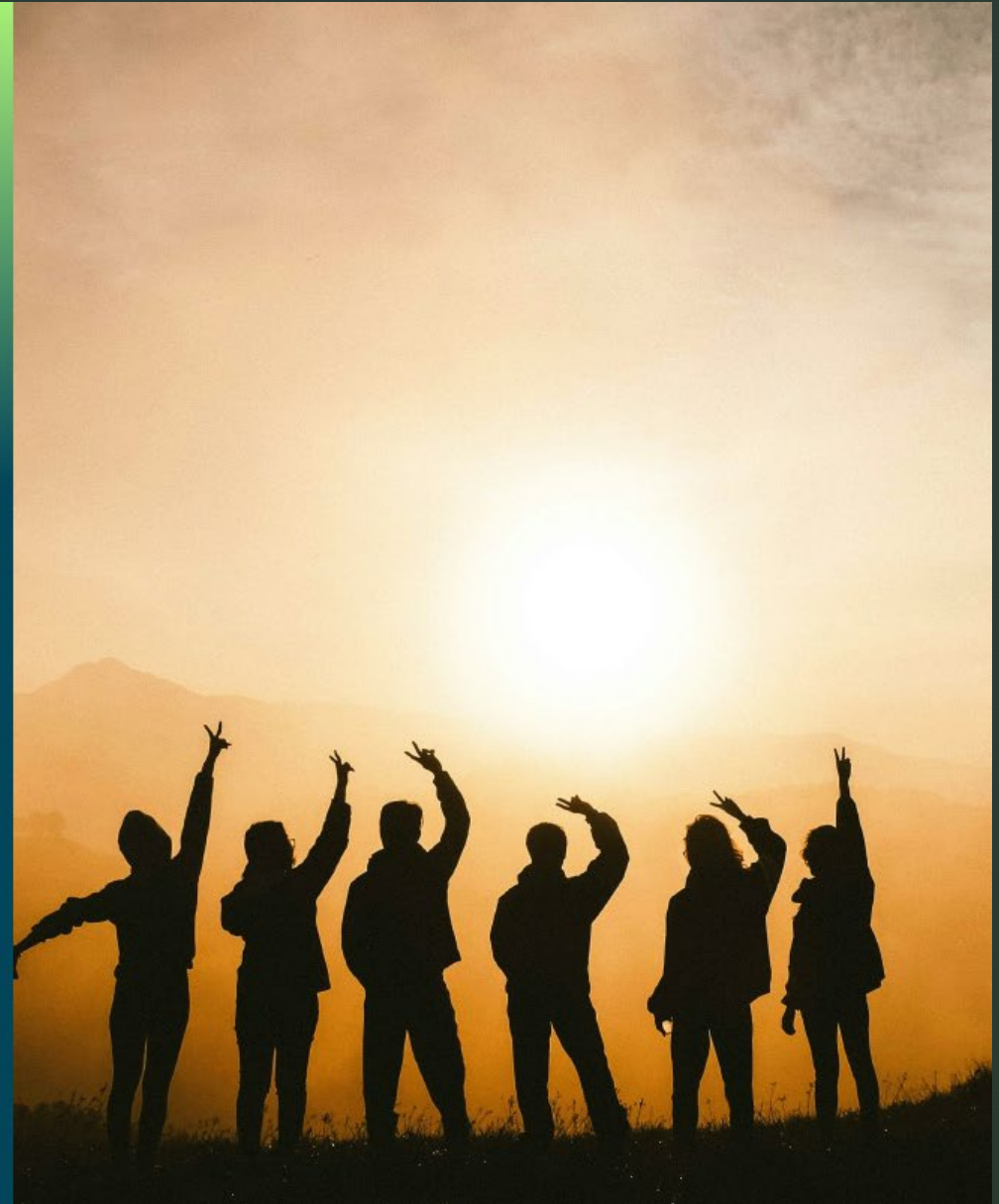
Local CBA Wind Energy Examples in Guysborough for Everwind:

Community Benefits

We believe our projects are net positives for the local communities in which we work.

Benefits include:

- Billion-dollar Investment in Municipality of the District of Guysborough and St. Mary's
- \$800 million in project lifetime municipal tax & benefits paid to municipalities, community groups and nearby residents
- Contracting opportunities for First Nations & local businesses
- Community Benefits Funds paid out annually directly to the community through a combination of Proximity Payments, Vibrancy Fund and Bursaries.
- Increased local spending on goods and services during the project's development, construction and operational phases



Local CBA Examples continued:

▶ Funds for Wind Farm 1 Guysborough NS

Community Vibrancy Fund



>\$280,000
per year

Annual community
benefits fund earmarked
for community

Proximity Payment



>\$130,000
per year

Direct payments to
homeowners in specified
distance

Bursary Fund



>\$50,000
10 Scholarships

\$50,000 fund for
education and training in
the renewables industry

Other Benefits

- ✓ Local job fairs
- ✓ Contracting for First Nations and local businesses
- ✓ Increased local spending

Signed, binding Community Benefits Agreement with MODG in 2024

Local CBA Examples continued:

Community Benefits Fund



**\$1,000
Per MW Per Year**

Commitment to provide direct payments to communities totaling \$2M a year or \$70M over the life of the project.



**2028
program start**

Program to start at the end of the first year of operations, expected 2028



**Local Residents
Benefit**

Commitment to provide annual community benefits fund earmarked for individuals or community improvement initiatives to be determined through a Committee of volunteers



**Community-Based
Initiatives**

Education and job training, public recreation, land initiatives, energy sustainability, property tax relief, community infrastructure

Local CBA Examples continued:

Phase 2 Benefits And Economic Activities

EverWind expects the project to provide significant economic benefit and provide jobs within MODG & MODSM

Community Benefits:

- Once in commercial operations, EverWind will establish a community benefit fund associated to the projects, directed by the CLC:
- Based on capacity sizing of project, expected to be in the ~\$1,000/MW range annually
- Supports community initiatives for new infrastructure and resources



Local CBA Examples continued:

Phase 2 Benefits And Economic Activities

EverWind expects the project to provide significant economic benefit and provide jobs within MODG & MODSM

Jobs:

- During construction, EverWind expects ~1,000 direct jobs will be generated building the wind farms, transmission line, and strait crossing
- Long term operations will result in ~75-100 long term operational jobs
- Project / Operational Management
- Wind Turbine Technicians
- MV/HV Technicians
- Administrative staff



Local CBA Examples continued:

Bursary Fund



10x Scholarships

Applicable to education and training in the renewables industry



\$10,000 each

Expect to fully replenish \$100,000 fund once scholarships are issued



2028 program start

Program to start prior to construction



Keep Families Together

Builds local expertise to help keep families together in Nova Scotia

Bursary Fund of at Least \$100,000, to be replenished

Guysborough Community Benefits from Strategic Minerals- Mining



Goldboro Gold Project: As of late 2024 and 2025, this project has signed separate CBAs with the Municipality of the District of Guysborough and the Assembly of Nova Scotia Mi'kmaw Chiefs. This flagship development is expected to create more than 735 new well-paying jobs and contribute \$2.1 billion to Nova Scotia's gross domestic product (GDP).



As part of the Community Benefit Agreement, NexGold has established a Community Grants Program whereby it has committed an amount of grant funding each year toward community groups, organizations, and community projects within the Municipality. Eligible organizations can use this form to apply for a minimum \$1000 grant from NexGold.



The project received provincial industrial approval in August 2025 and final federal approval on November 2025 clearing the way for construction and operations. The project is also projected to generate \$1.1 billion in direct and indirect household income in Nova Scotia over 15 years as well as about \$528 million in tax revenue – \$209 million federal, \$274 million provincial and \$44 million municipal revenue.

Nova Scotia CBA's St. Barbara 15-Mile Consolidated Gold Project

COMMUNITY ENGAGEMENT & BENEFITS AGREEMENTS



Get Involved

- Community Liaison Committees (CLCs) for the 15-Mile Consolidated Gold Project
- [Please let us know if you're interested](#)

Investment to Date

- The company has invested **\$1.4M** in communities

Jobs & Education

- St Barbara hires **co-op students** and summer high-school students
- Supports **post-secondary institutions** through participation and donations

Community Benefits Agreements

- **25 agreements** signed to date; benefits include:
- Support for local **food banks** through volunteer efforts and donations
- Fed over **1,000 families** for the holidays in 2024
- **Bursaries** for local high-school students
- Support for **local sports teams** and **community recreation clubs** (e.g., ATV clubs)

Local Offices Near the Project Areas

- **Sheet Harbour · Stellarton · Guysborough**

Potential CBA Process for MODSM



When Negotiating Community Benefits: Start Early!

First step is to create awareness around the concept and provide education on what community benefits are and what they can offer.



Needs are pre-identified by community (through local government and/or community-based processes of resource mapping and/or needs assessment). Needs will be prioritized as part of early discussions, advanced by communities and governments. Once identified the CBA's will be approved by council.



Understand that there are "Pre and Post" Revenue Benefits which become available at different times in the project life therefore it's critically important to begin the planning and discussion early on.



Nova Sustainable Fuels Environmental Assessment (EA) submittal is scheduled for late 2027, they will have their approval by Q1 of 2028. Now is the time to begin thinking through the process.



Once the EA is in place, then negotiations take place in earnest for pre-revenue community benefits. This is only 24 months away and therefore it's important to start dedicating resources to this revenue generating initiative.

Summary Three Key CBA Takeaways



Legally Binding & Specific Commitments: A CBA is a formal, legally enforceable contract between developers, government and community groups. They detail specific, measurable benefits like local hiring, apprenticeships, local business contracting, and community amenities in exchange for project support. Most communities need support in this process, which could yield large returns to neighbourhoods and to taxpayers in general. A single third-party entity, systematically devoted to these tasks, would develop community capacity, reduce errors, optimize both delivery and outcomes, and improve accountability of all parties involved.



Negotiation & Community Voice: It is generally agreed that the greatest success is achieved when the community is engaged as early as possible in the project. Moving beyond simple consultation to direct engagement, building broad coalitions, and achieving consensus on negotiating priorities for training, local economic development, and social inclusion is required.



Accountability & Monitoring for Outcomes: Success hinges on clear tracking mechanisms and monitoring to ensure developers deliver promised training, jobs, and investments, creating a legacy of capacity building and community well-being, not just physical structures.



Questions?