



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'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 21st, 2026, at 5:10pm 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)
Jadzia Rudolph, Municipal Clerk
Keren Ruller, Director of Economic Development

3. Additions to the Agenda:

- Amendment – Remove Item #9. In-Camera: Contract Negotiations.

4. Approval of the Agenda:

On the motion of Councillor Tibbo and seconded by Deputy Warden Malloy, Council approved the agenda with the amendment.

Motion approved.

5. Approval of Minutes:

On the motion of Warden Fuller, hearing no errors or omission to the previous minutes, Council approved the minutes of the COTW Meeting held January 7th, 2026.

Motion approved.

6. Business Arising from the Minutes:

- a. Disposal of Real Property Policy
 - This policy was previously presented on January 7th, 2026, COTW meeting at which time Council requested additional time to review the proposed draft policy and bring back to the next Committee of the Whole meeting for discussion whether to repeal and follow the Municipal Government Act, or request amendments to the policy, or accept the draft policy as proposed.
 - CAO McFarlane provided a brief review of the need for the policy review and the matters that were considered in developing the proposed draft policy, such as clarity and transparency.
 - After further review, Council determined that the *Disposal of Real Property Policy* is needed to ensure transparency and provide a fair and consistent approach when dealing with surplus property, and that no changes are needed to the proposed draft policy.

On recommendation of Councillor O'Connell seconded by Councillor Beaver, Council repeal the Sale of Real Property Policy.

Recommendation adopted.

On recommendation of Councillor O'Connell seconded by Councillor Beaver, Council agree to approve the "Disposal of Real Property Policy" as presented at the COTW on Wednesday January 7th, 2026.

Recommendation adopted.

7. Correspondence:

- a. York Lethbridge, Executive Director of Sherbrooke Village and Martha MacDonald Chair of Historic Sherbrooke Development Society – Council Support for Christmas at Sherbrooke Village

On motion of Deputy Warden Malloy seconded by Councillor O'Connell, Council agreed to invite Executive Director Lethbridge to address Council and answer any questions regarding the correspondence.

Motion approved.

- Please see the Agenda/Package for the correspondence.
- Correspondence was received asking for council financial support with Christmas at Sherbrooke Village to help ensure that the event remains free to residents.
- York Lethbridge, Executive Director of Sherbrooke Village thanked Council for their financial, volunteer and governance support to the event in November 2025 which was a wonderful success.
- Mr. Lethbridge informed Council that Historic Sherbrooke Development Society has partnered with Sherbrooke Village Restoration to hopefully deliver the "Christmas at Sherbrooke Village" event again in 2026. Sherbrooke Village is contributing \$62,000 to make the event happen in 2026. Municipal funding support is required to unlock a federal grant through Canadian Heritage, with a submission deadline of January 31, 2026. The amount requested is \$5,000 as well as any in-kind support that Council would like to provide.
- The CAO advised that there are no funds allocated in the 2025/26 budget to support Christmas at Sherbrooke Village in December 2026, and that \$4000 was contributed by the municipality to the December 2025 event.
- Council directed the CAO to identify a source of funds for a funding contribution commensurate with last year's contribution, and to commit to the contribution by the deadline of January 31, 2026, and report back to Council on the status.
- In the upcoming budget deliberations, Council agreed to see if further support could be provided to the December 2026 event.

On recommendation of Councillor Beaver seconded by Councillor Tibbo, Council agreed to provide funding support to Sherbrooke Village and the Historic Sherbrooke Village Development Society in support of the 2026 "Christmas at Sherbrooke Village" event.

Recommendation adopted.

- b. Sean Cameron, Mayor of Town of Antigonish – Request for Support for Secondary Route to St. Martha's Hospital
- Please see the Agenda/Package for the correspondence.

- Correspondence was received addressing the sole access road to the Antigonish St. Martha's Hospital as residents use this hospital for urgent needs including surgeries, emergency treatments, and medical imaging.
- Council has been asked to sign the letter to the member of parliament and members of legislative assembly advocating for the immediate construction of a new secondary route to the hospital.

On recommendation of Councillor Beaver seconded by Deputy Warden Malloy, Council agreed to direct the Warden to send the letters provided by Sean Cameron, Mayor of Town of Antigonish in support of advocating to the Provincial and Federal government for an alternative entrance route to St. Martha's Hospital in Antigonish.

Recommendation adopted.

8. Other Matters of Business:

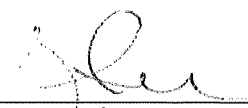
- Staff Information Item – Community Benefits Agreements
 - Please see the Agenda/Package for the staff presentation.
 - Staff provided Council with an overview on what and how Community Benefits Agreements (CBA's) can help the municipality highlighting the importance of early engagement in negotiation of these benefits being key to ensure maximum returns.
 - Separate from the CBA's, the presentation included an overview of the potential for municipal tax revenue from wind projects based on megawatts of power generated as per the provincial wind taxation act.
 - CBA's can benefit the community in a variety of ways including but not limited to: community vibrancy funds, bursary and scholarship funds, local jobs, worker training, proximity payments, royalties and more.. There are multiple stages for the implementation of CBA's with some being a onetime allocation and others being reoccurring benefits over the life of the project such as royalties.
 - CBA's are legally binding, with specific commitments to the community. They are negotiated by a combination of community stakeholders (often through a committee) in collaboration with municipal government. Examples of recently negotiated CBA's from municipalities within NS have been made public and can be found online.

Adjournment

On motion of Warden Fuller there being no further matters of business, Council adjourned at 5:34pm.

Motion approved.

Per 
 Recorded By
 Jadzia Rudolph, Municipal Clerk


 Approved By
 Warden Fuller