

# Transcript - Hartz Point - EGC May 12, 2026 Meeting

## Speaker Summary

CAO MacLeod		00:17:56 (36.5%)
Val Kean		00:11:54 (24.2%)
Andrew Locke		00:07:13 (14.7%)
c. Dale Richardson		00:04:58 (10.1%)
Warden Penny Smith		00:04:13 (8.6%)
c. Heidi Wagner		00:02:37 (5.3%)
Speaker G		00:00:06 (0.2%)
Speaker H		00:00:05 (0.2%)
Speaker ?		00:00:00 (0%)

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### [00:00:04] CAO MacLeod

Oh, yeah.

### [00:00:05] Warden Penny Smith

Yeah.

### [00:00:05] CAO MacLeod

The harvested. So we're ready to get the water from. Well, so you can get it on now. Yeah, the water is just amazing. That's amazing. That's great.

### [00:00:18] c. Dale Richardson

Everything we're working on solar.

### [00:00:22] Val Kean

Can everyone online hear us? Oh. Thank you, Frank. Thank you, Andrea. I assume you can hear as well. And Chair, we're ready to see what?

### [00:00:41] Andrew Locke

All right. Well, welcome, everyone, to our May heating and economic growth strategy committee. I'm calling me into order. First, we're going to ask for approval of the agenda.

### [00:00:59] c. Heidi Wagner

Also move the approval of the agenda.

### [00:01:01] Andrew Locke

All right. and also approval of the minutes from the March 10th, 2026 me.

### [00:01:09] Warden Penny Smith

I'll approve the minutes.

### [00:01:11] Andrew Locke

All right.

**[00:01:15] Warden Penny Smith**

I'll second.

**[00:01:19] Andrew Locke**

Business horizon?

**[00:01:19] Val Kean**

You just have to emotion carry. Yeah. All right. All right. All right.

**[00:01:23] Andrew Locke**

All right.

**[00:01:24] Val Kean**

All right. All right.

**[00:01:26] Andrew Locke**

All right. All right.

**[00:01:35] Speaker G**

No, I'm not, not high, but I.

**[00:01:39] Warden Penny Smith**

All right.

**[00:01:50] Andrew Locke**

Next on our list, councilor appointments.

**[00:02:02] Val Kean**

Okay, so I'll take that one. So every two years, Council revises or re-appoints Council representation on their committees of Council and community committees. So they have done that this past month. And by motion have appointed Warden Penny Smith. Deputy Warden Heidi Wagner, Councilor Dale Richardson, which are all re-reoffering positions. The only change is Councillor Angie Schand is now appointed by Council as the alternate for this committee. So unfortunately, Councillor Schand isn't here. We have all of our three Councillors here so it wasn't necessary anyway, but I'm sure you'll see her around the table and we'll introduce her at that time. I didn't think so. Yep, that was it. So that's a two year term for this committee. Yeah.

**[00:03:12] Andrew Locke**

All right. So number six is properties. We're going to get an update on the hearts point and the future development analysis from born on this one.

**[00:03:21] CAO MacLeod**

Sure. Thank you. So right now the activities on the property are We're just going to be doing the Landsats. That should be something that will be done in the near future. We have approached DNR with regard to asking what the requirements are from them that they would need from us in terms of the mapping that would be required for us to submit with our request for an easement along the trail on the eastern side of Hearts Point. that goes from island's part to the property. The idea there is that we'd have two access points into the property. So we're waiting to hear back on DNR on that. Right now we're still awaiting the draft report from the 103 property. And depending on the quality of that report, we'd have two options. If we like the quality of that report, and we felt that the consultants did a good job on that. We do have the option of extending that RFP that contact to a large point for them to do that. If they're not happy with what the consultants did there, we can go out and do a new RFP looking for new consultants. But the purpose of that will be as we talked about before. And that would be for consultants to identify all the potential uses that that property could offer the community so long as it fit within the qualifications for that special area, meaning that it had to be for economic benefit to the community. And the committee obviously would be interviewed by those consultants as well for all of you to put your input into that as well. Just as a matter of interest, we did have a meeting this week with Representative from the Department of Defense just itemizing the various historical Department of Defense facilities that had been around the harbor. And thank them. We're aware that you are putting a lot more money into defense over the next number of years. Is the Department of Defense interested in sheltering again. And so they it basically The answer was that they're going to be passing around that to the various stakeholders within D&D. And that for us to probably expect maybe a delegation of people to come here and just do a tour and look at the, you know, the various properties that we have here. Parts one would be one that they would look at when I said to them, just so you're aware, The committee here wants to move fairly quickly on that. So if you wanted to be considered as a potential option, you had to move fast on. So you said fair enough. We did say to them one of the possible, you know, ideas for a hard point would be a war. We had been talking historically about a war for cruise ships, but we also talked about the fact that that Trostcard don't have a permanent berth in Shelburne and they're frequently in the harbor looking for for fuel and resupply and have a tough time getting access to the town war. He did say that the Department of Defense does have a program, a funding program for joint ventures between D&D and private enterprise, for funding things like a war, where you had multiple use. So that was a point of interest for them. And so we have no idea where that conversation's gonna go with them, whether or not they're interested or not, We'll make sure the Economic Growth Committee are aware of that if they do express an interest. If they do express an interest, we'll ask them to come and meet with the committee directly and talk to you. So that's really where things stand with the hearts point right now. Any questions?

**[00:07:37] c. Dale Richardson**

If I may. Absolutely. The 103 Do we have an idea of one when the report is due for that?

**[00:07:46] Val Kean**

I've asked for an ETA. So we did change the scope a little bit in the end. So we did expect that it would run over time that I have asked for an ETA on that. I had a meeting set up with her on next Monday, but now realize it's a holiday. So I'll just switch that by day or so. So I should know sometime next week. But I've asked for an ETA in writing. from the moment we can expect.

**[00:08:10] CAO MacLeod**

It should be imminent. So I'm hoping that we'll have a draft to pass around to the committee as soon as possible on that.

**[00:08:19] Warden Penny Smith**

Yeah, and that was for a gap analysis. Yes, for that property. And we're talking something different for yes, the heart's going properly.

**[00:08:27] CAO MacLeod**

Yeah, the two are different, but they are linked and related in the sense that The consultants for the 103 did recognize that whatever you did on a large point could impact what happens on the 103 in terms of developer interest.

**[00:08:41] Warden Penny Smith**

Yeah. And I think from the discussions at those couple of events that were held, those who did attend, there was discussion on both properties. So they definitely saw the connection for the Jill.

**[00:08:55] Andrew Locke**

Yeah. Yeah. If you create, if you could, of course, part of the fence too. use the base property. We were pushing that hard.

**[00:09:09] Val Kean**

The conversation was very light on where the heart's point property more on the morph side for in the harbor, but we did focus mostly on that.

**[00:09:18] Andrew Locke**

That's a new conversation.

**[00:09:20] CAO MacLeod**

So we met with the Atlantic advisor for D&D. So he's now going to introduce us to the specific stakeholders within TNT. So let's see what that does. That's good.

**[00:09:38] Andrew Locke**

Okay. Any more questions on the passport probably? All right. Environmental assessment on the boy school property. So Valsna.

**[00:09:49] Val Kean**

So I did get an official scope of work and quote for doing an environmental assessment and a as it is building material survey of the voice group property. So any cleanup that happens in the future, whether we're doing it, the landowner is doing it regardless of how that happens. This would be the first step of that happening. So this is an unbudgeted expense. So we would be looking if the committee so chooses to recommend to council to proceed with an environmental assessment. We would take that motion to council. And get them to approve the expense. So it does come in at 13,750. And that's a phase one environmental assessment and a hazardous building preserve a one item are to add to that.

**[00:10:45] CAO MacLeod**

Those expenses would qualify to come from our tax get our guest.

**[00:10:49] Val Kean**

Sorry, our Canada Community Building capacity fund. I don't know. I know I did. But it would be fully funded from that fund. So it wouldn't again, wouldn't be a taxpayer burden on this, because this wouldn't be recoverable money under the tax, like if it's money we spend while it's in kind of that gray area of redeemable tax sale. It's not something we would recover from the property owner would it would be an expense of the municipality, but we can use that federal funding pot for that. So would you do it before it was renewable? That's the conversation kind of we've had, but of course the table can have further that conversation would be regardless of how it gets cleaned up. So if they redeem it and council still chooses, they want to clean up, then there's other mechanisms, this would still have to be done in any manner.

**[00:11:44] CAO MacLeod**

There's two paths right now that could go. So if the property's not redeemed, then it goes through half funding. We would need the environmental assessment before that. Anyway, if the property was redeemed, We'd still be looking at proceeding with demolition of buildings under the Danishen sightling, which would qualify for gas tax as well. Potentially. Potentially. If it's used for certain things. Yeah. Yeah. Yeah. So regardless of the environmental assessments required. So our recommendation to the committee is to consider it. Good.

**[00:12:24] Andrew Locke**

I think Penny has a conversation.

**[00:12:25] Warden Penny Smith**

All right. Can you tell me what a phase one environmental assessment actually is? I don't know. I don't know the difference in the, like I don't know how in depth a phase one environmental assessment would be as opposed to any other type. Yeah, just give me one second.

**[00:12:45] c. Heidi Wagner**

Well, she's looking. What's the reason? It's a reduction date that they have.

**[00:12:52] CAO MacLeod**

So the primaries are concerned in the environmental assessment will be looking at asbestos and in ground fuel tanks that are on the property. Those will be the primary focus, but they would obviously look for any other potential environmental issues.

**[00:13:12] Val Kean**

I do have your answer. So it's a review of maps, aerial photos, other documents required to evaluate the history of the site and the neighboring properties. request for a search of Nova Scotia environment storage tank and environmental registries, freedom of information, boypocked if necessary, interviews with persons knowledgeable in site inspection of the property, exterior review of surrounding properties and documentation of all relevant information in a written report. And then the hazardous materials due to the age of the structure and the presence of hazardous substances and building materials are considered likely the completion of the survey would involve access to the site. The structure coupled with documentation of and collection of representative building materials for analysis for the presence of asbestos and lead in the completion of report summarizing findings of the assessment.

**[00:14:12] Andrew Locke**

I have a question of the multiple phases necessary in the environment.

**[00:14:16] Val Kean**

They're depending on what the results of a phase one determine. You would move on to a phase two environmental assessment. We do know that, you know, because of the use of the property, what it's been used for in the past, it's never, I mean, it was, it was some. like administration buildings, new stretch and all institutional. We don't anticipate there being a ton outside of building materials, but we do know there is at least one storage tank fuel storage tank under ground or in a basement. So those are the your biggest concerns. We don't anticipate too much surprise, but all remediation and site assessments are covered under our community capacity building fund. So it's not a burden. Thank you.

**[00:15:10] c. Dale Richardson**

So if being possible, I would make a motion in the fact that we do the environmental assessment phase one. So it'll be a recommendation. I'll put it to the committee.

**[00:15:26] Andrew Locke**

All right, so you're making the motion on the table.

**[00:15:30] c. Heidi Wagner**

I have a second.

**[00:15:31] Andrew Locke**

All those are favour? All right. Okay.

**[00:15:39] Val Kean**

She's full and good. So motion is carried.

**[00:15:43] Andrew Locke**

Yeah.

**[00:15:44] Val Kean**

I think.

**[00:15:45] Andrew Locke**

Yeah.

**[00:15:47] Val Kean**

So I'll proceed now with the staff report to council with that recommendation. I'm going to speak to this. We do have a committee member that has to declare a conflict of interest. Yeah, that'll have to be part of the record. I think is that all we need? Yeah, so you just can't engage in any of the conversation. Sorry, I'm just fine. Then we know how much you like to talk. So I got the gift. So we did have our real estate agent look at some of our surplus properties that have been migrated and potentially ready for sale. One of the recommendations that came back from the agent was I'm just going to read these before I flip to a map. I'll show my screen for those online. So this piece of property is owned by the municipality of the district of Shavern. It currently sits within our industrial zone. The real estate agent has recommended that you could sell as is or you could sever this piece of property subdivided into four lots. This triangle piece being one. lot. And then this piece being three lots and turn these three into just residential. So the CAO does have some comments that he'd like the committee to consider. And then we can enter into some discussion there.

**[00:17:53] CAO MacLeod**

Like the first thing to point out is the property need to be north of the go highlight one in yellow. No, you need to be north. That's that way. Yeah.

**[00:18:04] Val Kean**

Yeah.

**[00:18:06] CAO MacLeod**

That is also owned by the municipality. The one that's across the road to the left. That's fine. To the west. Cross the road to the west.

**[00:18:17] Speaker G**

Right on the back of the west.

**[00:18:20] CAO MacLeod**

That one there, we have an option to buy that this year, to buy that back. So that gives you an idea of the property that we do own in that area. One of the considerations I'd like the committee to think about is the large property of us to the east to the right. That property owner has expressed an interest in potentially selling that property. It is also one of the few large properties we have in that area that fits within the industrial designation. If we sold the property that's on the water and split that up, it would effectively block access to that much larger property. If there was ever a sort of like a large scale industrial company that was interested in using that land and wanted access to the water selling that land there would effectively block that access. So I just want to put that on the table for your consideration.

**[00:19:27] c. Dale Richardson**

If I may refresh my memory, 80. 10, 16, 60 is not ours. No. That is only private. Yes. That is only, is it clear water? I don't know. I don't know.

**[00:19:43] Andrew Locke**

I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know.

**[00:19:48] Speaker ?**

I don't know.

**[00:19:49] Andrew Locke**

I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. I don't know. break that into lots in Toronto.

**[00:19:59] Val Kean**

So just this end piece break it into three lots. Or I mean, you could go four lots and leave, leave a buffer here as well.

**[00:20:07] Andrew Locke**

And then once to the sofa residential.

**[00:20:10] Val Kean**

Yeah.

**[00:20:13] Warden Penny Smith**

So. So what size are we considering here with all and just even for the larger one to the right. I'm just wondering. How many acres are we talking about here on all of these different properties?

**[00:20:29] Val Kean**

So the property as it sits right now is 13.1 acres. I didn't get a recommendation from the agent on what size those. He said just four, four lots, meaning this triangle piece here and then three, three, three, four lots ahead. Right. And just his recommendation was to work more money. if you sell them as residential individual laws.

**[00:20:58] Warden Penny Smith**

Yeah, I was I was thinking the total amount for each of those properties that we own. So, so this is 13.

**[00:21:05] Val Kean**

This is 13. Yeah. And this one, I actually don't know when I can't click on it because it shows some owner information. I'm going to say that's probably two, like three acres at most.

**[00:21:18] Warden Penny Smith**

Okay. And then they'd larger to the right. is substantially. Yes.

**[00:21:24] Val Kean**

Yes. This one's like 400 acres, I believe. Okay.

**[00:21:27] Warden Penny Smith**

Great. Thank you.

**[00:21:28] Val Kean**

Yeah.

**[00:21:29] c. Dale Richardson**

That one on the water. I'm trying to remember. I think it's almost around five. I thought it was 5.2 or 5.3 something like that.

**[00:21:35] Val Kean**

It's not large, but yeah, it could possibly. I'm just looking.

**[00:21:41] c. Heidi Wagner**

So for agent to say that we can get three building residential lots out of that, there's plenty room for what is required for a permit. Oh, yeah.

**[00:21:50] Val Kean**

Oh, yeah.

**[00:21:51] c. Heidi Wagner**

Yeah. Yeah.

**[00:21:53] Val Kean**

Now, this doesn't have to be something you decide on now. We can just present it now. You can mull on it. We can talk about it as if you had a future meeting and make the recommendation to council on what you think that I just want it to make you aware that it does infect our industrial zoning. If that's something that the committee thinks council might go for might be in the best interest of the community. I will say that the road here, this is the currently the road that comes into the industrial park, can't really go any farther within because of this land owner. And this land owner has expressed interest in making his piece of land bigger. That's about sure.

**[00:22:39] Andrew Locke**

You'd like to buy more land? Is that what I hear?

**[00:22:41] Val Kean**

Yeah. Yeah, he's approached the municipality and furniture in previous years.

**[00:22:48] c. Dale Richardson**

Of course, mine, I have reservations for just residential. I know it borders on industrial, but I keep going back to where we don't have that anchor hotel, like I think. It would be much easier, in my estimate, until we see it come back, it would have had its point. That land there has a lot of rock and so on onto it and a lot of the land around here does. That particular area there does not. That sandy point going down that side. But that does leave a fair frontage. And also with the acreage across the road, if anybody was interested in putting something together that was half decent large, it's there. That's I just put it out there. I know residential. We sell two losses, you know, two more houses in and you get the value on the building lots. But that's just my thought.

**[00:24:06] Warden Penny Smith**

So, excuse me. So what we're talking about is our industrial park area. So a number of years ago, Councillor Richardson, we probably remember this, and maybe the Secretary of Oregon, I'm not sure how many years ago it's been now, but we did talk about having a real look at the industrial park and how we could possibly, I guess, enhance that. So I would prefer us looking at all the properties there and having a more comprehensive discussion on it as opposed to just one parcel of land here and another there. I prefer us to look at the whole area and have more of a discussion as to what we could possibly entertain as a more hosting, I guess, industrial park for the municipality.

**[00:25:08] CAO MacLeod**

If you did want to sell the residential pieces to the south that. Now for the people online and we just put your cursor where my finger is. Is if we are going to purchase this property this year. Is that we purchased this one here that way we own all the property connecting to this large property here. That way we can go ahead and sell that for property for water access. So that's a consideration for the committee.

**[00:25:45] c. Dale Richardson**

And if I may ask you one, did the D&D identify the area? There are still a dolphin in the harbor. Yeah, I would point it up to two dolphins.

**[00:25:56] Val Kean**

Yeah.

**[00:25:56] c. Dale Richardson**

Is that not just off of? Yeah, it's just. You can actually it is up for. Yeah, it's right there. Oh, there they are. So Of course, that was what they used to use to review. I understand correctly. Yeah. So it's not too far removed from those lots that you're saying for D&D. And again, and that may be an easier spot for them to put in anything related to a work. Yeah.

**[00:26:27] Warden Penny Smith**

Again, that comprehensive discussion of the whole area.

**[00:26:31] c. Dale Richardson**

Because there's dolphins there, they already probably have records of what that bottom is making so long.

**[00:26:40] Andrew Locke**

So also more shelter. They're the entire point.

**[00:26:47] Val Kean**

Okay. So I leave the discussion maybe open for the next year. Yeah.

**[00:26:56] Warden Penny Smith**

to look at I guess I'm sorry. I was going to say just kind of finishing off my thought there about having more information so that again we can look at the whole industrial park area and make a decision based on what we see there and what potentially we would like to see for that park including a new sign.

**[00:27:19] CAO MacLeod**

The committee want to give staff direction on whether or not you want us to one of us to make an inquiry about that one piece of property to see if the owner is interested in selling. 400 acres? No, no, not 400 acres.

**[00:27:32] Warden Penny Smith**

The one that's that's kind of in the center.

**[00:27:35] CAO MacLeod**

Yeah, right in the center.

**[00:27:37] c. Heidi Wagner**

Because that's for sure. Yep.

**[00:27:39] Andrew Locke**

I would say. Yeah.

**[00:27:41] c. Heidi Wagner**

And I really like the thought of the some divine. to because as you come down the sandy point road, if there's three lots right there that are residential, that's bringing housing into our area too with the option that somebody has the option to have a water view for property.

**[00:28:04] Val Kean**

And it's actually, if it was rezoned, it's not far from infrastructure, from water and so it could actually handle dents housing, like apartment.

**[00:28:16] CAO MacLeod**

I think we still have 100,000 in reserve for property acquisition. I don't believe so. I just are just a buyback.

**[00:28:24] Val Kean**

So the one we were talking about that's much of it to buy this year is it's part of a buyback agreement where the news is probably sold a year ago and they didn't develop it. So we have the opportunity to buy a back at 90 or 80 percent of. Yeah, I can't remember.

**[00:28:38] Warden Penny Smith**

But it was in the fall. I think it's in September 2016.

**[00:28:41] Val Kean**

So we do have that question.

**[00:28:44] c. Heidi Wagner**

So the question if we do so. Um, like any of the surplus lots, those monies that brought in from those sales have to go into capital reserves. So can the capital reserve be used to purchase other properties that is more beneficial to us?

**[00:29:03] Val Kean**

Any capital purchases, so it could be used to extend infrastructure by, uh, by valuable property. You know, so yeah, those are all discussions, but it does have to go into capital. Yeah, she can't use it.

**[00:29:16] c. Heidi Wagner**

But I was just wondering if that it became that we could use those monies from this.

**[00:29:23] c. Dale Richardson**

Yes, absolutely. So do you want a recommendation to buy that?

**[00:29:29] Warden Penny Smith**

I'm not willing to or do we have a price?

**[00:29:33] c. Heidi Wagner**

Can we get a quote what the price would be to subdivide?

**[00:29:36] Warden Penny Smith**

Yes. I think there's a lot of things we've got to figure out before we start buying.

**[00:29:40] c. Heidi Wagner**

All I'd like to know how much it is to divide those.

**[00:29:44] Andrew Locke**

It probably feels like the same, but I would think that the tailors would be a purpose first. They're looking to expand in this size.

**[00:29:54] CAO MacLeod**

They've already said that they're interested. This is a matter of determining what the price would be. That was in the triangle. So you could have tailors to the right and then the three lots below. And then potentially with the buying that one in the middle, which would give you clear access to the industrial all the way across the road. And whatever you get for selling to tailors, as well as the three industrial odds could potentially fund what would more than fund that one in the middle. I would think assuming that person's question.

**[00:30:24] Warden Penny Smith**

Yeah, because we'd have to refer back to our policy to ensure that any sales and that we're following our policy?

**[00:30:32] c. Heidi Wagner**

Yeah, our disposal. Disposal cancels. Did our agent give us any approximate to what the lots would be worth?

**[00:30:41] Val Kean**

I didn't want to share. Well, that's up to you guys. Yeah. So he, the assessment we had was 100,040 for the triangle, 100 if it's still industrial, 100 each of its residential. Well, it would just be a minimum. And that's just a maximum. Very approximate, very high level. And you just look at that. What? That's not an appraisal. No, that's just a market.

**[00:31:13] Warden Penny Smith**

So I think there's a lot to discuss further.

**[00:31:20] CAO MacLeod**

We'll come back to the committee, the next meeting with an in-camera, just with some estimates.

**[00:31:26] Speaker ?**

Yep.

**[00:31:28] Andrew Locke**

Yep.

**[00:31:30] Warden Penny Smith**

Okay.

**[00:31:31] Andrew Locke**

Are there any other discussion on surplus lands?

**[00:31:49] c. Heidi Wagner**

We have an approximate date of them and the other ones that are here when will they go for sale or whatever.

**[00:31:55] Val Kean**

So that's a conversation for councils. So we'll, I think we decided we just take this as a staff report to be in camera. I mean, you can set your minimum business in, but if they're just going to be, it's just going to be publicly marketed and really know.

**[00:32:10] c. Heidi Wagner**

And we had it there.

**[00:32:11] Val Kean**

Anyway, people could see what sort of plans we've been in. Yes. So that was the only one that a recommendation came back that was a little different than what I didn't anticipate it. So I thought it was important that the committee at least be aware, the public be aware that there might be some conversation on the change of zoning or change of use down in that area. So it sounds like there's a lot of more conversation that needs to happen.

**[00:32:33] Andrew Locke**

But, you know, is it, is it necessary to move fast and fast all over the oil? That would be for the funds or something like that.

**[00:32:43] Warden Penny Smith**

Okay. If I may just to follow up on the deputy warden. So what kind of a timeline are we looking at to get the, whether it's the other way to say.

**[00:32:50] Val Kean**

So we already have a real estate agent on understanding contract. So he's given us his market valuation. Council can make the decision at the next meeting. I can come with the staff on board and get those for sale. So perfect.

**[00:33:07] Warden Penny Smith**

Yeah. And sorry, if I may continue. And I can't remember which company it was, but we did have. Yes, so there's two that will go for his pasturing, pasturing properties. Yes, that's where my mind was going that so there have. So did staff meet with him?

**[00:33:33] Val Kean**

No, not yet. No, we haven't met on anything yet. Okay. Yeah, there's two PIDs that will, that will, they'll be looking at. So one on the Lake Road and one on the Lake Road and one down West from here. The one in Restrung Harbor, hopefully, so on that, so I'm not sure if that's going to be normal, but yeah. Okay.

**[00:33:55] Andrew Locke**

All right. Thank you. I can close the discussion. Yeah. All right, under new business, we have a code of conduct issue that we have to deal with. So municipal council found that there had been a breach of code of conduct specifically during an in-care proportion of the January 2026 economic growth committee. Language was used, that was received as being as sensitive by some of those president, council discuss potential sanctions regarding this breach after in-camera meeting held March 25th, 2026. And it was unanimously agreed that the following sanctions would be imposed. Code conduct for municipal elected officials, regulations made under section 520 of the municipal government act. Section 181B, a requirement that council member provide a letter acknowledging contribution in apology, no later than 15 days after the date of council imposed sanction. The letter of apologies to be addressed to the chair of the Economic Growth Committee to be included on the future meeting agenda. So I have here a letter that was received by Councillor Irving. Members of Economic Growth Committee, Municipality of District of Shower and Council and staff members of the public, sincerely regret my choice of word, used during the Economic Growth Committee meeting, January 26th, 26th. I understand that my alliance was received as insensitive and fell short of our standards for respectful communication. I acknowledge that this was a breach of a code of conduct. I take full responsibility for my actions to every one impact that I offer my sincere apologies I recognize the importance of language and fostering an inclusive environment commit to being more mindful in the future. I humbly submit this apology as acknowledgement of a breach of council code of conduct. Sincerely councillor forward. So that is the way.

**[00:36:13] Warden Penny Smith**

Mr. Chair, I don't know what do we need to make a motion to accept. and apology. I know what council comes to council that we do. So if so, I make the motion to accept the apology of council for everybody.

**[00:36:26] Andrew Locke**

Okay. Okay.

**[00:36:27] Warden Penny Smith**

Okay.

**[00:36:28] Andrew Locke**

All those in favor.

**[00:36:30] Warden Penny Smith**

Hi.

**[00:36:30] Andrew Locke**

Hi. I'm conjuring on it. Hi. All right. Next on a new business, an automation committee update. So Mr. Murphy, I'm gonna give a small opinion on that. Yep.

**[00:36:48] CAO MacLeod**

The last committee meeting, the committee were concerned about the costs associated with the malignment and that the potential cost would be well beyond affordability of three units. And they sent a letter to Minister McDonald with a request that if we were to go down the road of an automation that the province would fund all of the automation costs, the response actually came in the form of a phone call from the assistant director, the minister, Valerie Porterbunch, which I had a conversation with her. And they agreed to send a team up here to meet with the inauguration steering committee and explore what funding options might be available. There's no commitments made or anything like that on the phone. They just want to explore it. She did say that, you know, because of the financial situation with the government, you know, they, you know, there wasn't going to be a carte blanche sort of here to check for 1.5 million, like we did up in West Hans, although that wasn't too tranches. And she sort of asked, you know, is there a phased approach that could be done? I said that, yeah, the potential could be a face approach. First of all, there are reports that the NSRAB would require, if you were to apply for amalgamation, but some of those reports you could do earlier that would give the various councils an idea as to whether or not they wanted to proceed or not. The main one would be the financial analysis report, but in order for the financial analysis report to be completed, you would have to have infrastructure reports feed into that. And you'd also have to have a human resources report feed into that as well. And so those three reports there would probably be where the committee would start off with the government of saying you need to fund those to begin with. And then that would put pretty enough information on the table that the amalgamation committee could probably make some early recommendations to their councils. to move forward. This is the deputy minister also pointed out or inquired whether or not the committee had explored the concept of the solution. And I said not formally the committee had, but that would probably be a topic of interest to discuss. The committee has since asked for a presentation from a gentleman by the name of Chris McNeill on June 3rd to talk about his experiences with the solution. He was involved in the solution with a number of units, both from the unit perspective and also from the government perspective. So he'd be able to advise the units on that. The assistant deputy minister should have pointed out that the solution generally is a cheaper option. to go down and you get the same end result. And I said fair enough, you know, take that to the committee and talk to the committee about that. So that's a consideration that the committee is going to have to at some point discuss. And so that's where it's at. Okay.

**[00:40:31] c. Heidi Wagner**

Just and I said on the committee, but the committee has made no commitment to anything yet. This is basically a fact in the information gathering of all three units to see how it's going to benefit us all. And if there is a benefit to us all, so there's been no commitment by anything other than we're looking for the funding to do those reports.

**[00:40:54] Andrew Locke**

Was there, did he give you any money date as to when they maybe all the company for discussion should be imminently.

**[00:41:02] CAO MacLeod**

She said over here, about four weeks and that was about four weeks ago. So, okay.

**[00:41:06] Andrew Locke**

Yeah.

**[00:41:07] CAO MacLeod**

Okay.

**[00:41:11] Andrew Locke**

Anybody else any questions? Yeah.

**[00:41:13] c. Dale Richardson**

Just my understanding is for disillusioned one would if we're entertaining three, one would stay in the other two would disillusion, or yes, that's basically what happens. So in other words, one entity, whether it be, we'll say the law quarter, whoever stays is existing and then the other two disillusion is what would happen in that case.

**[00:41:45] c. Heidi Wagner**

They mean that they were asking about phases and about disillusion. Are they considering that one unit do it at a time? If it came to that.

**[00:41:54] CAO MacLeod**

And that's a really good question. I don't know the attitude that because traditionally, all the previous examples has been it's one unit has applied to the NSRP to be dissolved into another unit. There has been no examples that I'm aware of of two units dissolving at the same time to go into one unit. And that would be a much more complicated situation, so it might be something that's considered in series. I don't know the answer to that. And each individual unit would have to decide that themselves.

**[00:42:27] Val Kean**

I'm trying to think of this.

**[00:42:30] Andrew Locke**

It's how the gentleman, the mayor in the CAO, I guess it was from Windsor West Hansen, correct? was that the process that they took? No, they did was.

**[00:42:43] CAO MacLeod**

They went through consolidation, right? So entirely different. That was through special legislative resolution. That was passed. So the their situation was very unique in the sense that it was actually a community group that acquired enough signatures that they could go to the NSROB and force the evaluation of a malgamation between the town and the district. And when that happened and the NSA or RB then approached the two units and said you have to now generate peace reports for us to do the evaluation. Those two units at that point in time went to the province and said are you interested in putting consolidation on the table in preference to go in the malgamation route And I think they're thinking at the time was that they would have more control of that situation than if they went to the immigration route where the control would be entirely with the NSARAB. And the problems at that time agreed to it. And that's the route that they went. We do know now that this government is not willing to put consolidation on a table. So the only options are on immigration or dissolution.

**[00:44:13] Andrew Locke**

turn the solution doesn't sound as good as an automation.

**[00:44:19] CAO MacLeod**

Historically, the talents that have gone through the solution, I guess the reporting requirements are much less onerous. So the costs for them to generate the reports to put in front of the NSARB for them to consider their application are much less than if they were to be part of an amalgamation application where

**[00:44:43] Andrew Locke**

It's going to cost us if the problem is willing to find these reports, then does that matter so much?

**[00:45:00] CAO MacLeod**

I think it's a phased approach. I think they are interested in potentially looking at funding those initial reports. To get to, let's say, the phase one of whether or not the Councils want to continue with that discussion.

**[00:45:14] c. Heidi Wagner**

I think we need those reports, whether it's dissolution or reconciliation. Or a violation because the towns might be in a different situation than us. In my opinion, this is just my opinion. We've got to see that it's going to benefit us to be partners.

**[00:45:38] Andrew Locke**

I hear what you're saying. I think that that's, that's one opinion, that's for personal opinion. Maybe we won't throw around personal opinion.

**[00:45:48] c. Heidi Wagner**

But I, I just wanted that it wasn't an opinion of the committee.

**[00:45:51] Andrew Locke**

Right.

**[00:45:51] c. Heidi Wagner**

That we need to know how it's going to impact each other.

**[00:45:55] Andrew Locke**

Absolutely. It's going to be your environmental assessment process. We'll ask you not to forget your next step.

**[00:46:00] CAO MacLeod**

I think the most important part in that financial report is going to be the tax strategy. because we know that let's say it was in Windsor, West Hans, it didn't just become a universal tax for everybody that was the same, you know, the town taxes stayed the same, the regional taxes stayed the same, there was area rates applied to debt, which was the one thing that changed right off the bat. And then we know that over time that Windsor, West Hans, are considering an area rate to apply to district users for replacement and maintenance of streets, sidewalks and lights in the towns because they all use it. So that's something that happens over time. So tax strategy isn't something that just happens, boom right away. It's usually something that's going to happen over time. And I think whoever is doing that financial report, the most important aspect of it is to have them put on the table what the potential tax strategy options are to consider. because I think at the end of the day, that's really what I think most counselors are going to be interested in seeing.

**[00:47:11] Warden Penny Smith**

Those reports are paramount to have before we consider moving forward in any way.

**[00:47:17] CAO MacLeod**

Yeah, and the infrastructure is probably the biggest item that's going to impact that. So what are the replacement costs for future infrastructure? So we know that the municipality has done all those ourselves already. So we've already got a schedule in place for replacing our sewer system, that type of thing. But the two towns will have to put our fees out for engineers to do that for their systems, whether or not they've already got reports that are useful to that process already. I don't know. I know that the town shall be done a lot of work on their sewer system. but I don't know if they've got the same level of work on their water system. So those are of course all have to be done. And you know, try to identify what the capital investment is for that infrastructure over time. It's going to have a pretty big impact on future tax rates. All right.

**[00:48:18] c. Dale Richardson**

The only thing that I will put out there is by understanding of disillusion. If one of the units goes to the province that says we're no longer a confunction, we want a dissolution. Then the province has to find some means that they are going to be governed. So generally, they have to make it palatable to join somewhere else, where if you go to the table, you may not be able to negotiate quite the deal you would under dissolution, because they don't want to take it on. And when I say they, the problems, I try to remember in the case of Bob O'Hill, I believe they disillusioned and they run on the stake and they went to one of the other units and said, what does it take to take them under your wing, so to speak? But that's, again, it goes through your assessment and infrastructure and everything that's there, so.

**[00:49:28] CAO MacLeod**

Every case has been different, but generally what happens is that the province is usually put a financial package in place, like usually a 500 package for the process of essentially merging with the host unit. Considerations will be, let's say, infrastructure, what infrastructure upgrades will require in the dissolving unit, and will the province be willing to put money on the table to put those in a state where the host unit doesn't have to absorb that, the impact of that crossing.

**[00:50:04] Andrew Locke**

It was my understanding from the, from the meaning, I attended that the, the debt of the different areas, you know, remained the responsibility in the area.

**[00:50:16] CAO MacLeod**

But the infrastructure is different, right? So, you know, let's say, let's, let's say, for example, if you had to town a, that was dissolving into district B, the debt that they had would remain as an area rate to those residents in town A, but their infrastructure over the next 10 years that they have to replace, that dollar amount there would probably not be able to be afforded by an additional area area to town A. It would just be too much of a burden on those residents. So the idea is will the problems come in absorb that or put some sort of funding in place to make that not a concern to both the town and to the district. So.

**[00:51:05] c. Heidi Wagner**

So could that be negotiating to work the time because we we have to accept and it comes to dissolution, right?

**[00:51:11] CAO MacLeod**

Yeah. the municipality would be able to make the case to the board as to what their concerns would be and the board would have to hopefully consider that and invite the province to make.

**[00:51:28] c. Heidi Wagner**

But that's where these reports are going to come in.

**[00:51:31] CAO MacLeod**

Yes.

**[00:51:31] c. Heidi Wagner**

That we need them to show that there's assets that have a lifespan left of three or four years and it's going to come as a.

**[00:51:39] CAO MacLeod**

My recommendation to the to the committee would be when you do those reports, don't just do an amalgamation report, but also do dissolution reports, because the options are slightly different.

**[00:51:53] Warden Penny Smith**

All right.

**[00:51:55] Andrew Locke**

Well, I would like to say that I don't know the cost associated with all the reports. I don't know the financial burdens. I don't know the infrastructure. What I do know is that We all live in law for in the kind of sovereign and the municipalities. We all live and work and have our kids here and there and everywhere. We all, there's no boundaries when it comes to daily life. So I think the economic development committee should be important to this committee that, you know, we want economic development, maybe economic sustainment, you know, was important as well, right? If one district, you know, was not able to carry themselves that well for whatever reason, then I think it's the responsibility of the other districts to kind of step in and help because it's, although they're governed separately at this time, it's all our area where we all live and work and do our things. So I think it, you know, the economic development that should be some of its focus if possible to, you know, to I guess we're going to see the reports come in, but the evolving, you know, just incurred. I just think about the streamlining opportunities if you're old one unit, if it was all in unit. You know, you guys are trying to put a development project right up here, but we couldn't access the infrastructure that make it happen. Things like that could be a lot easier, right? I recognize there's debts in it and some are getting better than all the rest of the things, but at the same time.

**[00:53:34] CAO MacLeod**

One of the documents, I think, would be interesting for people to read. I don't know if you've seen it. It's on our website under the Malgameshian Committee as a document and that was the workshop that was hosted by Kevin Lattermore with the three councils. And in that it was very clearly identified what the potential challenges are but also what the potential opportunities are and like having a single vision and streamlining and all of that, all of those are definite benefits. And you know, from an administrator point of view, you know, the challenges we have with share of services and infrastructure and that and fire services are ongoing because We don't necessarily align to what our visions are for those. So under evaluation, that's definitely a benefit for sure. Right. And you're right about that. And having a single mission is is preferable. The question then is at what cost? Yeah, so

**[00:54:43] Andrew Locke**

Um, yeah, it'd be great to see those reports, right? Because that's going to put some black and white further on.

**[00:54:51] Warden Penny Smith**

Yes.

**[00:54:53] Andrew Locke**

Excuse me. Those have to be great.

**[00:54:59] Val Kean**

Do we want to keep an automation, maybe update on our agenda going forward? I think we should think so.

**[00:55:05] Andrew Locke**

I think it's really, I mean, economic development, sustainability of our community or the where we live is There's what we're trying to do here, right? This is a big, I think this is a major factor in how things, you know, what takes place before.

**[00:55:18] CAO MacLeod**

I think the committee members here are welcome to make comments to the Malgamesh Committee. They do open the floor to comments from the floor.

**[00:55:27] c. Dale Richardson**

So I'll say truthfully, I think we should be looked at the problems should be on the amount of counties. I think you should be counting why. So when you have Yarmlet County, they should all be in one unit. I mean, the province is dealing with 49, I think it's 49, isn't it? Independent. You know what's up with units. I mean, it's too much. And when they looked at the malgomation, I think they dropped the ball with just queens and halifax. I think they should have carried it right through. Well, they have CBRN. But then all the rest are, you know, so shall or county would include bearing to my way of thinking that I think the province of development. So I agree with you. I think it would be better for everyone.

**[00:56:24] Val Kean**

Yeah, that's a really big conversation. Let's start small.

**[00:56:31] c. Dale Richardson**

I hear he's not small at all. I'm not disagreeing with what you were saying to me in a bigger scale. I think we'd all be better off. Right? Because we're all in the same thing. Ultimately, we're all in exactly the same thing. You have too many in the table. You know what you get accomplished? Not very much.

**[00:56:52] Warden Penny Smith**

Yeah, I just would say Queens did it on their own, but the brothers didn't come in and make them.

**[00:56:58] c. Dale Richardson**

They did make them the board of the day ever. They did hold.

**[00:57:03] Warden Penny Smith**

I think at the time they saw the writing on the wall and thought, you know, let's do this on our own. Be successful at it as opposed to the province coming in and saying, we will do this.

**[00:57:13] Andrew Locke**

Might feel better every day in a week, right? Yeah. Yeah.

**[00:57:22] Val Kean**

All right.

**[00:57:22] Warden Penny Smith**

Big discussion. Yep. That's why there's a committee.

**[00:57:28] Val Kean**

So we will keep. All right.

**[00:57:32] Andrew Locke**

Any more comments on the. All right. Excuse me. I guess.

**[00:57:39] Warden Penny Smith**

Anything to add. Just very quiet.

**[00:57:43] Andrew Locke**

Andrea, do you have anything to add?

**[00:57:45] Speaker H**

No, I'm okay. I'm not feeling well. So I'm just saying in the back. Everything's great. Thank you.

**[00:57:51] Andrew Locke**

Okay. Excuse me. Um, I guess at this time we'll go with camera.

**[00:57:57] Val Kean**

Don't we have no in camera, right? Okay.

**[00:58:01] Andrew Locke**

Um, do we have a date for our next meeting?

**[00:58:03] Val Kean**

So I'm a way for most of June, which doesn't necessarily the committee can meet without me, but I don't know about that. Well, I'm confident you could. Um, I don't know that soon how much will have a really robust agenda by that point. So my recommendation would be to go to the second Tuesday in July. There won't be any updates on that. The voice school property is in it. So that's decisions of the committee, though. Just if you guys want to.

**[00:58:41] c. Heidi Wagner**

We actually have that.

**[00:58:43] Val Kean**

Yeah, because it's scheduled monthly right now. So I'm saying cancel the one in June, just because I'm not going to have the time to put together the agenda. And I don't know that we'd have enough to make a full agenda at that point. OK, with that, I'll meet you in the way.

**[00:58:59] c. Heidi Wagner**

Good night. OK, so thank you. So July, we're going to be about five.

**[00:59:06] Andrew Locke**

That's good.

**[00:59:07] c. Heidi Wagner**

That way, we'd have another update from our meeting with the evaluation committee. There'll be a good update on that.

**[00:59:14] Val Kean**

Yeah. And we might even have the results of the environmental side. I don't know. I don't know the UTA. I don't understand that, but I don't think it's, I don't think it would take, um, too, too long to do that information from the 103 province. Yes. And they've raised for the 103 province.

**[00:59:29] Warden Penny Smith**

Yeah. We would probably have quite a, um, agenda for tomorrow. We just could, um, especially from the discussion that we had about the industrial part of the province as well. Yeah. And perhaps some of the other ones. Yeah. All right, thanks everyone for coming out.