

Council Members Present: Warden Nicole Albright, Deputy Warden Ted Saulnier, Councillor Malcolm Madden, Councillor Gordon Boudreau, Councillor Greg Foster, Councillor Darryl LeBlanc, Councillor Kathy Bourque, Councillor Glenn Diggdon and Councillor Racheal Surette

Staff Present: Chief Administrative Officer Alain Muise, Executive Assistant Chantalle Newell and Director of Protection Services René Jeddry

1. Call Meeting to Order

Warden Nicole Albright called the meeting to order at 6:30 p.m.

2. Invitation to Stand and Move

Warden Nicole Albright reminded Council that they are permitted to stand and move as they need to during the meeting. This is an initiative by Argyle Recreation which normalizes movement in meetings.

3. Approval of Agenda and Conflict of Interest Declaration

Councillor Greg Foster requested to add update on flooding on Highway 3 and 308.

Warden Nicole Albright declared a conflict of interest on item 11A – First Reading of Development Agreement for Deons Oyster Company.

MOVED BY: Councillor Darryl LeBlanc

SECONDED BY: Deputy Warden Ted Saulnier

TO: approve the agenda with the addition of item 12 B: Flooding update on Highway 3 and 308.

MOTION CARRIED UNANIMOUSLY

4. Presentation

4.a Mersey Tobeatic Research Institute

Sarah Clements from the Mersey Tobeatic Research Institute (MTRI) provided an overview of bat conservation in Nova Scotia. MTRI is a non-profit environmental organization based in southwestern Nova Scotia that focuses on biodiversity conservation and species at risk through research, collaboration, and community science. Sarah explained that Nova Scotia is home to six bat species, all of which are endangered, and highlighted the ecological and economic importance of bats as primary consumers of night-flying insects and as pollinators. She addressed common myths about bats and emphasized that they are not dangerous, have good vision, and pose a very low rabies risk. The presentation outlined major threats to bat populations, particularly white-nose syndrome, an invasive fungal disease that has caused severe population declines since its discovery in 2006 and remains an ongoing issue. Additional threats include habitat loss, pesticides, wind turbines, climate change, and human disturbance. Sarah encouraged community involvement through reporting bat sightings via batconservation.ca, installing bat boxes, creating bat-friendly habitats, keeping cats indoors at dusk and dawn, and spreading accurate information about bats. She also shared local data, noting limited bat reporting and known roosts in Yarmouth County, and

challenged residents to help improve knowledge and conservation efforts in the region.

5. Approval of Minutes

5.a November 27, 2025 - Regular Council Meeting Minutes

There were no errors or omissions noted in the minutes, therefore they are approved as presented.

6. Recognizing Argyle - Council Announcements

Councillor Foster congratulated the volunteers of the Twin Village Social Club in Amiraults Hill for their outstanding community involvement. He acknowledged their efforts in organizing community breakfasts, suppers for seniors, and a wide range of activities serving all segments of the population and commended the volunteers for their dedication and excellent work.

Councillor Diggdon recognized the volunteers who set up the buoy tree at the wharf in Lower West Pubnico, as well as Annis's Gingerbread House and the Shane Light Tree at the museum, noting the pride and effort put into these annual displays. He also acknowledged the staff and volunteers at the Nakile Home for hosting a successful Christmas party for residents and their families and thanked them for their dedication.

Councillor Boudreau thanked the volunteers responsible for the lobster trap tree and the gazebo Christmas tree for their efforts and contributions.

7. Warden's Report

The warden's report was attached to the agenda and there were no questions.

8. Committee Reports

There were no committee reports. The Argyle Recreation Commission Meeting Minutes were attached to the agenda.

9. 7-day Notice

9.a Article C60 - Security Cameras

Council received 7-day notice on Article C60 - Security Cameras.

10. Old Business

10.a Request to Join Highway 101 Task Force

Council did not express interest in joining the Highway 101 Task Force at this time.

10.b Water Coupon Program

MOVED BY: Councillor Kathy Bourque

SECONDED BY: Councillor Racheal Surette

TO: discontinue the water coupon program on December 22, 2025.

MOTION CARRIED UNANIMOUSLY

11. For Decision and Discussion

11.a First Reading - Development Agreement - Deons Oyster Company

Warden Nicole Albright declared a conflict of interest and left the room at 6:57 p.m. and Deputy Warden Ted Saulnier took the position of the chair.

Erin Sauve of WSP presented a development agreement application from Deons Oyster Company to permit marine-related aquaculture use on a property along Highway 3 in Eelbrook. The application seeks to bring long-standing aquaculture operations, in place since 1995, into compliance with the current Municipal Planning Strategy (MPS) and Land Use Bylaw. While the property was previously zoned to allow such uses as-of-right, aquaculture uses within the current Coastal Community zone now require a development agreement. The 2.3-acre property includes shipping containers and a sorting and grading building, with access currently provided through an adjacent property under the same ownership; driveway access and lake-related activities are regulated provincially. Staff indicated the proposal aligns with the intent of the Coastal Community designation and is enabled under MPS Policy 3.37. Public engagement will follow the Municipal Government Act, including a required public hearing, newspaper advertisement, on-site signage, mailed notices to nearby properties, and an appeal process. The application is currently at first reading, with the next steps being a public hearing and subsequent council decision.

MOVED BY: Councillor Darryl LeBlanc

SECONDED BY: Councillor Kathy Bourque

TO: Give notice of motion to approve first reading of the Development Agreement as set out in Attachment A of the planners report dated November 6, 2025, to allow Marine Related – Aquaculture Use along Highway 3 (PID 90341140); and;

Authorize staff to proceed to a public hearing on January 29, 2026 for the application.

MOTION CARRIED UNANIMOUSLY

11.b First Reading - Land Use By-Law Housekeeping Amendments

Warden Nicole Albright returned to the meeting for the next item and resumed the chair.

MOVED BY: Councillor Malcolm Madden

SECONDED BY: Councillor Glenn Diggon

TO: give first reading to consider approval of the proposed amendments to the Land Use By-law as



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contained in the planner's report dated November 12, 2025;

proceed to a public hearing without a second meeting of Planning Advisory Committee unless substantial comments are received from the public; and

authorize staff to schedule a public hearing.

MOTION CARRIED UNANIMOUSLY

11.c Request for Demolition - 1057 Highway 335

MOVED BY: Councillor Glenn Diggdon

SECONDED BY: Councillor Darryl LeBlanc

TO: approve the demolition at 1057 Highway 335 in accordance with the Municipality's Dangerous or Unsightly Premises Policy.

MOTION CARRIED UNANIMOUSLY

11.d Second Reading - By-Law X13 - Trades and Licensing Repealed

MOVED BY: Councillor Malcolm Madden

SECONDED BY: Councillor Glenn Diggdon

TO approve Second Reading of By-Law X13 - Trades and Licensing REPEALED.

MOTION CARRIED UNANIMOUSLY

11.e Relief of Taxes AAN# 02477912

MOVED BY: Councillor Darryl LeBlanc

SECONDED BY: Councillor Malcolm Madden

TO: approve the relief of taxes for AAN# 02477912 in the amount of \$3468.99.

MOTION CARRIED UNANIMOUSLY

11.f Article C59 - Freedom of Information Protection of Privacy (FOIPOP) Policy

MOVED BY: Councillor Glenn Diggdon

SECONDED BY: Councillor Kathy Bourque

TO: approve Article C59 - Freedom of Information Protection of Privacy (FOIPOP) Policy as presented.

MOTION CARRIED UNANIMOUSLY

12. For Correspondence and Information

12.a Request for Wharf Usage - Acadian Sea Plants/Comeau's Hill Wharf

MOVED BY: Deputy Warden Ted Saulnier

SECONDED BY: Councillor Gordon Boudreau

TO: Deny the request from Acadian Sea Plants to use the Comeau's Hill Wharf for commercial purposes; and

designate the wharf to recreational purposes and restrict it from commercial use.

MOTION CARRIED UNANIMOUSLY

12.b Update on Highway 3 and 308 Flooding

Councillor Foster raised concerns about recurring flooding at Highway 3 and 308 near Carls Store, noting past incidents where water washed across the roads and parking lot, creating icy hazards for vehicles. He asked for an update on the situation. CAO Muise responded that the Department of Public Works has not yet provided an update, but the Operations Department is following up urgently. Due to dry conditions over the summer, it was difficult to determine the water source, but recent rainfall should allow further assessment.

13. Financial Requests

14. Agenda Topics for the next meeting/Notice of Motion by Councillors

15. Question Period

A member of the public asked why an amendment to the Land Use Bylaw (LUB) is required for the Deons Oyster operation, given that it is already in place. Director of Protection Services, René Jeddry explained that the existing operation is considered a non-conforming use under the current LUB, which allows it to continue as is but prevents expansion or new buildings. To pursue any expansion or additional structures, the operator must apply for a development agreement.

16. In-Camera

MOVED BY: Councillor Kathy Bourque

SECONDED BY: Councillor Darryl LeBlanc

TO: go in camera at 8:00 p.m.

16.a Section 22:2 (db): Code of Conduct Complaints leading to the Investigation Stage

Warden Nicole Albright declared a conflict of interest under the in-camera item and left the room prior to discussion.

The council returned to regular session at 8:46 p.m.

A code of conduct complaint was lodged under the following sections: 6(2), 12(3), 14(1), 14(2), 19(1), 19(3).

The investigator determined the complainant did not violate any provisions of the Code of Conduct and no sanctions be recommended.

MOVED BY: Councillor Gordon Boudreau

SECONDED BY: Councillor Kathy Bourque

THAT: Council accept the investigators report, and since there were no violations, no sanctions be proposed.

MOTION CARRIED UNANIMOUSLY



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17. Adjournment

There being no further business, the meeting was adjourned at 8:48 p.m.

Chair

Clerk/Recorder

DRAFT