



Regular Council Meeting
Agenda

Date: Monday, September 28, 2026
Time: 6:00 pm
Location: Council Chambers, Town Hall

Pages

1. CALL TO ORDER

2. TERRITORIAL ACKNOWLEDGMENT

"I would like to acknowledge that our gathering today is taking place in Mi'kma'ki (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi'kmaw people. I would also like to acknowledge that Nova Scotia has another unique people, the people of African descent whose legacy and contributions date back over 400 years predating confederation of this land. We are all treaty people."

3. HEARINGS/PRESENTATIONS/PETITIONS

3.1 Petition to Relocate the Shelter - Chambers 4 - 35

3.2 Petition in Support of the Shelter - Davidson 36 - 327

4. APPROVAL OF AGENDA / ACCEPTANCE OF MINUTES

4.1 Approval of Agenda

4.2 Acceptance of Minutes

4.2.1 June 22, 2026 Regular Council 328 - 345

4.2.2 June 29, 2026 Special Council 346 - 346

4.2.3 July 8, 2026 Public Hearing 347 - 349

4.2.4	July 23, 2026 Special Council	350 - 350
4.2.5	September 17, 2026 Variance Appeal Hearing	351 - 354
5.	REQUESTS FOR DECISION	
5.1	Amherst Youth Advisory Committee Appointments - Wells	355 - 357
5.2	Stadium Canteen Concession Agreement - Davidson	358 - 360
5.3	Variance Appeal 69 Lower Laplanche Street - McManaman	361 - 379
5.4	REMO By-law and Agreement - Furlong	380 - 402
5.5	2025/26 Audited Financial Statements - Chambers	403 - 446
5.6	Appointment of 2026/27 Auditor - Wells	447 - 449
5.7	Year End Capital Financing Adjustment - Ripley	450 - 452
5.8	Year End Operating Reserve Transfer - Davidson	453 - 455
5.9	Water Capital Budget Amendment JDI Land Trade - Furlong	456 - 458
5.10	Capital Budget Amendment East Pleasant Street Land Purchase - Chambers	459 - 461
5.11	Capital Budget Amendment Library Heat Pump - McManaman	462 - 464
5.12	Capital Budget Amendment Fire Truck - Furlong	465 - 466
5.13	Cumberland Museum and Archives Community Support Grant - Davidson	467 - 469
6.	INTERNAL COMMITTEE REPORTS	
6.1	Planning Advisory Committee - Ripley	470 - 470
6.2	Amherst Board of Police Commissioners - Davidson	471 - 471
6.3	Audit Committee - Chambers	472 - 472
7.	EXTERNAL COMMITTEE REPORTS	
7.1	Cumberland Public Libraries - McManaman	473 - 473

7.2 Cumberland YMCA - Wells

474 - 474

7.3 L. A. Animal Shelter - Davidson

475 - 475

8. ADJOURNMENT

SYNOPSIS

Petition to Relocate the Shelter to a More Suitable Location

On September 11, 2026, the Clerk, on behalf of the CAO, was hand-delivered the attached petition from Carlene Gogan addressed to Mayor Small and members of Amherst Town Council to relocate the homeless shelter to a more suitable location.

The petition received 337 signatures, including 275 residents of Amherst, 58 residents outside of Amherst, and 4 that did not provide an address.

Sections 84 through 88 of the Proceedings of Council Policy addresses petitions to Council.

At this time, Council is being asked to make a motion to formally accept the petition.

MOTION:

That Council formally accept the Petition to Relocate the Shelter to a More Suitable Location.

MEMO

TO: Mayor Small and Members of Council
FROM: Jason MacDonald, CAO
DATE: September 28, 2026
RE: Petition to Relocate the Homeless Shelter to a More Suitable Location

On September 11, 2026, the Clerk, on behalf of the CAO, was hand-delivered the attached petition from Carlene Gogan addressed to Mayor Small and members of Amherst Town Council to relocate the homeless shelter to a more suitable location.

The petition received 337 signatures, including 275 residents of Amherst, 58 residents outside of Amherst, and 4 that did not provide an address.

Sections 84 through 88 of the Proceedings of Council Policy addresses petitions to Council.

At this time, Council is being asked to make a motion to formally accept the petition, with no further action taken without Council direction.

Ms. Gogan has indicated she will be putting in a formal request to present to Council in October.

September 4, 2026

Mayor Robert Small
and Members of Amherst Town Council
Town of Amherst
Amherst, Nova Scotia

Dear Mayor Small and Members of Council,

Please accept the enclosed petition concerning the location of the homeless shelter currently operating next to Portlander Jamaican Restaurant.

This petition represents the concerns of residents, business owners, customers, and members of our community who believe the shelter should be relocated to a more suitable location.

Our concern has never been about taking services away from people who are homeless or in need. We believe these services are important. Our concern is whether the present location is appropriate and whether it is serving the best interests of the people using the shelter, the surrounding businesses, and the wider community.

Over the past two years, I have personally experienced and witnessed ongoing safety concerns and disruptions connected with the present location. I have previously brought these concerns to the attention of the Town, and I am now formally presenting this petition so that the voices of those who have signed it can also be heard.

I respectfully ask that the Mayor and Council give serious consideration to the concerns expressed through this petition and consider relocating the shelter to a location that can better provide the appropriate services and supports while also addressing the safety and well-being of the surrounding community.

Thank you for receiving this petition and for your consideration.

Sincerely,



Carlene Gogan
Portlander Jamaican Restaurant
Amherst, Nova Scotia

ACKNOWLEDGMENT OF RECEIPT

I acknowledge receipt of this petition and accompanying cover letter on behalf of the Town of Amherst.

Received by (please print):

Natalie LeBlanc

Position/Title:

Municipal Clerk

Signature:

Natalie LeBlanc

Date Received:

Sept 11/26

Time:

10:56 a.m

Number of petition pages/signature sheets received:

29

PETITION TO RELOCATE THE HOMELESS SHELTER TO A MORE SUITABLE LOCATION

To the Town of Amherst, elected officials, and all appropriate authorities:

We, the undersigned residents, business owners, customers, and members of the Amherst community, are asking that the homeless shelter currently operating next to Portlander Jamaican Restaurant be **relocated to a more suitable location**.

This petition is **not asking for the shelter to be closed**, and it is not against people experiencing homelessness. We believe people who are struggling deserve compassion, dignity, safety, and access to proper services.

Our concern is the **location of the shelter and the impact this location has had on the surrounding area**.

Portlander Jamaican Restaurant was operating at this location before the shelter opened. The building is privately owned, and relocating an established business is neither simple nor inexpensive. A restaurant also requires a properly equipped commercial space, and suitable locations are limited.

Before the shelter opened next door, the business operated at this location without the same safety and security concerns now being experienced.

Since the shelter began operating at this location, concerns have been raised about incidents involving violence, drug use, loitering, property crime, emergency service calls, and customers and employees feeling unsafe in the area.

We believe it is reasonable to support homelessness services while also asking whether this particular location is appropriate.

The people using the shelter deserve a location where they can receive the support and services they need in an environment designed for that purpose. Nearby residents, businesses, employees, and customers also deserve to feel safe.

We are therefore asking the appropriate authorities to work toward relocating the shelter to a location that can better serve its residents while reducing the impact on surrounding homes and businesses.

This petition is about finding a better solution for everyone involved.

SIGNATURES

Printed Name	Signature	Town/Community	Date
STAN ELVARD	Stan Elvard	Amherst	Sept 2/26
Jennifer M. McCall	Donna R. McCall	Amherst	Sept 2/26
Christopher Ritchie	CPR	Amherst	Sept 3
Barbara Malah	[Signature]	Amherst	Sept 2/26
David Siddall	[Signature]	Amherst	Sept 9/26
Lochore	[Signature]	Sackville	Sept 9/26

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SIGNATURES

Printed Name	Signature	Town/Community	Date
Samantha Gogan	[Signature]	Amherst	Sept 10/26

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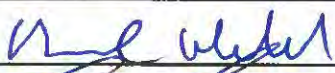
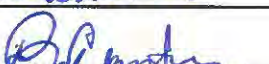
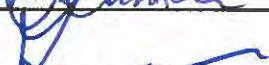
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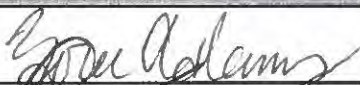
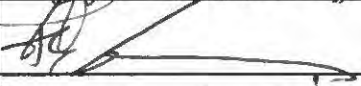
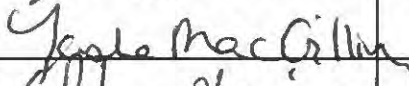
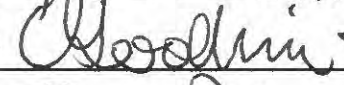
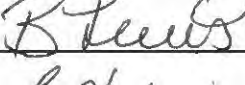
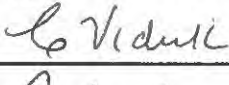
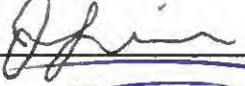
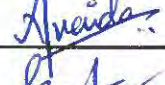
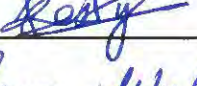
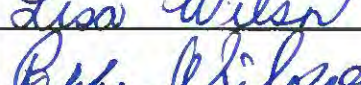
Printed Name	Signature	Town/Community	Date
Daniel Welch		Amherst	Sept 1
Chris Maltby		Amherst, NS	Sept 1, 2026
Jared Goggin		Fenwick, NS	Sept 2 / 26
Denise Algeo		Amherst	Sept 2 / 26
GORDON FOSTER		Amherst	Sept 2 / 26
Desree Barton		Southampton, NS	Sept. 2 / 26
Merill Arbing		Southampton, NS	Sept 2 / 26
Amanda Barton		Springhill N.S.	Sept 2 / 26
Paul Barton		Springhill N.S.	Sept 2 / 26
Sharon McLean		Amherst	Sept 2 / 26

By signing below, I support the request stated on the first page of this petition.

[illegible]

PETITION SIGNATURES - CONTINUED

By signing below, I support the request stated on the first page of this petition.

Printed Name	Signature	Town/Community	Date
Zora Adams		Amherst	Aug 24/26
ROGER CORUCCI		Amherst	AUG 25/26
Linda Mallett	Linda Mallett	Amherst	Aug 25/26
SHEILA GRAHAM		Amherst	25 Aug 26
RALPH BELLIVEAU		Amherst	26 Aug 26
Tasha MacGillivray		Amherst	26 Aug 26
Christine Goodwin		Amherst	Aug 26/26
Carnie Johnson		Amherst	Aug 28 26
BRENDA LEWIS		Amherst	Aug 28 th
Colleen Vidulich		Amherst	Aug 28 th
Jessica Lines		Amherst	Aug 28
Wes Dowe		Amherst	Sept 01
Tommy Everett		Amherst	Sept 1
ANAIDA ROSE		Amherst	Sept 1 '26
Kathy Anthony		Amherst	1/09/26
Lisa Wilson		Amherst	1/09/26
Perry Wilson		Amherst	1/09/26
Deanna Welch		Amherst	1/09/26

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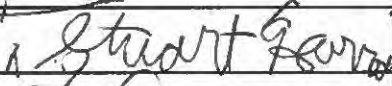
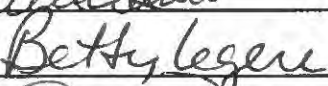
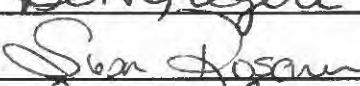
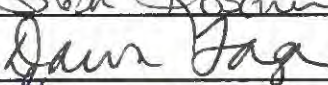
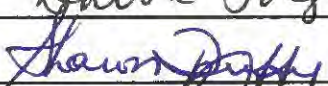
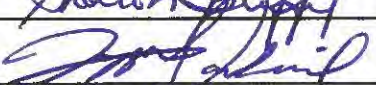
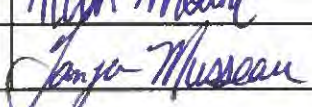
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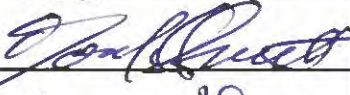
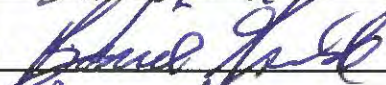
This petition is about finding a better solution for everyone involved.

SIGNATURES

Printed Name	Signature	Town/Community	Date
Duke Kenraby		Amherst	Aug 21/26
Stuart Farrow		Amherst	Aug 21/26
Keith Cormier		Amherst	Aug 21/26
Betty Legere		Amherst	Aug 24/26
Susan Kosana		Linden	Aug 26/26
Dawn Fage		Amherst	26 Aug 26
Sharon Duffy		Amherst	Sept 1/26
Jagger Vandewell		Amherst	Sept 1/26
Nick Moore		Amherst	Sept 1/26
Tanya Musseau		Amherst	Sept 12/26

PETITION SIGNATURES - CONTINUED

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Printed Name	Signature	Town/Community	Date
Udara Ranawaka		Amherst	28/08/2026
udayangani Meerani		Amherst	28 Aug 26
Sherry Holloway		Brookdale	28 Aug 26
DAVID SMITH		AMHERST	AUG. 28/26
BEVERLY DRAPER	Beverly Draper	AMHERST	Aug 28/26
Ken Starling		Amherst	Aug 28/26
Janice Reed	J. Reed	Amherst	Aug 28/26
ALLISON VANDEWIE	ALLISON VANDEWIE	Amherst	AUG. 28/26
Jay Vanderziel	J. Vanderziel	Amherst	Aug 28/26
Barb Conrad	B. Conrad	Amherst	Aug 28/26
Bob Gaudin		Amherst	Aug 28/26
Bonnie Gaudin		Amherst	Aug 28/26
TERESA GOGAN	Teresa Gogan	AMHERST	AUG 28/26
Rhonda Porter	Rhonda Porter	Amherst	Sept 1/2026
Lynda Reid	Lynda Reid	Joggins	Sept 1/26
Pearl DeAdair	Pearl DeAdair	Amherst	Sept 1/26
GISELE CLARK		AMHERST	Sept 1/26
CLAIRE VANDERIEL	Claire Vanderiel	Amherst	Sept 1/26

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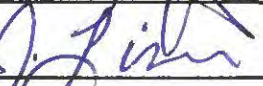
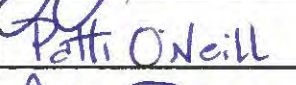
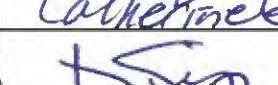
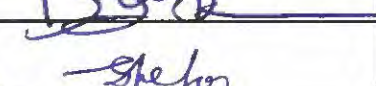
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Andrew Gouchie	<i>Andrew Gouchie</i>	Amherst NIS	August 20/2026
Karey Pickie	<i>Karey Pickie</i>	Amherst NIS	Aug, 20th 2026
Wade Moore	<i>Wade Moore</i>	Amherst	Aug 20 2026
Ry Purdy	<i>Ry Purdy</i>	Brookdale	Aug 20/26
Spencer Speck	<i>Spencer Speck</i>	Springhill	Aug 20/26
Devont Brtys	<i>Devont Brtys</i>	SPRINGHILL	Aug/20/26
Kasper K	<i>Kasper K</i>	Springhill	AUG/20/26
Sherry Cole	<i>Sherry Cole</i>	Amherst NIS	Aug 20/26
Jonathan Cole	<i>Jonathan Cole</i>	Amherst NIS	Aug 20/26
Treselle Tucker	<i>T. Tucker</i>	Amherst - NIS	Aug 20/26

PETITION SIGNATURES - CONTINUED

By signing below, I support the request stated on the first page of this petition.

Printed Name	Signature	Town/Community	Date
Mary Lewis		Amherst	20/8/2026
Pat Lewis		Amherst	20/8/2026
Bill Lewis		Amherst	20/8/2026
Judy Glade		Amherst	27/8/2026
Cecilia Ripley		Amherst	28/8/2026
Jolly Martin		Amherst	902 197 5363
Robert Jones		"	902 694 2961
Bev Dimmick		Amherst	902-669-1207
Brian Boon		Amherst	"
Ray Hickox		Amherst	Aug 28/26
Jessica Lines		Amherst	Aug 28/26
Patti O'Neill		Chattle River Cumberland	Aug 28/26
Glades Riley		Amherst	902 667-9602
Elizabeth Riley		Amherst	Aug. 28/26
Robert Riley		Amherst	Aug 28/26
Catherine Grant		Amherst	Aug 23/28
Dave Simpson		Amherst	Aug 28/26
Shelan Jayanwen		Amherst	28/08/26

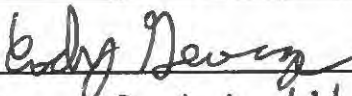
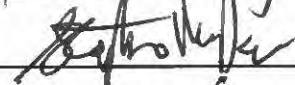
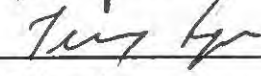
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Allan V. Snick	[Signature]	Amherst	Aug 20/26
Narah McFarige	[Signature]	Amherst	Aug 20/26
Mary Adenade	[Signature]	Amherst	Aug 20
Janet Dall	[Signature]	Amherst	Aug 20/26
Lily Kuntz	[Signature]	Pogwash	Aug 20/26
Ray Phee	[Signature]	Amherst	Aug 20/26
SKAR	[Signature]	Amherst/SKU	20/26
Joanne Rose	[Signature]	Amherst	Aug 21/26
Brad Sprague	[Signature]	Amherst	Aug 21/26
Pete / George	[Signature]	Amherst	Aug 21/26
Mark [Signature]	[Signature]	Amherst	Aug 21/26
GIVEY KERR	[Signature]	Amherst	Aug 21 2026
Fred Chase	[Signature]	Amherst	Aug 21 2026
Ashley Berry	[Signature]	Amherst	Aug 21, 2026
Rhonda Perry	[Signature]	Amherst	Aug 21 /2026
Alan Perry	[Signature]	Amherst	Aug 21
Brittany Sweet	[Signature]	Windsor, NS	Aug 21, 2026
Victoria Smith	[Signature]	Amherst, NS	Aug 21

PETITION SIGNATURES - CONTINUED

By signing below, I support the request stated on the first page of this petition.

Printed Name	Signature	Town/Community	Date
Cody George		Amherst	Aug 21/26
Elizabeth Hicke		11	11 " " "
Mehdi Ouali		Amherst	Aug 21/2026
Marion Dobson	MARION DOBSON	Amherst	Aug 21/2026
Roger Harrison		River Head ^{N.S.}	Aug 21/26
Willet Sumbu		Amherst	Aug 21/26
JEANNE SUMBU		AMHERST	Aug. 21/2026
M.E. GEORGE		Amherst	Aug 21/2026
Henry Milton		Amherst	Aug 25, 2026
ED CHITTY		Amherst	Aug 25/26
Di Chitty		Amherst	Aug 25/26
Steve Markingill		Amherst	Aug 25/26
Tracy Legen		Amherst Head	Aug 25/26
Shelly Thomas	Shelly Thomas	AMHERST	Aug 24/2026
Lynn Heisler		Amherst, N.S.	Aug 25/2026
Charles Robichaud		Amherst, NS.	Aug 26/2026
Leo Anthony		Amherst N.S.	Aug 26/26
Kenji Burline	Kenji Burline	Amherst, N.S.	Aug 26/2026

PETITION SIGNATURES - CONTINUED

By signing below, I support the request stated on the first page of this petition.

Printed Name	Signature	Town/Community	Date
Shelley Crossman	<i>Shelley Crossman</i>	Amherst	Aug 26/26
Sayle LeBlanc	<i>Sayle LeBlanc</i>	Amherst	Aug 26/26
Robert LeBlanc	<i>Robert LeBlanc</i>	Amherst	Aug 26/26
Michael LeBlanc	<i>Michael LeBlanc</i>	Amherst	Aug 26/26
Steven LeBlanc	<i>Steven LeBlanc</i>	Amherst	Aug 26/26
Lily LeBlanc	<i>Lily LeBlanc</i>	Amherst	Aug 26/26
Spencer Gallie Jr	<i>Spencer Gallie Jr</i>	Amherst	Aug 26/26
Gallie Jr	<i>Gallie Jr</i>	Amherst	Aug 26/26
Shelley McDonald	<i>Shelley McDonald</i>	Amherst	Aug 28/26
Greg McDonald	<i>Greg McDonald</i>	Amherst	Aug 28/26
Lex DeMont	<i>Lex DeMont</i>	Amherst	Aug 28/26
G-J DeMont	<i>G-J DeMont</i>	Amherst	Aug 29/26
Jill Baker	<i>Jill Baker</i>	Amherst	Aug 28/26
Ryan Lalonde	<i>Ryan Lalonde</i>	Amherst	28 Aug 2026
Cory Tucker	<i>Cory Tucker</i>	Amherst	28 Aug 26
Carly Gould	<i>Carly Gould</i>	Amherst	28 Aug 26
Kevin Strong	<i>Kevin Strong</i>	Port Elgin	28/8/26
Terri-Mae Polley	<i>Terri-Mae Polley</i>	Port Elgin	Aug 28/26

PETITION SIGNATURES - CONTINUED

By signing below, I support the request stated on the first page of this petition.

Printed Name	Signature	Town/Community	Date
Judy Griffiths	Judy Griffiths	Amherst	26/08/26
Ben Estabrooks	Ben Estabrooks	Amherst	27/08/26
Bradley Milner	Bradley Milner	Amherst	27/08/26
Paul Hicks	Paul Hicks	Amherst	Aug 28/26
Julie Hicks	Julie Hicks	Amherst	Aug 28/26
Julie Gandy	Julie Gandy	Amherst	Aug 28/26
Denise Lushman	Denise Lushman	Amherst	Aug 28/26
Suzanne Mapher	Suzanne Mapher	Amherst	Aug 28/26
Denise Lushman	Denise Lushman	Amherst	Aug 28/26
Rhonda Laurette	Rhonda Laurette	Amherst	Aug 28/26
Dawn McManaman	Dawn McManaman	Amherst	Aug 28/26
Brandon Melton	Brandon Melton	Bass River	Aug 28/26
Patti McLevan	Patti McLevan	Bass River	Aug 28/26
MARGO NOILES	Margo Noiles	AMHERST	Aug 28/26
Laurel Hamilton	Laurel Hamilton	"	Aug 29/26
Jessica Lino	Jessica Lino	Amherst	Aug 28
Georgette Jacob	Georgette Jacob	Amherst	Aug 28
Tracy	Tracy	Amherst	Aug 28
Qudney Miller	Qudney Miller	Amherst	Aug 28
Eleanor Nelson	Eleanor Nelson	Amherst	Aug 28
Rocky Ripley	Rocky Ripley	Amherst	Sept 1

- next Page →

PETITION TO RELOCATE THE HOMELESS SHELTER TO A MORE SUITABLE LOCATION

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SIGNATURES

Printed Name	Signature	Town/Community	Date
Sharon Chase	Sharon Chase	Amherst	Aug 24/26
Marcia Ripley	Marcia Ripley	Amherst	Aug 25/26
Nancy Dobson	Nancy Dobson	Rockville	Aug 25/26
Sharon Etkin	Sharon Etkin	Sackville	Aug 25/26
Peggy Smith	Peggy Smith	Amherst	Aug 25/26
Dorothy Parker	Dorothy Parker	Amherst	Aug 25/26
Colleen Johnson	Colleen Johnson	Sackville	Aug 25/26
Lynn York	Lynn York		Aug 25/26
Sandra Shanks	Sandra Shanks	Sackville	Aug 25/26
Vanessa Knack	Vanessa Knack	Amherst	Aug 26/26

PETITION SIGNATURES - CONTINUED

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Printed Name	Signature	Town/Community	Date
TERESA Brown	T Brown	Amherst	Aug 25/26
Bernadette ^{O'Brien}	Bernadette O'Brien	Amherst	Aug 25/26
B GRUNER	B Bruner	Amherst	Aug 25/26
VICKI Perry	Vicki Perry	Amherst	08/25/26
DARLEUE ARSENAULT	Darlene Arseneault	Amherst	Aug 26
TERRY ARSENAULT	Terry Arseneault	Amherst	Aug 26
Sharon LeBlanc	Sharon LeBlanc	Amherst	Aug 26
Judy Noonan	Judy Noonan	Amherst	Aug 27
LORNA Tauxe	Lorna Tauxe	Amherst	Aug 27
PATRICIA ATKINSON	Patricia Atkinson	Amherst	Aug 27
Branda Gordon		Amherst	Aug 27
Wileen Mearns	Wileen Mearns		Aug 28
Molly Smith	Molly Smith	Amherst	Aug 28
Dale Lott	Dale Lott	Amherst	Aug 29
Phillip Thompson	P. Thompson	Amherst	Aug 29
Jeremy Lewis	Jeremy Lewis	Amherst	Sept 1, 2026
Teresa Renner	Teresa Renner	Tidnish	Sept 1, 2026
Shanna Altamira	Shanna	Amherst	Sept 21 2026

PETITION SIGNATURES - CONTINUED

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[illegible]

PETITION SIGNATURES - CONTINUED

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Printed Name	Signature	Town/Community	Date
Abel Forshner	Abel Forshner	Amherst NS	Aug 26
Linda Reid	Linda Reid	Fenwick	Aug 27/26
DIANA LEGERE	Diana Leger e	Amherst, NS	Aug 27/26
Maria Gonnell	Maria Gonnell	Amherst NS	Aug 27/26
Jan Gibson	Jan Gibson	Amherst NS	Aug 27/26
Bruce Gibson	Bruce Gibson	Amherst NS	Aug 27/26
Kim McCormick-Brown	Kim McCormick-Brown	Amherst NS	Aug 28/2026
Jan Purdy	Jan Purdy	Amherst NS	Aug 28/2026
Tina Gibson	Tina Gibson	Amherst, NS	Aug 28/2026
Brian Chapman	Brian Chapman	Amherst N.S	Aug 31/2026
Chris Macdonald	Chris Macdonald	Amherst NS	Aug 31/26
Kylie Landry	Kylie Landry	Amherst N.S	Sept 2 nd 26
Jan Brown	Jan Brown	Maclean, N.S	Sept 22 2026
MATT BLOWP	MATT BLOWP	Southampton NS	Sept 3 2026
Chris DesBorja	Chris DesBorja	Amherst	Sept. 3/26
Lisa Allen	Lisa Allen	Amherst NS	Sept 4/26

PETITION TO RELOCATE THE HOMELESS SHELTER TO A MORE SUITABLE LOCATION

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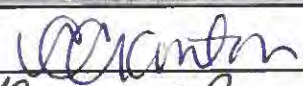
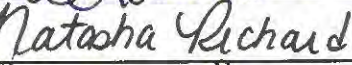
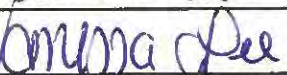
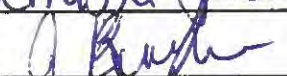
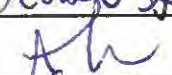
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SIGNATURES

Printed Name	Signature	Town/Community	Date
Chantelle Cranton		Amherst Amherst	08/21/26
Natasha Richard		Amherst, NS	Aug 21/26
Vanessa Lee		Amherst NS	Aug 25
Jessica Burke		Amherst NS	Aug 25
Justin Aylward		Amherst NS	Aug 25
Melanie Theriault		Seckville, NB	Aug 26
Ashley Hickey		Amherst NS	Aug 26
Doug Smith		Parrsboro	Aug 26
Elizabeth Boudreau		Amherst NS	Aug 26
Hunter McArthur		Amherst NS	Aug 26

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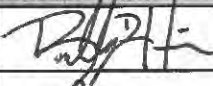
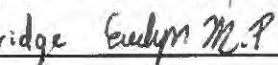
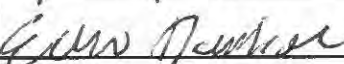
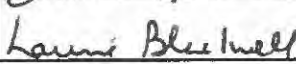
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SIGNATURES

Printed Name	Signature	Town/Community	Date
Bradley Harrison		Amherst	21/09/26
Sara Chaplin		Amherst	21/09/26
Alexander Ackles		Amherst	21/09/26
Evelyn MacIsaac-Partridge		Amherst	21/09/26
Eduo Dunbar		Amherst	21/09/26
Laurie Blackwell		Amherst	21/08/26
John Blackwell		Amherst	21/08/26
Pat Lepper		Amherst	25/08/26
DANA MOORE		AMHERST	26/08/26
TOHIA NAWLEY		AMHERST	26/08/26

PETITION SIGNATURES - CONTINUED

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[illegible]

PETITION TO RELOCATE THE HOMELESS SHELTER TO A MORE SUITABLE LOCATION

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SIGNATURES

Printed Name	Signature	Town/Community	Date
James Morse	<i>James Morse</i>	Amherst	08/20/26
Philip Tower	<i>Philip Tower</i>	Amherst	08/20/26
Sarah Tower	<i>Sarah Tower</i>	Amherst	08/20/26
Yeganeh Kaur	<i>Yeganeh Kaur</i>	Amherst	08/22/26
Santosh Lamichhane	<i>Santosh Lamichhane</i>	Amherst	08/23/26
Justin Fraser	<i>Justin Fraser</i>	Amherst	08/23/26
Matthew Taylor	<i>Matthew Taylor</i>	Amherst	08/23/26
Jocelyn A. Gouchie	<i>Jocelyn A. Gouchie</i>	Amherst	08/28/26
Tracey McDonald	<i>Tracey McDonald</i>	Amherst, NS	08/28/26
Leah MacDonald	<i>Leah MacDonald</i>	Amherst, NS	08/28/26

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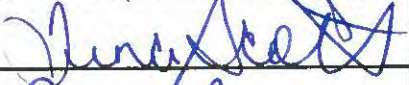
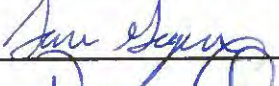
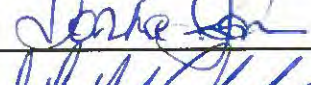
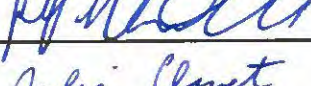
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SIGNATURES

Printed Name	Signature	Town/Community	Date
M. H. Harris	[Signature]	MS	Sept 4, 2026
Marlene Leas	Marlene Leas	Amherst	Sept 4, 2026
Brayden Melanson	Brayden Melanson	Toronto	Sept 4, 2026
Ruby Brown	[Signature]	Amherst	Sept 4, 2026
Charles Ryan	C Ryan	Amherst	Sept 4, 2026
Roselea Charbonneau	Roselea Charbonneau	Amherst	Sept 4, 2026
Terril Lewis	[Signature]	Amherst	Sept 4, 2026
[Signature]	[Signature]	Amherst	Sept 4, 2026
[Signature]	[Signature]	Amherst	Sept 4, 2026
Jocelyn Daly	Jocelyn Daly	Amherst	Sept 4, 2026

PETITION SIGNATURES - CONTINUED

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Printed Name	Signature	Town/Community	Date
NKIL KELLUM		Amherst	10/3
Ben Doucette	Ben Doucette	River Hebert	Sept. 2/26
Donna Burbine	Donna Burbine	Amherst	Sept 2/26
BRIAN KEEFE	Brian Keefe	AMHERST	SEPT 2/26
Tina Scott		Amherst	Sept 2/26
Bailey Silver		Alvac	Sept 2/26
Scarlette Holloway		Amherst	Sept 2 2026
Hillary Blanch	Hillary Blanch	Amherst	Sept. 2/26
Jennifer Bowden	Jennifer Bowden	Springhill	Sept 3. 26
Billy O'Call	Billy O'Callan	Amherst	Sept 3/26
ROBERT ALLEN	ROSEWOOD DRIVE	Amherst	SEPT 3/
Ann Barton	Ann Barton	Springhill	Sept. 3/26.
Tom Barton	T. Barton	Springhill	Sept 3/26.
Deby White	Deby White	Amherst	Sept. 3/26.
Sara Gogan		Amherst	Sept 4/26
Donna GOGAN		Amherst	Sept 4/2026
JEFF MCDONALD		Amherst	Sept 4/2026
Julie Clavet	Julie Clavet	Amherst	Sept. 4/26

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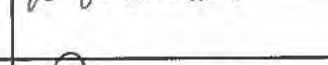
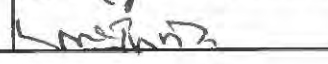
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SIGNATURES

Printed Name	Signature	Town/Community	Date
Donna White		Amherst	Aug 20-26
Val Bembridge		Amherst	Aug 21-26,
Juanita Hawkins		AMHERST	AUG 21-26
Peter Chapman			
Peter Chapman	Peter Chapman	Amherst	Aug 21/26
Donna Chapman	Donna Chapman	Amherst	Aug 21/26
Jason Gomes		AMHERST NH	Aug 21/26
Brent N. Neal		Amherst NH	Aug 21/26
Kayeditson	Kayeditson	Amherst NH	Aug 21/26
Lorek N. N. N.		AMHERST	Aug 21/26

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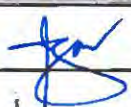
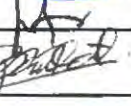
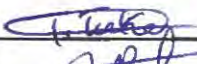
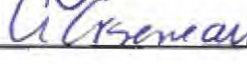
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This petition is about finding a better solution for everyone involved.

SIGNATURES

Printed Name	Signature	Town/Community	Date
REYLA CARDOSE		AMHERST, NS	8/27/2026
P TAN		AMHERST, NS	8/27/2026
P. TONGOL		AMHERST, NS	8/28/2026
Zea Carbone		AMHERST, NS	8/28/2026
RAYMOND T.		AMHERST, NS	8/28/2026
Tina Tucker		Amherst, NS	8/28/2026
Tajudeen Rufai		Amherst, NS	8/28/2026
Roger Boone		Lorneville, NS	28/8/2026
Jane A. Maxwell		River Heights, NS	28/08/2026
Andrea Arseneau		Amherst, NS	28/08/2026

PETITION TO RELOCATE THE HOMELESS SHELTER TO A MORE SUITABLE LOCATION

To the Town of Amherst, elected officials, and all appropriate authorities:

We, the undersigned residents, business owners, customers, and members of the Amherst community, are asking that the homeless shelter currently operating next to Portlander Jamaican Restaurant be **relocated to a more suitable location**.

This petition is **not asking for the shelter to be closed**, and it is not against people experiencing homelessness. We believe people who are struggling deserve compassion, dignity, safety, and access to proper services.

Our concern is the **location of the shelter and the impact this location has had on the surrounding area**.

Portlander Jamaican Restaurant was operating at this location before the shelter opened. The building is privately owned, and relocating an established business is neither simple nor inexpensive. A restaurant also requires a properly equipped commercial space, and suitable locations are limited.

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SIGNATURES

Printed Name	Signature	Town/Community	Date
Carter Onyschuk	[Signature]	Amherst NS	Aug/25/26
Darren Muir	[Signature]	Amherst NS	Aug/25/2026
Shirley Gordon	Shirley Gordon	Amherst NS	Aug 25/08/21
Anne March	Anne March	Amherst NS	Aug 26/26
THERESA HEARN	Theresa Hearn	Oxford NS	Aug. 26-26
[Signature]	[Signature]	Amherst NS	Aug 29
Jenifer DeBary	Jenifer DeBary	Amherst	Aug 26/26
Caroline Foster	Caroline Foster	Amherst NS	Aug 26/26
CHIEF AMAR	[Signature]	AMHERST NS	Aug 26/2026
Shelley Farrow	Shelley Farrow	Amherst N.S.	Aug 27/26

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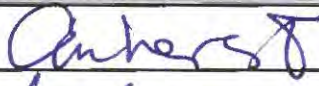
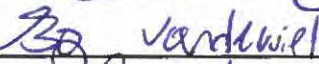
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SIGNATURES

Printed Name	Signature	Town/Community	Date
Carol Ginepro			Aug 27/26
Kathy			Aug 27
Janie			Aug 27/26
Madan McCormick		AMHERST	Aug 27/26
BO Van De Vliet		Amherst	Aug 27
Elizabeth Parker		Shenandoah	Aug 27/20
IAN PARTEE		Shenandoah	Aug 27/26
Jolene Gauthier		Amherst, NS	Aug 28/26
JAMES COLE		Amherst NS	Aug 28/26
Julie Lariniere		Amherst, NS	Aug 28/26

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SIGNATURES

Printed Name	Signature	Town/Community	Date
Bernice Allen	Bernice Allen	Amherst NS	Aug 20/26
Linda Trevelyan	Linda Trevelyan	Amherst NS	Aug 29/26
Robert Mayhew	Robert Mayhew	Amherst NS	Aug 20 th
Falon Mayhew	Falon Mayhew	Amherst N.S	Aug 20 th
Betty Mayhew	Betty Mayhew	Amherst NS	Aug 25 th
Virginia Langille	Virginia Langille	Amherst NS	Aug 25 th
Nancy Casfield	Nancy Casfield	Amherst NS	Aug 25
Kerry Trewin	Kerry Trewin	West Amherst, NS	6/8
Jennifer Hewitt	Jennifer Hewitt	Springhill, N.S	Aug 27, 2026
Sheldon Strong	Sheldon Strong	Amherst NS	Aug 27 2026

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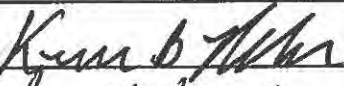
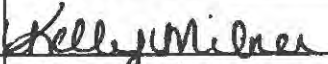
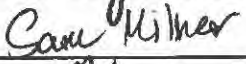
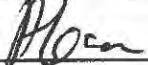
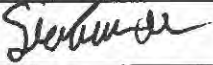
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SIGNATURES

Printed Name	Signature	Town/Community	Date
Kevin B. Nelson		Amherst	Aug 20/26
Gerald White		Amherst	Aug 21/26
Alex Brown		Amherst	Aug 21/26
Rebecca Warren		Amherst	Aug 21/26
Kelly Milner		Amherst	Aug 21/26
Sam Milner		Amherst	Aug 21/26
Andrew Leaman		Sackville	Aug 21
Travis Gogan		Redwater/Amherst	Aug 25/26
Katherine Kegan		Redwater/Amherst	Aug 25/26
Sierra Matthews		Amherst	Aug 25/26

SYNOPSIS

Petition in Support of the Shelter

On September 21, 2026, the Clerk, on behalf of the CAO, was hand-delivered the attached petition addressed to Mayor Small and members of Amherst Town Council in support of the shelter.

The petition received 288 signatures; no addresses were included.

Sections 84 through 88 of the Proceedings of Council Policy addresses petitions to Council.

At this time, Council is being asked to make a motion to formally accept the petition.

MOTION:

That Council formally accept the Petition in Support of the Shelter.

MEMO

TO: Mayor Small and Members of Council

FROM: Jason MacDonald, CAO

DATE: September 28, 2026

RE: Petition in Support of the Shelter

On September 21, 2026, the Clerk, on behalf of the CAO, was hand-delivered the attached petition addressed to Mayor and Council in support of the shelter.

The petition received 288 signatures; no addresses were included.

Sections 84 through 88 of the Proceedings of Council Policy addresses petitions to Council.

At this time, Council is being asked to make a motion to formally accept the petition, with no further action taken without direction from Council.

Wednesday, August 26, 2026

In Support of Our Shelter

Amherst, Nova Scotia

Petition to Mayor Robert Small and the members of the Amherst Town Council

Subject: **In Support of Our Shelter**

Date: August 26th, 2026

The Issue:

Our local housing support shelter, known as Cornerstone, has been the target of a large amount of discourse in our town since it first began operating in 2024. Particularly, discourse seems to center around the current location of the shelter, as well as concerns surrounding substance use around the location. We hope this declaration will show support for the shelter and its continued existence in our downtown core, make staff and those accessing services feel like they're welcome and appreciated in our town, and highlight other ways to better support the shelter and the clients who use it.

Why the current location works:

The current location is an ideal spot for the individuals who make use of the shelter and the services it provides. Currently, the shelter is located within quick walking distance of the Amherst YMCA, the YMCA Community Development Office, Cumberland Mental Health and Addictions, the Department of Opportunities and Social Development Office of the Cumberland District, the Amherst Food Assistance Network and the Bridge Workshop. All of the services listed can be important to clients of the shelter, providing essential services and supports that can be integral to their ability to get better and back on their feet. These services all being so close to the shelter highlights why the current location is so crucial, as it reduces or completely eliminates one of the most common barriers (transportation) to accessing supportive services.

Cornerstone is not focused on substance use:

Cornerstone is focused on providing support to people facing homelessness and housing insecurity. It is not a treatment facility, rehabilitation centre, or supervised consumption site, and therefore should not be expected to have services to provide to individuals struggling with substance use that are equal to services found in those facilities. That being said, it does offer services to those who are unhoused and may also be using substances, however these are crucially not services based around substance use, and

are instead supports such as emergency shelter and help finding permanent shelter.

Services such as detox and rehab are not available in Amherst, which forces individuals suffering from substance use to travel to other towns or locations for those services. Needing to travel to another town without adequate public transport is a massive barrier to someone without a vehicle, and can reduce their chances of making use of the service in the first place. Additionally, the nearest supervised consumption site is in Halifax. This forces individuals who use substances to have a more dangerous experience as if they overdose or there is another issue, there may not be anyone around capable of helping them. This is compounded further by the fact that the use of many substances is illegal in and of itself, acting as a barrier to those who use substances when it comes to reaching out or asking for help. This creates situations wherein individuals are more likely to use substances in public places, as if an individual is unhoused and has no private area to use the substance, they may have no choice but to use them in public.

While the lack of supportive services for substances is certainly unfortunate, we do not believe this means the blame should be placed on the shelter, or that the shelter should be held responsible for the issues with substance use and abuse that our town faces. Instead, blame must be shifted to provincial and federal government for not funding and providing the supports needed, with time and effort in community being put toward building those supports and convincing provincial government that those supports deserve funding. The shelter should also be supported to the best of our ability, in order to help them in taking on these challenges that are really completely out of their scope.

Amherst lacks public transit:

Amherst, as well as surrounding areas in Cumberland County, lack adequate public transportation for citizens in the area. This includes the clients of the shelter as well as housed individuals. Public transport (such as a bus) would ultimately benefit everyone in the town, allowing for far easier access to services and local stores. Public transport would be particularly valuable during unpleasant weather, when walking or biking is unrealistic or dangerous, such as during a heatwave or at any time during the winter. Without this public transport system in place, we worry that moving the shelter out of town (and thus away from services) may affect folks abilities to reach those critical support services that can be so important to finding housing. These services also support individuals in ways that the shelter does not, at least not to the same extent. Moving the shelter away from places such as the food bank or mental health and addictions would only put more on the plate of those who work at the shelter, much of which is ultimately outside the scope of their practice.

Our Requests:

1. Lobby for additional funding and resources from the provincial government. Plan, and put effort towards creating an effective public transportation system for the Amherst area with this funding.
2. Also provide additional funding and resources to Cornerstone and the Cumberland Homelessness and Housing Support Association to support their work.
3. Work toward creating services designed to support individuals who are suffering from substance use (such as a detox centre, a rehabilitation centre, or a safe consumption site).
4. Engage with professionals in the areas of homelessness, housing support, and substance use to ensure efforts are both evidence based and effective when it comes to supporting individuals.

We believe that making these changes will benefit everyone in the town of Amherst, as it works to create a safer environment for everyone. Introducing services focused on substance use will enhance the town's ability to support some of its most vulnerable populations, as well as reduce the strain that is placed on services that already exist and are not focused on substance use.

We appreciate your attention on this matter, and we are committed to working collaboratively with the town council, Cornerstone, and other service providers to find the best possible solution to support our town.

Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Piper Jones

Signature

A handwritten signature in black ink, appearing to read 'Piper Jones', written over a faint horizontal line.

Reminders: By submitting this form, you agree that the information provided is accurate and truthful to the best of your knowledge. Please provide relevant and accurate information to support the cause.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Barb Mack

Signature



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Supporter's Name

Amy Melanson

Signature

AM

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Supporter's Name

Fiona Fritz

Signature

A handwritten signature in black ink, appearing to read 'Fiona Fritz', written in a cursive style.

Reason for Supporting

Homeless individuals deserve access to support, and are also unlikely unable to afford regular transit due to their vulnerable situation, and the lack of public transit in Amherst.

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Supporter's Name

Kelsey Boudreau

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kayleigh Mills

Signature

A handwritten signature in black ink that reads "K Mills". The "K" is stylized with a long vertical stroke and a short horizontal stroke. The "Mills" is written in a cursive script.

Reason for Supporting

Amherst needs support for unhoused individuals and a shelter needs to be close to amenities

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Hannah Bolivar

Signature

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Amherst, Nova Scotia
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Supporter's Name

Renee Pilgrim

Signature



Reason for Supporting

A broad based approach to the issue

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Holly Hutchinson

Signature



Reason for Supporting

We very much need a homeless shelter in Amherst as do most towns.

The shelter states very clearly their roll in providing their service and the services they do not provide or have.

It seems as though police has turned a blind eye to what is happening around the shelter.

Loitering, drug use, sleeping on the streets, sleeping on private property would not be tolerated anywhere else so why is it being tolerated around the shelter.

The shelter is a business like any other and should garner the same respect.

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sophloaf772@gmail.com

Supporter's Name

Matthew Fullerton

Signature



Reason for Supporting

The vulnerable in society need advocacy on their behalf now more than ever.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jenny Siddall

Signature



Reason for Supporting

I agree with the points made and I also clean the library by myself at night and have been followed before and come out to put trash out and you never know who is standing around there.

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Supporter's Name

Dustin Sarson

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

rogan porter

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Sarah Couture McPhail

Signature



Reason for Supporting

Major infrastructure and social services are needed in Amherst and broader Nova Scotia. NIMBYism isn't the answer. These are human beings in need of support. Relocating them just masks the issue.

Additional Comments

Visibility demonstrates a need for change.

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Supporter's Name

Samantha Landry

Signature

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Carrie Bryan

Signature



Reason for Supporting

Human beings deserve support

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Marlene Clarke

Signature



Reason for Supporting

If people say back and seen the heart and soul that these ladies and men put into trying help those in need they may realize that the shelter is not the issue...look above and beyond them you'll find the reasons for people being down and out and needing their help...

Additional Comments

People who use their resources at that hub are not druggies, thieves, alcoholics, or institutionalized, they are treated as humans with names...they. Help them, socialize with them, talk to us in hear us...At the Hub we have names not just a number ...keep up the great work guys

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Supporter's Name

Rylee McLean

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Monique Balleux

Signature



Reason for Supporting

My mom and many people i grew up knowing have used that shelter for a safe space and to rehabilitate . It's helpful for the community and i truly believe its benefits.

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sophloaf772@gmail.com

Supporter's Name

Adina

Signature

A handwritten signature in black ink, appearing to be 'Adina', written in a cursive style.

Reason for Supporting

People matter, and deserve love and support

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

SueAnn Porter

Signature

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Stacey Gould

Signature



Reason for Supporting

Need shelter

Additional Comments

Need Town police to do more in other areas! Justice system needs to up their game and we need help for addictions!

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Drew Miller

Signature

A handwritten signature in black ink, appearing to be 'Drew Miller', written over a faint rectangular box.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kayden Beaton

Signature



Reason for Supporting

Everyone deserves a right to live their life. Just because some take the wrong path doesn't mean they don't deserve a chance to redeem themselves. Everything in this petition is exactly right. More help is needed and moving people away from the things they need will not help. The bad are ruining it for the good. The homeless shelter doesn't only house drug addicts. They also house the mothers who couldn't pay their rent and had to move to the streets or the kid who had an abusive life and had no where else to go. Not every person who is addicted to drugs is bad. If the people had proper help we would see an uprise in sobriety in Amherst.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
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Supporter's Name

Adrian Fawthrop

Signature

AF

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Supporter's Name

Emily Crocket

Signature



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Supporter's Name

Chloe St Peter

Signature

A handwritten signature in black ink, appearing to read 'CSP', is written over a faint horizontal line.

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Supporter's Name

Jessica Bouchard

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Julie Ripley-Gould

Signature



Reason for Supporting

Housed and fed is always better than unhoused and hungry.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Don Rushton

Signature



Reason for Supporting

Homelessness should not be tolerated in Canada. And it should not be swept under the carpet.

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Supporter's Name

Cat Darragh

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Drake Stevens

Signature



Reason for Supporting

All walks of life needs guidance on the roads we all call nature walks to teach the way of sobriety

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Luc LeBreton

Signature



Reason for Supporting

Working in the same field in Moncton NB, I understand first hand the importance of service like the one mentioned above are critical to not only individual in needs, but also for the community in general.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Gail Leblanc

Signature



Reason for Supporting

We need a safe place for displaced persons regardless of why they are displaced. Regardless of if they are or are not battling active addictions.

Every single person deserves to have a safe place to exist. Compassion and empathy is included here. I support

any shelter that provides safety and dignity for others

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sophloaf772@gmail.com

Supporter's Name

Lydia Anderson

Signature



Reason for Supporting

People deserve this resource to be accessible, not the outskirts of town

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Supporter's Name

Maria Foster

Signature

A handwritten signature in black ink, appearing to be 'MF' with a stylized flourish.

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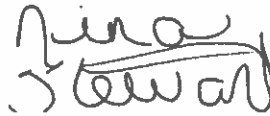
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nicole Stewart

Signature

A handwritten signature in black ink that reads "Nicole Stewart". The signature is written in a cursive style with a horizontal line underlining the name.

Reason for Supporting

They have helped so many people. We need this shelter to stay functional the way it is

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nancy Trenholm

Signature



Reason for Supporting

It's doing good things for many people in need. We need more funding and more support for other issues the shelter was not met to deal with.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Keeanna Okpatuyak

Signature



Reason for Supporting

Everyone deserves shelter

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Gary Sears

Signature



Reason for Supporting

Everyone deserves help

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lainee LeBlanc-Smith

Signature

A handwritten signature in black ink, appearing to be 'LS' followed by a vertical line.

Reason for Supporting

I believe people facing homelessness & housing insecurity deserve quick access to public resources.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

James Hand

Signature



Reason for Supporting

This is the attitude the community should have about the shelter. Anything less is despicable

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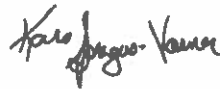
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kara Sprague-Varner

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jennifer Dayringer

Signature



Reason for Supporting

As a person without access to reliable transportation, I myself moved to the downtown area precisely because of its proximity to much needed services.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

jacob brown

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Isaac Brown

Signature

A handwritten signature in black ink that reads "Brown". The signature is stylized with a large, looped 'B' and a trailing flourish.

Reason for Supporting

I firmly believe that cornerstone is an incredibly important service in town and I agree wholeheartedly that without adequate public transport in place to aid in transportation to vital services (i.e. mental health/addictions, food bank, ymca, etc.) the shelter is in the only place it could be to truly help the people it aims to help

Reminders: By submitting this form, you agree that the information provided is accurate and truthful to the best of your knowledge. Please provide relevant and accurate information to support the cause.

Justification or Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Julian Merlin

Signature



Reason for Supporting

These are all the same barriers facing clients I worked with in Amherst 15 years ago. Thankfully, having an effective shelter is no longer a barrier for the clients who would have needed it. Do better Amherst. There are people in your community who have compassion and give a damn. Relationships are the only thing in this world that empower people, and the good folks at your shelter are among the few in your community who are reaching out to those who need that connection most. This town is not above these people and this place only gets better when everyone gets better. Amherst has no future without these services in place. Stop catering to loud, white retirees and wealthy boneheads, these people are the minority. Your inaction and lack of support is perpetuating a crisis in your own community. This crisis is yours to own, so what are you going to do about it?

Additional Comments

Thank you to Sophie and Ashley and everyone else who stands at the gritty frontlines of this community. It's about damn time you've had some support from the town that you serve. Do not ever lay down for these bastards. Fight for love, always.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kerri LeBlanc-Smith

Signature



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Amherst, Nova Scotia
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Supporter's Name

Emma Bickerton

Signature

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Brianna Gardner

Signature



Reason for Supporting

This is an essential service for the welfare of our community. We need to care for everyone. We are deserve help.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Crystal Girard

Signature



Reason for Supporting

Removing a safe sleeping space will not remove the drug use. If anything making it harder to access will just make it worse.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Thaddeus Holownia

Signature



Reason for Supporting

Community support invaluable

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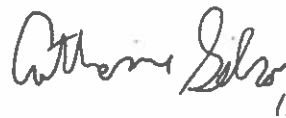
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Catherine Gilroy

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Felix Vandergrift

Signature



Reason for Supporting

These requests have been scientifically proven to not only aid the most vulnerable and marginalized community members that are experiencing homelessness, they also support every day citizens, families and seniors.

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Supporter's Name

Melissa Forrest

Signature



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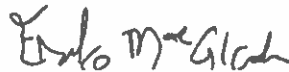
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Erika Macglashen

Signature



Reason for Supporting

Have worked in the downtown area for 10 years with vulnerable clients at the Bridge workshop and have never experienced anything like this before. Its sad, scary, frustrating and our clients should feel safe. The bridge workshop has been in the downtown area for alot longer then the shelter and my clients have the right to feel safe :(

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Sophie Mack
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sophloaf772@gmail.com

Supporter's Name

Aurelia Mitchell

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dara Legere

Signature



Reason for Supporting

Everyone needs a safe place they can call home, even if it a temporary home

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Justin Malenfant

Signature



Reason for Supporting

This work is important and shows other communities what is possible

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Supporter's Name

Nicole Robinson

Signature



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sophloaf772@gmail.com

Supporter's Name

Charlotte Gallivan

Signature

A handwritten signature in black ink, appearing to be 'C. Gallivan'.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Georgia Mattinson

Signature



Reason for Supporting

Because everyone deserves to be welcomed, supported and respected no matter their circumstances

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Katie Cogswell

Signature



Reason for Supporting

Human

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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Alice Cotton

Signature

A handwritten signature in black ink, appearing to read 'Alice Cotton', with a stylized flourish at the end.

Reason for Supporting

Homelessness and addiction are complicated issues which impact our communities and need committed professionals to address them. Proximity of resources and public transportation are key to building a constructive response.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trey Poworoznyk

Signature



Reason for Supporting

In support of improving living conditions for the community of Amherst especially those who are unhoused.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Piper Jones

Signature



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Supporter's Name

Barb Mack

Signature



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Amherst, Nova Scotia
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Supporter's Name

Amy Melanson

Signature

AM

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Fiona Fritz

Signature

A handwritten signature in black ink, appearing to read 'Fiona Fritz', written in a cursive style.

Reason for Supporting

Homeless individuals deserve access to support, and are also unlikely unable to afford regular transit due to their vulnerable situation, and the lack of public transit in Amherst.

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Supporter's Name

Kelsey Boudreau

Signature



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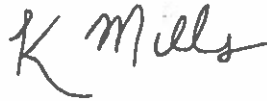
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kayleigh Mills

Signature

A handwritten signature in black ink that reads "K Mills". The "K" is large and stylized, with the "Mills" written in a cursive script.

Reason for Supporting

Amherst needs support for unhoused individuals and a shelter needs to be close to amenities

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Hannah Bolivar

Signature

A handwritten signature in black ink, appearing to read 'H B' or similar initials, written in a cursive style.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Renee Pilgrim

Signature



Reason for Supporting

A broad based approach to the issue

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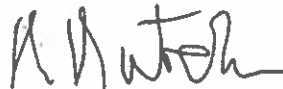
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Holly Hutchinson

Signature



Reason for Supporting

We very much need a homeless shelter in Amherst as do most towns.

The shelter states very clearly their roll in providing their service and the services they do not provide or have.

It seems as though police has turned a blind eye to what is happening around the shelter.

Loitering, drug use, sleeping on the streets, sleeping on private property would not be tolerated anywhere else so why is it being tolerated around the shelter.

The shelter is a business like any other and should garner the same respect.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Matthew Fullerton

Signature



Reason for Supporting

The vulnerable in society need advocacy on their behalf now more than ever.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jenny Siddall

Signature



Reason for Supporting

I agree with the points made and I also clean the library by myself at night and have been followed before and come out to put trash out and you never know who is standing around there.

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Supporter's Name

Cynthia Dyck

Signature

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nancy Trenholm

Signature



Reason for Supporting

It's doing good things for many people in need. We need more funding and more support for other issues the shelter was not met to deal with.

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Justification of Requests

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We appreciate your attention on this matter, and we are committed to working collaboratively with the town council, Cornerstone, and other service providers to find the best possible solution to support our town.

Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Keeanna Okpatuyak

Signature



Reason for Supporting

Everyone deserves shelter

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Gary Sears

Signature



Reason for Supporting

Everyone deserves help

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lainee LeBlanc-Smith

Signature



Reason for Supporting

I believe people facing homelessness & housing insecurity deserve quick access to public resources.

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Justification of Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

James Hand

Signature



Reason for Supporting

This is the attitude the community should have about the shelter. Anything less is despicable

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kara Sprague-Varner

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jennifer Dayringer

Signature



Reason for Supporting

As a person without access to reliable transportation, I myself moved to the downtown area precisely because of its proximity to much needed services.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

jacob brown

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Isaac Brown

Signature

A handwritten signature in black ink that reads "Brown". The signature is stylized with a large, sweeping 'B' and a trailing flourish.

Reason for Supporting

I firmly believe that cornerstone is an incredibly important service in town and I agree wholeheartedly that without adequate public transport in place to aid in transportation to vital services (i.e. mental health/addictions, food bank, ymca, etc.) the shelter is in the only place it could be to truly help the people it aims to help

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Julian Merlin

Signature



Reason for Supporting

These are all the same barriers facing clients I worked with in Amherst 15 years ago. Thankfully, having an effective shelter is no longer a barrier for the clients who would have needed it. Do better Amherst. There are people in your community who have compassion and give a damn. Relationships are the only thing in this world that empower people, and the good folks at your shelter are among the few in your community who are reaching out to those who need that connection most. This town is not above these people and this place only gets better when everyone gets better. Amherst has no future without these services in place. Stop catering to loud, white retirees and wealthy boneheads, these people are the minority. Your inaction and lack of support is perpetuating a crisis in your own community. This crisis is yours to own, so what are you going to do about it?

Additional Comments

Thank you to Sophie and Ashley and everyone else who stands at the gritty frontlines of this community. It's about damn time you've had some support from the town that you serve. Do not ever lay down for these bastards. Fight for love, always.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kerri LeBlanc-Smith

Signature

A handwritten signature in black ink, appearing to read 'Kerri LeBlanc-Smith', written over a faint horizontal line.

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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Emma Bickerton

Signature

A handwritten signature in black ink, appearing to read 'Emma Bickerton', written over a horizontal line.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Brianna Gardner

Signature



Reason for Supporting

This is an essential service for the welfare of our community. We need to care for everyone. We are deserve help.

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Justification of Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Crystal Girard

Signature



Reason for Supporting

Removing a safe sleeping space will not remove the drug use. If anything making it harder to access will just make it worse.

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Sincerely,

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sophloaf772@gmail.com

Supporter's Name

Thaddeus Holownia

Signature



Reason for Supporting

Community support invaluable

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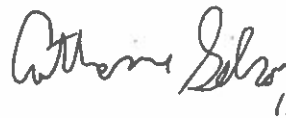
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Catherine Gilroy

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Felix Vandergrift

Signature



Reason for Supporting

These requests have been scientifically proven to not only aid the most vulnerable and marginalized community members that are experiencing homelessness, they also support every day citizens, families and seniors.

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Supporter's Name

Melissa Forrest

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Erika Macglashen

Signature



Reason for Supporting

Have worked in the downtown area for 10 years with vulnerable clients at the Bridge workshop and have never experienced anything like this before. Its sad, scary, frustrating and our clients should feel safe. The bridge workshop has been in the downtown area for alot longer then the shelter and my clients have the right to feel safe :(

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Justification of Requests

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Aurelia Mitchell

Signature



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Justification or Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dara Legere

Signature



Reason for Supporting

Everyone needs a safe place they can call home, even if it a temporary home

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Justin Malenfant

Signature



Reason for Supporting

This work is important and shows other communities what is possible

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Supporter's Name

Nicole Robinson

Signature



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Supporter's Name

Charlotte Gallivan

Signature



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Sincerely,

Sophie Mack
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sophloaf772@gmail.com

Supporter's Name

Georgia Mattinson

Signature



Reason for Supporting

Because everyone deserves to be welcomed, supported and respected no matter their circumstances

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Katie Cogswell

Signature



Reason for Supporting

Human

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Alice Cotton

Signature

A handwritten signature in black ink, appearing to read 'Alice Cotton', with a stylized flourish at the end.

Reason for Supporting

Homelessness and addiction are complicated issues which impact our communities and need committed professionals to address them. Proximity of resources and public transportation are key to building a constructive response.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trey Poworoznyk

Signature



Reason for Supporting

In support of improving living conditions for the community of Amherst especially those who are unhoused.

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Supporter's Name

Piper Jones

Signature

A handwritten signature in black ink, appearing to read 'Piper Jones', written over a horizontal line.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Barb Mack

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Amy Melanson

Signature

AM

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Fiona Fritz

Signature



Reason for Supporting

Homeless individuals deserve access to support, and are also unlikely unable to afford regular transit due to their vulnerable situation, and the lack of public transit in Amherst.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kelsey Boudreau

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kayleigh Mills

Signature

A handwritten signature in black ink that reads "K Mills". The "K" is stylized with a long vertical stroke and a curved top. "Mills" is written in a cursive script.

Reason for Supporting

Amherst needs support for unhoused individuals and a shelter needs to be close to amenities

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Hannah Bolivar

Signature

A handwritten signature in black ink, appearing to be 'H B' or similar initials, written in a cursive style.

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Justification of Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Renee Pilgrim

Signature



Reason for Supporting

A broad based approach to the issue

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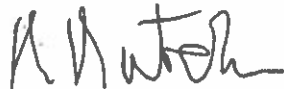
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Holly Hutchinson

Signature



Reason for Supporting

We very much need a homeless shelter in Amherst as do most towns.

The shelter states very clearly their roll in providing their service and the services they do not provide or have.

It seems as though police has turned a blind eye to what is happening around the shelter.

Loitering, drug use, sleeping on the streets, sleeping on private property would not be tolerated anywhere else so why is it being tolerated around the shelter.

The shelter is a business like any other and should garner the same respect.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Matthew Fullerton

Signature



Reason for Supporting

The vulnerable in society need advocacy on their behalf now more than ever.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jenny Siddall

Signature



Reason for Supporting

I agree with the points made and I also clean the library by myself at night and have been followed before and come out to put trash out and you never know who is standing around there.

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Supporter's Name

Dustin Sarson

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

rogan porter

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Sarah Couture McPhail

Signature



Reason for Supporting

Major infrastructure and social services are needed in Amherst and broader Nova Scotia. NIMBYism isn't the answer. These are human beings in need of support. Relocating them just masks the issue.

Additional Comments

Visibility demonstrates a need for change.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Samantha Landry

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Carrie Bryan

Signature



Reason for Supporting

Human beings deserve support

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Marlene Clarke

Signature



Reason for Supporting

If people say back and seen the heart and soul that these ladies and men put into trying help those in need they may realize that the shelter is not the issue...look above and beyond them you'll find the reasons for people being down and out and needing their help...

Additional Comments

People who use their resources at that hub are not druggies, thieves, alcoholics, or institutionalized, they are treated as humans with names...they. Help them, socialize with them, talk to us in hear us...At the Hub we have names not just a number ...keep up the great work guys

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Amherst, Nova Scotia
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Supporter's Name

Rylee McLean

Signature



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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Monique Balleux

Signature



Reason for Supporting

My mom and many people i grew up knowing have used that shelter for a safe space and to rehabilitate . It's helpful for the community and i truly believe its benefits.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Adina

Signature

A handwritten signature in black ink, appearing to be 'Adina', written in a cursive style.

Reason for Supporting

People matter, and deserve love and support

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sophloaf772@gmail.com

Supporter's Name

SueAnn Porter

Signature

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Sheri MacDonald

Signature



Reason for Supporting

It's downtown where it should be and close to all the necessary resources a person precariously housed needs to be able to access. It's also in a location where folks would most likely and have in the past sought shelter in door ways, vestibules etc. it's much more accessible for folks in town where it's currently located. The problems will still exist for businesses in downtown Amherst even if the shelter were in a different location as downtown Amherst is the gathering place for folks. No one will ever be happy. It doesn't matter where you have a shelter. Leaving it where it is IS the best option!

Additional Comments

The current location of the shelter

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Joseph Uche

Signature

Reason for Supporting

To be able to create an enabling environment for the vulnerable

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Supporter's Name

Susan Allen

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trevor Goodwin

Signature



Reason for Supporting

Cornerstone is a worthwhile and regrettably necessary shelter. Disruption of this space would create negative ripples throughout countless areas of life.

Additional Comments

Do better Amherst

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Rob Rushton

Signature



Reason for Supporting

Providing more resources to help the residents of the shelter makes a whole lot more sense than simply relocating the shelter without addressing the underlying issues.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

ROBERT ATKINSON

Signature



Reason for Supporting

It's necessary.

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Supporter's Name

Jerrica Perry

Signature

A handwritten signature in black ink, appearing to read 'J Perry', written over a horizontal line.

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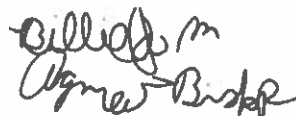
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Billie Jo Agnew-Bishop

Signature

A handwritten signature in black ink that reads "Billie Jo Agnew-Bishop". The signature is written in a cursive style with a large initial "B" and "J".

Reason for Supporting

I don't believe moving the shelter will do any good in the long run, but things cannot be left the way they are. More resources need to be available than what the shelter is equipped to offer to people needing help with substance abuse issues.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Sheena Fraser

Signature

SF

Reason for Supporting

I live in Moncton and have been homeless on the streets, in a shelter and housed here. Ive been an addict and have addict friends. I support that unhoused individuals deserve a place they can go to rest and to eat. Its the bare minimum a human deserves. The unhoused population isnt the main issue, its the lack of support and help.

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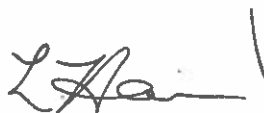
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

L. Heisler

Signature



Reason for Supporting

I agree that these other supports are what is needed. A shelter that addresses homelessness needs to be in town I suggest proper security who are trained to understand the situation to keep the area secure. Not just a regular security company who wouldn't have the needed training. Mental health and addiction supports like detox and aftercare are needed yesterday. Rather than waiting for government to fix it try private supports.

Additional Comments

Look to places that have success rather than reinvent the wheel. Not all homeless have mental health or addiction issues. They shouldn't all be lumped in together.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nancy Sutherland Boudreau

Signature



Reason for Supporting

I work in the downtown area and feel the population the shelter serves are those who often don't have a voice. Relocating the shelter will make it challenging for those experiencing homelessness to access to supports that will help them.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nina Stright

Signature



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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Holly Alick

Signature



Reason for Supporting

Housing is a basic human necessity.

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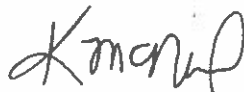
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kate McNeil

Signature



Reason for Supporting

Because our unhoused community members are people and deserve a place in this town as much as anyone else. Moving the shelter out of town will not keep homelessness, substance use, and mental health issues "out of sight" like people seem to think it will - instead we'll have tents on the marsh and folks sleeping in doorways again.

Additional Comments

Thank you for creating this petition of support!

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Craig Burke

Signature

A handwritten signature in black ink, appearing to read 'Craig Burke', written over a horizontal line.

Reason for Supporting

This is a absolutely required service and needs everyone's support.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Morgan Coleman

Signature



Reason for Supporting

People need a safe place to go where they feel supported

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Ashley Shay

Signature



Reason for Supporting

Everyone has rights.

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Justification of Requests

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

RikkiRene Greene

Signature



Reason for Supporting

I support equitable access to safe housing. A shelter does not equate to substance use, and substance use does not equate to homelessness. The lack of education from people in our community on this matter is astounding. We should be embarrassed. It is embarrassing that our community sees people experiencing homelessness or substance addiction as "other" and doesn't understand the purpose of a shelter. We should be looking at the strength an organization like this can bring to our community.

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Supporter's Name

Carly Oickle

Signature



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sophloaf772@gmail.com

Supporter's Name

Laura Kell

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Rhonda Jackson

Signature



Reason for Supporting

I believe the homeless shelter needs to be central to the downtown services. I also feel the downtown businesses need to feel safe and supported as well. This will only happen when more resources are available to help the ever growing drug problem which is what most people are fed up with. People associate Homelessness with addiction and crime.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Samantha Downey

Signature



Reason for Supporting

The current system is not working. In order for the people who access the services at the shelter to get all of the help that they need, there needs to be more support available to them. A safe place to sleep and meals only helps meet their most basic of needs.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Laura Wild

Signature



Reason for Supporting

The shelter does an important job

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Supporter's Name

Jessica Cooke

Signature

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Supporter's Name

Kayla Wheaton

Signature

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Ruddick Kristian

Signature

A handwritten signature in black ink, appearing to be 'KR' with a stylized flourish.

Reason for Supporting

Basic needs must be met

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Morgan Trenholm

Signature

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Laikyn Stone

Signature

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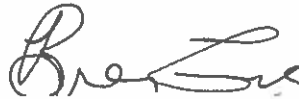
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Brandi Landry

Signature



Reason for Supporting

cause it's helping everyone who struggles without housing as well as everyone is welcomed and is just overall a great place they help with so many things there there to listen and they judge nobody.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trinity Bennett

Signature



Reason for Supporting

Nobody should have to go without a shelter over their head

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Christina Sarson

Signature



Reason for Supporting

It's in the best spot it can be in Amherst, close to all the services they need

Additional Comments

We need more support for mental health and substance abuse!

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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Hayley Perry

Signature

A handwritten signature in black ink that reads "Hayley Perry". The signature is written in a cursive, flowing style.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Janine DeWitt

Signature

A handwritten signature in black ink, appearing to read 'Janine DeWitt', written over a faint horizontal line.

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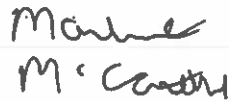
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Marlene Mccarthy

Signature


M'Carthy

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Supporter's Name

Candace Dixon

Signature



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Sincerely,

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sophloaf772@gmail.com

Supporter's Name

Makayla Cooke

Signature



Reason for Supporting

I think the homeless shelter is a great place for those in need .

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Ellen Gaudet

Signature



Reason for Supporting

Human beings do not deserve to be shuffled around and placed out of sight simply because more privileged individuals feel uncomfortable seeing them. The shelter is comfortable walking distance to all essential services for unhoused folks which is imperative for their safety and wellbeing.

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Supporter's Name

Adrian Richard

Signature



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Supporter's Name

Brianna M

Signature



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Supporter's Name

Mason Richard

Signature



Reason for Supporting

I have worked in the social sector and seen first hand the meaningful impact having a safe place to sleep can be. We can't succumb to NIMBYism. Everyone has a right to shelter and resources within the town they live in and that should not be a debatable topic.

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Supporter's Name

Jason James

Signature



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Supporter's Name

Valerie Forbes

Signature

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sophloaf772@gmail.com

Supporter's Name

Meghan Vincent

Signature



Reason for Supporting

I live close by and I don't feel safe

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Marie-France Richard

Signature



Reason for Supporting

It's for a good cause and people need help

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Tim Hunter

Signature



Reason for Supporting

The shelter is an important community resource.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Samantha Finck

Signature



Reason for Supporting

It makes sense to have the shelter a stones throw away from all the resources that are needed .

Additional Comments

Not sure how this could be funded but a rehab center would be amazing , addicts are not born addicts most have trauma or mental health issues and could benefit from counseling not just for addiction but also trauma .

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lacey Robinson

Signature



Reason for Supporting

It is obvious that the town is trying to clean up their downtown core. There must be a better location that can serve our homeless community, while still respecting the citizens and businesses of Amhersts downtown

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lance Taylor

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Brandon McCallum

Signature



Reason for Supporting

My mother and aunt both work at First Baptist Church and regularly deal with threats and concerning incidents in the area. My mother comes home almost daily with another story about something that has happened or an issue they have had to deal with. Most recently, copper was stolen from the church, causing significant damage that will be very costly to repair. I am signing this petition because I am genuinely concerned for the safety of the people working at the church and believe the ongoing problems in the area need to be addressed.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Imogen Quinn

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kylie Atkinson-Hand

Signature



Reason for Supporting

People over profits.

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Justification of Requests

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Chelsea Winters

Signature



Reason for Supporting

Every single person deserves help. Regardless of situation or circumstance. Moving the shelter would not only make it less accessible but also potentially be putting people back on the streets during transition.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Chelsey McCarthy

Signature

A handwritten signature in black ink, appearing to read 'Chelsey McCarthy', written over a light blue horizontal line.

Reason for Supporting

The people of Amherst deserve accessible support.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Charity Caseley

Signature



Reason for Supporting

This is an amazing resource and should not be facing the backlash that it is ! All around absolutely wonderful people who've organized this !

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Supporter's Name

Shelby McGraw

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Krista Smith

Signature



Reason for Supporting

Everyone deserves to have a safe space

Additional Comments

This service is needed plus more! Moving it doesn't solve the issues

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sophloaf772@gmail.com

Supporter's Name

Vanessa McManaman

Signature



Reason for Supporting

I have seen first hand the hard work the staff at CHHSA has done and the impact they have made.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Leon Landry

Signature



Additional Comments

Former Town Councillor, Former Deputy Mayor, and Former President and Chair of CHSA

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lora Sonier

Signature

A handwritten signature in black ink that reads "Lora Sonier". The signature is written in a cursive style with a horizontal line under the first name.

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Supporter's Name

Cole Millard

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Tom Mack

Signature



Reason for Supporting

I have lived in this area for a long time and had no problems.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Josee Cormier

Signature



Reason for Supporting

I strongly support social inclusion and creating equitable opportunities for community members. I support Cornerstone and the people who will benefit from this the most!

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Veronika Mirochnyk

Signature



Reason for Supporting

Unhoused people should have an easy access to the town infrastructure in downtown

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Billie Jean Hingley

Signature



Reason for Supporting

Everyone should be safe and have a safe place to be.

I am a Community Mental Health and Addictions Nurse - I have seen first hand how Cornerstone has provided when all else has failed.

I have seen first hand the community of people and how they wish for more for each other and when one finds themselves achieving goals it inspires others. The shelter might seem like a desperate place but it is a place of hope and generosity.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dana Harrison

Signature



Reason for Supporting

I'm appalled by local businesses perspective on the homeless shelter. The shelter is where it needs to be to help the people that use it.

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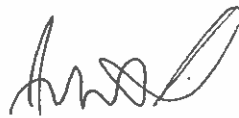
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

James Trimm

Signature



Reason for Supporting

I realize the need for housing support is greater than it's ever been. Relocating it would be both costly, and a detriment to the well being of residents who take advantage of services nearby.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Donna Farrell

Signature



Reason for Supporting

I agree with every point made.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Allison Milner

Signature

A handwritten signature in black ink, appearing to read 'Allison Milner', followed by a vertical line.

Reason for Supporting

The shelter provides a vital service to the community.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nicole Richard

Signature



Reason for Supporting

I grew up in Amherst, my entire family was involved in the system, the system was horrible. It's important to see resources in the community now

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Shelly Caballero

Signature



Reason for Supporting

As a shelter staff worker, I see firsthand every day the need for Cornerstone to exist in its current location. Our guests need to be in close proximity to services so that they can be appropriately supported and assisted.

To witness clients being successful is an amazing privilege, and to have changes made that will work and benefit the clients will create an environment where we will see even more success and improvement as they move forward.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Karen Leblanc

Signature



Reason for Supporting

Amherst like other communities needs the shelter if moved I believe there would be more homeless living in the downtown area

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
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Supporter's Name

Allison King

Signature



Reason for Supporting

I support CHHSA and everything they do to assist those in need of their services.

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Supporter's Name

Geri Williams-Borne

Signature



Reason for Supporting

We need the shelter to continue to provide housing for some of the most vulnerable in our community. I believe we need further services including substance usage rehab and detox for those suffering from addiction and timely mental health services. While the location of the center has been at the front recently I believe a community response from the helping professions could bring some positive change.

Additional Comments

I hope that a resolution will include respect for all those involved in the shelter/community.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jennifer Quinn

Signature

 signature

Reason for Supporting

We don't need to "hide" people that are struggling with being unhoused, addiction and mental illness. Perhaps government should take their blinders off and put money into supports to help people instead of trying to ostracize them to a different location until some other people want them moved again. My utter respect and love for all front line workers in trenches!!!

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Supporter's Name

Cathy St. Onge

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Avery Carde

Signature



Reason for Supporting

I believe homeless people deserve to exist in society.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kelly Williams

Signature



Reason for Supporting

Everyone deserves food and shelter and the best care given by Tammie and he finest staff

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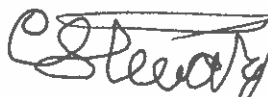
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Supporter's Name

Charity Stewart

Signature

A handwritten signature in black ink, appearing to read "C Stewart", written over a horizontal line.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Samantha Heffernan

Signature



Reason for Supporting

I use these services. Im glad they are located so close to the other services i need

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Amherst, Nova Scotia
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Supporter's Name

Rae Burke

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Nina Chapman

Signature



Reason for Supporting

The downtown core has never been an overly safe area, and removing the shelter isn't going to change that. Even when I was a child, many years ago, there were issues downtown. Moving the shelter out of town doesn't solve homelessness. People don't suddenly stop being homeless because the shelter is gone. Many will still stay downtown and sleep wherever they can, except now they may have even fewer supports available to them.

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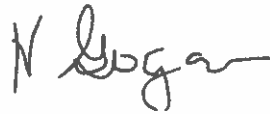
Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Heather Gogan

Signature



Reason for Supporting

People Need it. Especially with the cold weather coming.

Additional Comments

Government needs to start helping instead of cutting resources to help.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Bryson Sullivan-Farrell

Signature



Reason for Supporting

I love the unhoused

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Justification of Requests

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We appreciate your attention on this matter, and we are committed to working collaboratively with the town council, Cornerstone, and other service providers to find the best possible solution to support our town.

Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Brian Lockyer

Signature



Reason for Supporting

I believe in what they are doing and believe more resources is the key to making things better.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dana Calder

Signature



Reason for Supporting

Housing is a human right.

Additional Comments

Unhoused people need to have access to the downtown core in order to access service services.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Mirranda Stultz

Signature



Reason for Supporting

Vulnerable need access to more supports

Additional Comments

I'm not good with words... ur doing good

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Supporter's Name

Darcy Trenholm

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Elle Kanner

Signature



Reason for Supporting

I support Cornerstone remaining in its current downtown location because people experiencing homelessness and housing insecurity need access to the same community services and resources that everyone else relies on. Its proximity to mental health and addictions services, food assistance, the YMCA, social development, and other supports makes the current location practical and accessible, particularly for people who may not have reliable transportation.

I also believe that homelessness and substance use are complex community issues that cannot reasonably be placed on the shoulders of one shelter. Cornerstone is providing an essential service, but it cannot be expected to solve problems that require broader community and government investment.

Additional Comments

I believe Amherst needs to approach this issue with both compassion and accountability. Supporting people who are unhoused does not mean ignoring concerns about public safety or substance use; it means addressing the underlying problems with appropriate services while continuing to support the organizations that are already doing this work.

If we want a safer and healthier community, we need better access to affordable housing, mental health and addictions services, transportation, and other supports. Moving the shelter away from the very services people need to access may simply make those barriers worse.

I support Cornerstone, its staff, and the people who rely on its services, and I hope our community can focus on practical, evidence-informed solutions that improve safety and quality of life for everyone in Amherst.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Colleen Dowe

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Terri McCormick

Signature

A handwritten signature in black ink, appearing to read 'Sophie Mack', written in a cursive style.

Reason for Supporting

Personal experience with loved ones with mental health and substance addiction. More support is needed.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Meaghan Moore

Signature



Reason for Supporting

People who need to utilize the shelter are some of the most vulnerable members of our community!

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Katrina MacLeod

Signature

A handwritten signature in black ink, appearing to be 'KM' or similar, written in a cursive style.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Paul Moore

Signature



Reason for Supporting

I believe in this organization and what it does for the community of Amherst and its people. Homelessness is a very serious issue we have today, and by the grace of God I have never been homeless. It can happen to anyone, and I'm grateful to this organization working on the front line to save people's lives.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Rebecca Raymond

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Maryann Auger

Signature

A handwritten signature in black ink, appearing to be 'MA' with a stylized flourish.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Alyssa Estabrooks

Signature



Reason for Supporting

Substance use supports are crucial for all communities. CHSA has been providing essential services in Cumberland without the existence of such partner organizations. Addressing co-occurring vulnerabilities simultaneously and collaboratively will reduce community member concerns and provide necessary supports to enhance the lives of all local people while reducing the strain on a Healthcare system that is already at capacity. Largely, concerns around the location of Cornerstone are based around crime and substance use rates. Introducing more services to approach complex needs holistically will improve not just rates of crime and substance use, but the livelihoods of all people in the Town of Amherst.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Christopher Gooding

Signature



Reason for Supporting

The shelter should not carry the weight of the town's troubles.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Wendy Chapman

Signature

A handwritten signature in black ink that reads "Wendy Chapman". The signature is written in a cursive, flowing style.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jillian Penny

Signature

A handwritten signature in black ink, appearing to read 'Jillian Penny', written over a horizontal line.

Reason for Supporting

This is a necessary support system in this town and it is currently in the exact proper location.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Tela Canning

Signature



Reason for Supporting

The shelter NEEDS to stay in arms length of all of the resources that downtown Amherst has to offer them. The pharmacy, legal aid, mental health and addictions, the post office etc.

Additional Comments

I will do anything I can to keep that shelter exactly where it is. The people petitioning to move it are trying to take their basic needs from them that can help get them back on their feet and then are the same ones that complain when they can't. It feels like bullying and prejudice. The shelter needs to stay where it is.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Connor LeBlanc-Smith

Signature



Reason for Supporting

Cornerstone does great work for our town and will only continue to do great work if we allow them to be a part of it. Their proximity to other services is crucial to the services that they provide, as well as the health and well-being of their clients.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Victoria Fletcher

Signature



Reason for Supporting

Important cause

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Supporter's Name

Morgan Marks

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Devin Embree

Signature



Reason for Supporting

I believe that the shelter is a vital support system within the Amherst core.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Lesley Beaton

Signature



Reason for Supporting

Everyone deserves a roof over their heads and food and support

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Supporter's Name

Darryl Potter

Signature

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Sarah Bernard

Signature



Reason for Supporting

Taking care of our community

Additional Comments

This organization has done so well with introducing this type of care and support to Cumberland County. The first of its kind, and the need is huge.

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Supporter's Name

tracy king

Signature

A handwritten signature in black ink, appearing to read 'T. King', written over a horizontal line.

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Supporter's Name

David Collins

Signature

A handwritten signature in black ink that reads "David Collins". The signature is written in a cursive, slightly slanted style.

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sophloaf772@gmail.com

Supporter's Name

Joe King

Signature



Reason for Supporting

Its incredibly important

Additional Comments

Thank you CHHSA

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Supporter's Name

Kerri Flemming

Signature

A handwritten signature in black ink, appearing to read 'Kerri', followed by a stylized flourish.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Diane Heffernan

Signature



Reason for Supporting

The location is crucial to successfully advocate for people in need

Additional Comments

Thank you so much for all that you do.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Cass McCarthy

Signature



Reason for Supporting

People who are experiencing homelessness deserve respect, dignity, and life. This includes adequate access to resources in the area they call home. The suggested changes are vital in responding to both the housing and drug crisis, and to create better wrap-around supports in our community.

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Sophie Mack
Amherst, Nova Scotia
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Supporter's Name

Sally Crowe

Signature

A handwritten signature in cursive script that reads "Sally".

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trinity Ferguson

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Amanda Findlay

Signature

A handwritten signature in black ink that reads "Amanda Findlay". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

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Justification of Requests

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We appreciate your attention on this matter, and we are committed to working collaboratively with the town council, Cornerstone, and other service providers to find the best possible solution to support our town.

Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Shannon O'Leary

Signature



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sophloaf772@gmail.com

Supporter's Name

Dale Fawthrop

Signature



Reason for Supporting

Given the current economic climate and everyday challenges of life today, many people are just one or two paychecks away from needing housing support. Foodbanks are seeing more clients with two minimum wage incomes. Do they spend their limited income on rent, on heat, on food, on gas to get to work, on food and clothing for their children or extended family. Communities need to come together to support those in need. It takes a community to sustain a community.

Additional Comments

See above

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Jennifer Furlong

Signature



Reason for Supporting

CHHSA does excellent work but the needs of our community have exceeded their capacity to address the issues. I support the request for additional resources.

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Supporter's Name

Connor Heffernan

Signature



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Supporter's Name

Tammie Smith

Signature



Reason for Supporting

I believe that housing is a human right and those that are experiencing homelessness and/or food insecurity should have a place to go and feel welcomed and safe.

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Supporter's Name

Jordyn Colborne

Signature



Reason for Supporting

My dad resides there.

Additional Comments

Without this

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Supporter's Name

Kelly Gallant

Signature



Reason for Supporting

I feel it is very supportive at a time when ppl have little to no support I

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Supporter's Name

Sara Sutton

Signature

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Mikaila Shaw

Signature

A handwritten signature in black ink, appearing to be 'MS' or a stylized version of the name Mikaila Shaw.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dawn Ferris

Signature



Reason for Supporting

Housing is a basic human right! There is way too much judgement, victim blaming, and lack of understanding for some of the most marginalized people in our society that its time to start demanding more mental health support, wrap around support and overall compassion from those in positions of power and our community overall

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Supporter's Name

Lindsay Taylor

Signature



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Sincerely,

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Karen Fraser

Signature



Reason for Supporting

Because I believe the shelter is doing the good service they were intended to provide, which is shelter, to the unhoused

Additional Comments

Of course I'm scared to walk down that street or even to park in behind the theatre anymore, but that is not the shelter's fault. We need more placing and services in place.

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Supporter's Name

Melissa Doherty

Signature



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Supporter's Name

Bryce Allen

Signature

A handwritten signature in black ink, appearing to read 'Bryce Allen', with a stylized, flowing script.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Shaine Savoie

Signature



Reason for Supporting

I work in the field in a neighboring community. The addition of this shelter in 2024 has meant that people who need it, can receive help in their own community and province rather than having to leave their province to access the closest emergency shelter. A forced move that takes the people away from the services they need most will only compound the issues they are facing.

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Supporter's Name

Patricia Smith

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Corey Hunter

Signature



Reason for Supporting

The shelter (CHHSA) provides essential services to some of the most vulnerable people in town. Their current location is in close proximity to other essential services; forcing them to relocate would add additional barriers for the unhoused to access support and care. We need to increase resources for those struggling with substance use (open a detox, rehab, increase Mental Health and Recover Centre capacities to include outreach, develop safe consumption site, etc) to wrap around those struggling.

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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Christiane Trimm

Signature



Reason for Supporting

I am an employee of the shelter in Amherst and see firsthand how the requests outlined in this petition would greatly benefit not only the clients accessing the shelter but all residents of Amherst.

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Supporter's Name

Paige Hopper

Signature



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Sincerely,

Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

James Gaudet

Signature



Reason for Supporting

Providing a place to sleep is the least we can do for homeless people. We need better resources not one less shelter.

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Amherst, Nova Scotia
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Supporter's Name

Amanda Quigley

Signature



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Amherst, Nova Scotia
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Supporter's Name

Abbi Ryder

Signature



Reason for Supporting

Everyone deserves access to basic needs, shelter/housing, food, health care. Including people living in generational poverty in rural communities.

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Kathy Winters

Signature

Kathy
Winters

Reason for Supporting

I believe everyone deserves a chance. A chance at finding a home, a chance at betterment, a chance to show what they are capable of.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Shelby Oickle

Signature



Reason for Supporting

Everyone does to have a warm meal, a bed and a safe place to sleep. No matter their situations

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Sophie Mack
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Supporter's Name

Theresa Eybel

Signature



Reason for Supporting

It is important for anyone to have a safe place to sleep and eat. Implementing the requests will help

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Dorothy Budd

Signature



Reason for Supporting

Great location for all persons in need. I say this since Amherst lacks any kind of free transportation or bus ticket system for all citizens to use to get around. All services most shelter users use are located on same street as the cornerstone, so why move it and make it harder for these persons to get to their mental health appointments, pick up free food from the nest, ect... I am not in agreement of relocating the cornerstone. As a person who used this shelter myself I agree it belongs just right where it is now located.

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Supporter's Name

Mark Jackson

Signature



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Supporter's Name

Kevin Denine

Signature



Reason for Supporting

Homeless people deserve support

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Amherst, Nova Scotia
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Supporter's Name

Eden Carde

Signature



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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Spencer Sutton

Signature



Reason for Supporting

Good idea

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Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Trisha HAINES

Signature



Reason for Supporting

All true! More help is needed.

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Supporter's Name

Kaylee Bird

Signature



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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Samara Rheame

Signature

Reason for Supporting

Unhoused folks are settled and safe at the shelter, rather than relocating. I believe creating relationships with surrounding communities and individuals will be positive. Guidelines within the shelter in order to maintain healthy relationships such as a "good neighbour policy" would be beneficial.

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Sophie Mack
Amherst, Nova Scotia
sophloaf772@gmail.com

Supporter's Name

Emma Brown

Signature



Reason for Supporting

I believe in our shelter and the support it offers our most vulnerable community members!

Reminders: By submitting this form, you agree that the information provided is accurate and truthful to the best of your knowledge. Please provide relevant and accurate information to support the cause.

Petition to Mayor Rob Small and the members of the Amherst Town Council

Subject: In Support of Our Shelter

Date: August 23rd, 2026

The Issue:

Our local housing support shelter, known as Cornerstone, has been the target of a large amount of discourse in our town since it first began operating in 2024. Particularly, discourse seems to center around the current location of the shelter, as well as concerns surrounding substance use around the location. We hope this declaration will show support for the shelter and its continued existence in our downtown core, make staff and those accessing services feel like they're welcome and appreciated in our town, and highlight other ways the town of Amherst could better support the shelter and the clients who use it.

Why the current location works:

The current location is an ideal spot for the individuals who make use of the shelter and the services it provides. Currently, the shelter is located within quick walking distance of the Amherst YMCA, the YMCA Community Development Office, Cumberland Mental Health and Addictions, the Department of Opportunities and Social Development Office of the Cumberland District, the Amherst Food Assistance Network and the Bridge Workshop. All of the services listed can be important to clients of the shelter, providing essential services and supports that can be integral to their ability to get better and back on their feet. These services all being so close to the shelter highlights why the current location is so crucial, as it reduces or completely eliminates one of the most common barriers (transportation) to accessing supportive services.

Cornerstone is not focused on substance use:

Cornerstone is focused on providing support to people facing homelessness and housing insecurity. It is not a treatment facility, rehabilitation centre, or supervised consumption site, and therefore should not be expected to have services to provide to individuals struggling with substance use that are equal to services found in those facilities. That being said, it does offer services to those who are unhoused and may also be using substances, however these are crucially not services based around substance use, and are instead supports such as emergency shelter and help finding permanent shelter. Services such as detox and rehab are not available in Amherst, which forces individuals suffering from substance use to travel to other towns or locations for those services. Needing to travel to another town without adequate public transport is a massive barrier to someone without a vehicle, and can reduce their chances of making use of the service in the first place.

Additionally, the nearest supervised consumption site is in Halifax. This forces individuals who use substances to have a more dangerous experience as if they overdose or there is another issue, there may not be anyone around capable of helping them. This is compounded further by the fact that the use of many substances is illegal in and of itself, acting as a barrier to those who use substances when it comes to reaching out or asking for help. This creates situations wherein individuals are more likely to use substances in public places, as if an individual is unhoused and has no private area to use the substance, they may have no choice but to use them in public.

While the lack of supportive services for substances is certainly unfortunate, we do not believe this means the blame should be placed on the shelter, or that the shelter should be held responsible for the issues with substance use and abuse that our town faces. Instead, blame must be shifted to local, provincial, and federal government for not funding and providing the supports needed, with time and effort in community being put toward building those supports. The shelter should also be supported to the best of our ability, in order to help them in taking on these challenges that are really completely out of their scope.

Amherst lacks public transit:

Amherst, as well as surrounding areas in Cumberland County, lack adequate public transportation for citizens in the area. This includes the clients of the shelter as well as housed individuals. Public transport (such as a bus) would ultimately benefit everyone in the town, allowing for far easier access to services and local stores. Public transport would be particularly valuable during unpleasant weather, when walking or biking is unrealistic or dangerous, such as during a heatwave or at any time during the winter. Without this public transport system in place, we worry that moving the shelter out of town (and thus away from services) may affect folks' abilities to reach those critical support services that can be so important to finding housing. These services also support individuals in ways that the shelter does not, at least not to the same extent. Moving the shelter away from places such as the food bank or mental health and addictions would only put more on the plate of those who work at the shelter, much of which is ultimately outside the scope of their practice.

Our Requests:

1. Plan and put effort towards creating an effective public transportation system for the Amherst area.
2. Provide additional funding and support to Cornerstone and the Cumberland Homelessness and Housing Support Association to support their work.
3. Work to create services designed to support individuals who are suffering from substance use (such as a detox centre, a rehabilitation centre, or a safe consumption site).
4. Engage with professionals in the areas of homelessness, housing support, and substance use to ensure efforts are both evidence based and effective when it comes to supporting individuals.

Justification of Requests

We believe that making these changes will benefit everyone in the town of Amherst, as it works to create a safer environment for everyone. Introducing services focused on substance use will enhance the town's ability to support some of its most vulnerable populations, as well as reduce the strain that is placed on services that already exist and are not focused on substance use.

We appreciate your attention on this matter, and we are committed to working collaboratively with the town council, Cornerstone, and other service providers to find the best possible solution to support our town.

Sincerely,

Sophie Mack

6 Douglas Avenue, Amherst, Nova Scotia

sophloaf772@gmail.com

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Sincerely,

Sophie Mack

6 Douglas Avenue, Amherst, Nova Scotia

sophloaf772@gmail.com

**TOWN OF AMHERST
Regular Council Meeting
Minutes**

Date: June 22, 2026
Time: 6:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor Robert Small
Deputy Mayor Charlie Chambers
Councillor Hal Davidson
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley
Councillor Kathy Wells

Staff Present Jason MacDonald, Chief Administrative Officer
Aaron Bourgeois, Director, Operations
Andrew Fisher, Director, Planning & Economic Development
Krista Crossman, Director, Human Resources
Sarah Wilson, Director, Finance
Sharon Bristol, Director, Community Living
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

-
1. **CALL TO ORDER**
Mayor Small called the meeting to order at 6:00 p.m.
3. **TERRITORIAL ACKNOWLEDGMENT**
Mayor Small gave the Territorial Acknowledgement.
2. **APPROVAL OF AGENDA / ACCEPTANCE OF MINUTES**
- 2.1 Approval of Agenda
Moved By Councillor Furlong
Seconded By Councillor McManaman
To approve the agenda as circulated.
- Motion Carried
- 2.2 Acceptance of Minutes
- 2.2.1 May 8, 2026 Special Council
The Mayor called for any errors or omissions in the minutes. There being none, the minutes of the May 8, 2026, special Council meeting were accepted as included in the agenda package.
- 2.2.2 May 25, 2026 Regular Council
The Mayor called for any errors or omissions in the minutes. There being none, the minutes of the May 25, 2026, Council meeting were accepted as included in the agenda package.
4. **REQUESTS FOR DECISION**
- 4.1 Amherst Youth Town Council Policy
Moved By Deputy Mayor Chambers
Seconded By Councillor Ripley
That Council approve the amendments to the Amherst Youth Town Council Policy as presented.
- Motion Carried

TITLE: AMHERST YOUTH TOWN COUNCIL **ADVISORY COMMITTEE** POLICY
SECTION: EXECUTIVE OFFICE
POLICY NO: 10350-21

APPROVAL DATE: _____ **CAO Signature:** _____

POLICY STATEMENT

This policy will govern the rules and requirements for the operation of the Youth **Advisory Committee**.

PURPOSE:

The Amherst Youth **Advisory Committee** will act as an advisory body to Amherst Town Council on those matters within the influence of the Town of Amherst which have an impact on the youth of the Town, regardless of their cultural and religious identity, socio-economic background, intellectual and physical abilities, sexuality or gender. The Amherst Youth **Advisory Committee** will improve the image of the Town of Amherst by raising the profile of the Town's youth **through providing informed youth perspectives, recommendations, and feedback on municipal policies, programs, services, and community issues.**

ROLE OF YOUTH COUNCIL:

1. The Amherst Youth **Advisory Committee** will identify and bring forward issues which have an impact on the youth of Amherst and, while *indirectly* under the control of the Town of Amherst, may be of sufficient significance to warrant the Town's consideration or support.
2. The Amherst Youth **Advisory Committee** shall encourage its members to become more familiar with the workings of local government through education, involvement and participation *in council meetings*.
3. The Amherst Youth **Advisory Committee** will, through researching issues and presenting constructive solutions, act as a realistic advocate for the youth of our community.
4. The Amherst Youth **Advisory Committee** ~~will endeavor to participate actively in community events and activities, as well as host events they deem fit, in Amherst,~~ **may support youth engagement activities where appropriate** and through this involvement, foster a positive image for all young people; **however, its primary role shall be to advise Amherst Town Council on youth-related issues and priorities.**
5. The Amherst Youth **Advisory Committee** may address, foster discussion, or make recommendations to Amherst Town Council on issues that they believe need to be addressed for the benefit of the youth.
6. The Amherst Youth **Advisory Committee** may advise Council on the impact of Town of Amherst policies, programs, and services on youth.
7. **Receive and review information from Council and its committees, and make recommendations, as requested.**

COUNCIL REFERRALS:

1. Amherst Town Council may refer municipal issues, policies, projects, or initiatives to the Amherst Youth **Advisory Committee** for youth consultation and feedback where youth perspectives may contribute to informed decision-making.
2. Recommendations developed by Amherst Youth **Advisory Committee** shall be formally communicated to Amherst Town Council through written reports and may include presentations to Council.
3. Amherst Town Council shall provide a response to Amherst Youth **Advisory Committee** recommendations where feasible, including: acceptance, request for revision or additional information, or explanation when recommendations are unapproved.

MEMBERSHIP:

1. The Town of Amherst is an inclusive and equitable organization. We value inclusivity & diversity in all areas of the workplace, including the Amherst Youth **Advisory Committee**. We encourage membership from members of groups who are typically underrepresented and with historical and/or current barriers to equity.
2. The Council shall appoint members of the Amherst Youth **Advisory Committee** by resolution.
3. The maximum number of appointees on the Amherst Youth **Advisory Committee** is ~~15~~ **10**.
4. Members shall be **youth residing in the Town of Amherst** ~~students attending Amherst schools from grade 7 to 12~~ **ages 13-18** with a maximum of ~~three~~ **two** members being residents of the Municipality of the County of Cumberland.
5. The term for citizen youth appointees shall be two years and members may be reappointed to the committee without limitations. Members who do not complete their two-year term may be replaced, with their replacement finishing their term and eligible for reappointment without limitations. Citizen appointee terms shall commence in September of each year.

- 6. By April of each year, advertisement for expression of interest will be posted using appropriate media to reach youth. Council will appoint members for the new term in June of each year. Members will convene in September of each year.
- 7. Recruitment efforts shall seek to encourage participation from youth representing diverse backgrounds, identities, schools, experiences, and communities within Amherst.
- 8. At the first meeting in September, the Amherst Youth Advisory Committee will elect a Chair and Vice Chair.

MEETINGS:

- 1. Meetings will be scheduled by the Chair of the Amherst Youth Advisory Committee members the Junior Mayor, in consultation with staff and fellow members. Meetings will be held at an accessible location as determined by the Junior Mayor Amherst Youth Advisory Committee and Staff.
- 2. The committee will meet bi-monthly monthly or as required. Each month a member of the Amherst Youth Advisory Committee will attend an Amherst Town Council regular meeting and provide a report on the activities of the month.
- 3. All meetings are open to the public. If local organizations wish to present to the Amherst Youth Advisory Committee, they must previously inform the Chair of the elected Junior Mayor Amherst Youth Advisory Committee of their presentation plans.
- 4. All meetings of the Amherst Youth Advisory Committee are mandatory. If a member is unable to attend, they are required to notify a member of the executive committee if they are to miss a meeting. If two meetings are missed without regrets sent, the committee will discuss attendance improvement for that individual. If further action is required it will be brought to the Amherst Town Council for review.
- 5. Meetings of the Amherst Youth Advisory Committee will be offered in a hybrid format where feasible.
- 6. Amherst Youth Advisory Committee may establish temporary or ongoing Working Groups focused on specific youth-related topics. Working Groups may conduct research, engagement activities, consultations, and develop recommendations for Amherst Town Council. Members of the Working Groups may consist of additional youth community members.
- 7. Meetings will commonly take place on Monday from 3:00PM-4:00PM, unless otherwise specified.

PARTICIPATION ON TOWN COMMITTEES:

- 1. The Amherst Youth Advisory Committee may, at their discretion, nominate one member to sit on the Accessibility, Inclusion, Diversity, and Equity (AIDE) Committee as a voting member to be appointed by Town of Amherst Council. Each appointment will be for a 1-year term.

ROLES AND RESPONSIBILITIES

Title/Role	Responsibilities
Director, Community Living	Work with the AYAC while adhering to the policy; make recommendations to Council on AYAC appointments.
Council	Consider recommendations from the AYAC, appoint members annually.

For Administrative Use Only:

VERSION LOG

Amendment Description	Policy Owner	Approved By	Approval Date
Change the number of appointments from 12 to 15, and minor housekeeping amendments.	Director, Community Living, Bristol	Council	September 25, 2023
Ad section to appoint AYTC member to IDE, PRAC and AAC Committees		Council	November 27, 2023
Remove the requirement to appoint an AYTC member to IDE, PRAC and AAC Committees and add a requirement to appoint an AYTC member to the new AIDE Committee		Council	September 22, 2025
Redesign of AYAC to realign its structure, purpose, and function with best practices in youth engagement and youth advisory governance.		Council	

Minutes reference date: 25 May, 2010 24 October, 2011 25 November, 2013 23 October, 2017

4.21 Albion Street Development Agreement First Reading

Moved By Councillor Davidson

Seconded By Councillor Wells

That Council give First Reading of the development agreement for 1 Albion Street to permit the construction of a 36-unit residential development and schedule a public hearing for July 8, 2026, at 5 pm.

Motion Carried

Case No: DA-2026-01

This Agreement made this _____ Day of _____ 2026.

Between:

The YMCA Association of Cumberland (owner of property located at 1 Albion Street [PID 25009432], hereinafter called the "Owner"),

of the one part, and

The Town of Amherst (a body corporate in the Province of Nova Scotia, hereinafter called the "Town"),

of the other part.

WHEREAS the Owner wishes to obtain permission pursuant to Policy 6-21 of the Municipal Planning Strategy of the Town of Amherst, to permit the construction of two new buildings, one 24-unit and one 12-unit located at 1 Albion Street, Amherst (PID: 25009432)

AND WHEREAS a condition of the granting of approval of Council is that the Owner enter into an Agreement with the Town;

AND WHEREAS the Council of the Town, at its meeting on the ____ Day of _____ 2026, approved the said Development Agreement, subject to the registered Owner of the land described herein entering into this Agreement;

AND WHEREAS the following Schedules shall be attached to and form part of this Agreement:

- (a) Schedule 'A' - Terms and Conditions
- (b) Schedule 'B' - Property Location Map
- (c) Schedule 'C' - Site Plan
- (d) Schedule 'D' – Building elevations

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the Town of the Development Agreement requested by the Owner, the Owner agrees as follows:

- 1) That the Owner is the registered owner of the aforesaid Lands in the Town of Amherst, hereinafter called the "Lands". The aforesaid Lands are the only lands in the Town of Amherst to which this Agreement applies, and the Lands are illustrated in the plan shown on Schedule B attached.
- 2) That the Owner may construct one 24-unit apartment building and one 12-unit apartment building on the Lands, subject to Schedules A, B, C and D.
- 3) Nothing in this Agreement shall exempt or be taken to exempt the Owner or any other person from complying with the requirements of any Bylaw of the Town applicable to the Property (other than the Land Use Bylaw to the extent varied by this Agreement) or any Provincial or Federal statute, act, or regulation.
- 4) Any failure of the Town to insist upon strict enforcement of any requirements or conditions contained in this Agreement shall not be deemed a waiver of any rights or remedies that the Town may have and shall not be deemed a waiver of any subsequent breach or default in the conditions or requirements contained in this Agreement.

- 5) Should the Owner fail to act in accordance with any aspect of this Agreement, the Town shall retain the right to discharge the Agreement upon 30 days notification and / or enter the property and conduct the required work. The cost of the said work will become a lien on the property tax bill.
- 6) The Town shall issue the necessary Development Permit for the development upon expiration of the appeal period specified for Development Agreements under Section 249 of the *Municipal Government Act*, as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken.
- 7) The Agreement shall be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, and shall run with the land which is the subject of this Agreement until such time as it is discharged by the Town in accordance with Section 229 of the *Municipal Government Act*.

SIGNED AND DELIVERED

In the presence of

FOR THE OWNER

Name:

Trina Clarke, Chief Executive Officer
The YMCA Association of Cumberland

In the presence of

THE TOWN OF
AMHERST

Name:

Rob Small, Mayor

Jason MacDonald, MCIP, LPP, CAO

Schedule A – Terms and Conditions:

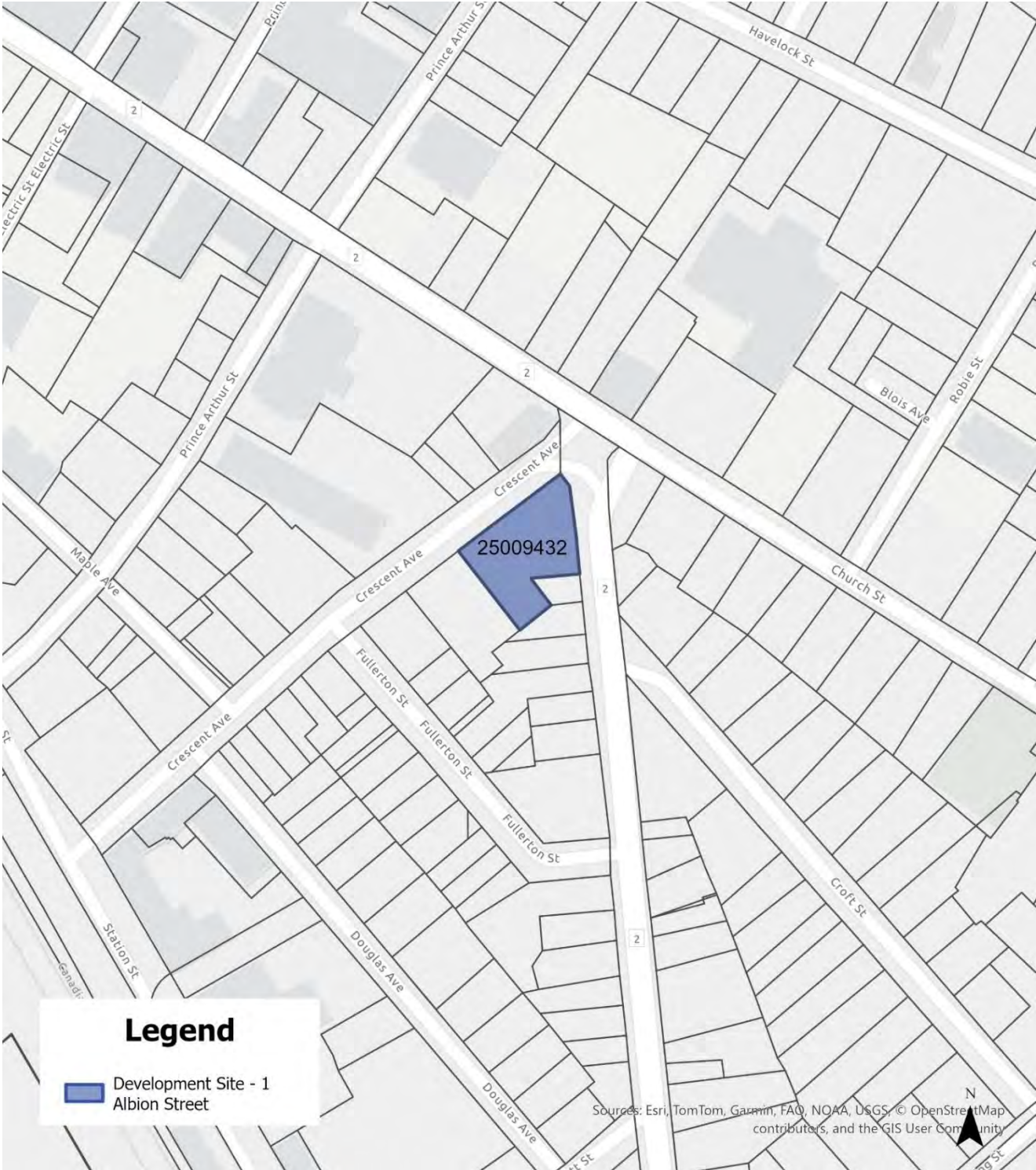
1. USE OF LAND AND BUILDINGS

- 1.1. The use of the property as shown on Schedule 'B' shall be limited to one 24-unit apartment building and one 12-unit apartment building as shown on Schedule 'D'. Variations to the architectural features of the buildings, including but not limited to the locations of windows, entrances, stairways, ramps and mechanical appurtenances may be permitted to the satisfaction of the Development Officer. Such variations shall not be considered substantial.
- 1.2. The Owner shall add architectural features to the Albion Street – facing wall of Building two to improve its aesthetic complexity, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.3. Prior to issuance of a Building Permit, the Owner shall submit construction drawings as required by the Building Code to the satisfaction of the Building Inspector.
- 1.4. The location of the buildings, driveway access, and parking area shall be generally configured on the Lands as shown on Schedule 'C'. Variations to the location of any parts of the site plan may be permitted, to the satisfaction of the Development Officer. Such changes shall not be considered substantial.
- 1.5. The Owner shall include landscaped outdoor amenity spaces between and behind the buildings for tenants.
- 1.6. An opaque privacy fence shall be installed along the property line of 25 Crescent Ave. (PID 25016817), 7 Albion Street (PID 25009465), and along the back and side property line facing the development on 5 Albion Street (PID 25009457), or as shown on Schedule 'C'.
- 1.7. The Owner shall provide a Stormwater Management Plan designed by a qualified professional that does not increase peak flow into the stormwater system.

2. GENERAL REQUIREMENTS

- 2.1. The Owner shall keep the Lands and buildings and any portion thereof clean and in good repair. All elements of the development on the Lands shall be regularly maintained and kept in a tidy state, and free from unkept materials of any kind.
- 2.2. In addition to *Part 5 – Hours of Construction* under the Town of Amherst Building Bylaw D-6, operation of heavy equipment and electrical generators shall not take place on the property from 8:00 P.M. to 7:00 A.M.
- 2.3. Signage on the property shall conform to the Town of Amherst *Land Use Bylaw*.
- 2.4. The Owner shall ensure that exterior lighting does not shine directly onto adjacent properties.
- 2.5. The Owner shall take all reasonable steps to maintain a clean worksite during construction by picking up building material waste, and taking all reasonable measures to minimize dust.
- 2.6. The Owner shall be responsible for ongoing compliance with the Town of Amherst Solid Waste Bylaw, including but not limited to, maintenance of solid waste containment where located outside the building.
- 2.7. The Owner shall take all reasonable steps to manage snow on the site, including the clearing and removal of snow as necessary.
- 2.8. Accessory buildings may be permitted on the Lands in accordance with the Town of Amherst Land Use Bylaw.

Schedule B – Property Location Map:



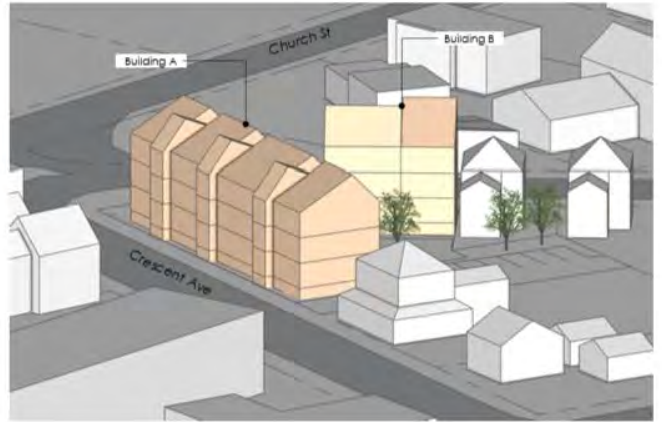
Site Plan Not to Scale

Site Plan Not to Scale



Schedule D – Building Elevations:





Andrew Fisher left the meeting at this time.

**4.3 Community Support Grants
Moved By Councillor Furlong
Seconded By Councillor Wells**

That Council approve funding in the amount of \$2,500 for Maggie's Place to come from Community Support Grants.

Motion Carried

**Moved By Councillor Furlong
Seconded By Councillor McManaman**

That Council approve funding in the amount of \$1,500 (in kind) for Amherst Black Education Committee to come from Community Support Grants.

Against (1): Mayor Small

Motion Carried

**Moved By Councillor Furlong
Seconded By Councillor Davidson**

That Council approve funding in the amount of \$15,000 for the Nova Scotia Highlanders Regimental Museum to come from Operating Reserve – Community Support Area Rate.

Motion Carried

Moved By Councillor McManaman

Seconded By Councillor Furlong

Motion Carried

TITLE: FLOWERS, FRUIT GIFT BASKETS & MEMORIAL DONATIONS POLICY
SECTION: ALL TOWN DEPARTMENTS EXECUTIVE OFFICE
POLICY NO: 10350-11

APPROVAL DATE: _____ **CAO Signature:** _____

PURPOSE:

To establish a policy for the appropriate recognition by the Council of the Town of Amherst **Council** for of current Council members, employees, members of Boards and Commissions and past members of Council **or retired employees** in cases of death or hospitalization.

POLICY STATEMENT:

Upon learning of the death of an ~~active~~ **current** or **past** member of Council, **current** or **retired** employee, **current** Board or Commission member or a member of a current Council member or employee's immediate family, ~~or the death of a past member of Council,~~ the Town may send flowers in the amount not to exceed ~~\$100.00~~ **\$150.00** plus applicable taxes and delivery charges. If the family has requested "no flowers", arrangements will be made for an equivalent donation to a charitable organization. Also, an appropriate card shall be the accepted means of expression of sympathy to the family.

In the event of the hospitalization of a current member of Council, current employee or **current** Board or Commission member, the Town may send flowers or a **fruit-gift** basket along with an appropriate card in the amount not to exceed ~~\$50.00~~ **\$100.00** plus applicable taxes and delivery charges.

The CAO Individual Directors may, at their discretion, send flowers and/or fruit gift baskets or similar items in addition to the items sent by Council in accordance with the amounts set out above.

DEFINITIONS:

Employee – A person currently employed by the Town of Amherst, including unionized and non-unionized personnel, and retired employees.

Retired Employee – A person who was an employee of the Town of Amherst that has retired.

Immediate Family - Shall mean a parent, **stepparent**, spouse, partner, ~~son, daughter~~, **child, stepchild**, a family member who resides at the employee's primary household, **or any other person at the full discretion of the Employer.**

Board/Commission Member – Shall mean any person appointed by Council currently serving on any Board or Commission of the Town.

ROLES AND RESPONSIBILITIES

Title/Role	Responsibilities
Clerk	Ensure the policy is followed.

For Administrative Use Only:

VERSION LOG

Amendment Description	Policy Owner	Approved By	Approval Date
Add retired employee and past member of Council; change \$100 to \$150 and \$50 to \$100, change fruit baskets to gift baskets, change Director to CAO, add a definition of retired employee, add stepparent/child to the definition of immediate family member.	Clerk	Council	

Minutes reference date: June 21, 1993 March 20, 1995 April 3, 2007 November 10, 2010 January 20, 2015

4.5 Accessibility, Inclusion, Diversity and Equity (AIDE) Committee Motions
Moved By Councillor Wells
Seconded By Councillor McManaman
That Council direct staff to carry out the accessibility improvements at the Community Credit Union Business Innovation Centre as recommended by the Accessibility, Inclusion, Diversity and Equity Committee that can be financially and operationally accommodated in the current fiscal year and provide a recommendation / plan for the remainder of the improvements in the 2027/28 operating and capital budget process.

Motion Carried

4.6 Christie Foundation Donation
Councillor McManaman declared a conflict of interest and took a seat in the galley.
Moved By Deputy Mayor Chambers
Seconded By Councillor Davidson
That Council approve the request to receive a donation of \$45,377 from the Dr. & Mrs. H.E. Christie Community Foundation to fund the grants listed below:

- \$35,877 to the Cumberland African Nova Scotia Association (CANSA);
- \$5,000 to the Cumberland County Minor Baseball Association; and
- \$4,500 to the Fibre Arts Festival Society of Nova Scotia.

Motion Carried

Councillor McManaman returned to his seat in chambers.

Krista Crossman and Sharon Bristol left the meeting at this time.

4.7 Road Trails Designation By-law First Reading
Moved By Councillor Ripley
Seconded By Councillor Furlong
That Council give First Reading of the proposed Road Trails Designation By-law and direct staff to schedule a public meeting prior to second reading of the By-law.

Motion Carried

TITLE:	ROAD TRAILS DESIGNATION BY-LAW
SECTION:	PLANNING SERVICES
BYLAW NO:	P-10

APPROVAL DATE: _____ **CAO Signature:** _____

1. SHORT TITLE

This By-law is entitled Road Trails Designation By-law

2. DEFINITIONS

In this By-law:

- a) "Highway" means a means a highway as defined by section 3 of the Road Trails Act;
- b) "Town" means the Town of Amherst.
- c) "Road Trail" means a road trail as defined by section 3 of the Road Trails Act.

3. OPERATION ON ROAD TRAIL

Notwithstanding section 11 of the Motor Vehicle Act, a driver may operate an all-terrain vehicle, a dirt bike, or another off-highway vehicle of a class prescribed by the regulations, on a highway or part of a highway that is designated as a Road Trail under this By-Law if the driver meets all requirements of under the Road Trails Act and the Off-Highway Vehicles Act.

4. DESIGNATION

The Town hereby designates the portion of Eddy Street between and including 60 Eddy Street and 8 Eddy Street as a Road Trail pursuant to section 5(2) of the Road Trails Act:

For Administrative Use Only:

Road Trails Designation Bylaw P-10 Adoption	
First reading:	
Notice of Publication:	
Second Reading:	
Notice of Publication and Effective Date of Bylaw:	
Notice to Service Nova Scotia & Municipal Relations:	

VERSION LOG

Bylaw Owner	Amendment Description	Council Approval Date
	o ;	

Minutes reference date:

4.8 **Graffiti By-law Second Reading**
Moved By Councillor Davidson
Seconded By Councillor Wells
That Council give Second Reading of the new Graffiti By-Law.

Motion Carried

TITLE:	By-law Regarding Graffiti and Graffiti Removal in the Town of Amherst
SECTION:	Protective Services
BYLAW NO:	C-14

APPROVAL DATE: _____ CAO Signature: _____

This by-law shall be known as and may be cited as the Graffiti By-Law.

Interpretation

1. In this by-law all words have the usual meaning from dictionaries of the English language except for the following:
 - a. **“Art Mural”** A mural commissioned or approved prior to its creation by a property owner or occupant, where the primary purpose is to aesthetically enhance the surface it covers and the general surroundings;
 - b. **“Graffiti”** means one or more letters, symbols or marks, howsoever made, on any structure or thing but does not include marks made accidentally or any of the following:
 - i. a sign, public notice or traffic control mark authorized by the Town Engineer or Traffic Authority
 - ii. a sign authorized pursuant to an existing Town By-Law, the Nova Scotia Motor Vehicle Act or other applicable laws/statutes;
 - iii. a public notice authorized by a Town by-law or by Provincial or Federal legislation;
 - iv. in the case of real property, a letter, symbol or mark for which the owner or tenant of the real property on which the letter, symbol or mark appears has given prior, written authorization;
 - c. **“Hate-Based Graffiti”** includes drawings or messages that convey political, racial, misogynistic, religious or ethnic slurs;
 - d. **“Occupant”** includes a lessee or person in possession of the property who, under the terms of a lease, is required to repair and maintain the property;
 - e. **“Offensive Graffiti”** includes drawings or messages that are lewd, indecent, obscene or contain profane, vulgar or offensive language;
 - f. **“Owner”** includes the person for the time being managing or receiving the rent for the land, premises, structure, or thing in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person, or who would receive the rent if the land, premises, structure, or thing were let;
 - g. **“Property”** means a building or structure or land or part of a building or structure or land, and includes all vehicles, mobile structures, outbuildings, fences, erections thereon whether heretofore or hereafter erected, and any other things on the property;
 - h. **“Public Place”** means a place to which the public has access, as of right or by invitation, expressed or implied;
 - i. **“Town”** means the Municipality of the Town of Amherst

Enforcement

2. No person shall place graffiti, or cause graffiti to be placed on any structure, vegetation or thing in a street or other public place.
3. No person shall place graffiti, or cause graffiti to be placed on any structure, vegetation or thing on real property adjacent to a street or other public place, including railway tracks.
4. No owner or occupier of real property adjacent to a street or other public place shall permit graffiti to be placed on any structure, vegetation or thing on that real property.
5. The owner or occupant of property shall maintain the property free of graffiti vandalism.
6. Every owner or occupier of real property must remove from that real property any unsightly accumulation of graffiti within 15 days after written notification is received from the Town.
7. Graffiti deemed to be offensive or hate-based must be removed within 24 hours after written notification is received from the Town.
8. If an owner defaults in removing any unsightly accumulation of graffiti in compliance with section 6 & 7 and the notice referred to therein, the Town, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner.
9. If an owner defaults in paying to the Town, within 30 days after receipt of demand for payment from the Town, the cost referred to in sections 6 & 7, the Town may recover from the owner, in any court of competent jurisdiction, the cost as a debt due to the Town, or direct that the amount of the cost, after certification by the Director of Finance, be inserted in the real-property tax roll as a charge imposed with respect to the real property in respect of which the Town incurred the cost.
10. Service upon an owner of the notice referred to in sections 6 & 7 or the demand referred to in section 8 will be sufficient if the Town mails the notice by prepaid registered post to the address shown on the current year's real-property assessment roll for the real property on which the graffiti is located. Written notice may also be served in person by a representative of the Town, a By-Law Officer or a Police Officer.
11. Every person who offends against any of the provisions of this by-law, or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this by-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this by-law, or who does any act or thing which violates any of the provisions of this by-law, shall be deemed to be guilty of an infraction of this by-law, and shall be liable to penalties hereby imposed.
12. Every person who commits an offence against a provision of this By-law is liable to a fine and penalty of not less than \$250.00 for any offence under this By-law, except for an offence under sections 2, 3, 4 or 5 in respect of which the fine and penalty will be not less than \$500.00, and not more than \$10,000.00 for each offence.
13. Any contravention of any provision of this By-law, in the preceding twelve months by any person charged, shall be counted as a previous contravention for the purpose of the preceding paragraphs.
14. If payment is not made in accordance with these procedures, the fine is recoverable under the *Summary Proceedings Act*.

Costs

15. In all cases the Town shall have the right to recover from the owner the cost incurred by the Town in applying this by-law to the owner.
16. In all cases the costs of the Town shall include the actual payments made by the Town, together with its reasonable administrative charges.
17. The provisions of this by-law shall be enforceable pursuant to the *Municipal Government Act*.

Interpretation

18. This by-law shall be read with all changes in gender and number, as may be appropriate.
19. Any part of this by-law found to be illegal shall be severed from the balance of the by-law.

A Notice Under the Town of Amherst Graffiti By-Law

In accordance with Sections 6 & 7 of the Town of Amherst Graffiti By-Law, you are hereby notified that *graffiti*, as defined in Section 2 of the By-law has been confirmed on the property located at:
 _____, Amherst, Nova Scotia (Civic Address)

Section 2 defines graffiti as:

One or more letters, symbols or marks, howsoever made, on any structure or thing but does not include marks made accidentally or any of the following:

- a sign, public notice or traffic control mark authorized by the Town Engineer or Traffic Authority*
- a sign authorized pursuant to an existing Town By-Law, the Nova Scotia Motor Vehicle Act or other applicable laws/statutes;*
- a public notice authorized by a town by-law or by Provincial or Federal legislation;*

in the case of real property, a letter, symbol or mark for which the owner or tenant of the real property on which the letter, symbol or mark appears has given prior, written authorization;

Owner is defined as
the person for the time being managing or receiving the rent for the land, premises, structure, or thing in connection with which the word is used, whether on the person's own account or as agent or trustee of any other person, or who would receive the rent if the land, premises, structure, or thing were let;

As owner of the aforementioned property, you are hereby notified that under Sections 6 & 7 of the Graffiti By-Law, Graffiti must be removed within 15 days of notice and offensive or hate-based graffiti must be removed within 24 hours of notice.

Failing to remove the accumulation of graffiti as per these sections, the Town, by its workers or others, may enter the real property and effect such removal at the cost of the defaulting owner as per section 8 of the By-Law.

For Administrative Use Only:

By-law Regarding Graffiti and Graffiti Removal in the Town of Amherst Adoption	
First reading:	May 25, 2026
Notice of Intent:	June 5, 2026
Second Reading:	
Notice of Publication and Effective Date of Bylaw:	
Notice to Service Nova Scotia & Municipal Relations:	

VERSION LOG

Bylaw Owner	Amendment Description	Council Approval Date
Chief of Police	New By-law	

Minutes reference date:

4.9 Vehicular Idling Control Policy
Moved By Councillor Furlong
Seconded By Councillor Wells
That Council approve the amendments to the Vehicular Idling Control
Policy #31400-01.
Motion Carried

TITLE:	VEHICULAR IDLING CONTROL POLICY
SECTION:	ENGINEERING & PUBLIC WORKS
POLICY NO.:	31400-01

APPROVAL DATE: _____ **CAO Signature:** _____

INTRODUCTION- PURPOSE

Air quality, climate change and energy conservation discussions are becoming increasingly common among all levels of government. One issue that incorporates all three concerns is unnecessary vehicle idling. ~~It is recognized that contaminants from vehicle exhaust are a major contributor to deteriorating air quality and climate change. In addition, these contaminants are linked to significant respiratory health effects.~~
The Town of Amherst is committed to reducing greenhouse gas emissions, improving air quality, protecting employee and public health, and reducing fuel consumption and operating costs.

Unnecessary vehicle idling contributes to increased emissions, fuel waste, and premature equipment wear. This policy establishes clear expectations to minimize idling across all Town operations.

POLICY STATEMENT

~~Employees of the Town of Amherst shall not allow a vehicle to idle for more than 60 seconds, as stated in the definition of idling.~~
Employees shall limit vehicle idling to no more than 60 seconds, except where operational requirements, safety considerations, weather conditions, or manufacturer specifications require otherwise.

Vehicles shall be shut off when parked or not actively in use, including at job sites, facilities, or during work planning activities.

DEFINITIONS

Idling: The operation of the engine in a vehicle while the vehicle is not in motion and not being used to operate auxiliary equipment that is essential to the basic operation of the vehicle.

Idling does not include situations where the engine is required to power auxiliary equipment necessary to complete work activities (e.g., plows, pumps, hydraulic systems, or specialized equipment).

~~Vehicle: A motor vehicle, trailer, traction engine, farm tractor or road building machine as defined in the Highway Traffic Act and any vehicle drawn, propelled or driven by any kind of non muscular power. Vehicle also includes a motorized snow plow or other conveyance which operates by way of a combustion engine.~~

Any motorized equipment used for transportation or work that is powered by an engine. This includes cars, trucks, loaders, tractors, snowplows, and any other equipment owned, leased, or operated by the Town.

EXEMPTIONS

This policy does not apply to the following:

- A. Police and Fire vehicles in operational activities where idling is required (i.e. idling required to keep flashing lights working).
- B. Vehicles participating or assisting in an emergency activity;
- ~~C. Older mechanical style engines (i.e. diesel) which require specific shut down procedures;~~
Vehicles requiring manufacturer-recommended warm-up or cool-down periods;
- D. Occupied vehicles when the ambient temperature outside the vehicle is:

(i) More than twenty-seven degrees Celsius (27°C) if vehicle is equipped with an air conditioner.

(ii) Less then five degrees Celsius (5°C)

Idling under these conditions is permitted only to maintain safe and reasonable cabin temperatures and shall be limited to the duration necessary. Vehicles shall not be left idling unattended.

- E. Vehicles engaged in a parade or any other authorized event that requires the vehicle to idle;
- F. Vehicles required to remain motionless because of an emergency, traffic, weather conditions or mechanical difficulties over which the driver has no control;
- ~~G. Safety is the primary consideration of the operator. In situations where shutting off the engine may compromise safety, vehicles may idle under the discretion of the operator (i.e. stopped in traffic).~~
Safety remains the primary consideration. Vehicles may idle where shutting off the engine would compromise safety, and only for the duration necessary.

RESPONSIBILITIES

All employees operating Town vehicles are responsible for complying with this policy. Supervisors are responsible for communicating expectations, monitoring compliance, and addressing non-compliance.

ROLES AND RESPONSIBILITIES

Title/Role	Responsibilities
Director of Operations	• Ensure the policy is reviewed periodically and updated as needed to reflect changes in best practices and ensure it meets the needs of the Town. • Be able to interpret and explain policy content
Council	• Review Policy recommendations for approval consideration (approve, reject or edit)

For Administrative Use Only:

VERSION LOG

Amendment Description	Policy Owner	Approved By	Approval Date
Policy Revised to improve clarity, enforceability, and relevance to current operations while balancing operational flexibility with clear expectations	Director of Operations	Council	

Minutes Reference Dates: 23 October 2006

4.10 Commercial Water Service Policy

Moved By Councillor Ripley
Seconded By Councillor McManaman
That Council repeal the existing Commercial Water Service Policy #31700-03.

Motion Carried

DEPARTMENT: OPERATIONAL SERVICES

TITLE: COMMERCIAL WATER SERVICE

Minutes reference date: 16 January 1989

Page: 411

POLICY STATEMENT

When commercial water service is required, the following shall be the policy of Council:

- a) When a commercial water service is required, a cost estimate will be prepared by our Engineering staff and forwarded to the client.
- b) When the client places the order for the service, he will present to the Town a certified cheque to cover the estimated cost of this work.
- c) If the actual cost of the work exceeds the estimate, the client will pay the Town the additional monies. If the actual cost is less than the amount of the deposit, the Town will refund to the client those monies due him.

4.11 Cumberland Regional Library Board Request for Additional Members
Moved By Councillor McManaman
Seconded By Councillor Ripley
That Council approve the request from the Cumberland Regional Library Board to change to the composition of the Cumberland Regional Library Board as proposed.

Motion Carried

4.12 Capital Budget Amendment Fire Apparatus Engine 3 Repairs
Moved By Councillor Furlong
Seconded By Councillor Wells
That Council approve an amendment to the 2026/27 capital budget in the amount of \$65,000 to repair fire apparatus engine 3, to be funded from the operating reserve.

Motion Carried

4.13 Accessible Playground Design Build Contract
Moved By Councillor Wells
Seconded By Councillor McManaman
That Council award RFP-26-03 for the Design Build of an Inclusive & Accessible Playground to Turf Masters Landscaping Ltd. in the amount of \$999,800.00 plus applicable taxes, as the highest scoring proponent in accordance with the evaluation criteria set out in the RFP.

Motion Carried

4.14 East Pleasant Street Property Purchase
Moved By Councillor Ripley
Seconded By Councillor McManaman
That Council authorize the purchase of 141/143 East Pleasant Street, subject to the conditions set out at the June 15, 2026, Committee of the Whole; and further authorize the CAO to sign the purchase and sale agreement on behalf of the Town.

Motion Carried

5. INTERNAL COMMITTEE REPORTS

5.1 Planning Advisory Committee - Ripley

Information item only.

5.2 Amherst Board of Police Commissioners - Furlong

Information item only.

6. EXTERNAL COMMITTEE REPORTS

6.1 Cumberland Public Libraries - McManaman

Information item only.

6.2 Cumberland YMCA - Wells

Information item only.

7. ADJOURNMENT

Mayor Small congratulated former Councillor Dale Fawthrop and Shelley Carroll on the success of their recent play which raised just over \$4,000 in donations for the Amherst Food Bank. He also thanked Councillor Furlong for the t-shirts for this event.

With this being the last regular Council meeting before the summer break, Mayor Small also noted the many events that will be happening in our community over the summer months, particularly Canada Day, and thanked staff for the all the work done with clean up and repairs in the community noting that he is receiving several positive comments.

There being no further business, Mayor Small adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor

**Amherst Town Council
Special Meeting
Minutes**

Date: June 29, 2026
Time: 4:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor Robert Small (via Zoom)
Deputy Mayor Charlie Chambers (via Zoom)
Councillor Hal Davidson, Chair
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley
Councillor Kathy Wells

Staff Present Jason MacDonald, Chief Administrative Officer
Andrew Fisher, Director, Planning & Economic Development
Kim Jones, Deputy Chief Administrative Officer
Sharon Bristol, Director, Community Living
Jeff Bacon, Economic Development Officer
Cindy Brown, Administrative Assistant

1. CALL TO ORDER

The Chair called the Special Council meeting to order.

1.1 TERRITORIAL ACKNOWLEDGMENT

The Chair gave the Territorial Acknowledgement.

2. REQUEST FOR DECISION

2.1 CARMA Amherst Community Support Grant

Moved By Councillor Ripley

Seconded By Councillor McManaman

That Council approve a one-time Community Support Grant in the amount of \$2,500 for CARMA Amherst with funds to come from the Community Support Grant budget.

Motion Carried

2.2 Cumberland Business Connector Agreement

Councillor Furlong declared a conflict.

Moved By Councillor Wells

Seconded By Councillor Ripley

That Council direct the CAO to provide the required 12-month notice to terminate to the other parties to the Cumberland Business Connector agreement and develop a recommendation on the addition of further economic development human resources within the Town.

Motion Carried

3. ADJOURNMENT

There being no further business, the Chair adjourned the meeting.

Kim Jones
Deputy CAO

Hal Davidson
Councillor

**Town of Amherst
Public Hearing
Minutes**

Date: July 8, 2026
Time: 5:00 pm
Location: Council Chambers, Town Hall

Members Present
Mayor Robert Small
Deputy Mayor Charlie Chambers
Councillor Hal Davidson
Councillor Nic Furlong
Councillor Terry McManaman
Councillor Dwayne Ripley
Councillor Kathy Wells

Staff Present
Jason MacDonald, Chief Administrative Officer
Torben Laux, Planner
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. CALL TO ORDER

Mayor Small called the meeting to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. 1 Albion Street Development Agreement

3.1 Presentation

Torben Laux presented the application for a Development Agreement on the property located at 1 Albion Street (PID 25009432) to permit the construction of a 24-unit and 12-unit apartment building.

3.1.1 Written Submissions

Mayor Small acknowledged the written submissions received. Information item only, included as part of the agenda package.

3.2 Council Questions / Comments

Councillor Ripley wanted it said for the record that he is weary about what this development will do to the downtown, adding that business owners and residents are already concerned with the state of the downtown area. He wants to know more about what the percentage is of what is subsidized and what is affordable housing within the development, as it seems the majority of it is subsidized. He feels having this development and the shelter in the downtown area will do the downtown a disservice, and although he acknowledges the YMCA is directly across the street from the proposed site, he would like to see this developed at a different location.

Deputy Mayor Chambers said although he somewhat agrees with Councillor Ripley, he has learned more about this application since it was originally received and knows that the YMCA is a great organization and they will do a good job looking after this development.

Councillor Furlong inquired about the parking again and asked if we should be considering signage for no parking in the area. Jason MacDonald answered that generally if cars are parked on the street, it slows traffic down, that most streets are designed for street parking, adding that the Traffic Authority can monitor the situation and if warranted they can have no parking signs installed.

Councillor Furlong asked if dust and noise control during construction has been addressed. Torben Laux replied that yes, it is addressed as part of the development agreement.

Councillor McManaman said his only concerns with this application have been around parking; however, the YMCA is working to address this.

Councillor Wells spoke in total favor of the application, noting the YMCA has proven success with affordable housing. She feels concerns around parking is a good thing, it means residents can afford both an apartment and a vehicle. She further added that she feels it is unfair to compare affordable housing to the shelter, that it is comparing apples to oranges and she wants to be sure everyone understands the difference.

Councillor Furlong asked for clarity of the Town's definition of supportive housing. Jason MacDonald answered that supportive housing as defined in our policies means things like seniors' homes and group homes, where there is communal living with staff 24/7, which is different from how service organizations define it which is individual units with supports in other forms such as social services or other support staff.

3.3 Public Questions / Comments

Wayne MacKenzie spoke to how he sees the downtown area ending up and does not see how low rentals will help revitalize the downtown. He feels kids cannot go downtown now as it is not safe and believes our police force is already overwhelmed. He feels bad for downtown business owners, particularly the Portlander Jamaican restaurant, adding that he would not want this proposed development next to his residence or business. He also does not believe that the YMCA can accommodate overflow parking as the parking lot there is typically full.

Kevin Nelson spoke as a business and property owner in the downtown area, indicating he is constantly replacing vandalized windows at his property on Havelock Street. He agrees with Councillor Ripley in that affordable housing developments such as this application should be spread out and not located in the downtown core and feels we do not need this at this location and that Council should be promoting business in the downtown as there is currently not even a grocery store in the area.

Renee Pilgrim indicated she is new to Amherst and believes having diversity in the downtown area will help to revitalize it adding that we need people downtown to help it flourish. She believes people who need assistance are assumed dangerous and this is prejudice; horrible things happen everywhere not just with people who need subsidized housing. She said she looked at starting a business in the downtown however could not afford to rent a space. She also spoke to the Hillsdale development saying she does not believe it is necessarily considered affordable unless you are a two-income family or are doing very well. She believes it would be unfortunate to not support a project of this kind and that not taking a chance is not doing Amherst a favor, we need housing to support the people who are here.

Gillian Strong spoke as a somewhat new resident to Amherst, and as a YMCA Board member. She stated that she moved here in 2016 and at the time found a two-bedroom apartment for her family of four for \$600, adding this amount has gone up in 5% increments annually. It is not ideal however even though her and her husband both work they are stuck there and can't afford to move. She very much wants to see affording housing hoping it will open the market for other options. She encouraged councillors to look at available apartments and the costs to rent them, see if they could afford them, and what they would have to give up to do so. She spoke to the YMCA's affordable housing location on Church Street and one of the residents who was a single mother able to return to school to get her nursing degree while residing there, which would likely not have been possible had she have not been in an affordable housing situation. She believes in this town and the YMCA, and feels we need to invest in the community. She feels this is an incredible opportunity and asked that Council take their time in making this decision.

George Crawshaw, owner of Top Line Rentals, indicated he has no objections to this proposal and wished the YMCA every success. However, he is concerned about overflow parking in his lot and would like to respectfully submit for the record that his parking lot is private.

Ray Hickey, property owner and resident in the downtown area and a former municipal CAO stated that although he is fully in favor of supportive housing he is not in favor of this proposed location and that a downtown area is not the place for it, and generally goes against a good Municipal Planning Strategy, adding you would not see any of this in Halifax, Mahone Bay, Bridgewater or Antigonish for example. He feels downtowns are meant to be safe, architecturally beautiful, a place to shop and to gather. He stated that living in the downtown area has been an absolute disaster, he has had to call 911 at least two dozen times recently and that what he has to deal with as a property owner in the downtown is challenging, adding that he is not criticizing the shelter but it's location. He spoke to his enjoyment of going to Shediac adding that if he went there at 3:00 in the afternoon and seen groups of people in distress in the downtown area like we do here he would not stay. He reiterated he is not criticizing the shelter, or the staff or the volunteers, or this application, only the locations. He feels that these types of development can be limited through Municipal Planning Strategies and Land Use Bylaws. He feels people will feel even more unsafe going to the downtown area if this is approved, and no one will want to invest or build in the downtown.

He also feels Council are kind of the "landlords", and he would like them to think of the greater area as they are the ones responsible for housing and investing. He wished the YMCA the best of luck but is not in favor of this location.

Trina Clark, CEO of the YMCA of Cumberland, spoke to address some of the concerns raised. She started by saying there has been talk of revitalizing the downtown for decades, it is not a new one-year or two-year problem. She does not believe people consider the location of the YMCA as downtown, and she has an incredible concern with the correlation of this proposal and the shelter as it is not what they are doing and comparing the two is inaccurate. She added that comparing poverty to criminal activity is wrong, and that the clientele of this proposal will be able to improve their lives. In response to the concerns of parking, she said that they are working on it, and that if more parking is needed this would mean the project is a success.

Aiden Kivisto, Manager of Community Development with the YMCA of Cumberland, appreciated the comments and the healthy debate. He indicated although they have not yet secured funding for this project, funding partners do have a definition for supportive housing. He feels perception can make a huge difference, adding that they have seen a huge increase in senior clientele. He realizes there are layers of complexities with this type of development, however, feels problems only continue to get worse when we leave people out. He knows that there are concerns surrounding this application however they want this to be a success for the whole community.

4. Adjournment

There being nothing further, Mayor Small thanked everyone for coming and for their input. A special Council meeting will be scheduled for a later date. With that, Mayor Small adjourned the Public Hearing.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor

**Amherst Town Council
Special Meeting
Minutes**

Date: July 23, 2026
Time: 12:00 pm
Location: Council Chambers, Town Hall

Members Present Mayor Rob Small
Deputy Mayor Charlie Chambers
Councillor Hal Davidson via ZOOM
Councillor Nic Furlong via ZOOM
Councillor Terry McManaman
Councillor Dwayne Ripley
Councillor Kathy Wells

Staff Present Jason MacDonald, Chief Administrative Officer
Andrew Fisher, Director, Planning & Economic Development
Kim Jones, Deputy Chief Administrative Officer
Sharon Bristol, Director, Community Living
Torben Laux, Planner
Cindy Brown, Administrative Assistant

-
1. **CALL TO ORDER**
Mayor Small called the Special Council meeting to order.
- 1.1 **TERRITORIAL ACKNOWLEDGMENT**
Mayor Small gave the Territorial Acknowledgement.
2. **REQUEST FOR DECISION**
- 2.1 **1 Albion Street Development Agreement Second Reading**
- 2.1.1 **Staff Report**
Moved By Councillor Wells
Seconded By Deputy Mayor Chambers
That Council give Second Reading of the development agreement for 1 Albion Street to permit the construction of a 36-unit residential development.
Against (2): Councillor Furlong and Councillor Ripley
- Motion Carried**
- 2.1.2 **Draft Minutes Public Hearing July 8, 2026**
Information item only; no action needed.
- 2.1.2.1 **Written Submissions**
Information item only; no action needed.
- 2.1.3 **Draft Minutes Planning Advisory Committee June 1, 2026**
Information item only; no action needed.
- 2.1.4 **Approved Minutes Planning Advisory Committee April 7, 2026**
Information item only; no action needed.
- 2.1.5 **Public Participation Summary March 30, 2026**
Information item only; no action needed.
- 2.1.5.1 **Written Submissions**
Information item only; no action needed.
3. **ADJOURNMENT**
There being no further business Mayor Small adjourned the meeting.

Kimberlee Jones
Deputy Chief Administrative Officer

Robert Small
Mayor

**Town of Amherst
Variance Appeal Hearing
Minutes**

Date: September 17, 2026
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present
Mayor Robert Small
Deputy Mayor Charlie Chambers
Councillor Dwayne Ripley
Councillor Hal Davidson
Councillor Kathy Wells (via Zoom)
Councillor Nic Furlong
Councillor Terry McManaman

Staff Present
Jason MacDonald, Chief Administrative Officer
Andrew Fisher Director, Planning & Economic Development
Torben Laux Development Officer
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk

1. CALL TO ORDER

Mayor Small called the appeal hearing to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. Variance Appeal - 69 Lower LaPlanche Street

Councillor Furlong declared a conflict of interest.

3.1 Staff Report

Andrew Fisher reviewed his presentation, included in the agenda package, stating a 7.5% minimum lot area variance was granted for the property at 69 Lower Laplanche Street to permit the construction of a nine-unit apartment building. As is the process for variances, surrounding property owners were notified of the variance and given an opportunity to appeal the Development Officer's decision to Council. Two written appeals were received.

3.2 Council Questions / Comments

Councillor Ripley noted his concern with the signs and shrubs that seem to obstruct the view when exiting Lower Laplanche Street onto Laplanche; however, other than this he did not see an issue with the variance itself being issued as he doesn't see a significant difference between the six units permitted as of right and the nine units being proposed. Speaking to one of the comments in the written appeals included in the agenda package, he added that the proposal is not a typical construction and that it would not be a long construction period.

Councillor McManaman also spoke to the signs obstructing the view, adding that better arrows need to be painted on Laplanche Street along this stretch of street.

Councillor Davidson does not feel that this portion of Laplanche Street and the variance issued are related, adding this intersection was already an issue before this variance was issued.

Councillor Wells agreed she did not see a long construction period.

Deputy Mayor Chambers also believes removing the signs and improving the street markings could help improve this intersection.

3.3 Public Questions / Comments

Sally Cove indicated she co-owns 74 Lower Laplanche Street with her mother where they have been for 71 years. Further to her written appeal, she has several concerns, first noting that everyone is hung up on the signs and shrubs however she believes the real issue is the blind spot when exiting Lower Laplanche Street onto Laplanche Street. She believes this proposed development has the potential to double the number of residents on this street.

She expressed several concerns with the intersection of Laplanche Street and Lawrence Street noting she is an avid walker and has come close to being hit. The sidewalk ends abruptly which forces people walking to cross unsafely, especially when there is traffic entering and exiting Robbs Complex. She asked about the crosswalk study the Town had conducted and if this crosswalk was considered during that study, as she believes it currently leads to a curb. She feels this is a busy intersection that is more difficult to maneuver if cars are parked on the street. She feels the yield sign is confusing and has witnessed people screaming and giving the finger. She feels adding nine units will only compound the issues here, especially because it is at the beginning of the street and feels anyone who travels on Lower Laplanche knows how difficult it can be to exit onto Laplanche Street, and that adding nine more units would likely mean more children and dogs which will only add to the issues.

Speaking to staff's presentation, she wondered when the last time was that work was done on the infrastructure in this area, adding they experience drainage issues in the winter when the trucking company plows their snow behind house on Lower Laplanche Street. She added Lower Laplanche Street is usually only plowed once following a snowfall and is rarely salted. There is no room for garbage trucks, oil trucks and other large vehicles to turn around. She wants to know if the Town will look into these issues before permitting this development as she feels these are long term problems.

The CAO responded, agreeing most of the concerns expressed are not directly related to the proposed development or the variance issued, however added he is noted everything she has said and will look into her concerns.

Jeff O'Neill, property owner at 78 Lower Laplanche Street, spoke further to his written submission appealing the variance. He stated that Lower Laplanche Street is a very narrow and even one car parked on the side of can have an impact. He too spoke to the blind spot as you exit Lower Laplanche Street onto Laplanche, and to the crosswalk at the intersection of Laplanche and Lawrence.

He also noted that off road vehicle users travel Lower Laplanche Street frequently when accessing the trail behind Robbs Complex. He is also concerned with guest overflow parking at the proposed development, adding that the sidewalk along Laplanche Street ends abruptly and he has witnessed a child be stranded there unsure of where to go. He spoke to the flooding, and the snow that gets piled up at the end of Lower Laplanche Street by the plow, a lot of which he feels is mitigated by the proposed lot currently being vacant. He is primarily concerned with the additional vehicles and new driveway and the chaos he feels it will create.

Sally Cove spoke again to Jeff O'Neill's point about the ATV's and snowmobiles using Lower Laplanche Street as a route to the trail behind Robb's Complex.

The applicant, Mikail Mansour, spoke at this time, noting the existing concerns and stating that from his perspective he felt asking for the 7.5% was reasonable as it is a very small variance. He is also proposing 14 parking spots, 3 more than the 11 required, adding some tenants may not have a vehicle, some may have two, however he believes there will be spots for guest parking. He spoke to the design of the building, noting it will be constructed in Amherst and delivered to the site, it will be compact and not take up much space on the lot, adding it will take approximately 3 to 4 days to lay the foundation, and only six to seven hours to erect the building with services being connected over the next couple of weeks which should not be disruptive. He spoke to the rental properties indicating the rent will not be too cheap or too expensive, and that he intends to rent the bachelor apartments for \$995, the one-bedrooms for \$1,200 and the two-bedrooms for \$1,400.

Sally Cove spoke again, asking if anyone has ever lived next to apartments. She assumes he will be a good landlord, adding her mother is 93 years old and does not deserve to be disrupted. She also asked where the garbage bins will be placed, to which Mikail replied they will be hand bombing the garbage.

Councillor Davidson spoke again agreeing with the concerns of the intersection and that this is a public works and traffic authority issue, he doesn't believe this proposal will cause any extra issues however does feel a request should be put into the traffic authority to look at the intersection issues identified.

4. Adjournment

There being no further business, Mayor Small adjourned the hearing.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor

DRAFT

SYNOPSIS

Amherst Youth Advisory Committee Appointments

The Amherst Youth Advisory Committee provides Council with a youth perspective on issues pertaining to the youth in Amherst.

In accordance with the Amherst Youth Advisory Committee Policy, there is an ability to appoint up to 10 members to the Amherst Youth Advisory Committee, 11 youth applied. After reviewing the applications Council feels that all 11 applicants should be appointed to the committee.

Involving youth in the community adds value to youth development; it empowers out young people to be active participants in their community through positive engagement. Youth have creativity in problem solving and show be taken into consideration when making municipal decisions. Involving youth in decision making empowers them to become responsible members of society.

MOTION:

That Council appoint the following applicants to the Amherst Youth Advisory Committee:

**Emily Stonehouse
Abby Short
Callum Taylor
Lamya Saify
Ava Tooley
Kawthar Alchehade
Avery Hoeg-Burbine
Ava Crocker
Isla Crocker
Allison Jones
Hannah Brunt**

TO: Mayor Small and Members of Council

SUBMITTED BY: Sharon Bristol, Director, Community Living

DATE: Monday, September 28, 2026

SUBJECT: Appointments to Amherst Youth Advisory Committee

ORIGIN: Recruitment of new members to the Amherst Youth Advisory Committee (AYAC)

LEGISLATIVE AUTHORITY: Amherst Youth Advisory Committee Policy, #10350-21

RECOMMENDATION: That Council appoint the following 11 applicants to the Amherst Youth Advisory Committee:

Emily Stonehouse
Abby Short
Callum Taylor
Lamya Saify
Ava Tooley
Kawthar Alchegade
Avery Hoeg-Burbine
Ava Crocker
Isla Crocker
Allison Jones
Hannah Brunt

BACKGROUND: Involving youth in the community adds value to youth development; it empowers out young people to be active participants in their community through positive engagement. The Amherst Youth Advisory Committee provides Council with a youth perspective on issues pertaining to the youth in Amherst.

DISCUSSION: In accordance with the Amherst Youth Advisory Committee Policy, there is an ability to accept up to 10 members. Council reviewed the 11 applications and passed a motion to forward the appointment of all 11 applicants.

FINANCIAL IMPLICATIONS: The expenses associated with this committee are accounted for in the Community Living Department's operating budget for the current fiscal year.



AMHERST TOWN COUNCIL

RFD# 2026082

Date: September 28, 2026

SOCIAL JUSTICE IMPLICATIONS: Involving youth in decision making empowers them to become responsible members of society. Youth have creativity in problem solving and show be taken into consideration when making municipal decisions.

ENVIRONMENTAL IMPLICATIONS: While there are no direct environment implications with filling the positions on the Youth Council, involve of the younger generation tends to support protection and preservation of the environment.

COMMUNITY ENGAGEMENT: Ongoing

ALTERNATIVES: These appointments are at Council's discretion.

ATTACHMENTS: None



SYNOPSIS

Stadium Canteen Concession Agreement

In early 2024 staff issued an RFP for Stadium Canteen Concession. One proposal was received from Dwayne Ripley. Council awarded Mr. Ripley/Curly's Canteen with a 3-year contract that expires August 31, 2027 – with an option, subject to Council's approval, to extend the contract for an additional 3 one year terms with annual approval. Council has agreed to extend the contract for 1 year, following which an RFP will be issued for the provision of this service.

We are bringing this forward early in the last year of the contract in the event Council or Mr. Ripley do not wish to extend, it allows us time to issue a new RFP and ensure we do not have an interruption in service next fall.

All reports of the canteen operation since Mr. Ripley took over have been favorable and it seems that he is providing quality service and products for which there is a market for at the Stadium.

MOTION:

That Council approve a one-year extension to the existing Stadium Canteen Concession Agreement and direct staff to issue an RFP for Canteen services next fall, to be effective September 1, 2028.



AMHERST TOWN COUNCIL

RFD# 2026092

Date: September 28, 2026

TO: Mayor Small and members of Council

SUBMITTED BY: Kim Jones, Deputy CAO

DATE: September 28, 2026

SUBJECT: Stadium Canteen Concession Agreement Renewal

ORIGIN: The existing stadium canteen contract is in its last year.

LEGISLATIVE AUTHORITY: Municipal Government Act (MGA), Section 51 concerning the sale and lease of municipal property.

RECOMMENDATION: That Council approve a one-year extension to the existing Stadium Canteen Concession Agreement.

BACKGROUND: In early 2024 staff issued an RFP for Stadium Canteen Concession. One proposal was received from Dwayne Ripley. Council awarded Mr. Ripley/Curly's Canteen with a 3-year contract that expires August 31, 2027 – with an option, subject to Council's approval, to extend the contract for an additional 3 years with annual approval. Council has agreed to extend the contract for 1 year following which an RFP will be issued for the provision of this service.

DISCUSSION: We are bringing this forward early in the last year of the contract in the event Council or Mr. Ripley do not wish to extend, it allows us time to issue a new RFP and ensure we do not have an interruption in service next fall. All reports of the canteen operation since Mr. Ripley took over have been favorable and it seems that he is providing quality service and products for which there is a market for at the Stadium.

FINANCIAL IMPLICATIONS: The rental rates are listed below, as outlined in the original RFP proposal.

Year	Monthly Rent Sept - March	Monthly Rent April - August	Total (excluding tax)
Year 1 (2024/25)	\$765.22	\$365.22	\$7,182.64
Year 2 (2025/26)	\$791.30	\$365.22	\$7,365.20
Year 3 (2026/27)	\$817.39	\$365.22	\$7,547.83
Optional Years 4-6			
Year 4 (2027/28)	\$843.48	\$391.30	\$7,860.86
Year 5 (2028/29)	\$869.57	\$391.30	\$8,043.49
Year 6 (2029/30)	\$895.65	\$391.30	\$8,226.05



SOCIAL JUSTICE IMPLICATIONS: Providing a canteen service at the Amherst Stadium will provide users and spectators a more positive experience while attending events at the facility.

ENVIRONMENTAL IMPLICATIONS: There are no environmental implications to having a canteen at the Amherst Stadium.

COMMUNITY ENGAGEMENT: This was the result of a public procurement project.

ALTERNATIVES: Do not approve the one-year extension and go back out to the public market with an RFP.

ATTACHMENTS: None

SYNOPSIS

69 Lower LaPlanche Street Variance Appeal

On August 13, 2026, a 7.5% minimum required lot area variance was granted by the Development Officer for 69 Lower Laplanche to permit the construction of a nine-unit apartment building. As is the process for variances, property owners were notified of the variance and given an opportunity to appeal the Development Officer's decision to Council. In this case, two appeals were received.

Staff's review concluded that the requested variance was reasonable given that the proposed parking and amenity space exceeded the minimum requirements of the Land Use Bylaw. Operations confirmed that there is adequate water and sewer services in the area to accommodate a 9-unit dwelling. Staff also concluded that pedestrian and vehicular traffic can be accommodated within the surrounding network, given that Laplanche Street is an arterial street and a sidewalk exists along Laplanche to the Lower Laplanche intersection.

The appellants expressed concerns, including but not limited to, increased traffic, parking and potential for flooding. Other concerns were expressed regarding the safety of pedestrian and vehicular traffic moving through the Lawrence / Laplanche Street intersection. In response to these concerns, staff are reviewing the intersection and nearby signage and vegetation to address these concerns.

MOTION:

That the variance granted to reduce the minimum required lot area by 7.5% to permit the construction of a nine-unit apartment building at 69 Lower Laplanche Street be upheld.

TO: Mayor Small and Members of Council

SUBMITTED BY: Andrew Fisher, Director of Planning & Economic Development

DATE: September 28, 2026

SUBJECT: Variance Appeal – 68 Lower Laplanche Street

ORIGIN: An application by Casey Realty Ltd. for a minimum lot area variance to permit a 9-unit apartment building at 69 Lower Laplanche Street.

LEGISLATIVE AUTHORITY: MGA section 237 - *Where a council hears an appeal from the granting or refusal of a variance, the council may make any decision that the development officer could have made.*

RECOMMENDATION: That the variance granted to reduce the minimum required lot area by 7.5% to permit the construction of a nine-unit apartment building at 69 Lower Laplanche Street be upheld.

BACKGROUND: On August 13, 2026 a variance was granted for 69 Lower Laplanche to permit the construction of a nine-unit apartment building on a lot that does not meet the minimum lot area requirement of the Land Use Bylaw (LUB). As is the process for variances, property owners were notified of the variance and given an opportunity to appeal the Development Officer's decision to Council. In this case, two appeals were received.

The lot area variance is as follows:

LUB section 7.2.4

Minimum lot area: 9-Unit Dwelling: $1,200 \text{ m}^2 + 3(50 \text{ m}^2) = 1,350 \text{ m}^2 (14,526 \text{ ft}^2)$

Proposed lot area: $1,249 \text{ m}^2$

Lot area shortfall: **$101 \text{ m}^2 (1,087 \text{ ft}^2)$ or 7.5%**

Attached is an application briefing, the appellant's stated grounds for their appeal and minutes from the September 17, 2026 appeal hearing.

DISCUSSION: Staff's review concluded that a 7.5% variance was reasonable given that the proposed parking and amenity space exceeded the minimum requirements of the LUB. Operations confirmed that there is adequate water and sewer services in the area to accommodate a 9-unit dwelling. Staff also concluded that pedestrian and vehicular traffic can be accommodated within the surrounding network, given that Laplanche Street is an arterial street and a sidewalk exists along Laplanche to the Lower Laplanche intersection.



AMHERST TOWN COUNCIL

RFD# 2026094

Date: September 28, 2026

FINANCIAL IMPLICATIONS: None specific to this issue.

SOCIAL JUSTICE IMPLICATIONS: None specific to this issue.

ENVIRONMENTAL IMPLICATIONS: None specific to this issue.

COMMUNITY ENGAGEMENT: Public hearing.

ALTERNATIVES: Deny the variance.

ATTACHMENTS: Application briefing, the appellant's stated grounds for their appeal and minutes from the September 17, 2026 appeal hearing.





Variance Appeal Hearing
Agenda

Date: Thursday, September 17, 2026
Time: 4:30 pm
Location: Council Chambers, Town Hall

Pages

1. CALL TO ORDER

2. TERRITORIAL ACKNOWLEDGMENT

"I would like to acknowledge that our gathering today is taking place in Mi'kma'ki (MEEG-MA-GEE), the traditional, unceded and ancestral territory of the Mi'kmaw people. I would also like to acknowledge that Nova Scotia has another unique people, the people of African descent whose legacy and contributions date back over 400 years predating confederation of this land. We are all treaty people."

3. Variance Appeal - 69 Lower LaPlanche Street

3.1 Staff Report

1 - 11

3.2 Council Questions / Comments

3.3 Public Questions / Comments

4. Adjournment

MEMO

TO: Mayor Small and Members of Council

FROM: Andrew Fisher, Director of Planning & Economic Development

DATE: September 17, 2026

RE: **Variance Report – 69 Lower Laplanche Street**

On August 13, 2026, a variance was granted for 69 Lower Laplanche Street to permit the construction of a nine-unit apartment building on a lot that does not meet the minimum lot area requirement of the Land Use Bylaw (LUB). As is the process for variances, property owners were notified of the variance and given an opportunity to appeal the Development Officer's decision to Council. In this case, two appeals were received.

Attached to this memo is an application briefing and the appellant's stated grounds for their appeal.

The lot area variance is as follows:

LUB section 7.2.4

Minimum lot area: 9-Unit Dwelling: $1,200 \text{ m}^2 + 3(50 \text{ m}^2) = 1,350 \text{ m}^2 (14,526 \text{ ft}^2)$

Proposed lot area: $1,249 \text{ m}^2$

Lot area shortfall: **$101 \text{ m}^2 (1,087 \text{ ft}^2)$ or 7.5%**

It should be noted that a 6-unit dwelling would meet the minimum lot area requirement and be permitted by-right. However, staff reviewed the application and concluded that a 7.5% variance was reasonable given that the proposed parking and amenity space exceeded the minimum requirements of the LUB. Operations confirmed that there is adequate water and sewer services in the area to accommodate a 9-unit dwelling. Staff also concluded that pedestrian and vehicular traffic can be accommodated within the surrounding network, given that Laplanche Street is an arterial street and a sidewalk exists along Laplanche to the Lower Laplanche intersection.



Amherst

NOVA SCOTIA

Variance – 69 Lower Laplanche

Site Plan Agreement and Variance to permit a 9-unit Apartment

Application Details

Applicant/ Owner: Casey Reality Ltd.

Location: 69 Lower Laplanche Street (PID 25023185 & 25469644)

Lot Size: 1,250 sqm (13,450 sqft)

Current Zoning: Mixed Use

Current Land Use: Vacant Land

Summary of Proposal: 9-unit apartment building

Parking Required: $1 \times 1.25 = 11$ spaces

Parking Proposed: 14

Amenity Space Req'd: 36 sqm balcony/ 60 sqm ground

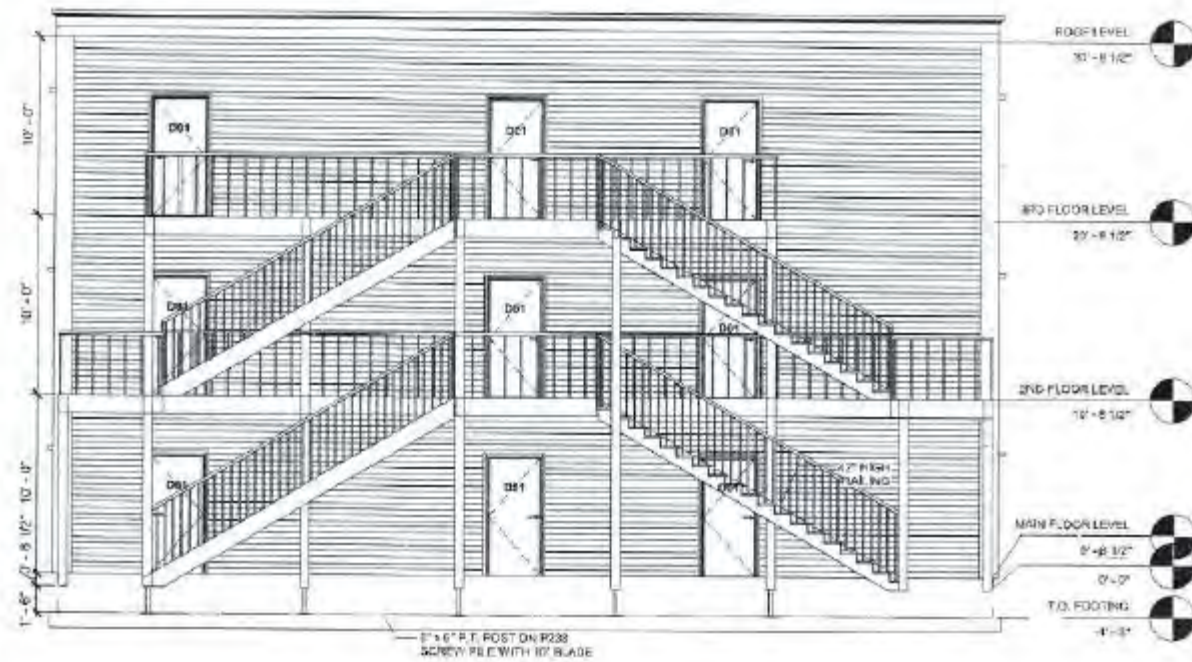
Amenity proposed: 36 balcony/ 72 ground

Minimum Req'd Lot Area: 1,350 sqm (14,526sqft)

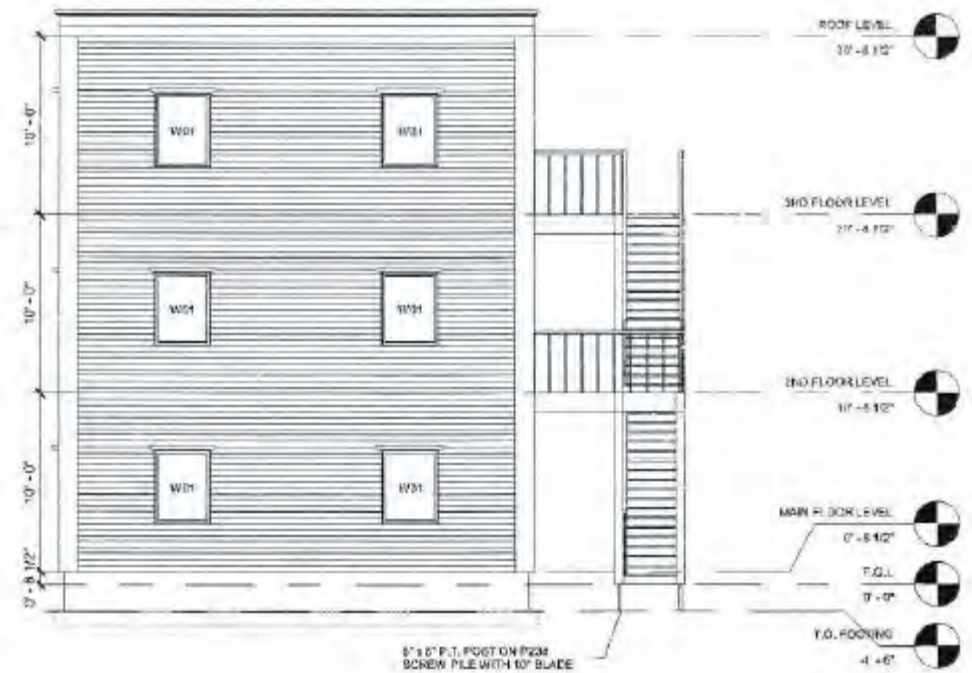
Proposed Lot Area: 1,250 sqm (13,450 sqft)

Shortage: 100 sqm (1,076 sqft) or 7.5%

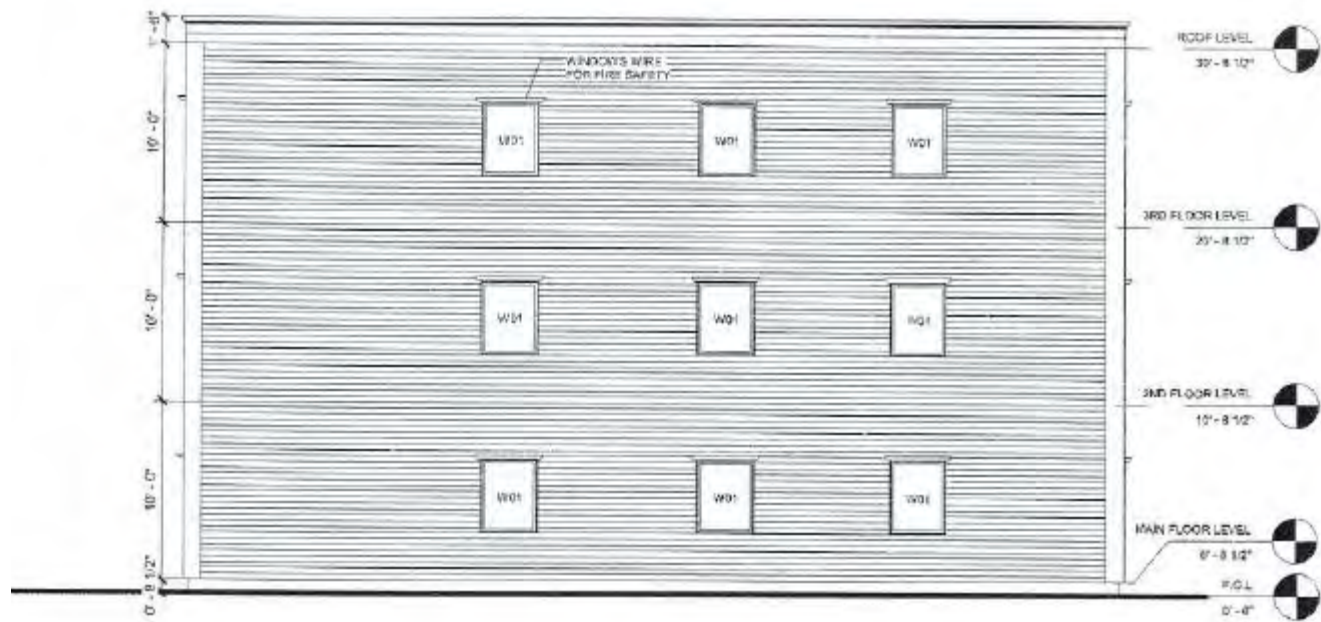




SOUTH ELEVATION

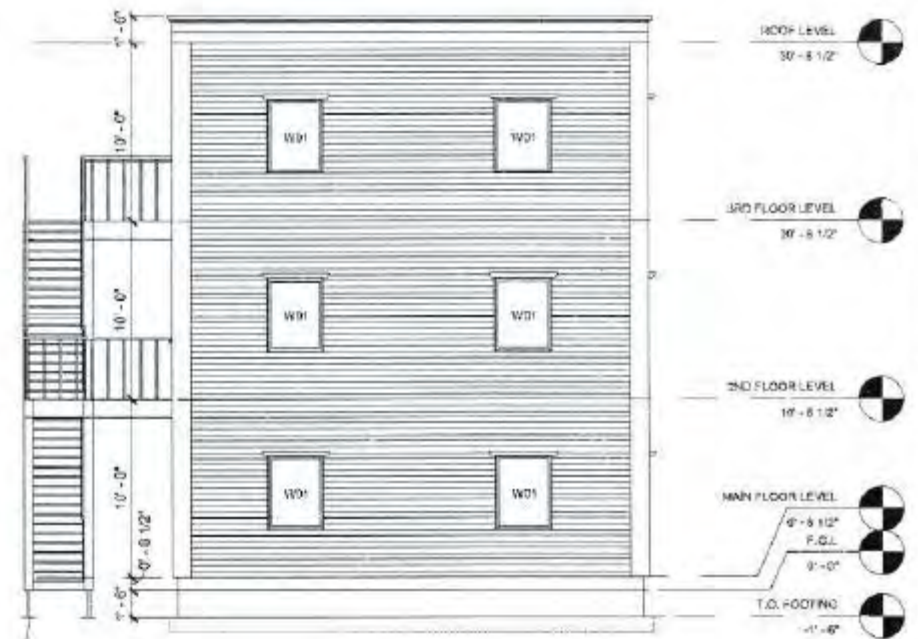


WEST ELEVATION



NORTH ELEVATION

6" x 6" P.T. POST ON P138
SCHEDULE 40 RICH 10" BLADE



EAST ELEVATION

Variance Process

- If provided for in the LUB, the Municipal Government Act (MGA) allows the Development Officer to grant variances for: lot area, frontage, yard requirements, parking spaces, building height, etc. (LUB 3.12)
- MGA section 235(3): a variance may not be granted if:
 - It violates the intent of the LUB
 - The difficulty experienced is general to properties in the area
 - The difficulty experienced results from an intentional disregard for the LUB requirements
- If approved, notice to property owners within 30 metres – 14-days to appeal decision to Council
- Council hears appeal and can make any decision the Development Officer can make (approve or deny).
- Council will be requested to make a decision at its regular meeting Monday, September 28th.

26 August 2026

Natalie LeBlanc, Municipal Clerk
Town of Amherst
98 Victoria Street East, PO Box 516
Amherst, NS, B4H 4A1
nleblanc@amherst.ca

Re: 69 Lower LaPlanche St. (PID: 25023185 and 25469644) – Notice of Variance

Dear Natalie LeBlanc,

As a property owner on Lower LaPlanche St., I recently received a letter from the Town of Amherst providing notice of a variance intended to permit the construction of a 9-unit apartment building at 69 Lower LaPlanche St. I am writing to appeal the decision to grant this variance. I have two primary areas of concerns: 1) this is a small, dead-end street, and I do not believe it is appropriate to grant the variance to build on a 1249m² lot where there is not sufficient space for the proposed development; and 2) there is insufficient information provided to indicate that infrastructure and other concerns related to the size of the street have been appropriately considered in granting this variance.

Regarding the issuing of the variance, I am concerned that the lot size does not typically allow a development of this size. Would another, smaller development normally be permitted, and if so, could a different plan for the property be considered? Would any other property owner (someone like me) likewise be issued a variance for a construction plan by the town? Are variances issued frequently, or is this exceptional?

A 9-unit building will very likely triple the population residing on the street, which currently has only 5 buildings. Because of the lack of information provided in the notice, I am not convinced that the Town of Amherst has exercised sufficient care in inquiring into the impacts on infrastructure in the restricted space available this street, which borders on the CN railroad. Regarding my specific concerns about infrastructure and the lack of space on the street, I would like to note the following points:

- Safety concerns turning out of the street and likelihood of increased traffic: there is a blind corner coming off the marsh and into town that makes it dangerous for anyone exiting the street by vehicle or on foot. The nearest crosswalk also occurs at a blind spot. Cars travelling into town exceed the speed limit in the area. The high volume of 4-Wheeler and ATV traffic on Lower LaPlanche St. increases the risks.
- Safety concerns turning into the street and likelihood of increased traffic: motorists are often confused and aggressive when a vehicle turns left into Lower LaPlanche St. just after an intersecting Y in the road, marked by a yield sign. This will certainly result in the likelihood of more frequent accidents if traffic increases. Robb Centennial Park's proximity also increases confusion.
- Lack of sidewalks: the street cannot accommodate additional foot traffic. The sidewalk on the intersecting street ends abruptly, forcing pedestrians to cross at a dangerous crosswalk where traffic entering town typically travels at an excessive speed.
- Lack of timely, frequent snow removal and an area for placing snow: as a small, dead-end street, bordered by the railroad tracks, the street does not typically receive quick

or frequent snow removal and cannot accommodate snow, as it currently gets pushed alongside residents' homes and to the end of the street. Adding more driveways will intensify this problem, which is heightened by the frequency of drifting on the street, due to its closeness to the open marsh. Plows on the adjoining road usually fill snow back into the street, making it unpassable and making exiting the street even more dangerous.

- Lack of proper drainage: this street is in a low-lying, wet area alongside the marsh. Any increased development will heighten the risk of flooding, which is already considerable. A ditch that was previously located on the street was removed by the town in the early 2000s (estimated). Snow and water from nearby corporate properties also drain into the yards and street and into the area proposed for development.
- Disruption related to construction: as this is a short, dead-end street, traffic will be severely impacted by any large development. There is no other exit to the street, and, as noted above, turning into the street is already dangerous.
- Pressure on water and sewage systems: the infrastructure on the street has not been modernised.
- Lack of detail: there is no information at present about the type of housing in the proposed development, the likelihood that other properties on the street may be granted variances for development in the future, the plans for the building, etc.

Thank you for the opportunity to appeal the issuing of this variance. I sincerely hope the town will consider these important factors moving forward.

I hope you will respond to me in writing, as I do not have access to email or the internet.

Sincerely,



Sally Cove and Evelyn Wilson
74 Lower LaPlanche St.
Amherst, NS, B4H 1Z4
1-902-664-6529 (cell)
1-902-667-7773 (home)

Andrew Fisher

From: Natalie LeBlanc
Sent: August 27, 2026 4:46 PM
To: Andrew Fisher
Subject: FW: 69 Lower LaPlancheSt. (PID: 25023185 and 25469644) - Notice of Variance

From: Jeff ' <joneill111@hotmail.com>
Sent: August 27, 2026 4:34 PM
To: Natalie LeBlanc <NLeBlanc@amherst.ca>
Subject: Re: 69 Lower LaPlancheSt. (PID: 25023185 and 25469644) - Notice of Variance

The reasons for my appeal are:

I feel with the apartment complex being put on a small dead end street with limited space and parking will result in additional risk entering and exiting the street due to the approaching traffic from out of town and further impacting visibility. I also suspect that the building will create additional problems with flooding in the area and assuming that the parking area is for tenants only there would be no space on this street to safely accommodate visitors with cars.

Thanks,
Jeffrey O'Neill

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From: Natalie LeBlanc <NLeBlanc@amherst.ca>
Sent: Thursday, 27 August 2026 14:43:24
To: Jeff ' <joneill111@hotmail.com>
Subject: RE: 69 Lower LaPlancheSt. (PID: 25023185 and 25469644) - Notice of Variance

Hi Jeff,

Thank you for your email.

Can you please reply stating the reason for your appeal.

Natalie LeBlanc
Municipal Clerk
Town of Amherst
Ph: 902-667-6510
Email: nleblanc@amherst.ca
www.amherst.ca | #seewhyweloveit



"We acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We celebrate 400+ years of African Nova Scotian descent. We strive to foster a diverse community that values everything that makes us unique including our visible differences, such as race or gender expression, as well as our non-visible differences, such as gender identity and diversity of thought. We are committed to equity, fairness and dignity for all."



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From: Jeff ' <joneill111@hotmail.com>

Sent: August 25, 2026 12:35 PM

To: Natalie LeBlanc <NLeBlanc@amherst.ca>

Subject: 69 Lower LaPlancheSt. (PID: 25023185 and 25469644) - Notice of Variance

August 25, 2026

Dear Natalie,

As the owner of 78 Lower LaPlanche street I would like to appeal the request for the variance at 69 Lower LaPlancheSt. (PID: 25023185 and 25469644) and ask that the variance not be granted.

Sincerely,
Jeffrey O'Neill

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**Town of Amherst
Variance Appeal Hearing
Minutes**

Date: September 17, 2026
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present
Mayor Robert Small
Deputy Mayor Charlie Chambers
Councillor Dwayne Ripley
Councillor Hal Davidson
Councillor Kathy Wells (via Zoom)
Councillor Nic Furlong
Councillor Terry McManaman

Staff Present
Jason MacDonald, Chief Administrative Officer
Andrew Fisher Director, Planning & Economic Development
Torben Laux Development Officer
Sean Payne, Marketing & Communications Officer
Natalie LeBlanc, Municipal Clerk

1. CALL TO ORDER

Mayor Small called the appeal hearing to order.

2. TERRITORIAL ACKNOWLEDGMENT

Mayor Small gave the Territorial Acknowledgement.

3. Variance Appeal - 69 Lower LaPlanche Street

Councillor Furlong declared a conflict of interest.

3.1 Staff Report

Andrew Fisher reviewed his presentation, included in the agenda package, stating a 7.5% minimum lot area variance was granted for the property at 69 Lower Laplanche Street to permit the construction of a nine-unit apartment building. As is the process for variances, surrounding property owners were notified of the variance and given an opportunity to appeal the Development Officer's decision to Council. Two written appeals were received.

3.2 Council Questions / Comments

Councillor Ripley noted his concern with the signs and shrubs that seem to obstruct the view when exiting Lower Laplanche Street onto Laplanche; however, other than this he did not see an issue with the variance itself being issued as he doesn't see a significant difference between the six units permitted as of right and the nine units being proposed. Speaking to one of the comments in the written appeals included in the agenda package, he added that the proposal is not a typical construction and that it would not be a long construction period.

Councillor McManaman also spoke to the signs obstructing the view, adding that better arrows need to be painted on Laplanche Street along this stretch of street.

Councillor Davidson does not feel that this portion of Laplanche Street and the variance issued are related, adding this intersection was already an issue before this variance was issued.

Councillor Wells agreed she did not see a long construction period.

Deputy Mayor Chambers also believes removing the signs and improving the street markings could help improve this intersection.

3.3 Public Questions / Comments

Sally Cove indicated she co-owns 74 Lower Laplanche Street with her mother where they have been for 71 years. Further to her written appeal, she has several concerns, first noting that everyone is hung up on the signs and shrubs however she believes the real issue is the blind spot when exiting Lower Laplanche Street onto Laplanche Street. She believes this proposed development has the potential to double the number of residents on this street.

She expressed several concerns with the intersection of Laplanche Street and Lawrence Street noting she is an avid walker and has come close to being hit. The sidewalk ends abruptly which forces people walking to cross unsafely, especially when there is traffic entering and exiting Robbs Complex. She asked about the crosswalk study the Town had conducted and if this crosswalk was considered during that study, as she believes it currently leads to a curb. She feels this is a busy intersection that is more difficult to maneuver if cars are parked on the street. She feels the yield sign is confusing and has witnessed people screaming and giving the finger. She feels adding nine units will only compound the issues here, especially because it is at the beginning of the street and feels anyone who travels on Lower Laplanche knows how difficult it can be to exit onto Laplanche Street, and that adding nine more units would likely mean more children and dogs which will only add to the issues.

Speaking to staff's presentation, she wondered when the last time was that work was done on the infrastructure in this area, adding they experience drainage issues in the winter when the trucking company plows their snow behind house on Lower Laplanche Street. She added Lower Laplanche Street is usually only plowed once following a snowfall and is rarely salted. There is no room for garbage trucks, oil trucks and other large vehicles to turn around. She wants to know if the Town will look into these issues before permitting this development as she feels these are long term problems.

The CAO responded, agreeing most of the concerns expressed are not directly related to the proposed development or the variance issued, however added he is noted everything she has said and will look into her concerns.

Jeff O'Neill, property owner at 78 Lower Laplanche Street, spoke further to his written submission appealing the variance. He stated that Lower Laplanche Street is a very narrow and even one car parked on the side of can have an impact. He too spoke to the blind spot as you exit Lower Laplanche Street onto Laplanche, and to the crosswalk at the intersection of Laplanche and Lawrence.

He also noted that off road vehicle users travel Lower Laplanche Street frequently when accessing the trail behind Robbs Complex. He is also concerned with guest overflow parking at the proposed development, adding that the sidewalk along Laplanche Street ends abruptly and he has witnessed a child be stranded there unsure of where to go. He spoke to the flooding, and the snow that gets piled up at the end of Lower Laplanche Street by the plow, a lot of which he feels is mitigated by the proposed lot currently being vacant. He is primarily concerned with the additional vehicles and new driveway and the chaos he feels it will create.

Sally Cove spoke again to Jeff O'Neill's point about the ATV's and snowmobiles using Lower Laplanche Street as a route to the trail behind Robb's Complex.

The applicant, Mikail Mansour, spoke at this time, noting the existing concerns and stating that from his perspective he felt asking for the 7.5% was reasonable as it is a very small variance. He is also proposing 14 parking spots, 3 more than the 11 required, adding some tenants may not have a vehicle, some may have two, however he believes there will be spots for guest parking. He spoke to the design of the building, noting it will be constructed in Amherst and delivered to the site, it will be compact and not take up much space on the lot, adding it will take approximately 3 to 4 days to lay the foundation, and only six to seven hours to erect the building with services being connected over the next couple of weeks which should not be disruptive. He spoke to the rental properties indicating the rent will not be too cheap or too expensive, and that he intends to rent the bachelor apartments for \$995, the one-bedrooms for \$1,200 and the two-bedrooms for \$1,400.

Sally Cove spoke again, asking if anyone has ever lived next to apartments. She assumes he will be a good landlord, adding her mother is 93 years old and does not deserve to be disrupted. She also asked where the garbage bins will be placed, to which Mikail replied they will be hand bombing the garbage.

Councillor Davidson spoke again agreeing with the concerns of the intersection and that this is a public works and traffic authority issue, he doesn't believe this proposal will cause any extra issues however does feel a request should be put into the traffic authority to look at the intersection issues identified.

4. Adjournment

There being no further business, Mayor Small adjourned the hearing.

Natalie LeBlanc
Municipal Clerk

Robert Small
Mayor

DRAFT

SYNOPSIS

Regional Emergency Management Organization By-Law First Reading and Intermunicipal Agreement

The *Emergency Management Act* (section 10(1)) requires a Municipality to “...*establish and maintain a municipal emergency by-law.*” Earlier this year the Department of Emergency Management developed a recommended by-law for municipalities to adopt. The draft by-law attached is based upon the recommended form of by-law by the Province, with such changes as required to fit the Town of Amherst.

The draft by-law provides the framework for the creation of the Regional Emergency Management Organization, the Regional Emergency Management Advisory Committee and the Regional Emergency Management Planning Committee as well as the Regional Emergency Management Coordinator position.

The by-law also sets out the duties and relationship between the various components of the Regional Emergency Management Organization, how a state of local emergency is declared and the powers and responsibilities of the Mayor, Council and employees of the Town during an emergency.

If approved by Council, the by-law also has to be approved by the Minister. The other two municipal units making up the REMO will also pass by-laws substantially similar to the one presented here.

The accompanying Intermunicipal Services Agreement outlines how the local Regional Emergency Management organization will be run between the three participating municipal units.

MOTION:

That Council give First Reading of the Regional Emergency Management Organization (REMO) Bylaw and further approve the accompanying Intermunicipal Service Agreement and authorize the Mayor and CAO to sign on behalf of the Town.



AMHERST TOWN COUNCIL

RFD# 2026091

Date: September 28, 2026

TO: Mayor Small and members of Council

SUBMITTED BY: Kimberlee Jones, Deputy CAO

DATE: September 28, 2026

SUBJECT: REMO Emergency Management Bylaw 1st Reading

ORIGIN: Emergency Management Act, S.N.S. 1990, c.8; section 10

LEGISLATIVE AUTHORITY: Section 172 Municipal Government Act

RECOMMENDATION: That Council give First Reading of the Regional Emergency Management Organization (REMO) Bylaw and further approve the Intermunicipal Service Agreement and authorize the Mayor and CAO to sign on behalf of the Town.

BACKGROUND: The *Emergency Management Act* (section 10(1)) requires a Municipality to "...establish and maintain a municipal emergency by-law." Earlier this year the Department of Emergency Management developed a recommended by-law for municipalities to adopt. The draft by-law attached is based upon the recommended form of by-law by the Province, with such changes as required to fit the Town of Amherst.

DISCUSSION: The draft by-law provides the framework for the creation of the Regional Emergency Management Organization, the Regional Emergency Management Advisory Committee and the Regional Emergency Management Planning Committee as well as the Regional Emergency Management Coordinator position.

The by-law also sets out the duties and relationship between the various components of the Regional Emergency Management Organization, how a state of local emergency is declared and the powers and responsibilities of the Mayor, Council and employees of the Town during an emergency.

If approved by Council, the by-law also has to be approved by the Minister. The other two municipal units making up the REMO will also pass by-laws substantially similar to the one presented here.

FINANCIAL IMPLICATIONS: There are no financial implications beyond those set forth in the annual operating budget for the Emergency Management Department.



SOCIAL JUSTICE IMPLICATIONS: By adopting a formal structure for action during an emergency situation benefits all citizens.

ENVIRONMENTAL IMPLICATIONS: No environmental implications are identified at this time.

COMMUNITY ENGAGEMENT: Communication via media release and website

ALTERNATIVES: Do not approve the by-law or ask staff to make amendments or changes.

ATTACHMENTS: Draft Bylaw ; Cumberland REMO Plan ; Intermunicipal Service Agreement

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

APPROVAL DATE: _____ **CAO Signature:** _____

1. This by-law is titled "REMO Emergency Management By-law C-15".

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TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

Part 1 Purpose

The Nova Scotia *Emergency Management Act* requires municipalities to adopt a Municipal Emergency Management By-law with the aim of establishing a municipal emergency management organization and preparing and approving emergency management plans. This by-law will allow for the Town of Amherst to work with neighboring municipal units of the Municipality of the County of Cumberland and the Town of Oxford to develop coordinated plans on a regional level which will better serve residents.

Part 2 Definitions

- 2.1 **Act** means the *Emergency management Act*, S.N.S. 1990, c.8;
- 2.2 **Agreement** means the Agreement entered into in accordance with Clause 10(1)(a) of the Act, among the Municipality of the County of Cumberland, the Town of Amherst and the Town of Oxford dated April 1, 2026 attached as Appendix A.
- 2.3 **Alternate Regional Emergency Management Coordinator (Alternate REMC)** means the person charged to back up or replace the Regional Emergency Management Coordinator during all phases of emergency planning.
- 2.4 **Council** means the Council of a municipality, town or village.
- 2.5 **Emergency** means a present or imminent event in respect of which the Minister or a Municipality, as the case may be, believes prompt co-ordination of action or regulation of persons or property must be undertaken to protect property or the health, safety, or welfare of people in the municipality/municipalities.
- 2.6 **Emergency Management** means the prevention and mitigation of preparedness for, response to and recovery from emergencies.
- 2.7 **Mayor** means a Mayor of one of the municipal units being a party to the Agreement.
- 2.8 **Municipalities** means the three municipal units being parties to the Agreement.
- 2.9 **Regional Emergency Management Advisory Committee** means the Committee, sometimes referred to as the Executive Committee, established pursuant to the Agreement, and as required by Clause 10(1)(d) of the Act.
- 2.10 **Regional Emergency Management Coordinator (REMC)** means the person appointed by Council, and in accordance with the Agreement, as required by Clause 10(1)(c) of the Act.

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

- 2.11 **Regional Emergency Management Organization (REMO)** means the organization established by the Agreement, and as required by Clause 10(1)(b) of the Act.
- 2.12 **Regional Emergency Management Planning Committee** the Committee established by the Agreement responsible for recommending policy and procedures to the Executive Committee for maintaining a reasonable state of preparedness for emergencies.
- 2.13 **Regional Emergency Management Plans** means plans, programs or procedures prepared by the Regional emergency Management Organization that are intended to mitigate the effects of an emergency or a disaster and to provide for the safety, health, or welfare of the civil population and property in the event of such an occurrence, as set out in Clause 2(d) of the Act.
- 2.14 **State of Local Emergency** means a state of local emergency declared by a Municipality pursuant to the Act and the Regulations made pursuant thereto, and this By-Law.

Part 3 Regional Emergency Management Organization

- 3.1 Council hereby establishes a Regional Emergency Management Organization (REMO), and shall create an intermunicipal agreement with its partners, specifying funding, governance, and other requirements of Councils.
- 3.2 The Regional Emergency Management Organization shall consist of the following persons and committees:
- 3.2.1 The Regional Emergency Management Advisory Committee (Advisory Committee);
 - 3.2.2 The Regional Emergency Management Coordinator (REMC);
 - 3.2.3 The Regional Emergency Planning Committee (Planning Committee)
 - 3.2.4 Alternate Emergency Management Coordinator (Alternate REMC).

Part 4 Regional Emergency Management Advisory Committee

- 4.1 Councils shall appoint representatives to the Advisory Committee in accordance with the Agreement.

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

- 4.2 Council's representatives on the Advisory Committee shall always include the Mayor of the Municipal unit being represented and the number of representatives from each Municipal unit shall be in accordance with the numbers set forth in the Agreement.
- 4.3 The Advisory Committee shall, on behalf of REMO:
- 4.3.1 Approve REMO plans and policies;
 - 4.3.2 Recommend the annual budgets to Council;
 - 4.3.3 Provide direction to the REMC and the Planning Committee, as deemed appropriate by the Advisory Committee from time to time;
 - 4.3.4 Brief Council on the development and approval of REMO plans and policies whenever required to do so by Council;
 - 4.3.5 Brief Council on developments during a State of Local Emergency when deemed necessary.

Part 5 Regional Emergency Management Coordinator

- 5.1 The REMC and Alternate Coordinator shall be appointed in accordance with the Agreement.
- 5.2 The REMC shall:
- 5.2.1 Be responsible to appoint a Chair of the Planning Committee;
 - 5.2.2 Coordinate and prepare REMO plans, training, and exercises;
 - 5.2.3 Be responsible for on-going public education programs related to emergency preparedness;
 - 5.2.4 Following the activation of the REMO Plan or a declaration of state of local emergency, coordinate municipal operations with those of the provincial and federal governments during a declared emergency;
 - 5.2.5 Ensure all emergency operations centers and equipment are fully operational;
 - 5.2.6 Advise the Department of Emergency Management of any real or anticipated event or emergency as required by the Act.

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
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5.2.7 Perform such other duties as may be required by the Advisory Committee.

Part 6 Regional Emergency Planning Committee

- 6.1 The Planning Committee, as per the Agreement, shall be comprised of the REMC, the Alternate REMC and representatives as set forth below.
- 6.2 The Planning Committee may include, but not limited to, persons responsible during an emergency to provide:
 - 6.2.1 Local Law Enforcement;
 - 6.2.2 Ground Search and Rescue;
 - 6.2.3 Fire Services;
 - 6.2.4 Municipal Public Works representatives;
 - 6.2.5 Provincial OSD and Red Cross;
 - 6.2.6 Provincial Department of Health and Wellness;
 - 6.2.7 Regional Housing Authority;
 - 6.2.8 Emergency Health Services;
 - 6.2.9 Provincial Department of Natural Resources;
 - 6.2.10 Provincial Department of Public Works;
 - 6.2.11 Telecommunications;
 - 6.2.12 Public Information Services;
 - 6.2.13 Department of Emergency Management
- 6.3 The Planning Committee shall:
 - 6.3.1 Assist the Coordinator in the preparation and coordination of REMO Plans, to maintain a reasonable state of preparedness for emergencies.

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
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- 6.3.2 Formulate policy and procedure recommendations, planning, training, and exercises.

Part 7 Alternate Regional Emergency Management Coordinators

- 7.1 The Alternate Regional Emergency Management Coordinators appointed in accordance with the Agreement shall:
- 7.1.1 Participate in Planning Committee meetings as required by the REMC;
 - 7.1.2 Participate in training, exercises, and responses to emergencies as required by the REMC.

Part 8 Agreements

- 8.1 Council hereby agrees that the Advisory Committee may enter into agreements with the Government of Canada, the Province of Nova Scotia, a Municipality, or any other person or organization, for the provision of services in the development and implementation of Regional Emergency Management Plans.

Part 9 Budget Considerations

- 9.1 The Municipalities shall share the normal operational costs of the REMO based on an annual budget divided proportionally based upon a blended formula including uniform assessment, population, and equal shares, in accordance with Clauses 31, 32 and 33 of the Agreement.

Part 10 Declaration of a State of Local Emergency

- 10.1 Council may, when satisfied that an emergency exists or may exist in all or any area of its own Municipality, declare a State of Local Emergency in respect of their own Municipality or an area thereof.
- 10.2 If any of the Councils are unable to act promptly under Section 12(2), the Mayor of the Municipality of the County of Cumberland, the Mayor of the Town of Amherst or the Mayor of the Town of Oxford may declare a State of Local Emergency, subject to Section 12(3) of the Act, in respect of their own Municipality or a portion thereof.

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

If both the Mayors and Councils of the Municipalities are unable to act promptly to declare a State of Local Emergency in their own jurisdiction under Section 15(2) of the Act, any one of the Mayors may, subject to the provisions of Sections 12(2) and 12(3) of the Act, declare a State of Local Emergency in regards to an emergency that exists or may exist in all or within any area of the Municipalities or portion thereof.

After signing a declaration or termination of a State of Local Emergency or the issuance of an order under Section 14 of the Act, Council shall immediately communicate or publish details on the municipal website or by the means most likely to inform the affected residents.

Part 11 Duties During an Emergency

11.1 Following the activation of any Regional Emergency Plan or a declaration of a state of local emergency:

11.1.1 The Mayor shall immediately forward a copy of the declaration and any renewals thereof to the Minister.

11.1.2 Every Councilor shall advise the Coordinator and Mayor as to their location and how they may be contacted.

11.1.3 Every employee and agent of the Municipality who has a role in such emergencies as assigned in the Regional Emergency Management Plans, shall:

11.1.3.1 Advise the REMC of their location and how they may be contacted; and

11.1.3.2 fulfill such duties described in the emergency operational plan.

Part 12 Repeal

12.1 This by-law repeals and replaces Regional Emergency Management By-Law C-08.

For Administrative Use Only:

TITLE: REMO Emergency Management Bylaw
SECTION: Protective Services
BYLAW NO: C-15

First reading:	September 28, 2026
Notice of Intent:	
Second Reading:	
Notice of Publication and Effective Date of Bylaw:	
Notice to Service Nova Scotia & Municipal Relations:	

VERSION LOG

Bylaw Owner	Amendment Description	Council Approval Date
CAO	New By-law	

Minutes reference date:

REMO/Inter-Municipal Emergency Services Agreement

THIS INTERMUNICIPAL AGREEMENT sets forth a framework for a Regional Emergency Management Organization between:

THE MUNICIPALITY OF COUNTY OF CUMBERLAND, a municipal body corporate pursuant to the Municipal Government Act (hereinafter referred to as the "Municipality"):

And

THE TOWN OF AMHERST, a municipal body corporate pursuant to the Municipal Government Act (hereinafter referred to as "Amherst"):

And

THE TOWN OF OXFORD a municipal body corporate pursuant to the Municipal Government Act (hereinafter referred to as "Oxford").

(Collectively, the "Municipalities")

WHEREAS: all parties now wish to enter an Inter-Municipal Emergency Services Agreement effective the _____ day of _____, 2026

AND WHEREAS the Emergency Management Act Section 10(1) & (2) specifies the powers and duties of Municipalities.

AND WHEREAS the Municipalities wish to take a regional approach to Emergency Management.

NOW THEREFORE witness in consideration of the mutual promises and covenants contained herein the parties hereto agree as follows:

DEFINITIONS

- (a) "Alternate Coordinator" means the Alternate Regional Emergency Management Coordinator and is charged with backing up or replacing the Regional Emergency Management Coordinator if required
- (b) "CAO" means Chief Administrative Officer

- (c) "Capital Expenditure" means that REMO may, through their all hazards planning approach, identify and recommend the purchase of a capital asset to address a gap in the provision of emergency services. The asset may be required by one or all parties to this agreement. Should the Municipality, Amherst and Oxford unanimously agree that the asset shall be funded, the funding shall be in accordance with the funding allocation in appendix one of this agreement. Should two parties to this agreement agree, the allocation of funding shall be calculated as in appendix one, with two members instead of three.
- (d) "Concept of Operations" means the operational guidelines set forth to direct the operations of the Emergency Coordination Centre
- (e) "DFAA" means Government of Canada Disaster Financial Assistance administered by PSC
- (f) "Emergency" means a present or imminent event in which a Municipality and/or Municipalities believe prompt coordination of action or regulation of persons or property must be undertaken to protect property or the health, safety or welfare of people within the Municipality/Municipalities.
- (g) "Emergency Management" means the prevention and mitigation of preparedness for, response to and recovery from emergencies.
- (h) "Emergency Management Act" means Emergency Management Act. 1990, c. 8, s. 1; 2005, c. 48, s. 1
- (i) "Mutual Aid" means an agreement among emergency responders to lend assistance across jurisdictional boundaries. This may occur due to an emergency response that exceeds local resources, such as a disaster or a multiple-alarm fire.
- (j) "Coordination Centre" means Regional Emergency Coordination Centre
- (k) "Coordinator" means the Regional Emergency Management Coordinator
- (l) "Advisory Committee" means Regional Emergency Management Advisory Committee also sometimes referred to as REMAC.
- (m) "REMO" means Regional Emergency Management Organization.

- (n) "Planning Committee" means Regional Emergency Management Planning Committee
- (o) "Uniform Assessment" means a measure of a municipality's financial health is its own-source revenue base as represented by the total uniform assessment. This figure is the total of the taxable property assessment plus the value of grants municipality receives from special property tax arrangements

GENERAL

1. The purpose of this inter-municipal services agreement (hereafter called the "Agreement") is to provide for a coordinated response to an emergency occurring within Cumberland County referred to in this Agreement as the "County".
2. This Agreement also provides for the parties to render mutual aid with respect to personnel and equipment during an emergency.
3. This Agreement is to provide for the joint provision of services and facilities by the municipal units in the region pursuant to 60(1) of the Municipal Government Act and Section 10 (2) (c) of the *Emergency Management Act*.
4. The planning of and coordination of emergency service delivery during a real or imminent emergency as defined by the *Emergency Management Act*, shall be provided by the REMO.
5. This agreement is to provide for the determination, recommendation and facilitation of the training needs for municipal staff and elected officials within the REMO.

HOST MUNICIPALITY

6. The Municipality of the County of Cumberland will be the Host Municipality.
7. The Region's Coordination Centre will be located at 1395 Bair Lake Road, Upper Nappan, Nova Scotia. A secondary back up Coordination Centre will be located at the Amherst Fire Hall.

8. The Host Municipality will be responsible for all administrative functions including financial, payroll, record keeping, minute taking and reporting on behalf of REMO during non-emergency situations.
9. The Host Municipality will maintain a set of books and accounts for the financial administration and record keeping of the REMO.
10. The Host Municipality will include the Coordinator's activities on their Municipality's liability insurance policy.
11. Each Municipality will maintain appropriate insurance coverage on its respective REMO assets.
12. The Host Municipality shall be responsible for the employment and/or contracting of the position of the Coordinator and Alternate Coordinator.

STRUCTURE

13. The REMO shall consist of an Advisory Committee and a Planning Committee.
14. The Coordinator will be responsible for the execution of the activities of the REMO.
15. The Alternate Coordinator will be responsible for the execution of the activities of the REMO if the Coordinator is not available as well as supporting the Coordinator in the normal activities of the REMO.

REGIONAL EMERGENCY MANAGEMENT ADVISORY COMMITTEE

16. The Advisory Committee shall be responsible for the governance and direction of emergency preparedness activities within the region and to advise the appointing Councils pursuant to Section 10 (1) (d) of the *Emergency Management Act*.
 - a. Each party to this Agreement shall appoint to the Advisory Committee members of its Council, in accordance with the following:
 - (i) Three from the Municipality of the County of Cumberland
 - (ii) Two from the Town of Amherst
 - (iii) One from the Town of Oxford

one of whom shall be the Mayor of that Municipal unit.

- b. Members of the Advisory Committee are appointed for the same term of office as the Council that appoints them and shall hold office until their successors are named. (subject to (a) above).
- c. In the event of a vacancy occurring, the Council that appointed the member shall appoint a replacement within six weeks after the vacancy.
- d. The Advisory Committee shall annually elect one of its members to be chair and one to be vice chair, who shall act in the absence or incapacity of the chair. The chair shall not be appointed for consecutive annual terms.
- e. The chair or other person presiding shall vote on every question before the Advisory Committee.
- f. Quorum for the Advisory Committee shall be 50% plus one.
- g. The Chief Administrative Officers for each Municipal unit as well as the coordinator shall be non-voting members of the Advisory Committee.
- h. The Alternate Coordinator and any assistant Coordinators may attend meetings of the Advisory Committee as non-voting members, if requested.

REGIONAL EMERGENCY MANAGEMENT PLANNING COMMITTEE

- 17. A Planning Committee shall be responsible for recommending policy and procedures to the Advisory Committee to maintain a reasonable state of preparedness for emergencies and shall consist of representatives of emergency services and other agencies who may have direct operational responsibilities in an emergency.
- 18. A Planning Committee shall be comprised of the Coordinator, the Alternate Coordinator and any assistant Coordinators who may have been appointed to assist the Coordinator. This group's responsibility would be formulating policy and procedure recommendations, planning, training and exercises.
- 19. The Coordinator shall appoint a chair to the Planning Committee.

20. The Planning Committee may host stakeholder meetings to provide updates from the Planning Committee as well as receive updates and feedback from the stakeholder organizations.

The following is a list of typical agencies who may attend stakeholder meetings of the Planning Committee:

- Ground Search and Rescue
- Public Works
- RCMP
- Department of Community Services
- Canadian Red Cross
- Department of Health & Wellness
- Western Regional Housing Authority
- Fire Services
- Emergency Health Services
- Department of Lands and Forestry
- Department of Transportation & Infrastructure Renewal
- Yarmouth Amateur Radio Club
- Other agencies as required

REGIONAL EMERGENCY MANAGEMENT COORDINATOR

21. The Coordinator and the Alternate Coordinator will be hired by the CAO of the Host Municipality following the Host Municipality's Human Resources Policies and Procedures.
22. Compensation associated with the Coordinator position and the Alternate Coordinator position will form part of the annual REMO operating budget. The CAOs are responsible for the description of responsibilities of the Coordinator.
23. The Coordinator shall have an annual evaluation of his/her performance by the CAO's of the three units in accordance with the policies and procedures of the Host Municipality.

ASSISTANT EMERGENCY MANAGEMENT COORDINATORS

24. Each party may appoint a staff member as an Assistant Coordinator to act as a liaison with the Coordinator.
25. The Assistant Regional Emergency Management Coordinators, if appointed, shall;
 - a. Participate in the Planning Committee meetings.
 - b. Assure that the interests of each unit are served.
 - c. Assist the Coordinator with identification of emergency training requirements of staff from their respective Municipality.
 - d. Participate in planned exercises as well as emergency responses throughout the Region.
 - e. Other responsibilities as mutually agreed between the Coordinator and respective CAO's.

EMERGENCY OPERATIONS

26. The REMO shall be the organization directly responsible for the control and conduct of emergency response operations according to the plans and procedures adopted from time to time. REMO will request support from other agencies in accordance with formal or informal arrangements.
27. The REMO is authorized to operate, maintain and manage physical facilities for emergency activities at a centralized coordination facility.
28. The Host Municipality may contract with any person or organization, including a municipal unit which is party to this Agreement, for the provision of any service or facility necessary or advisable to carry out the responsibilities assigned to the REMO by this Agreement, within the approved budget.
29. Any capital asset created or acquired by the REMO shall be owned jointly by the parties in the proportion they contributed at the time of purchase, except for assets contributed solely by a municipality and those assets shall remain the property of that municipality.
30. The REMO shall establish its own Concept of Operations for the Coordination Centre.
31. The parties recognize that an emergency may require the sharing or redeployment

of personnel and equipment in order to save lives or minimize damage to property or the environment and undertake to provide personnel and equipment as deemed appropriate by the Advisory Committee and recommended by the Planning Committee.

- a. Any cost associated with the deployment of external resources of a responding municipality related to emergency management will be borne by the responding municipality. REMO shall maintain a separate accounting of costs incurred in the response to an emergency that are over and above the annual operating budget costs.
- b. REMO will assist the respective municipal units in making application to other jurisdictions where re-imbusement opportunities are available through legislation and regulation in relation to expenses incurred as a result of emergency situations.
- c. During an emergency, the REMO would be responsible for communicating any uninsured cost claims to Nova Scotia EMO, no matter if the emergency is affecting one municipal unit, two or all three. If the emergency extends past the county into other areas, their total would also be calculated by our staff to determine if the DFFA threshold is met. In such an event, the local Coordination Centre would activate, and municipal finance staff would take on the role of gathering the appropriate financial information to be forwarded to the Province.

32. The parties shall share the normal operational costs of the REMO based on an annual budget divided proportionally based upon a blended formula including uniform assessment, population and equal shares as indicated in **Appendix A**.

- a. The Advisory Committee shall recommend to the parties of this Agreement an operating and budget by January 31 of the fiscal year prior to the fiscal year of the recommended budget. If the deadline is not met by the Advisory Committee, the total budget figure shall remain at the same level as the prior year budget, or a different figure as agreed upon by all three CAO's. The approval of the operating and capital budget will be subject to the approval of the three municipal units.
- b. The host municipality will invoice the other contributing Municipalities for their portion of the operating costs semi-annually based on the approved budget.

- c. If the REMO requires additional money for operating purposes, any such increase is subject to approval by all parties.
- d. Assets identified as necessary for an individual municipal unit may be acquired and owned by that unit. However, it is mutually understood and agreed that assets acquired to support the activities of the REMO will be made available, as needed, to all parties of the Agreement. Cost sharing of the asset acquisition may be negotiated among the parties.

33. The fiscal year of the REMO shall be from April 1 to March 31 of the following year.

34. This Agreement is conditional on the parties passing a complementary by-law respecting the coordinated response to an emergency pursuant to the Emergency Management Act.

TERMINATION OF AGREEMENT

35. This Agreement has effect commencing April 1, 2026

36. This Agreement has effect from year to year until terminated by the agreement of all parties.

37. This Agreement continues in force until notice of termination is given by the Council of any party to the Councils of the other parties not less than one (1) year prior to the intended termination date, which shall be the 31st day of March in a year to be specific in the notice of termination.

38. Any party withdrawing from this Agreement remains responsible for its share of any liabilities of the REMO incurred up to the effective date of the withdrawal and any severance costs related thereto, should it apply.

39. In addition to the liabilities at the effective date of withdrawal, the party withdrawing from the agreement shall be responsible for their share of the subsequent year REMO operating costs. The party's percentage of costs shall be calculated using the prior year approved operating budget.

40. Upon dissolution of the REMO by unanimous consent of the parties, the parties are responsible for the liabilities of the REMO in proportion to the amounts contributed up to the effective dissolution date.

INDEMNIFICATION

41. Each party shall indemnify its representatives from any liability that may arise as a result of that member acting as a member of the REMO.

DISPUTE RESOLUTION

42. If any disagreement arises among the parties as to the proper interpretation of this Agreement that cannot be resolved, the parties shall submit the area of disagreement to an arbitrator as provided by the *Arbitration Act*.
43. The parties acknowledge and agree that all headings are inserted for convenience only and do not form part of the Agreement.
44. This Agreement is governed by the laws of Nova Scotia.

IN WITNESS WHEREOF the parties have executed this Agreement by their respective officials, duly authorized on behalf, on the day and year first above written.

SIGNED, SEALED AND DELIVERED

WITNESS

**MUNICIPALITY OF THE COUNTY OF
CUMBERLAND**

**SIGNED, SEALED AND
DELIVERED IN THE
PRESENCE OF**

TOWN OF AMHERST

**SIGNED, SEALED AND
DELIVERED IN THE PRESENCE
OF**

TOWN OF OXFORD

APPENDIX A - INTERMUNICIPAL AGREEMENT FUNDING FORMULA

Regional Emergency Measures
Organization Funding calculation -
initial contract April 1, 2026

Base amount for each municipal unit

\$1,500

	Uniform			
	Assessment	%	Populatio n	%
Municipality of the County of Cumberland		50		50
Town of Amherst		50		50
Town of Oxford		50		50

TOTAL

	<u>Equal</u>	<u>%</u>	<u>Average</u>
Municipality of the County of Cumberland			
Town of Amherst			
Town of Oxford			

TOTAL

100.00%

100.00%

This funding formula shall have be recalculated upon the release of population census data from the Government of Canada and shall include the uniform assessment of the reference census y

SYNOPSIS

Audited Consolidated Financial Statements

At a meeting of the Audit Committee held on Tuesday, September 22, 2026, Cindy Costin-Fury of McIsaac Darragh Inc. and the Town's Director of Finance, Sarah Wilson, presented the Town of Amherst Consolidated Financial Statements for the fiscal year ended March 31, 2026. Cindy Costin-Fury also reviewed the management and audit findings letters at that meeting.

The Audit Committee passed a motion recommending that Council approve the Town of Amherst Consolidated Financial Statements for the year ended March 31, 2026, which have been audited by McIsaac Darragh Inc.

MOTION:

That Council accept the recommendation of the Audit Committee and approve the Town of Amherst Consolidated Financial Statements for the year ended March 31, 2026, which have been audited by the firm McIsaac Darragh Inc.

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: Audited Consolidated Financial Statements

ORIGIN: Year-end financial statements prepared in compliance with all relevant provincial and federal legislation.

LEGISLATIVE AUTHORITY: Section 42 (4) of the Municipal Government Act (MGA) requires that the auditor's report be filed with the Council and the Minister by September 30 of each year.

RECOMMENDATION: That Council accept the recommendation of the Audit Committee and approve the Town of Amherst Consolidated Financial Statements for the year ending March 31, 2026 which have been audited by the firm McIsaac Darragh Inc.

BACKGROUND: At a meeting of the Audit Committee held Tuesday, September 22, 2026, the Town of Amherst Consolidated Financial Statements were presented by Cindy Costin-Fury of McIsaac Darragh Inc. and the Town's Director of Finance, Sarah Wilson for the fiscal year ending March 31, 2026. The statements were prepared by Town staff and audited by the firm McIsaac Darragh Inc.

DISCUSSION: There were operating surpluses in both the general and water operating funds and reserve levels remain strong. The Town, as any municipal unit, must remain vigilant in terms of monitoring not only the operating and capital budgets but also the external environment.

FINANCIAL IMPLICATIONS: The financial statements show that the Town of Amherst is in good financial condition.

SOCIAL JUSTICE IMPLICATIONS: None.

ENVIRONMENTAL IMPLICATIONS: None.

COMMUNITY ENGAGEMENT: Audited financial statements will be forwarded to the Province of Nova Scotia and the Nova Scotia Utility and Review Board and made available to the public via the Town website.



AMHERST TOWN COUNCIL

RFD# 2026095

Date: September 28, 2026

ALTERNATIVES: Decline accepting the audited financial statements and refer them back to the audit committee for further clarification.

ATTACHMENTS: Town of Amherst Consolidated Financial Statements.



TOWN OF AMHERST

CONSOLIDATED FINANCIAL STATEMENTS

YEAR ENDED MARCH 31, 2026

DRAFT



**Town of Amherst
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March 31, 2026**

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MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

The consolidated financial statements of Town of Amherst have been prepared in accordance with Canadian public sector accounting standards (PSAS). When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances. These statements include certain amounts based on management's estimates and judgments. Management has determined such amounts on a reasonable basis in order to ensure that the financial statements are presented fairly in all material respects.

The integrity and reliability of Town of Amherst's reporting systems are achieved through the use of formal policies and procedures, the careful selection of employees and an appropriate division of responsibilities. These systems are designed to provide reasonable assurance that the financial information is reliable and accurate.

The Mayor and Council are responsible for ensuring that management fulfills its responsibility for financial reporting and is ultimately responsible for reviewing and approving the financial statements. The Mayor and Council carry out this responsibility principally through its Audit Committee. The Audit Committee is appointed by the Mayor and Council and meets periodically with management and the Mayor and Council auditors to review significant accounting, reporting and internal control matters. Following its review of the financial statements and discussions with the auditors, the Audit Committee reports to the Mayor and Council prior to its approval of the financial statements. The Committee also considers, for review by the Mayor and Council and approval by the Mayor and Council, the engagement or re-appointment of the external auditors.

The consolidated financial statements have been audited on behalf of the Mayor and Council by McIsaac Darragh Inc. Chartered Professional Accountants. The accompanying Auditor's report outlines their responsibilities, the scope of their examination and their opinion on the Town's consolidated financial statements.

Mr. Jason MacDonald, Chief
Administrative Officer

Ms. Sarah Wilson, Director of Finance

Amherst, NS
September 28, 2026

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Councillors of Town of Amherst

Opinion

We have audited the consolidated financial statements of Town of Amherst (the "Town"), which comprise the consolidated statement of financial position as at March 31, 2026, and the consolidated statements of operations and accumulated surplus, remeasurement gains and losses, changes in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (the "financial statements").

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Town as at March 31, 2026, and the consolidated results of its operations and consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards (PSAS).

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Town in accordance with ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PSAS, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Town's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Town or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Town's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

(continues)

Independent Auditor's Report to the Mayor and Councillors of Town of Amherst (*continued*)

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Amherst, Nova Scotia
September 28, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

Town of Amherst
Consolidated Statement of Financial Position
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Financial assets		
Cash and cash equivalents (Note 4)	\$ 12,485,890	\$ 10,123,725
Taxes receivable, net of valuation allowance (Note 5)	912,521	1,188,088
Other receivables (Note 6)	1,750,761	1,592,750
Pension asset (Note 11)	-	246,400
	<u>15,149,172</u>	<u>13,150,963</u>
Liabilities		
Accounts payable and accrued liabilities (Note 8)	3,338,789	2,452,731
Prepayment of taxes	559,021	557,171
Deferred revenue (Note 9)	2,654,122	833,014
Long term debt (Note 10)	4,570,186	5,127,763
	<u>11,122,118</u>	<u>8,970,679</u>
Net financial assets	<u>4,027,054</u>	<u>4,180,284</u>
Non-financial assets		
Prepaid expenses	118,908	128,764
Inventories of supplies	173,866	145,078
Tangible capital assets, net of accumulated amortization (Note 13)	72,372,921	70,057,468
	<u>72,665,695</u>	<u>70,331,310</u>
Accumulated surplus	<u>\$ 76,692,749</u>	<u>\$ 74,511,594</u>
Commitments (Note 14)		
Contingencies (Note 15)		

On Behalf of the Town of Amherst

Mayor

Chief Administrative Officer

Town of Amherst
Consolidated Statement of Operations and Accumulated Surplus
For the year ended March 31, 2026

	(Note 22) Budget 2026	Actual 2026	Actual 2025
Revenues			
Taxes	\$ 16,967,970	\$ 17,343,835	\$ 16,685,953
Grants in lieu of taxes	273,649	273,193	286,243
Service to other governments	279,272	294,557	258,330
Sale of services	3,176,951	3,320,884	3,158,917
Other revenue from own sources	845,188	1,098,612	1,291,430
Unconditional transfers from government	1,323,275	1,323,275	1,323,275
Conditional transfers from government	7,122,796	2,636,426	3,198,642
Other (Note 18)	-	462,683	845,114
Total revenues	<u>29,989,101</u>	<u>26,753,465</u>	<u>27,047,904</u>
Expenditures			
General government services	3,728,767	3,350,102	3,151,963
Protective services - Police	5,842,153	5,538,363	5,305,241
Protective services - Fire & Inspection	1,707,366	1,792,829	1,603,421
Transportation services	3,599,755	3,686,039	3,454,204
Environmental health services	2,720,388	2,687,444	2,594,835
Public health services	-	-	316,169
Environmental development services	515,852	541,876	551,218
Recreation and cultural services	2,803,435	2,832,454	2,666,449
Education	2,050,863	2,024,568	1,891,524
Water utility	2,123,739	2,118,635	2,068,616
Total expenditures	<u>25,092,318</u>	<u>24,572,310</u>	<u>23,603,640</u>
Annual surplus	4,896,783	2,181,155	3,444,264
Accumulated surplus at beginning of year	<u>74,511,594</u>	<u>74,511,594</u>	<u>71,067,330</u>
Accumulated surplus at end of year	<u>\$ 79,408,377</u>	<u>\$ 76,692,749</u>	<u>\$ 74,511,594</u>

Town of Amherst
Consolidated Statement of Remeasurement Gains and Losses

 For the year ended March 31, 2026

	<u>2026</u>	<u>2025</u>
Accumulated remeasurement gains and (losses) at beginning of year	\$ -	\$ -
Unrealized gains (losses) attributable to:		
Portfolio investments	-	-
Amounts reclassified to the statement of operations:		
Portfolio investments	-	-
Net remeasurement gains (losses) for the year	-	-
Accumulated remeasurement gains and (losses) at end of year	\$ -	\$ -

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Town of Amherst
Consolidated Statement of Change in Net Financial Assets
For the year ended March 31, 2026

	Budget 2026	2026	2025
Annual surplus	\$ 4,896,783	\$ 2,181,155	\$ 3,444,264
Acquisition of tangible capital assets (Note 13)	(12,355,664)	(5,918,624)	(5,425,642)
Amortization of tangible capital assets (Note 13)	3,349,849	3,349,849	3,162,615
(Gain) / loss on sale of tangible capital assets	-	(393,678)	(73,690)
Proceeds on sale of tangible capital assets	-	647,000	217,464
Write downs of tangible capital assets	-	-	-
	<u>(9,005,815)</u>	<u>(2,315,453)</u>	<u>(2,119,253)</u>
Consumption (acquisition) of supply inventory	-	(28,788)	(40,424)
Consumption (acquisition) of prepaid expenses	-	9,856	(18,962)
	<u>-</u>	<u>(18,932)</u>	<u>(59,386)</u>
Net remeasurement gains	-	-	-
Change in net financial assets	(4,109,032)	(153,230)	1,265,625
Net assets at beginning of year	4,180,284	4,180,284	2,914,659
Net financial assets at end of year	<u>\$ 71,252</u>	<u>\$ 4,027,054</u>	<u>\$ 4,180,284</u>

Town of Amherst
Consolidated Statement of Cash Flow
For the year ended March 31, 2026

	<u>2026</u>	<u>2025</u>
Operating transactions		
Annual surplus	\$ 2,181,155	\$ 3,444,264
Change in non-cash items:		
Amortization / depreciation (Note 13)	3,349,849	3,162,615
Decrease (increase) in receivables	117,556	(459,844)
Increase (decrease) in payables and accrued liabilities and prepayment of taxes	887,908	269,617
Increase (decrease) in deferred revenue	1,821,108	(524,221)
Increase (decrease) in pension asset	246,400	(665,700)
Decrease (increase) in prepaid expenses	9,856	(18,962)
Decrease (increase) in inventory of supplies	(28,788)	(40,424)
	<u>8,585,044</u>	<u>5,167,345</u>
Capital transactions		
Acquisition of tangible capital assets (Note 13)	(5,918,624)	(5,425,642)
Proceeds from sale of tangible capital assets	647,000	217,464
(Gain) / loss on sale of tangible capital assets	(393,678)	(73,690)
	<u>(5,665,302)</u>	<u>(5,281,868)</u>
Investing transactions		
Net remeasurement gains (losses)	-	-
Financing transactions		
Long term debt repayment	(557,577)	(611,914)
Increase (decrease) in cash and cash equivalents	2,362,165	(726,437)
Cash and cash equivalents beginning of year	10,123,725	10,850,162
Cash and cash equivalents end of year	\$ 12,485,890	\$ 10,123,725

**Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026**

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Town of Amherst are the representations of management prepared in accordance with Generally Accepted Accounting Principles for local governments as established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

The focus of PSAB financial statements is on the financial position of the Town of Amherst and the changes thereto. The Consolidated Statement of Financial Position includes all of the assets and liabilities of the Town of Amherst.

Significant aspects of the accounting policies adopted by the Town are as follows:

a) Basis of accounting

Revenues and expenses are recorded on the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable and expenses as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

b) Reporting Entity

The consolidated financial statements reflect the assets, liabilities, revenues, expenditures and changes in net assets and in financial position of the reporting entity. The reporting entity is comprised of all organizations and enterprises accountable to the Town of Amherst for the administration of their financial affairs and resources and which are owned or controlled by the Town of Amherst, namely:

- General Operating and Capital Funds
- Water Operating and Capital Funds
- Operating and Capital Reserve Funds
- 40.446% of Cumberland Joint Services Management Authority (2025)

For consolidation purposes, inter-departmental and inter-organizational transactions have been eliminated.

c) Financial Instruments

The Town's financial instruments consist of cash and cash equivalents, accounts receivable, accounts payable, accruals and long term debt. All financial instruments are measured at cost or amortized cost. It is the opinion of management that the Town is not exposed to significant interest or currency risk arising from these financial instruments.

The Town is subject to credit risk with respect to taxes receivable to which the Town provides services. An individual may experience financial difficulty and be unable to fulfill their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk as does the Town's collection policy.

The carrying value of the financial instruments approximates fair value.

d) Cash and Cash Equivalents

For the purposes of the statement of cash flows, cash and cash equivalents consist of cash on hand and balances with banks, net of bank indebtedness, including reserves and restricted cash.

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

e) **Deferred revenue**

Certain amounts are received pursuant to legislation, regulation or agreement and may only be used in the conduct of certain programs or in the delivery of specific services and transactions. These amounts are recognized as revenue in the fiscal year the related expenses are incurred, services are performed or when stipulations are met.

f) **Employee future benefits**

The Town contributes to multiple pension plans for its employees.

- I. Employees hired before September 2007 are part of a defined benefit plan administered by Manulife Financial which is accounted for using the deferral and amortization approach. The present value of the cost of providing employees with future benefits programs is expensed as employees earn these entitlements through service. The cost of the benefits earned by employees is actuarially determined using the projected cost method pro-rated on service and management's best estimate of retirement ages of employees and expected health care and other costs.
- II. Employees hired after September 2007 are part of a defined contribution pension plan administered by Manulife Financial. Contributions are expensed when due.
- III. Employees in the Police Local 104 union are part of a multi-employer defined benefit plan, administered by the Atlantic Police Association, which provides a pension on retirement based on the member's age at retirement and length of service. Contributions are expensed when due.
- IV. Employees in the Police Local 104 union are provided with sick leave benefits. The cost of non-vesting sick leave benefits is calculated based on management's best estimate.

g) **Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations. The change in non-financial assets during the year, together with the annual surplus, provides the consolidated change in net financial assets for the year.

h) **Inventory**

Inventory is valued at the lower of cost and net realizable value. Cost is being determined on a first-in first-out basis.

i) **Tangible Capital Assets**

Tangible capital assets are recorded at cost. Amortization and depreciation have been recorded as an expense and calculated on a straight-line basis over an asset's estimated useful life. Assets under construction are not amortized until the asset is put into use. Amortization and depreciation are recorded as an expense commencing in the year following acquisition.

The Town records depreciation in the Water Utility Operating Fund which is calculated based on rates prescribed by the Nova Scotia Utility and Review Board. The annual depreciation amount is transferred to the Water Utility Capital Fund and is used to help fund tangible capital asset additions.

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

j) **Taxation and related revenue recognition**

Property tax revenue is based on assessment as determined by Property Valuation Services Corporation. Tax rates are set annually. Taxation revenues are recorded at the time tax billings are issued (twice annually). Assessments are subject to appeal. Penalties on overdue taxes are recorded in the period levied.

k) **Other revenue recognition**

- Other revenue from own sources, including sales of services, is recognized when services are performed and/or when earned as long as amounts can be reasonably estimated and collection is reasonably assured
- Investment income earned on operating funds, capital funds and reserve funds are reported as revenue in the period earned.

l) **Government Transfers**

Conditional and unconditional government transfers are recognized in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria and stipulations have been met, and reasonable estimates of the amounts can be made. Transfers are recognized as deferred revenue when amounts have been received but not all eligibility criteria have been met.

m) **Use of Estimates**

In preparing the Town's financial statements management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates. The Town relies on estimates to calculate pension liability, sick leave liability, allowance for doubtful accounts, asset retirement obligations, and the amortization and depreciation expense.

n) **Budget**

The budget figures contained in the schedules to the Financial Statements were approved by Council on April 28, 2025. Note 22 outlines the original fiscal plan and the adjustments to come to the budget figures shown in these consolidated financial statements.

o) **Segmented Information**

The Town of Amherst is a diversified municipal unit that provides a wide range of services to its residents. For management reporting purposes, the Town's operations and activities are organized and reported by fund. This presentation is in accordance with the Provincial Financial Reporting and Accounting Manual, and was created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations. Municipal services are provided by departments and their activity is reported in these funds. The services provided by these departments are as follows:

General government services

This department is responsible for the overall financial and local government administration. Its tasks include tax administration, trade payables and receivables, budgets, financial statements and adherence to the *Municipal Government Act*.

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

Protective services

The Town is primarily responsible for fire protection and public safety to its residents. The Town pays the operating and capital expenditures for the police and fire departments. Other protective services include building inspection, emergency measures, bylaw enforcement and fees paid to the province for correctional services.

Transportation services

The Town is responsible for the maintenance and construction of local roads and sidewalks including snow removal, as well as, street lighting within the Town.

Environmental health services

This department is responsible for the maintenance and operations of waste and sewer services provided to the residents and other customers.

Public health services

This department provides financial assistance to Housing Nova Scotia to cover the deficits of the public housing authorities in the region.

Environmental development services

This department is responsible for the activities that support and control the Town's economic development including environmental planning and zoning, industrial park development, tourism and community development. The Town is a partner in the Cumberland Business Connector which does economic development for Cumberland County.

Recreation and cultural services

This department is responsible for promoting and offering recreation services to the Town's residents, specializing in maintaining and assisting recreational facilities within the Town such as the stadium, parks, trails as well as the library.

Education

Mandatory education transfers to the Chignecto-Central Regional Centre for Education.

Water utility

Activities related to the operations of the Town of Amherst Water Utility, a 3,666 (2025 – 3,610) customer utility that operates a water treatment plant and related infrastructure.

2. CONTRIBUTION TO BOARDS AND COMMISSIONS

The Town of Amherst is required to finance the operations of various boards and commissions, along with other Municipal Units in Cumberland County to the extent of its participation based on assessment or population formula.

Cumberland Business Connector

The Town of Amherst along with other municipal units funds a portion of the Cumberland Business Connector. For 2026 the Town's cash contribution was \$77,240 (2025 - \$75,504). Additionally, an in-kind contribution of \$20,000 for rent and bookkeeping services was provided. The Cumberland Business Connector is a business led, not for profit organization. The focus of the Cumberland Business Connector is to foster a strong business environment

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

in order to strengthen Cumberland County by removing barriers to business and connecting businesses with the resources they need to be successful.

Cobequid Regional Housing Authority

Up until March 31, 2025 municipalities in Nova Scotia were required to make a mandatory contribution to fund the operating deficit of the Cobequid Regional Housing Authority. The deficit financed for 2025 \$316,169.

Cumberland Public Libraries

During the year, the Town of Amherst paid \$87,299 (2025 - \$108,004) to the Cumberland Public Libraries. The Town of Amherst does not share in any surplus or deficits.

3. CONTRIBUTION TO PROVINCIAL GOVERNMENT DEPARTMENTS & AGENCIES

The Town of Amherst is required to finance the operations of various provincial government departments and boards, along with other municipal units in the province, based upon formulas defined in legislation.

Education Contribution

The Town of Amherst is required to contribute to the Chignecto Central Regional Centre for Education based on a formula calculation. For 2026 the education contribution was \$2,024,568 (2025 - \$1,891,524).

Assessment Services Contribution

The Town of Amherst is required to contribute to Property Valuation Services Corporation based on a formula calculation. For 2026 the assessment services contribution was \$113,872 (2025 - \$111,569).

4. CASH AND CASH EQUIVALENTS

	<u>2026</u>	<u>2025</u>
Bank	\$ 7,613,053	\$ 7,317,805
Restricted Cash		
Water Capital	2,727,634	2,478,659
Tax sale surplus	211,929	211,929
Canada Community Building Fund	107,787	115,332
Capital Contribution Amherst Fire Fighters Association	1,825,487	-
	<u>\$ 12,485,890</u>	<u>\$ 10,123,725</u>

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

5. TAXES RECEIVABLE

	<u>2026</u>	<u>2025</u>
Beginning balance, taxes receivable	\$ 1,188,088	\$ 737,027
Tax levy - current year	17,083,073	16,580,673
Cash receipts and adjustments	(16,870,629)	(15,568,335)
Exemptions	(639,589)	(662,051)
Interest	184,450	167,107
Ending balance, taxes receivable	945,393	1,254,421
Valuation allowance	(32,872)	(66,333)
Total	<u>\$ 912,521</u>	<u>\$ 1,188,088</u>

6. OTHER RECEIVABLES

	<u>2026</u>	<u>2025</u>
Federal	\$ 374,557	\$ 338,645
Provincial	350,250	304,989
Other Local Government	115,313	45,247
Other:		
Sewer Operating	317,532	324,983
Water Operating	396,845	393,965
Miscellaneous	300,402	332,731
CJSMA	-	-
Valuation allowance	(104,138)	(147,810)
Total	<u>\$ 1,750,761</u>	<u>\$ 1,592,750</u>

7. CREDIT FACILITY

The Town of Amherst has an operating line of credit with the Royal Bank of Canada for a maximum amount of \$7,700,000 at the bank's prime rate minus 0.25%. The relevant prime rate was 4.45% at March 31, 2026. No amounts were drawn as at March 31, 2026.

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

8. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	<u>2026</u>	<u>2025</u>
Trade accounts payable	\$ 1,517,067	\$ 661,618
Federal government	23,329	865
Provincial government	-	11,738
Other local government	24,185	25,813
Accrued wages & benefits	1,304,616	1,217,709
Accrued debenture interest	57,663	63,858
Accrued liabilities	200,000	259,201
Tax sale surplus	211,929	211,929
Total	\$ 3,338,789	\$ 2,452,731

Sick leave liability - The Town's employees in the Police Local 104 union earn sick leave per year at the rate of 12 hours for every 173.3 hours worked or 144 hours per year. Maximum accumulation of sick leave is 1,560 hours. Upon termination, the balance is not paid out. The accrued sick leave liability has been estimated based on management's estimate of the future use of accumulated sick time at year end. The estimated balance of \$125,000 is included in accrued liabilities (2025 - \$125,000).

Tax sale surplus - The Municipal Government Act requires a twenty year holding period for maintaining these funds in trust. The earliest any of these would be brought into revenue is anticipated to be 2028.

9. DEFERRED REVENUE

	March 31, 2025	Receipts	Recognized as revenue	March 31, 2026
Grants - capital	\$ 590,088	\$ 692,572	\$ (665,503)	\$ 617,157
Grants - operating	27,322	66,347	(51,365)	42,304
Fundraising	146,437	-	-	146,437
Other	69,167	2,287,856	(508,799)	1,848,224
Total	\$ 833,014	\$ 3,046,775	\$ (1,225,667)	\$ 2,654,122

Capital grants are received from the Province of NS and are to be used by the Town for specific for capital projects.

Operating grants are received from the Province of NS and are to be used by the Town for specific operating projects.

Deferred fundraising consists of funds received by the Town of Amherst that are restricted by the donors to be used on capital projects.

Included in other are a number of individual restricted grants, contributions and programs.

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

10. LONG TERM DEBT – PRINCIPAL BALANCE OUTSTANDING

	Interest rate - %	Matures	Balance March 31/25	Issued	Redeemed	Balance March 31/26
General Capital						
Municipal Finance Corporation						
31A-1	1.630 - 4.597	2027	\$ 64,754	\$ -	\$ 32,378	\$ 32,376
33A-1	1.285 - 4.114	2029	2,174,095	-	195,900	1,978,195
36A-1	1.150 - 3.475	2032	1,020,600	-	145,800	874,800
38A-1	2.490 - 3.551	2034	463,007	-	51,445	411,562
40A-1	0.4 - 2.809	2037	370,957	-	30,913	340,044
			4,093,413	-	456,436	3,636,977
Water Capital						
Municipal Finance Corporation						
36A-1	1.150 - 3.475	2032	89,924	-	12,847	77,077
38A-1	2.490 - 3.551	2034	86,998	-	9,667	77,331
39A-1	2.015 - 2.829	2035	94,550	-	9,455	85,095
40A-1	0.4 - 2.809	2037	450,878	-	43,172	407,706
41A-1	0.5 - 2.677	2037	312,000	-	26,000	286,000
			1,034,350	-	101,141	933,209
TOTAL			\$ 5,127,763	\$ -	\$ 557,577	\$ 4,570,186

Principal repayments during the next five fiscal years are as follows:

	General Capital	Water Capital	Total
2027	\$ 462,734	\$ 101,141	\$ 563,875
2028	\$ 436,758	\$ 101,141	\$ 537,899
2029	\$ 1,795,553	\$ 101,141	\$ 1,896,694
2030	\$ 228,158	\$ 101,141	\$ 329,299
2031	\$ 228,158	\$ 101,141	\$ 329,299

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

11. PENSION ASSET

Defined benefit pension plan

The Town maintains a defined benefit pension plan, which provides benefits to employees upon retirement who were hired prior to September 11, 2007. The accrued benefit obligation as at March 31, 2026 is based on an actuarial valuation for accounting purposes as at December 31, 2022. The next actuarial valuation for accounting purposes is to be prepared as of December 31, 2025. The accrued benefit obligation has changed due to, among other assumption changes, an increase in the expected long-term rate of return on plan assets, partially offset by an increase in the discount rate. All assets are held in various Manulife Funds.

	Estimated March 31, 2026	Estimated March 31, 2025
Accrued benefit obligation	\$ 16,651,500	\$ 15,810,500
Fair value plan assets	18,002,800	17,136,400
Funded status (plan deficit)	\$ 1,351,300	\$ 1,325,900

The significant actuarial assumptions adopted in measuring the Town's accrued benefit obligation as at March 31, 2026 were as follows:

	March 31, 2026	March 31, 2025
Expected long-term rate of return on plan assets	5.00%	5.35%
Rate of compensation increase	2.75%	2.75%
Discount used to determine benefit obligation	5.00%	5.35%

The Post-retirement mortality assumption was based on CPM Mortality Table with generational projection using improvement scale CPM-B.

An actuarial valuation of the pension was performed for accounting purposes using the projected benefit method prorated on service. The unamortized actuarial loss is amortized over the expected average remaining service life ("EARSL") of the employee group; EARSL in 2026 was 1 year (2025 – 2 years).

	March 31, 2026	March 31, 2025
Accrued benefit obligation, net of plan assets	\$1,351,300	\$ 1,325,900
Unamortized actuarial loss	(395,900)	(1,079,500)
Change in valuation allowance	(955,400)	--
Benefit asset (liability) recorded in the Statement of Financial Position	\$ 0	\$ 246,400

The following chart outlines the required going-concern unfunded liability payments for the upcoming fiscal years:

Fiscal year	Annual amortization payment
2026	\$ 118,900
2027 -2033	\$ 118,900

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

During the year, the Town contributed \$141,248 (2025 - \$145,826) and employees contributed \$71,638 (2025 - \$74,057) to the plan. Benefit payments for the year totals \$880,700 (2025 - \$831,400).

Defined Contribution Pension Plan

The Town and employees each contribute 6% of eligible income to the pension plan. The Town's expense for defined contribution plans for 2026 was \$233,254 (2025 - \$198,041).

Pension Plan for the Town of Amherst Members of the Atlantic Police Association

The Town and employees each contribute 9% of eligible income to a multi-employer defined benefit pension plan. The Town is responsible for contributing its portion of any going concern deficiency.

The most recent actuarial valuation for the plan was completed for December 31, 2019 and indicated the plan had a going concern surplus of \$12,938,000 and a solvency liability of \$7,061,000. There are no special payments required for the Atlantic Police Association pension plan. The Town's expense for multi-employer plans for 2026 was \$268,711 (2025 - \$264,108).

Across all plans, the Town contributed \$762,972 (2025 - \$734,952) to employee pension plans.

12. LAND LEASE NSPI - SOLAR FARM

The Town of Amherst entered into an "in kind" lease arrangement with Nova Scotia Power Incorporated (NSPI) effective December 17, 2020. This lease allows NSPI to operate a 2-megawatt Solar Garden on 15 acres of Town-owned land along Tupper Boulevard, for a term of 30 years

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

13. TANGIBLE CAPITAL ASSETS

Category	Useful Life in Years	Tangible Capital Asset Cost March 31, 2025	Additions and transfers	Disposals	Tangible Capital Asset Cost March 31, 2026	Accumulated Amortization March 31, 2025	Amortization Reduction from Disposal of Asset	Annual Amortization	Accumulated Amortization March 31, 2026	Net Book Value March 31, 2026	Net Book Value March 31, 2025
General Capital											
Land	-	\$ 1,941,029	\$ 1,681,611	\$ 192,378	\$ 3,430,262	\$ -	\$ -	\$ -	\$ -	\$ 3,430,262	\$ 1,941,029
Land Improvements	20-25	3,931,532	47,488	8,029	3,970,991	2,068,087	3,827	125,178	2,189,438	1,781,553	1,863,445
Municipal Buildings	40	14,285,522	64,899	-	14,350,421	5,965,536	-	327,873	6,293,409	8,057,012	8,319,986
Other Buildings	20-40	1,262,565	-	-	1,262,565	365,759	-	48,247	414,006	848,559	896,806
Wastewater Treatment Facility	50	13,992,599	-	-	13,992,599	3,531,769	-	298,373	3,830,142	10,162,457	10,460,830
Electronic Data Equipment	3-5	1,305,316	253,558	52,429	1,506,445	848,748	52,430	105,301	901,619	604,826	456,568
Machinery & Equipment	5-15	5,807,740	320,542	-	6,128,282	2,848,198	-	394,559	3,242,757	2,885,525	2,959,542
Vehicles	5-20	5,613,965	399,348	-	6,013,313	2,088,399	-	292,910	2,381,309	3,632,004	3,525,566
Streets	15-25	15,880,251	1,187,541	180,043	16,887,749	7,587,714	124,935	648,083	8,110,862	8,776,887	8,292,537
Sidewalks	25	4,842,548	177,027	68,387	4,951,188	2,666,768	66,753	159,820	2,759,835	2,191,353	2,175,780
Curbs	25	4,368,428	136,490	-	4,504,918	3,043,568	-	121,038	3,164,606	1,340,312	1,324,860
Traffic & Street Lights	30	2,069,706	37,928	-	2,107,634	1,232,796	-	57,767	1,290,563	817,071	836,910
Sanitary Sewer Mains	50	6,891,281	133,321	-	7,024,602	3,863,260	-	110,821	3,974,081	3,050,521	3,028,021
Sanitary Forcemains	50	1,232,434	-	-	1,232,434	621,968	-	24,649	646,617	585,817	610,466
Sanitary Lift Stations	25	3,336,321	66,493	-	3,402,814	2,908,730	-	84,717	2,993,447	409,367	427,591
Storm Sewers	50	7,539,001	43,037	-	7,582,038	3,605,015	-	128,439	3,733,454	3,848,584	3,933,986
Assets Under Construction	-	354,443	321,410	-	675,853	-	-	-	-	675,853	354,443
Total		\$94,654,681	\$ 4,870,693	\$ 501,266	\$ 99,024,108	\$43,246,315	\$ 247,945	\$ 2,927,775	\$ 45,926,145	\$ 53,097,963	\$ 51,408,366

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

13. TANGIBLE CAPITAL ASSETS (cont'd)

Category	Useful Life in Years	Tangible Capital Asset Cost March 31, 2025	Additions and transfers	Disposals	Tangible Capital Asset Cost March 31, 2026	Accumulated Depreciation March 31, 2025	Depreciation Reduction from Disposal of Asset	Annual Depreciation	Accumulated Depreciation March 31, 2026	Net Book Value March 31, 2026	Net Book Value March 31, 2025
<u>Water Capital</u>											
Land	-	\$ 1,224,790	\$ 106,271	\$ -	\$ 1,331,061	\$ -	\$ -	\$ -	\$ -	\$ 1,331,061	\$ 1,224,790
Bldgs, Reservoirs, Wells	40-75	8,300,867	-	-	8,300,867	1,969,975	-	128,118	2,098,093	6,202,774	6,330,892
Electronic Data Equip	5	295,739	101,369	205,211	191,897	281,072	205,211	4,889	80,750	111,147	14,667
Machinery & Equip	5-20	1,294,671	287,538	-	1,582,209	477,773	-	77,713	555,487	1,026,722	816,898
Vehicles	5	426,796	425,105	-	851,901	380,265	-	20,510	400,775	451,126	46,531
Water Mains -Town	75	7,634,576	79,689	-	7,714,265	1,760,674	-	97,821	1,858,495	5,855,770	5,873,903
Water Mains -County	75	5,319,279	-	-	5,319,279	1,771,511	-	69,287	1,840,798	3,478,481	3,547,768
Meters	20-25	470,199	14,939	2,522	482,616	363,685	2,522	8,365	369,528	113,088	106,514
Hydrants	75	631,368	19,240	-	650,608	206,614	-	8,363	214,977	435,631	424,753
Services	50	799,792	-	-	799,792	577,159	-	7,008	584,167	215,625	222,633
Assets Under Construction	-	39,753	13,780	-	53,533	-	-	-	-	53,533	39,753
Total		\$ 26,437,830	\$ 1,047,931	\$ 207,733	\$ 27,278,028	\$ 7,788,728	\$ 207,733	\$ 422,074	\$ 8,003,070	\$ 19,274,958	\$ 18,649,102

Summary

General Capital	\$ 94,654,681	\$ 4,870,693	\$ 501,266	\$ 99,024,108	\$ 43,246,315	\$ 247,945	\$ 2,927,775	\$ 45,926,145	\$ 53,097,963	\$ 51,408,366
Water Capital	26,437,830	1,047,931	207,733	27,278,028	7,788,728	207,733	422,074	8,003,070	19,274,958	18,649,102
Total	\$ 121,092,511	\$ 5,918,624	\$ 708,999	\$ 126,302,136	\$ 51,035,043	\$ 455,678	\$ 3,349,849	\$ 53,929,215	\$ 72,372,921	\$ 70,057,468

**Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026**

13. TANGIBLE CAPITAL ASSETS (cont'd)

Contributed tangible capital assets transferred to the Town in 2026 amounted to \$0 (2025 - \$571,494). Tangible capital assets transferred in 2025 included a fire tanker truck from the Municipality of the County of Cumberland and water service laterals and sanitary sewer lines from a developer.

14. COMMITMENTS

- a) The Town entered into an agreement with Cumberland Business Connector to provide three year of operational funding up to \$85,000 per year plus an additional \$20,000 in-kind contribution by providing office space and accounting support. This agreement ended March 31, 2026.
- b) The Town entered into an agreement with Miller Waste Systems Inc. for solid waste collection until March 31, 2029. The Town committed to paying \$2,525,979 over the 5 year term.
- c) On June 26, 2023, the Town has committed a community support grant to the Lillian Albon Animal Shelter capital campaign in the amount of \$50,000 per year, the final payment was in fiscal 2026.
- d) Cumberland YMCA operational funding of \$123,998 per year until fiscal 2029. Adjusted annually for CPI.
- e) The Town signed a Memorandum of Understanding with the Lillian Albon Animal Shelter on April 28, 2026 for pound services committing \$25,000 annually until canceled by either party.

15. CONTINGENCIES

In the normal course of operations, the Town becomes involved in various claims and legal proceedings. While the final outcome with respect to claims and legal proceedings pending at March 31, 2026 cannot be predicted with certainty, it is the opinion of management and council that resolution of these matters will not have a material adverse effect as the Town maintains insurance coverage in amounts considered appropriate.

16. LIABILITY FOR CONTAMINATED SITES

The Town has a garbage disposal site which was abandoned in 1978. There is no indication of ongoing contamination, and no provision has been made for possible remediation.

17. ASSET RETIREMENT OBLIGATION

Asset retirement obligations are legal obligations associated with the retirement of tangible capital assets. As at March 31, 2026 there are no known asset retirement obligations.

18. OTHER REVENUE

	<u>2026</u>	<u>2025</u>
Contributions for capital projects	\$ 462,683	\$ 71,494
Insurance Proceeds	-	107,920
Pension liability adjustment	-	665,700
Total	<u>\$ 462,683</u>	<u>\$ 845,114</u>

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

19. TRUST FUNDS

The Trust Fund being administered by the Town of Amherst is not consolidated with the accounts of the Town. At March 31, 2026, the equity in the Trust Fund under its trusteeship amounted to \$5,893 (2025 - \$5,756).

R.H. Smith

Beginning balance April 1, 2025	\$	5,756
Investment Income		<u>137</u>
Ending balance March 31, 2026	\$	<u>5,893</u>

20. GOVERNMENT PARTNERSHIP

Generally Accepted Accounting Principles for local governments as established by the Public Sector Accounting Board (PSAB) require a government's pro rata share of each of the assets, liabilities, revenues and expenditures (including capital expenditures) of any government partnership to be combined on a line by line basis with similar items in the government's financial statements. The Town of Amherst has a partnership with Cumberland Joint Services Management Authority (CJSMA) which actively operated through February 1, 2022 a landfill site in Little Forks. The Town of Amherst's 2025 pro rata share of 40.446% of CJSMA is included in these financial statements. CJSMA was wound-up in 2025. No transactions occurred in the current year that require any inclusion in these financial statements.

21. SUMMARY OF REMUNERATION & EXPENSES PAID TO ELECTED OFFICIALS AND CAO

Name	Office	Remuneration	Expenses			Total Remuneration & Expenses Reimbursed
			Travel & Travel Related	Meals	Professional Development / Conference Registration	
Robert Small	Mayor	\$ 41,178	\$ 6,826	\$ 335	\$ 2,729	\$ 51,068
Charlie Chambers	Councillor / Deputy Mayor	\$ 26,078	\$ 3,132	\$ 265	\$ 1,359	\$ 30,834
Hal Davidson	Deputy Mayor / Councillor	\$ 26,695	\$ 2,056	\$ -	\$ -	\$ 28,751
Nicholas Furlong	Councillor	\$ 25,050	\$ 2,665	\$ -	\$ 755	\$ 28,470
Terry McManaman	Councillor	\$ 25,050	\$ 1,800	\$ -	\$ 604	\$ 27,454
Dwayne Ripley	Councillor	\$ 25,050	\$ 2,188	\$ -	\$ -	\$ 27,238
Kathy Wells	Councillor	\$ 25,050	\$ 2,950	\$ 60	\$ 755	\$ 28,815
Jason MacDonald	Chief Administrative Officer	\$ 168,100	\$ 10,659	\$ 840	\$ 1,804	\$ 181,403
Total Remuneration and Reportable Expenses		\$ 362,251	\$ 32,276	\$ 1,500	\$ 8,006	\$ 404,033

Town of Amherst
Notes to the Consolidated Financial Statements
For the Year Ended March 31, 2026

22. BUDGET

The Town budgets for rate setting purposes in the general operating fund. Council approved a balanced budget in the general operating fund for Town-wide operations. Council approves separate area rates which may budget for surplus funds, and water utility budgets which have regulated rates. Council also approves separate capital budgets.

The following adjustments reconcile the approved budgets to the financial reporting presentation under Canadian Public Sector Accounting Standards.

Revenue	2026
Town approved general operating	\$ 23,502,455
Town approved general capital	10,762,664
Town approved water operating	2,634,380
Town approved water capital	1,593,000
	38,492,499
Remove inter-fund transactions	(1,135,176)
Remove transfers from reserves for operating	(511,105)
Remove transfers from reserves for capital funding	(4,870,129)
Remove transfers from revenue for capital funding	(1,071,900)
Remove debt for capital funding	(318,121)
Remove tax exemptions	(596,967)
Revenue budget per consolidated financial statements	\$ 29,989,101
Expenses	
Town approved general operating	\$ 23,502,455
Town approved water operating	2,634,380
	26,136,835
Add amortization for Town operating	2,927,775
Remove inter-fund transactions	(1,135,176)
Remove loan principal repayments	(557,577)
Remove reserve appropriations	(610,672)
Remove capital appropriations	(1,071,900)
Remove tax exemptions	(596,967)
Expense budget per consolidated financial statements	\$ 25,092,318

Budgeted figures are unaudited and have been provided by management for comparison purposes.

Town of Amherst
Consolidated Schedule of Segmented Disclosure

For the year ended March 31, 2026

	General Government	Protective Services - Police	Protective Services - Fire	Transportation Services	Environmental Health Services	Environmental Development Services	Recreation and Culture Services	Education	Water Utility	Reserves	2026 Total	2025 Total
Revenues												
Property taxes	\$ 5,078,615	\$ 4,473,911	\$ 1,613,773	\$ 1,897,009	\$ 931,807	\$ 599,490	\$ 2,749,230	\$ -	\$ -	\$ -	\$ 17,343,835	\$ 16,685,953
Grants in lieu of taxes	273,193	-	-	-	-	-	-	-	-	-	273,193	286,243
Services to other governments	37,239	-	214,775	-	27,543	15,000	-	-	-	-	294,557	258,330
Sale of services	208,100	47,675	-	15,267	1,209,651	49,223	19,767	-	-	-	1,549,683	1,449,592
Other revenue from own sources	507,623	36,731	27,843	99,261	54,292	11,631	313,703	-	72,234	9,894	1,133,212	1,326,030
Unconditional transfer from government	-	660,768	243,388	419,119	-	-	-	-	-	-	1,323,275	1,323,275
Conditional transfers from government	421,411	325,240	-	719,334	190,867	5,000	40,799	-	206,423	727,352	2,636,426	3,198,642
Other	-	-	462,683	-	-	-	-	-	-	-	462,683	845,114
Water utility	-	-	-	-	-	-	-	-	2,743,451	-	2,743,451	2,674,301
Elimination entries	(208,100)	(4,000)	-	(34,600)	-	-	-	-	(760,150)	-	(1,006,850)	(999,576)
Total revenues	6,318,081	5,540,325	2,562,462	3,115,390	2,414,160	680,344	3,123,499	-	2,261,958	737,246	26,753,465	27,047,904
Expenditures												
Salaries, wages and benefits	1,733,354	4,755,867	1,136,072	1,046,304	570,381	351,834	1,398,458	-	877,678	-	11,869,948	11,498,188
Operating costs	1,919,256	546,249	1,120,700	1,246,054	1,486,359	181,313	1,030,703	2,024,568	1,035,768	-	10,590,970	9,836,484
Elimination entries	-	-	(760,150)	-	(6,600)	-	-	-	(240,100)	-	(1,006,850)	(999,576)
Amortization	152,114	207,474	296,207	1,316,425	547,735	4,527	403,293	-	422,074	-	3,349,849	3,162,615
Interest on long term debt	-	28,773	-	20,514	89,569	-	-	-	23,215	-	162,071	179,619
Total expenditures	3,804,724	5,538,363	1,792,829	3,629,297	2,687,444	537,674	2,832,454	2,024,568	2,118,635	-	24,965,988	23,677,330
Net (gain) / loss on sale of TCA	(454,622)	-	-	56,742	-	4,202	-	-	-	-	(393,678)	(73,690)
Surplus (deficit)	\$ 2,967,979	\$ 1,962	\$ 769,633	\$ (570,649)	\$ (273,284)	\$ 138,468	\$ 291,045	\$ (2,024,568)	\$ 143,323	\$ 737,246	\$ 2,181,155	\$ 3,444,264

SUPPLEMENTARY SCHEDULES

DRAFT

Town of Amherst
Schedule of Financial Position - General Operating Fund
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Financial assets		
Cash and cash equivalents	\$ 1,971,897	\$ 3,008,806
Taxes receivable	912,521	1,188,088
Other receivables	1,074,127	1,096,810
Pension asset	-	246,400
	<u>3,958,545</u>	<u>5,540,104</u>
Liabilities		
Accounts payable and accrued liabilities	2,503,801	2,109,258
Due to own funds	970,647	2,690,922
Prepayment of taxes	559,021	557,171
Deferred revenue	214,794	242,926
	<u>4,248,263</u>	<u>5,600,277</u>
Net debt	<u>(289,718)</u>	<u>(60,173)</u>
Non-financial assets		
Prepaid expenses	110,248	119,532
Inventories of supplies	54,470	62,041
	<u>164,718</u>	<u>181,573</u>
Accumulated surplus (deficit)	<u>\$ (125,000)</u>	<u>\$ 121,400</u>

Town of Amherst
Schedule of Operations - General Operating Fund
For the year ended March 31, 2026

	Budget 2026	Actual 2026	Actual 2025
Revenues			
Taxes	\$ 16,968,010	\$ 17,343,835	\$ 16,685,953
Grants in lieu of taxes	273,649	273,193	286,243
Service to other governments	279,272	294,557	258,330
Sale of services	1,508,147	1,549,683	1,446,999
Other revenue from own sources	879,788	1,051,084	1,184,211
Unconditional transfers from government	1,323,275	1,323,275	1,323,275
Conditional transfers from government	1,027,282	947,503	575,307
Total revenues	22,259,423	22,783,130	21,760,318
Expenditures			
General government services	3,576,693	3,406,210	3,003,624
Protective services - Police	5,634,679	5,330,889	5,090,035
Protective services - Fire & Inspection	2,170,235	2,256,772	2,177,584
Transportation services	2,283,330	2,312,872	2,283,007
Environmental health services	2,179,253	2,146,309	2,065,735
Public health services	-	-	316,169
Environmental development services	511,325	533,148	546,690
Recreation and cultural services	2,400,142	2,429,161	2,269,371
Education	2,050,863	2,024,568	1,891,524
Total expenditures	20,806,520	20,439,929	19,643,739
Annual surplus	1,452,903	2,343,201	2,116,579
Financing and transfers			
Debt principal repayment	(456,436)	(456,436)	(492,883)
Dividend from Water Utility	135,000	135,000	135,000
Transfers from Reserves	511,105	137,866	98,435
Transfers to Reserves	(610,672)	(599,702)	(185,993)
Transfer to Operating Reserve - surplus	-	(528,029)	(597,038)
Transfers to General Capital	(1,031,900)	(1,031,900)	(1,074,100)
Total financing and transfers	(1,452,903)	(2,343,201)	(2,116,579)
Change in fund balance	-	-	-
Opening fund balance		121,400	(544,300)
Change in Employee Future Benefits		-	-
Change in Unfunded Pension Liability		(246,400)	665,700
Closing fund balance		\$ (125,000)	\$ 121,400

Town of Amherst
Schedule of Financial Position - General Capital Fund
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Financial assets		
Cash	\$ (2,436,396)	\$ (3,445,971)
Due from own funds	2,751,005	3,735,750
Receivables	213,107	158,147
	<u>527,716</u>	<u>447,926</u>
Liabilities		
Accounts payable	679,560	225,496
Deferred revenue	617,157	590,088
Long term debt	3,636,977	4,093,413
	<u>4,933,694</u>	<u>4,908,997</u>
Net debt	<u>(4,405,978)</u>	<u>(4,461,071)</u>
Non-financial assets		
Tangible capital assets (Note 13)	99,024,108	94,654,681
Accumulated amortization (Note 13)	(45,926,145)	(43,246,315)
	<u>53,097,963</u>	<u>51,408,366</u>
Accumulated surplus	<u>\$ 48,691,985</u>	<u>\$ 46,947,295</u>

Town of Amherst
Schedule of Operations - General Capital Fund
For the year ended March 31, 2026

	<u>2026</u>	<u>2025</u>
Revenues		
Grants for capital projects - Province of Nova Scotia	\$ 174,334	\$ 639,351
Grants for capital projects - Government of Canada	580,814	14,219
Contributed assets	462,683	555,787
Total revenues	<u>1,217,831</u>	<u>1,209,357</u>
Expenditures		
Amortization (Note 13)	2,927,775	2,749,945
Loss (gain) on disposal of tangible capital assets	(393,679)	(93,885)
Total expenditures	<u>2,534,096</u>	<u>2,656,060</u>
Annual deficit	<u>(1,316,265)</u>	<u>(1,446,703)</u>
Financing and transfers		
Debt principal payments	456,436	492,883
Transfer from General Operating	1,031,900	1,074,100
Transfers from Reserves	2,929,419	2,939,812
Transfers to Reserves	(1,356,800)	(584,343)
Total financing and transfers	<u>3,060,955</u>	<u>3,922,452</u>
Change in fund balance	<u>1,744,690</u>	<u>2,475,749</u>
Opening fund balance	<u>46,947,295</u>	<u>44,471,546</u>
Closing fund balance	<u>\$ 48,691,985</u>	<u>\$ 46,947,295</u>

Town of Amherst
Schedule of Financial Position - Water Utility Operating Fund
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Assets		
Cash	\$ (617,726)	\$ (270,706)
Due from own funds	529,872	183,219
Receivables		
Rates (less allowance for doubtful accounts - \$77,157; 2025 - \$78,822)	320,738	314,132
Inventories of supplies	119,396	83,037
Prepaid expenses	8,660	9,232
	<u>360,940</u>	<u>318,914</u>
Liabilities		
Accounts payable and accrued liabilities	<u>155,428</u>	<u>117,977</u>
Surplus	<u>\$ 205,512</u>	<u>\$ 200,937</u>

Town of Amherst
Statement of Financial Activities - Water Utility Operating Fund

For the year ended March 31, 2026

	Budget 2026	Actual 2026	Actual 2025
Revenues			
Metered	\$ 1,512,078	\$ 1,606,817	\$ 1,531,961
Flat	195,836	196,698	195,969
Public fire protection	867,516	867,516	867,516
Private hydrants	15,000	15,000	15,000
Sprinkler service	17,250	16,550	17,250
Bulk water	6,500	12,000	11,925
Sale of services	12,000	18,777	24,906
Sundry	1,200	375	1,300
Interest	7,000	7,520	8,474
Federal employment grant	-	2,198	-
Total revenues	2,634,380	2,743,451	2,674,301
Expenditures			
Source of supply	34,000	47,804	35,638
Power and pumping	166,300	175,435	135,704
Water treatment	29,800	34,004	29,834
Transmission and distribution	927,354	950,082	944,255
Administration and general	708,570	674,139	667,357
Depreciation	436,349	422,074	412,670
Taxes	32,000	31,982	31,558
Debt interest	23,866	23,215	25,305
Total expenditures	2,358,239	2,358,735	2,282,321
Annual surplus	276,141	384,716	391,980
Financing and transfers			
Debt principal repayment	(101,141)	(101,141)	(119,031)
Dividend to owner	(135,000)	(135,000)	(135,000)
Transfer to Water Capital	(40,000)	(144,000)	(134,000)
Total financing and transfers	(276,141)	(380,141)	(388,031)
Change in fund balance	\$ -	4,575	3,949
Opening fund balance		200,937	196,988
Closing fund balance		\$ 205,512	\$ 200,937

Town of Amherst
Schedule of Financial Position - Water Utility Capital Fund
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Assets		
Cash	\$ 2,727,634	\$ 2,478,659
Due from own funds	-	136,740
Receivables	126,734	-
Utility Plant and Equipment (Note 13)	27,278,028	26,437,830
	<u>30,132,396</u>	<u>29,053,229</u>
Liabilities		
Due to own funds	442,168	-
Long term debt - Nova Scotia Municipal Finance	933,209	1,034,350
Accumulated depreciation (Note 13)	8,003,070	7,788,728
	<u>9,378,447</u>	<u>8,823,078</u>
 Investment in Capital Assets	 <u>\$ 20,753,949</u>	 <u>\$ 20,230,151</u>

Town of Amherst
Statement of Financial Activities - Water Utility Capital Fund
For the year ended March 31, 2026

	2026	2025
Revenues		
Interest income	\$ 72,234	\$ 96,107
Contributed assets	-	15,707
Insurance proceeds from town assets	-	25,000
Grants for capital projects - Government of Canada	79,689	
Grants for capital projects - Province of Nova Scotia	126,734	-
Total revenues	<u>278,657</u>	<u>136,814</u>
Expenditures		
Loss (gain) on disposal of tangible capital assets	-	20,195
Annual surplus	<u>278,657</u>	<u>116,619</u>
Financing and transfers		
Debt principal payments	101,141	119,031
Transfer from Water Operating	144,000	134,000
Transfer from Capital Reserve	-	75,086
Total financing and transfers	<u>245,141</u>	<u>328,117</u>
Change in fund balance	523,798	444,736
Opening fund balance	<u>20,230,151</u>	<u>19,785,415</u>
Closing fund balance	<u>\$ 20,753,949</u>	<u>\$ 20,230,151</u>

Town of Amherst
Water Capital Fund
Schedule of Investment in Water Utility Plant and Equipment
For the Year Ended March 31, 2026

	2026	2025
Land and land rights		
Source of supply	\$ 1,331,061	\$ 1,224,790
Structures and improvements		
Source of supply	1,029,795	1,029,795
Power and pumping structures	491,661	491,661
Water treatment	436,056	436,056
Distribution reservoirs and standpipes	6,343,355	6,343,355
	<u>8,300,867</u>	<u>8,300,867</u>
Equipment		
Electrical pumping	661,728	636,430
Water treatment	235,122	338,965
Transportation	1,605,517	918,170
Tools and work equipment	123,641	123,641
	<u>2,626,008</u>	<u>2,017,206</u>
Mains		
Transmission	1,834,359	1,834,359
Distribution	11,199,183	11,119,496
	<u>13,033,542</u>	<u>12,953,855</u>
Services	<u>799,792</u>	<u>799,792</u>
Meters	<u>482,616</u>	<u>470,199</u>
Hydrants	<u>650,608</u>	<u>631,368</u>
Assets under construction	<u>53,534</u>	<u>39,753</u>
	<u>\$ 27,278,028</u>	<u>\$ 26,437,830</u>

Town of Amherst
Water Operating Fund
Schedule to Statement of Financial Activities
For the Year Ended March 31, 2026

	Budget 2026	Actual 2026	Actual 2025
Source of supply			
Supplies and expenses	\$ 1,000	\$ -	\$ -
Maintenance of plant	33,000	47,804	35,638
	<u>\$ 34,000</u>	<u>\$ 47,804</u>	<u>\$ 35,638</u>
Power and pumping			
Power	\$ 137,000	\$ 135,391	\$ 121,999
Maintenance	29,300	40,044	13,705
	<u>\$ 166,300</u>	<u>\$ 175,435</u>	<u>\$ 135,704</u>
Water treatment			
Supplies and expenses	\$ 29,800	\$ 32,370	\$ 27,912
Maintenance of equipment	-	1,634	1,922
	<u>\$ 29,800</u>	<u>\$ 34,004</u>	<u>\$ 29,834</u>
Transmission and distribution			
Maintenance of mains	\$ 513,554	\$ 538,406	\$ 524,806
Rents	29,000	28,112	30,446
Transportation expenses	74,000	103,478	82,601
Materials / supplies	228,000	201,991	237,835
Other transmission and distribution expenses	82,800	78,095	68,567
	<u>\$ 927,354</u>	<u>\$ 950,082</u>	<u>\$ 944,255</u>
Administration and general			
Supervision	\$ 262,300	\$ 263,428	\$ 260,161
Employee benefits	77,015	75,844	72,469
Uncollectible accounts	10,000	1,527	5,246
General office expenses	119,955	100,614	103,040
Regulatory expenses	3,500	6,242	5,091
Miscellaneous general expenses	235,800	226,484	221,350
	<u>\$ 708,570</u>	<u>\$ 674,139</u>	<u>\$ 667,357</u>

Town of Amherst
Schedule of Financial Position - Reserve Funds
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Financial assets		
Cash	\$ 10,840,481	\$ 8,352,937
Receivables	16,055	23,661
	<u>10,856,536</u>	<u>8,376,598</u>
Liabilities		
Due to own funds	1,868,062	1,364,787
Deferred revenue - Amherst Firefighters Assoc contribution	1,822,171	-
	<u>3,690,233</u>	<u>1,364,787</u>
Accumulated surplus	<u>\$ 7,166,303</u>	<u>\$ 7,011,811</u>

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Town of Amherst
Schedule of Operations - Reserve Funds
For the year ended March 31, 2026

	2026	2025
Revenues		
Canada Community Building Fund grant	\$ 727,352	\$ 703,475
Sustainable Services Growth Fund grant	-	766,290
Interest on Canada Community Building Fund grant	6,579	10,533
Interest on Sustainable Services Growth Fund grant	-	35,179
Interest on AFFA contribution	3,315	-
Insurance proceeds from town assets	-	82,920
Total revenues	<u>737,246</u>	<u>1,598,397</u>
Expenditures		
General government	-	-
Total expenditures	<u>-</u>	<u>-</u>
Annual surplus	<u>737,246</u>	<u>1,598,397</u>
Financing and transfers		
Transfer from General Operating	599,702	185,993
Transfer from General Operating - surplus	528,029	597,038
Transfer from General Capital	1,356,800	584,343
Transfer from CJSMA - proceeds on sale of CJSMA	-	48,996
Transfer to General Operating	(137,866)	(98,435)
Transfer to Water Capital	-	(75,086)
Transfer to General Capital	(2,929,419)	(2,939,812)
Total financing and transfers	<u>(582,754)</u>	<u>(1,696,963)</u>
Change in fund balance	154,492	(98,566)
Opening fund balance	<u>7,011,811</u>	<u>7,110,377</u>
Closing fund balance	<u>\$ 7,166,303</u>	<u>\$ 7,011,811</u>

* The Reserve funds closing fund balance at end of year is broken down as follows:

General Capital Reserve	\$ 2,534,901	\$ 2,145,520
General Operating Reserve	4,631,402	4,866,291
	<u>\$ 7,166,303</u>	<u>\$ 7,011,811</u>

Town of Amherst
Schedule of Financial Position - Cumberland Joint Services Mgmt Authority Fund
As at March 31, 2026

	<u>2026</u>	<u>2025</u>
Financial assets		
Cash	\$ -	\$ -
Investments	-	-
Receivables	-	-
	<u>-</u>	<u>-</u>
Liabilities		
Accounts payable and accrued liabilities	-	-
Provision for landfill closure & post closure costs	-	-
	<u>-</u>	<u>-</u>
Net financial assets	<u>-</u>	<u>-</u>
Non-financial assets		
Prepaid expenses	-	-
Tangible capital assets, net of accumulated amortization (Note 13)	-	-
	<u>-</u>	<u>-</u>
Accumulated surplus	<u>\$ -</u>	<u>\$ -</u>
Accumulated surplus is comprised of:		
Accumulated operating surplus	\$ -	\$ -
Accumulated remeasurement gains	-	-
	<u>\$ -</u>	<u>\$ -</u>

Town of Amherst**Schedule of Operations - Cumberland Joint Services Mgmt Authority Fund**

For the year ended March 31, 2026

	<u>2026</u>	<u>2025</u>
Revenues		
Solid waste operations	\$ -	\$ -
Compost operations	-	-
Recycling operations	-	-
Interest	-	2,593
Proceeds on sale of intangible assets	-	-
Total revenues	<u>-</u>	<u>2,593</u>
Expenditures		
Administration	-	901
Solid waste operations (recovery)	-	-
Compost operations	-	-
Recycling operations (recovery)	-	-
Amortization of tangible capital assets (Note 13)	-	-
Loss on disposal of tangible capital assets	-	-
Total expenditures	<u>-</u>	<u>901</u>
Annual surplus / (deficit)	<u>-</u>	<u>1,692</u>
Financing and transfers		
Transfer to Municipal Units re sale proceeds	-	(48,996)
Total financing and transfers	<u>-</u>	<u>(48,996)</u>
Change in fund balance	-	(47,304)
Opening fund balance	<u>-</u>	<u>47,304</u>
Closing fund balance	<u>\$ -</u>	<u>\$ -</u>

Synopsis

Appointment of Municipal Auditor

The Municipal Government Act, section 42 (1) requires council to appoint a municipal auditor who is registered pursuant to the Act to be the auditor for the municipality. The Audit Committee makes a recommendation to Council each year on the appointment of an auditor for the Town.

In December 2022, on the recommendation of the Audit Committee, Council appointed the chartered professional accountant firm Mclsaac Darragh Inc. to be the Town's municipal auditor for the fiscal year ended March 31, 2023, with the possibility of four (4) single year extensions (up to and including March 31, 2027) to be reviewed and determined before March 31st of each fiscal year end.

The Town of Amherst Audit Committee met on September 22, 2026, and at that time, approved a motion to recommend that Council appoint Mclsaac Darragh Inc. as the municipal auditor for the Town for the 2026/27 fiscal year.

MOTION:

That Council appoint Mclsaac Darragh Inc. as the municipal auditor for auditing services for the 2026/27 fiscal year as recommended by the Town of Amherst Audit Committee.

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: Appointment of Auditor

ORIGIN: Audit Committee and Annual Municipal Auditor Appointment.

LEGISLATIVE AUTHORITY: MGA Section 42(1) "The council shall appoint a municipal auditor who is registered pursuant to this Act to be the auditor for the Municipality."

RECOMMENDATION: That Council appoint McIsaac Darragh Inc. as the municipal auditor for auditing services for the 2026/27 fiscal year, as recommended by the Town of Amherst Audit Committee.

BACKGROUND: In December 2022, on the recommendation of the Audit Committee, Council appointed the chartered professional accountant firm McIsaac Darragh Inc. to be the Town's municipal auditor for the fiscal year ended March 31, 2023, with the possibility of four (4) single year extensions (up to and including March 31, 2027) to be reviewed and determined before March 31st of each fiscal year end.

DISCUSSION: A memo to the Audit Committee was reviewed at a meeting on September 22nd regarding the appointment of the municipal auditor for 2026/27.

Further to this, a motion was passed that the Audit Committee recommended that Council appoint McIsaac Darragh Inc. as the municipal auditor for auditing services for the 2026/27 fiscal year.

FINANCIAL IMPLICATIONS: The cost of auditing services for the 2026/27 fiscal year will be \$58,000 + HST divided between the General Operating and the Water Utility. This will be accommodated in the 2027/28 operating budgets.

SOCIAL JUSTICE IMPLICATIONS: There are no social justice implications.

ENVIRONMENTAL IMPLICATIONS: No environmental implications are anticipated with this.

COMMUNITY ENGAGEMENT: No community engagement is anticipated.





AMHERST TOWN COUNCIL

RFD# 2026096

Date: September 28, 2026

ALTERNATIVES: Refer the matter back to the Audit Committee for an alternate recommendation.

ATTACHMENTS: None.



SYNOPSIS

Year End Capital Financing Adjustment

The Water Operating budget had a surplus of \$108,576 for the year ending March 31, 2026.

In keeping with the Town's philosophy of paying for capital projects in cash whenever possible, staff are recommending that capital from revenue be increased from \$40,000 to \$144,000. In prior years when capital from revenue was increased it was offset with a decrease in long term debt. In the 2025/26 water capital budget there were no projects funded by long term debt, so the additional \$104,000 capital from revenue reduced the amount of funding from the Water Depreciation fund. This will allow the Water Depreciation fund the ability to fund future projects.

MOTION:

That Council approve the following changes to the funding for the 2025/26 Water Capital Budget:

- **Approval of the increase of Water Operating capital from revenue from \$40,000 to \$144,000.**

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: Year End Adjustment to 2025/26 Water Capital Budget Funding

ORIGIN: Budget Management Policy 03450-04.

LEGISLATIVE AUTHORITY: MGA section 65.

RECOMMENDATION: That Council approve the following changes to the funding for the 2025/26 Water Capital Budget:

- Approval of the increase of Water Operating capital from revenue from \$40,000 to \$144,000.

BACKGROUND: The Water Operating budget had a surplus for the March 31, 2026, year end. When more funding is used than what was originally approved by Council it requires Council approval.

DISCUSSION: In the Water Operating fund, approval is required to increase Capital from Revenue from \$40,000 to \$144,000.

Prior to the increase of \$104,000 in capital from revenue, the surplus in the water operating fund was \$108,576. In keeping with the Town's philosophy of paying for capital projects in cash whenever possible, staff are recommending that capital from revenue be increased from \$40,000 to \$144,000. In prior years when capital from revenue was increased it was offset with a decrease in long term debt. In the 2025/26 water capital budget there were no projects funded by long term debt, so the additional \$104,000 capital from revenue reduced the amount of funding used from the Water Depreciation fund. This will allow the Water Depreciation funds the ability to fund future projects.

FINANCIAL IMPLICATIONS: The funding of the capital projects from additional capital from revenue reduces the surplus in the water utility but it leaves more funds in the Water Depreciation fund for future year projects.



AMHERST TOWN COUNCIL

RFD# 2026087

Date: September 28, 2026

SOCIAL JUSTICE IMPLICATIONS: None

ENVIRONMENTAL IMPLICATIONS: None

COMMUNITY ENGAGEMENT: Any community engagement would be through social media and through the publishing of our Financial Statements once approved.

ALTERNATIVES: Leave the funding source in the Water Capital budget as Water Depreciation Funds per the original Capital Budget.

ATTACHMENTS: None



SYNOPSIS

Year End Operating Reserve Transfer

The Intermunicipal Solid Waste Contract was signed between the Town of Amherst, the Town of Oxford and the Municipality of the County of Cumberland on January 17, 2022.

At year end 2022/23 and 2023/24 there were surpluses in the Solid Waste Education financials, which were put into a deferred revenue account at the agreement of the three municipal units to be used for future deficits in the program. The funds in the deferred revenue account have been drawn down starting in 2024/25 to current.

The Solid Waste Education department had a deficit at March 31, 2026, of \$44,424.04. As per the MOU, the deficit has been shared between the three municipal units.

In order to have the Town of Amherst's 38% share of the Solid Waste Education deficit not affect the general rate, it is important to fund the Town's share of the deficit from the Solid Waste Reserve funds in the Operating Reserve.

MOTION:

That Council approve the following transfer from the Operating Reserve to General Operating:

- **Withdraw from the Operating Reserve – Reserve for Solid Waste of \$16,881.14 to fund the Town of Amherst's 38% share of the deficit in the Solid Waste Education department for the 2025/26 fiscal year.**

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: 2025/26 Year End Operating Reserve Transfer to General Operating

ORIGIN: Budget Management Policy 03450-04.

LEGISLATIVE AUTHORITY: MGA section 65.

RECOMMENDATION: That Council approve the following transfer from the Operating Reserve to General Operating:

- Withdraw from the Operating Reserve – Reserve for Solid Waste of \$16,881.14 to fund the Town of Amherst's 38% share of the deficit in the Solid Waste Education department for the 2025/26 fiscal year.

BACKGROUND: The Intermunicipal Solid Waste Contract was signed between the Town of Amherst, Town of Oxford and the Municipality of the County of Cumberland on January 17, 2022 (a copy of which is attached). In the MOU the funding services are listed as follows:

8. *Funding for the services will be per current CJSMA formula; TOA 38%, MCC 60% and TOO 2%.*
9. *The revenue source for the services will continue primarily come from Divert Nova Scotia.*
10. *Net costs for any fiscal year in excess of revenue will be shared as per the current funding formula outlined in Section 8 with MCC and TOO paying their share to TOA.*
11. *Should a surplus occur in any fiscal year it will be distributed to each municipal unit as per the current funding formula outlined in Section 8.*

At year end 2022/23 and 2023/24 there were surpluses in the Solid Waste Education financials, which were put into a deferred revenue account at the agreement of the three municipal units to be used for future deficits in the program. The funds in the deferred revenue account have been drawn down starting in 2024/25 to current.

DISCUSSION: The Solid Waste Education department had a deficit at March 31, 2026, of \$44,424.04. This deficit is made up of the following:

- \$27,436.95 Diversion Credit adjustment
- \$ 2,827.69 MAP adjustment
- \$14,159.40 Over budget on expenditures (household hazardous waste)
- \$44,424.04 Total Deficit for 2025/26

As per the MOU, the above deficit has been shared between the three municipal units as follows:

38%	60%	2%
TOA	MCC	TOO
16,881.14	26,654.42	888.48

FINANCIAL IMPLICATIONS: In order to have the Town of Amherst's 38% share of the Solid Waste Education deficit not affect the general rate, it is important to fund the Town's share of the deficit from the Solid Waste Reserve funds in the Operating Reserve.

SOCIAL JUSTICE IMPLICATIONS: None

ENVIRONMENTAL IMPLICATIONS: None

COMMUNITY ENGAGEMENT: None.

ALTERNATIVES: Do not use the Solid Waste Reserve funds in the Operating Reserve and reduce the General Operating surplus at year end.

ATTACHMENTS: None

SYNOPSIS

Water Capital Budget Amendment JDI Land Trade

JD Irving Ltd. proposed a land exchange involving seven recently acquired Town properties totalling 945 acres in return for 910 acres of JD Irving land located in Zones 1 and 2 of the North Tyndal Wellfield. The Environment and Climate Change Canada (ECCC) fund enabled the Town to initially purchase all the properties that the Town is trading at no cost to the Town. The ECCC program ended on March 31, 2026.

The Land Exchange Agreement between the Town and JD Irving states that the deemed value of the lands being exchanged is the fair market value as determined by appraisal. An appraisal was done on all parcels of land for the Town of Amherst and JD Irving that are part of the exchange. The Land Exchange Agreement also states that each party shall be solely responsible for self-assessing and remitting any applicable HST directly to Canada Revenue Agency. So, in this scenario, the must Town self-assess HST based on the appraised value of the lands the Town is receiving from JD Irving, this results in \$30,087.22 as the Town's non-recoverable HST expense.

The additional \$30,100 in non recoverable HST will be funded from the Water Depreciation fund. This HST is required to be submitted to Canada Revenue Agency. The total budget for 2026/27 for this land trade capital project is now \$65,100.

MOTION:

That Council approve an amendment to the water capital budget for the North Tyndal Wellfield land trade from \$35,000 to \$65,100 which adds \$30,100 for non-recoverable HST on the land trade and that the additional funding come from the Water Depreciation fund.

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: Water Capital Budget Amendment – North Tyndal Wellfield Land Trade

ORIGIN: At the October 2025 Regular Council meeting, Council passed a motion to approve the trade of approximately 945 acres of town-owned lands in the Beecham Road area for approximately 910 acres of JD Irving land located within zones 1 and 2 of the North Tyndal Wellfield Protection Zone.

LEGISLATIVE AUTHORITY: MGA 50(1) In addition to matters specified in this Act or another Act of the Legislature, the council may acquire and own property granted or conveyed to the municipality either absolutely or in trust for a public or charitable purpose and MGA (5a) A municipality may acquire property, including property outside the municipality, that the municipality requires for its purposes or for the use of the public.

RECOMMENDATION: That Council approve an amendment to the water capital budget for the North Tyndal Wellfield land trade from \$35,000 to \$65,100 which adds \$30,100 for non-recoverable HST on the land trade and that the additional funding come from the Water Depreciation fund.

BACKGROUND: JD Irving Ltd. proposed a land exchange involving seven recently acquired Town properties totalling 945 acres in return for 910 acres of JD Irving land located in Zones 1 and 2 of the North Tyndal Wellfield. The agreement also included \$32,000 in replanting costs, with the Town responsible for all legal and survey fees. The Environment and Climate Change Canada (ECCC) fund enabled the Town to initially purchase all the properties that the Town is trading at no cost to the Town. The ECCC program ended on March 31, 2026. The surveying, appraisals and legal work were funded through the Nature Agreement to confirm the fairness of the exchange.

DISCUSSION: The Land Exchange Agreement between the Town and JD Irving states that the deemed value of the lands being exchanged is the fair market value as determined by appraisal. An appraisal was done on all parcels of land for the Town of Amherst and JD Irving that are part of the exchange. The Land Exchange Agreement also states that each party shall be solely responsible for self-assessing and remitting any applicable HST directly to Canada Revenue Agency. So, in this scenario, the must Town self-assess HST based on the appraised value of the lands the Town is receiving from JD Irving, this results in \$30,087.22 as the Town's non-recoverable HST expense.



AMHERST TOWN COUNCIL

RFD# 2026084

Date: September 28, 2026

FINANCIAL IMPLICATIONS: The additional \$30,100 in non recoverable HST will be funded from the Water Depreciation fund. This HST is required to be submitted to Canada Revenue Agency. The total budget for 2026/27 for this land trade capital project is now \$65,100.

SOCIAL JUSTICE IMPLICATIONS: Increasing environmentally protected land helps current and future generations live in a more sustainable manner. Protection of the North Tyndal Wellfield ensures Amherst's long-term supply of safe drinking water.

ENVIRONMENTAL IMPLICATIONS: The protection of the North Tyndal Wellfield Groundwater Zone has significant environmental implications as well as social health implications as it helps protect the drinking water supply from contamination and pollution.

COMMUNITY ENGAGEMENT: No community engagement is required.

ALTERNATIVES: There are no alternatives as the HST is required to be submitted to Canada Revenue Agency.

ATTACHMENTS: None.



SYNOPSIS

Capital Budget Amendment East Pleasant Street Land Purchase

The CAO was approached by Eleanor Riley to gauge the Town's interest on purchasing her property located on East Pleasant Street, directly across from the Town's new soccer / track and field complex. Purchasing this property will allow additional parking for the proposed new soccer track and field complex.

Council passed a motion at the June 22, 2026, regular Council meeting to authorize the purchase of 141/143 East Pleasant Street but the motion did not include the source of funding for this purchase. This transaction is to simply amend the capital budget to add this project and list the funding source as Capital Reserve. The property was purchased by the Town on July 10, 2026.

The total cost to the Town including legal fees was \$86,597.53 and this can be funded from the Capital Reserve.

MOTION:

That Council approve an amendment to the general capital budget to include \$87,000 for the purchase of land at 141/143 East Pleasant Street and that this be funded from the Capital Reserve.

TO: Mayor Small and Members of Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: General Capital Budget Amendment – East Pleasant Street Land Purchase

ORIGIN: Council approval at the June 22, 2026, Regular Council meeting, Council passed a motion to authorize the purchase of 141/143 East Pleasant Street, subject to the conditions set out at the June 15, 2026, Committee of the Whole; and further authorize the CAO to sign the purchase and sale agreement on behalf of the Town.

LEGISLATIVE AUTHORITY: MGA 50(5)(a) A Municipality may acquire property, including property outside the municipality, that the municipality requires for its purposes or for the use of the public.

RECOMMENDATION: That Council approve an amendment to the general capital budget to include \$87,000 for the purchase of land at 141/143 East Pleasant Street and that this be funded from the Capital Reserve.

BACKGROUND: The CAO was approached by Eleanor Riley to gauge the Town's interest on purchasing her property located on East Pleasant Street, directly across from the Town's new soccer / track and field complex.

DISCUSSION: Council passed a motion at the June 22, 2026, regular Council meeting to authorize the purchase of 141/143 East Pleasant Street but the motion did not include the source of funding for this purchase. This transaction is to simply amend the capital budget to add this project and list the funding source as Capital Reserve. The property was purchased by the Town on July 10, 2026.

FINANCIAL IMPLICATIONS: The total cost to the Town including legal fees was \$86,597.53 and this can be funded from the Capital Reserve.

SOCIAL JUSTICE IMPLICATIONS: Purchasing this property will allow easy access for parking for the proposed new soccer track and field complex.

ENVIRONMENTAL IMPLICATIONS: There are no environmental implications.

COMMUNITY ENGAGEMENT: There has been no community engagement.



AMHERST TOWN COUNCIL

RFD# 2026085

Date: September 28, 2026

ALTERNATIVES: There are no alternatives as the purchase has already occurred, the current request is a housekeeping task to add the project to the capital budget with funding source.

ATTACHMENTS: None.



SYNOPSIS

Capital Budget Amendment Library Heat Pump

The Four Fathers' Library on Acadia Street is heated and cooled by a geothermal HVAC system comprised of 16 heat pumps and a 325-foot-deep supply well.

In late July, the well pump and motor failed, leaving the library without heating or cooling. Since the geothermal system is the building's only source of heating and cooling, the pump and motor needed to be replaced immediately to keep the library comfortable and operational for staff and the public.

Public Works staff completed the replacement, and the system is now operating normally.

As this was an emergency repair, a capital budget amendment is required to cover the cost with funding to come from the Operating Reserve.

MOTION:

That Council approve an amendment to the 2026/27 general capital budget in the amount of \$15,000 including applicable taxes for the replacement of the Four Fathers Library geothermal HVAC system supply well pump and motor to be funded from the Operating Reserve.



AMHERST TOWN COUNCIL

RFD# 2026088

Date: September 28, 2026

TO: Mayor Small and Members of Council

SUBMITTED BY: Aaron Bourgeois, Director of Operations

DATE: September 28, 2026

SUBJECT: 2026/27 Capital Budget Amendment – Library HVAC System

ORIGIN: Failure of the existing pump in the geothermal HVAC system supply well.

LEGISLATIVE AUTHORITY: MGA Section 65A (4)

RECOMMENDATION: That Council approve an amendment to the 2026/27 general capital budget in the amount of \$15,000 including applicable taxes for the replacement of the Four Fathers Library geothermal HVAC system supply well pump and motor to be funded from the Operating Reserve.

BACKGROUND: The heating and cooling of the Four Fathers' Library is supplied by a system of 16 geothermal water source heat pumps. The water supply for the heat pumps is via an 8" diameter, 325' deep well located on the west side of the library. In late July the pump and motor failed, leaving the library with no cooling or heating capability.

DISCUSSION: The geothermal system is the building's only source of heating and cooling, the equipment had to be replaced immediately to maintain a safe and comfortable environment for library staff and patrons and to prevent disruptions to library operations. As this was an emergency repair, a capital budget amendment is required to fund the replacement and recognize the unplanned expenditure. The new pump and motor were installed by Public Works staff, and the system is operating normally.

FINANCIAL IMPLICATIONS: The source of funding for the pump replacement will be \$15,000 from the Operating Reserve.

COMMUNITY ENGAGEMENT: There was no community engagement required.

ENVIRONMENTAL IMPLICATIONS: There are no environmental implications to this decision.

SOCIAL JUSTICE IMPLICATIONS: Maintaining a reliable heating and cooling system at the Four Fathers Memorial Library helps ensure continued access to free library services, programs, technology, and community spaces that many residents rely on, particularly those facing financial or social barriers.



ALTERNATIVES: Do not approve the amendment to the capital budget and keep the expenditure in the operating budget

ATTACHMENTS: None

SYNOPSIS

Capital Budget Amendment Fire Truck

Engine 3 experienced a significant internal engine failure following the discovery of low coolant levels and subsequent diagnostic testing. Cummins confirmed a cracked cylinder head and related engine damage requiring major repairs. The estimated cost of repairs was \$65,000 and a capital budget amendment for this amount was approved to complete the repairs and return the apparatus to service.

To complete the full repair and transportation of Engine 3, an additional \$11,000 was required beyond the previously approved capital budget amendment. As a result, a capital budget amendment of \$11,000 to bring the total budget to \$76,000 is being requested to cover the total repair costs. The repairs were successfully completed, and Engine 3 was returned to full operational service in early July.

The cost to transport and repair Engine 3 will be fully funded from the operating reserve.

MOTION:

That Council approve an amendment to the 2026/27 capital budget in the amount of \$11,000 to bring the total budget to \$76,000 for the full repair of fire apparatus Engine 3, to be funded from the operating reserve.

TO: Mayor Small and Members of Amherst Town Council

SUBMITTED BY: Sarah Wilson, Director of Finance

DATE: September 28, 2026

SUBJECT: Capital Budget Amendment – Engine repair to Fire apparatus (Engine 3)

ORIGIN: 2026 – 2027 Capital Budget request

LEGISLATIVE AUTHORITY: 37000-01 Procurement Policy

RECOMMENDATION: That Council approve an amendment to the 2026/27 capital budget in the amount of \$11,000 to bring the total budget to \$76,000 for the full repair of fire apparatus Engine 3, to be funded from the operating reserve.

BACKGROUND: Engine 3 experienced a significant internal engine failure following the discovery of low coolant levels and subsequent diagnostic testing. Cummins has confirmed a cracked cylinder head and related engine damage requiring major repairs. The estimated cost of repairs and additional costs for transportation; a capital budget amendment of up to \$65,000 was approved to complete the repairs and return the apparatus to service.

DISCUSSION: To complete the full repair and transportation of Engine 3, an additional \$11,000 was required beyond the previously approved capital budget amendment. As a result, a capital budget amendment of \$11,000 to bring the total budget to \$76,000 is being requested to cover the total repair costs. The repairs were successfully completed, and Engine 3 was returned to full operational service in early July.

FINANCIAL IMPLICATIONS: The cost to transport and repair Engine 3 will be fully funded from the operating reserve.

SOCIAL JUSTICE IMPLICATIONS: The repair of this engine did not have or promote social justice implication within the community.

ENVIRONMENTAL IMPLICATIONS: This will not present environmental implications.

COMMUNITY ENGAGEMENT: The emergency purchase process was used to procure this product, as per our Procurement Policy.

ALTERNATIVES: None

ATTACHMENTS: No attachments



SYNOPSIS

Cumberland County Museum and Archives Community Support Grant

The Cumberland County Museum and Archives currently have electric baseboards heaters which are no longer efficient and affect the user comfort in their space. They are requesting funds to update their heating and cooling systems as they begin to expand their extensive collections of archival materials with new and permanent exhibitions. A new system will allow for a more comfortable vibrant atmosphere which will draw more visitors to the space and increase engagement opportunities with families and community partners. Where this grant falls under organizational equipment, staff are recommending that Council approve the amount of the grant application.

MOTION:

That Council approve a community support grant under the Community Support Grants Policy for the Cumberland County Museum and Archives in the amount of \$3,557.00 with funds to come from Community Support.

TO: Mayor Small and Members of Council

SUBMITTED BY: Sharon Bristol, Director, Community Living

DATE: Monday, September 28, 2026

SUBJECT: Community Support Grant

ORIGIN: 2026/27 Operating Budget

LEGISLATIVE AUTHORITY: MGA 65 Power to expend money: (au) a grant or contribution to (v) any charitable, nursing, medical, athletic, educational, environmental, cultural, community, fraternal, recreational, religious, sporting or social organization within the province; Community Support Grants Policy, 72000-08

RECOMMENDATION: That Council approve a community support grant under the Community Support Grants Policy for the Cumberland County Museum and Archives in the amount of \$3,557.00 with funds to come from Community Support.

BACKGROUND: An annual budget is allocated for community support grants so that the can Town provide assistance in a fiscally responsible manner to organizations that qualify under the criteria set in the policy. In doing so, the Town encourages and promotes the success of these organizations. It should be noted that all groups fill a significant role in the community; however, to ensure the intentions of the policy are adhered to, not all can be funded.

DISCUSSION: Cumberland County Museum and Archives currently have electric baseboards heaters which are no longer efficient and affect the air quality in their space. They are requesting funds to update their heating and cooling systems as they begin to expand their extensive collections of archival materials with new and permanent exhibitions. A new system will allow for a more comfortable vibrant atmosphere which will draw more visitors to the space and increase engagement opportunities with families and community partners. Where this grant falls under organizational equipment, staff are recommending that Council approve the amount of the grant application.

FINANCIAL IMPLICATIONS: There is currently an amount of \$7,185.36 in the Community Support grant budget which will cover approval of this request.

SOCIAL JUSTICE IMPLICATIONS: Our strategic priorities around creating a prosperous economic and vibrant community which is diverse, inclusive and welcoming, are only strengthened by funding community organizations that work to these goals.

ENVIRONMENTAL IMPLICATIONS: None



COMMUNITY ENGAGEMENT: In response to a public invitation to apply, funding requests were submitted by community groups. Future community and sporting event requests will be dealt with on an individual basis

ALTERNATIVES:

1. Do not approve the funding request as listed

ATTACHMENTS: None

Internal Committee Report

Planning Advisory Committee

September 2026

The Planning Advisory Committee met on Tuesday, September 8, 2026.

The Committee heard a report from the Dangerous and Unsightly Premises Administrator about the state of the building located at 29 Patterson Street. The Committee passed a motion ordering its demolition within 180 days with all work to be completed by the property owner. Failure by the property owner to complete the required work may result in the Town undertaking the demolition with all costs to be charged to the property owner's tax account.

The Committee heard a further report regarding the dangerous and unsightly state of the building located at 51 York Street and passed a motion ordering its demolition within 60 days, with all work to be completed by the property owner. Failure by the property owner to complete the required work may result in the Town undertaking the demolition with all costs to be charged to the property owner's tax account.

Staff updated the Committee on the appeal of the variance issued for 69 Lower Laplanche Street.

Staff also updated the Committee on proposed amendments to the Municipal Planning Strategy and Land Use Bylaw with respect to "supervised consumption sites" and "overnight or emergency shelters." A Public Participation Opportunity has been scheduled for Monday, October 5th at 4:30 p.m., with the next Planning Advisory Committee meeting scheduled for Tuesday, October 20th at 4:30 p.m.

Internal Committee Report

Amherst Board of Police Commissioners

September 2026

The Amherst Board of Police Commissioners met on Tuesday, September 8, 2026.

Chief Pike provided updates on the Amherst Police Department Strategic Plan, the Atlantic Police Academy / Amherst Police Department Police Recruitment Program, Hate Crime Training, and reviewed his monthly report.

The next meeting of the Amherst Board of Police Commissioners is scheduled for Tuesday, October 6, 2026, at 3:00 p.m.

The public is reminded that if you witness a crime being committed or believe something should be reported, to please call police at 902-667-8600 or 911 if it is an emergency.

Internal Committee Report

Audit Committee

September 2026

The Audit Committee met on Tuesday, June 24, 2026.

The Clerk reviewed the Code of Conduct for Municipal Volunteers Policy with the citizen representatives and acquired their signatures acknowledging they had read and will adhere to the Policy.

Cindy Costin-Fury of Mclsaac Darragh Inc. Chartered Professional Accountants was in attendance to present the Audit Plan Communication Letter.

The Manager of Financial Services reviewed the Fourth Quarter Financial Report with the Committee.

The Committee passed a motion that staff be directed to review the Audit Committee Terms of Reference Policy and provide a report with amendment recommendations.

The Audit Committee met again on Tuesday, September 22, 2026.

Cindy Costin-Fury of Mclsaac Darragh Inc. Chartered Professional Accountants was once again in attendance to present the Audit Findings Letter, the Auditor's Management Letter and the Audited Financial Statements. A motion was passed that the Audit Committee recommend Council accept the 2025/26 Consolidated Financial Statements as presented.

The Committee reviewed hospitality expenses for the 2025/26 fiscal year.

A motion was passed that the Audit Committee recommend Council appoint Mclsaac Darragh Inc. Chartered Professional Accountants as the Town of Amherst Auditor for the 2026/27 fiscal year.

The Committee reviewed the First Quarter Financial Report and the Capital Budget Actuals to Date.

Further to the motion passed at the June meeting, the Audit Committee Terms of Reference Policy was reviewed by the Committee who passed a motion that the Audit Committee recommends Council repeal the existing Audit Committee Terms of Reference Policy 03000-05 and replace it with the new Audit Committee Terms of Reference Policy 03000-05.

Staff advised the Committee that the Town has been informed that the Province is offboarding all municipal SAP ECC clients as they have recently transitioned the Provincial clients to a new SAP platform S4 Hanna. SAP is the financial accounting software used by the Town of to process the billings, budget and financial transactions. Staff will continue to update the Audit Committee as they work through the process of offboarding SAP, selecting a new accounting software and the transition.

External Committee Report

Cumberland Public Libraries

September 2026

Staff Union

The Board was informed on April 8 that Cumberland Public Library staff voted unanimously to unionize. Union negotiations are still ongoing and the next round is September 22&23.

Auditor's Report

Ms. Mitchell of MNP Chartered Accountants went over the audited statement and answered questions for the Board. The Board passed 2025-26 auditor's report.

Financial Report

Ms. Corey provided the Board with final budget for the 2026-27 fiscal year. The 2026-27 budget was passed during the July meeting.

Board Minutes

Approved Board minutes are now available on the Library's website
www.cumberlandpubliclibraries.ca.

Statistics

In the month of July Cumberland Public Libraries signed out 11,897 items, 4,659 items in the Amherst library alone. This includes books, movies, TV shows, magazines, ebooks and more.

Also, in July, the Amherst library held 15 in-person programs with 229 people in attendance. The Amherst library had 5,964 in person visits.

External Committee Report

YMCA of Cumberland

September 2026

On September 26, the YMCA hosted the 2nd Family Fun Colour Run/Walk at Dickey Park, a family-friendly event where every step helps build a stronger, healthier Cumberland County. Participants walked, ran, danced or skipped through bursts of vibrant colour and laughter as we came together to support the YMCA's Strong Communities Campaign.

YMCA Peace Medallion nominations are now open. Each year, the YMCA of Cumberland proudly recognizes individuals and groups who give their time, energy, and heart to their community. Whether through volunteering, lending a helping hand, supporting others, or simply being someone who is always willing to step up, these everyday acts of kindness help make our community a better place.

Our Give the Gift of Camp Campaign raised just over \$25,000 this year and with these funds, the YMCA was able to help provide 136 weeks of camp to the many children of Cumberland County.

Fall Program Registration is open for all programs, private and group lessons.

The YMCA of Cumberland is currently developing our next Strategic Plan. As part of this process, we have distributed surveys to our stakeholders, staff, and Board members to gather their input and perspectives. We are compiling feedback on what matters most to our community, what they value about the YMCA and would like to see continue, and how they would like to see the YMCA grow and evolve in the future. This feedback will help guide our priorities and ensure our next Strategic Plan reflects the needs and aspirations of the communities we serve. Complete the survey here: [Strategic Planning Consultation Questions for Stakeholders – Fill out form](#)

The Summer Swim Program provided 231 participants with swim lessons.

Our current Membership numbers as of September 15th are 2,413 active members with 409 members being on assisted memberships.

The Governance Review has been completed, and recommendations were received in June. The Governance Committee will be working this fall on what recommendations will be implemented and a timeline to do so.

The YMCA will be hosting a Good Governance Workshop in November with speaker Don McCreesh. All local not for profits are invited to attend.

We currently have Job Postings for a Mental Health & Addictions Clinician, a Wellness Program Coordinator and a Child Care Cook.

External Committee Report

LA Animal Shelter

September 2026

At last week's Board meeting, it was reported that during the month of August there were 39 cats and 9 dogs taken in with 28 cats and 5 dogs being adopted. It was also reported that there was a total of 23 cats, 35 kittens, 7 dogs and 3 puppies in the shelter. It should be noted that the cat and kitten sections were temporarily closed to mitigate the spread of an upper respiratory infection outbreak.

Following the approval of the new governance model a few months ago, several changes have been in the process of being implemented under the guidance of the new president Robin Hatton.

>Memorandums of Understanding are being developed with key community partners, such as the Amherst Veterinary Clinic, Pet Value, Milo's, Autumn House and other local partners.

>An assistant manager with veterinary technician qualifications has been hired to assist with the management of the building and on-call coverage as well as developing on-site medical services, micro-chipping, and other streamlining activities to reduce veterinary expenses. This is being done in close collaboration with Amherst Veterinary Clinic.

> A new phone system is in place (902-991-0330) which will ensure a dedicated line for the shelter manager/assistant manager to be easily accessible.

>In addition to Pet Value a new adoption partnership has been activated with Milo's Pet Shop in Sackville.

>The Board is currently investigating a new shelter software system to streamline processes, enhance inventory control, medication administration, point of sale, etc. It will also be able to generate more accurate data such as where animals are being adopted and where they came from.

>The Health and Wellness Committee is working on an enhanced foster/volunteer list.

> A complete occupational health and safety review is nearing completion and relevant training is underway.

>The fundraising committee is developing new creative activities and events in addition to the on line 50/50 which will be expanded during the holiday season.

> Upcoming events include the Phyllis Blumel Bizarre on November 28th and the annual Christmas Gala which will be held at Dayle's Grand Market on December 5th. The new pet calendar will be released soon. The Pet Mayor nominations are in, and the election will be held from October 1st to October 15th. Vote early and vote often!!