



Minutes of the Regular Council Meeting

Place: Council Chambers, Zoom, streamed live to Facebook
Date: Wednesday, November 26, 2025
Presiding Officer: Mayor Greg Henley
Councillor Present: Deputy Mayor Carla Black and Councillors Brenton Colborne, Olivia Canning-Sweet, Padraic Moore, Paul Jones, and Chrystal McNutt.
Councillors Regrets: Nil

A quorum was present throughout the meeting.

Staff in attendance: Linda Cloney – CAO, Ruthann Brookins – Manager of Finance, and Stan McDougall - Admin Assistant (recording secretary)

Presenters in attendance: Nil

Gallery (media and public) in attendance: Nil

Announcements Prior to the Call to Order:

Mayor Henley announced prior to the call to order that the Oxford Christmas Parade was being held on Friday, November 28, 2025, and would start at 6:30 PM on Upper Main Street. The Wilburn Lodge Masons will be giving out hotdogs and hot chocolate at the gazebo.

1. Call to Order

Mayor Henley called the meeting to order at 6:00 PM.

2. Approval of Agenda

Moved by Deputy Mayor McNutt and seconded by Councillor Canning-Sweet to approve the agenda of the Regular Council Meeting for Wednesday November 27, 2025, as presented.

Motion Carried


3. Approval of Minutes

Regular Council Meeting – October 22, 2025

Special Council Meeting – October 29, 2025

Special Council Meeting – November 12, 2025

Approved by



Mayor Greg Henley, on November 26, 2025

4. Business

4.1 Nova Scotia Power's request

Staff had received an email request from Nova Scotia Power in July 2025 requesting that there would be no objection to crews working in the land that the Town of Oxford is acquiring from the Crown as part of the Source Water Protection Plan for Oxford.

Staff presented this request to the Source Water Protection committee for discussion and a few questions from the meeting were directed back to Nova Scotia Power.

The questions and Nova Scotia Power's response to the questions can be found in the council package.

Dillon Consulting, who are involved in the Town of Oxford's Source Water Protection planning is very satisfied with the responses from Nova Scotia Power. They further commented that many water supplies have Nova Scotia Power right of ways running adjacent to and within the bounds of their Protected Water Areas and, so long as the use of herbicides is done in a manner consistent with standard practices and following the appropriate law/bylaws with notification being given in advance, there is minimal potential risk to water supplies.

The MOU agreement with the snowmobile club is still in process, and the process of the land acquisition is still ongoing, and where it is holding up the power line extension planned by Nova Scotia Power, Oxford town Council is being asked to give consideration to confirm that the Town of Oxford has no objection to Nova Scotia Power being granted the rights by the Province.

Moved by Councillor Colborne and seconded by Councillor Black to confirm that the Town of Oxford has no objection to Nova Scotia Power Incorporation being granted by the rights by the Province, in advance of the conveyance, and that to any extent that the town has control of the land, Nova Scotia Power Incorporation would be permitted to enter on the land and remove trees to clear the transmission corridor.

Motion Carried

4.2 5151 Main Street Agreement – recommendation from Planning Committee

The Planning Advisory Committee met on November 25, 2025, and recommended that Council enter into an agreement as amended and drafted to allow the operations of a Motor Vehicle Sales, Rental, and Repair Shop in addition to the existing use of residential.

The property is currently zoned residential within the Main Street Mixed-Use Zone. Approval of this agreement would support the continued growth and economic diversification of the Town of Oxford by introducing a new commercial service within proximity to the downtown core and along a key entrance corridor to the community. This aligns with the Town's broader goals of encouraging new business opportunities, increasing local employment, and enhancing the range of services available to residents and visitors.

The applicant would need to follow all regulations when operating a Motor Vehicle Sales, Rental and Repair Shop and would include all permits and environmental regulations for disposal of oil and other related car parts.

A community engagement and public participation opportunity was held on Thursday, October 16, 2025, with the applicant and supporting residents present.

Changes to the wording of the agreement were made to broaden the terminology of accessory buildings, additionally a subsection was added to ensure the site is kept in safe conditions as the applicant allows residents to pass through the property to access Main Street.

Several options were offered to the Planning Committee for consideration with a fourth option being introduced to enter into a smaller agreement with the applicant of 5151 Main Street, Dale Braby, and the Town of Oxford. This agreement would not be registered with the province and would end when/if the property sells with removal of signage and all commercial activities.

The agreement has been reviewed and accepted by the owner, Dale Braby

Moved by Deputy Mayor McNutt and seconded by Councillor Black to accept the recommendation of the Planning and Development Committee to enter into an agreement as presented to allow the operations of a Motor Vehicle Sales, Rental, and Repair Shop in addition to the existing residential use.

Motion Carried

5. Correspondence

5.1 Amendments to the Nova Scotia Building Code Regulations

The proposed amendment to the Nova Scotia Building Code Regulations was reviewed with the Council and was announced that it would be advertised in the Royal Gazette and posted online.

The Building Code Act requires that the proposed amendments be circulated to every municipality and be made available to the public. An opportunity for written comments on the proposed amendment to the regulations to be sent via email on or before January 2, 2026, to the attention of the senior advisor listed in the proposed amendments letter.

6. In-Camera

6.1 acquisition, sale, lease and security of municipal property

At 6:12 PM it was moved by Deputy Mayor McNutt and seconded by Councillor Jones to go in-camera to discuss the acquisition, sale, lease, and security of municipal property.

Motion Carried.

At 6:26 PM it was moved by Councillor Black and seconded by Councillor Jones to come out of in-camera and resume the Regular Council Meeting.

Motion Carried.

7. Adjournment

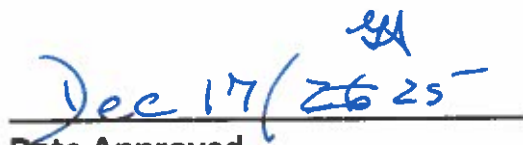
The meeting adjourned at 6:28 PM



Mayor Greg Henley



Stan McDougall, Admin Assistant



Date Approved

