

Town of Berwick Special Council Meeting

August 25, 2026

Town of Berwick Council Chambers

5:30 pm

AGENDA

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. New Business**
 - a. 2024-25 Audited Financial Statements
 - b. RFD019-2026: 2026-27 Sewer Rates
 - c. RFD020-2026: Discharge of Easement
- 4. Adjournment**

Request for Decision

RFD019-2026: 2026/27 Sewer Rates



To: Town Council
From: CAO
Date: August 20, 2026
Subject: 2026-27 Sewer Rates

References/Attachments

- 2026/27 Approved Operating Budget
- 2026/27 Approved 5-Year Capital Budget
- 2025/26 Approved Sewer Rates

Legislation

- MGA Section 49

Recommendations

That Council approve maintaining the sewer rates approved in 2025/26 for the 2026/27 fiscal year.

Background

In 2025/26 Council approved new sewer rates for the first time in eight years, which resulted in an average increase of 27% or approximately \$38.00 per year, for a single-family dwelling.

Staff have determined that the rates set in 2025/26 sufficiently cover the 2026/27 operating and capital budget requirements for wastewater. Therefore, staff recommend that the rates be maintained for the current fiscal year resulting in no change to the customers sewer rate, if the class remains the same, for the 2026/27 billing.

Approval is required to ensure the proper amount is included on the final property tax bill. A copy of the 2025/26 sewer rates are attached to this Request for Decision.

Financial Implications

The 2025/26 sewer rates will generate the revenue required to meet the 2026/27 operating and capital wastewater needs.

Request for Decision

RFD019-2026: 2026/27 Sewer Rates



Priority Alignment

Strategic Alignment	Connection to Strategic Plan
Community Well-Being & Inclusion	
Infrastructure	The sewer rates will provide the revenue required to meet the operating and capital needs approved in the 2026/27 budgets.
Environmental Sustainability	
Economic Development	
Administrative	

Alternatives

Not applicable

Community Engagement/Communication

Not applicable.

CAO Comments

I support the recommendation of staff.

CAO Initials: JB

Target Decision Date: August 25, 2026

Request for Decision

RFD019-2026: 2026/27 Sewer Rates



2025/26 Approved Sewer Rates

Property Class		2025/26 Charge
Single Family Dwelling		\$ 183.35
Duplex/Multiplex (each side or unit)		\$ 178.29
Vacant Lot		\$ 20.24
Mobile Home		\$ 110.01
Apartment	Base charge for first unit, plus	\$ 183.35
	Charge for each additional unit	\$ 126.05
Basic Commercial Service	Base charge - up to five (5) employees, plus	\$ 240.81
	Charge for each additional group of up to five employees	\$ 207.77
Funeral Home		\$ 302.53
Aliant Telecom		\$ 392.08
Service Station		\$ 330.36
Service Club		\$ 571.17
Service Club (limited activity)		\$ 262.56
Barber/Hairdresser		\$ 302.53
Grocery Store	Base charge for the first 1,000 square feet, plus	\$ 672.85
	Charge for each additional 1,000 square feet	\$ 538.28
Arena		\$ 3,384.52
Fire Hall		\$ 692.32
Church		\$ 571.17
Nursery School/Daycare		\$ 481.62
Curling Club		\$ 358.18
Laundromat		\$ 851.94
Campground		\$ 1,099.83
Restaurant	Base charge for the first 10 seats, plus	\$ 515.52
	Charge for each additional 20 seats	\$ 364.25
Hospital		\$ 3,521.09
School		\$ 1,436.26
Car Wash		\$ 784.15
Convenience Store		\$ 364.25
Boarding House	Base charge for first unit, plus	\$ 183.35
	Charge for each additional unit	\$ 71.65
Bed & Breakfast		\$ 275.03

Request for Decision

RFD020-2026: Release of Easement, Horsburgh Drive



To: Town Council
From: CAO
Date: August 20, 2026
Subject: Release of Easement, Horsburgh Drive

References/Attachments

- Release of Right of Way and Easement, Horsburgh Subdivision.
- Horsburgh Subdivision Plan, Land of Roscoe Construction Limited, Berwick, Kings County, nova Scotia, filed as Plan Number P5178 in the Kings County Registry of Deeds.

Legislation

- Signing authority authorization

Recommendations

That Council authorize the Mayor and Chief Administrative Officer to sign the Release of the right of way and easement over and across the lands known as:

- Lot "R.C.L.-4" (PID 55245088),
- Lot "R.C.L.-5" (PID 55245096),
- Lot "R.C.L.-6" (PID 55245104),
- Lot "R.C.L.-7" (PID 55245112),
- Lot "R.C.L.-8" (PID 55245120),
- Lot "R.C.L.-9" (PID 55245138),
- Lot "R.C.L.-10" (PID 55245146),
- Lot "R.C.L.-11" (PID 55245153), and
- Lot "R.C.L.-12" (PID 55245161)

as shown on the Plan Showing Horsburgh Subdivision, Land of Roscoe Construction Limited, Berwick, Kings County, nova Scotia, filed as Plan Number P5178 in the Kings County Registry of Deeds.

Background

In October 2025, a property owner on Horsburgh Drive submitted a request to release an easement affecting their property. The easement would prevent them from building on the property.

Staff, in consultation with our solicitor, has determined that the easement is no longer required. The property owner was notified and approved to proceed with developing the property, and the Town would release the easement.

Request for Decision

RFD020-2026: Release of Easement, Horsburgh Drive



From staffs review, it appears that the easement has been released and recorded on some of the properties, but it is not clear if it has been released on all of the developed properties to date. Therefore, the attached Release is to approve a full release of the easement shown in the filed subdivision plan.

Financial Implications

The 2025/26 sewer rates will generate the revenue required to meet the 2026/27 operating and capital wastewater needs.

Priority Alignment

Strategic Alignment	Connection to Strategic Plan
Community Well-Being & Inclusion	
Infrastructure	
Environmental Sustainability	
Economic Development	
Administrative	
Not Applicable	This is a housekeeping item.

Alternatives

Not applicable

Community Engagement/Communication

The Release will be filed with the Registry of Deeds and the noted properties.

CAO Comments

I support the recommendation of staff.

CAO Initials: JB

Target Decision Date: August 25, 2026

THIS RELEASE OF RIGHT OF WAY made as of the ____ day of July 2026,

BETWEEN:

TOWN OF BERWICK, a municipal corporation continued pursuant to the laws of the Province of Nova Scotia, having its office at Berwick, in the County of Kings and Province of Nova Scotia

(hereinafter called the "Releasor")

- and -

KRYSTAL ROBYN BARKMAN AND DOYLE MARTIN BARKMAN, DEANNA KATRINE QUERIPPEL, ALEXANDRA JORDAN MACEACHERN, KENDALL WILLIAM ATWATER, MARY ANNE CARTY, NANCY LOUISE MORSE ALSO KNOWN AS NANCY MORSE-FISHER, JANE PRECHT AND AENEAS PRECHT, RITA ELIZABETH FOUND AND RICHARD ALAN FOUND, AND LOIS MARLENE HOWARD

all of the County of Kings and Province of Nova Scotia

(hereinafter called the "Releasees")

WHEREAS:

A right of way and easement was reserved, granted or created in favour of Town of Berwick across lands shown as Lot "R.C.L.-4", Lot "R.C.L.-5", Lot "R.C.L.-6", Lot "R.C.L.-7", Lot "R.C.L.-8", Lot "R.C.L.-9", Lot "R.C.L.-10", Lot "R.C.L.-11", and Lot "R.C.L.-12" on a Plan Showing Horsburgh Subdivision, Land of Roscoe Construction Limited, Berwick, Kings County, Nova Scotia, filed in the Kings County Registry of Deeds as Plan Number P5178;

AND WHEREAS the said right of way was granted for the installation, operation, repair, replacement and maintenance of a power line and related infrastructure, together with the right to enter upon the said lands with machinery, materials, vehicles and equipment required for the maintenance and operation thereof;

AND WHEREAS reference to the said right of way is contained in, among other instruments:

(a) a Deed dated June 9, 1982, from Roscoe Construction Limited to Fred M. Alexie, recorded in the Kings County Registry of Deeds in Book 542 at Page 460; and

(b) a Deed dated December 15, 1982, from Roscoe Construction Limited to Marion Larsen, recorded in the Kings County Registry of Deeds in Book 557 at Page 188;

AND WHEREAS Town of Berwick no longer requires the benefit of the said right of way and

easement and has agreed to release and discharge the same.

NOW THIS RELEASE WITNESSETH that:

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Releasor hereby releases, remises, quitclaims and forever discharges unto the Releasees, their successors and assigns, all of the Releasor's right, title, interest and benefit in and to the said right of way and easement over and across the lands known as:

Lot "R.C.L.-4" (PID 55245088), Lot "R.C.L.-5" (PID 55245096), Lot "R.C.L.-6" (PID 55245104), Lot "R.C.L.-7" (PID 55245112), Lot "R.C.L.-8" (PID 55245120), Lot "R.C.L.-9" (PID 55245138), Lot "R.C.L.-10" (PID 55245146), Lot "R.C.L.-11" (PID 55245153), and Lot "R.C.L.-12" (PID 55245161)

as shown on the Plan Showing Horsburgh Subdivision, Land of Roscoe Construction Limited, Berwick, Kings County, Nova Scotia, filed as Plan Number P5178 in the Kings County Registry of Deeds, including, without limitation, all rights associated therewith for the installation, operation, inspection, repair, maintenance, replacement and removal of power lines and related infrastructure and the right to enter upon the said lands with machinery, materials, vehicles and equipment for such purposes.

The intent of this Release is to fully release and extinguish, insofar as the Releasor is able, the aforesaid right of way and easement and all rights ancillary thereto in favour of Town of Berwick. This Release does not release any rights of the Town related to any drainage easements.

IN WITNESS WHEREOF the Releasor has caused this Release to be executed by its duly authorized officers on the day and year first above written.

SIGNED AND SEALED in the presence of:

TOWN OF BERWICK

Witness

Per: _____
Mike Trinacty, Mayor

Witness

Per: _____
Jennifer Boyd, CAO/Clerk

We have authority to bind the Town.

PROVINCE OF NOVA SCOTIA
COUNTY OF KINGS

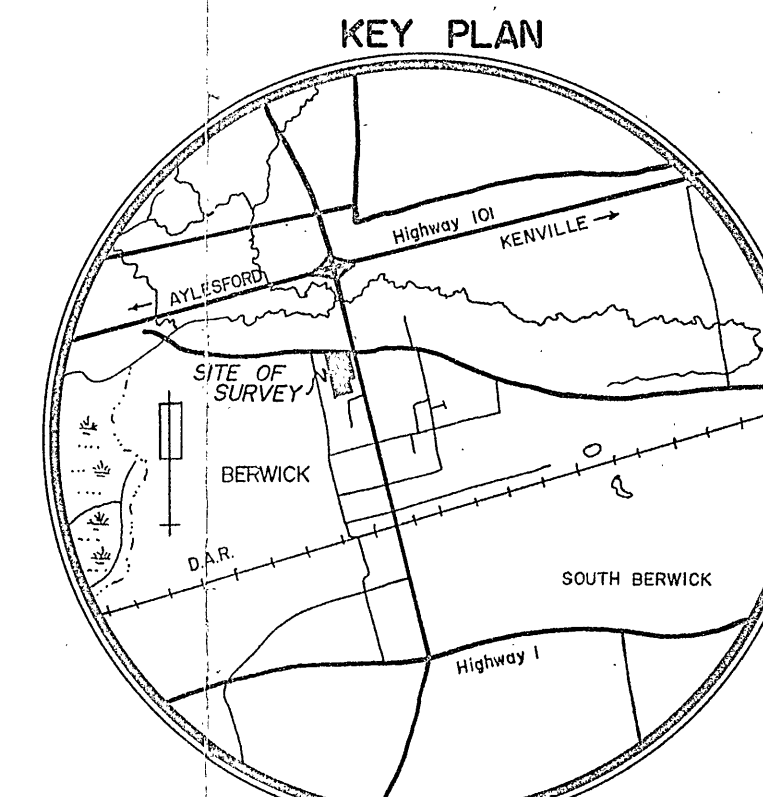
I, _____, of _____, in the County of _____, Province of Nova Scotia, make oath and say:

1. That I am a subscribing witness to the foregoing Release.
2. That the same was executed by Town of Berwick by its duly authorized officers in my presence.
3. That I witnessed the execution thereof and that the said officers acknowledged the same to be their act and deed and the act and deed of Town of Berwick.

SWORN before me at _____,
in the County of Kings,
Province of Nova Scotia, this ___ day
of _____, 2026.

Commissioner of Oaths/Notary Public

Witness



- LEGEND**
- S.M. SURVEY MARKER
 - R.P. ROCK POST
 - I.B. IRON BAR
 - I.P. IRON PIPE
 - △ N.S.C.M. NOVA SCOTIA CONTROL MONUMENT
 - LANDS DEALT WITH BY THIS PLAN
 - Fd. FOUND
 - (D.) DEED
 - (P.) PLAN OF PREVIOUS SURVEY
 - (M.) MEASURED
 - R. RADIUS
 - A. ARC DISTANCE
 - Ch. CHORD
 - T. TANGENT
 - I. ANGLE OF INTERSECTION
 - P.C. POINT OF CURVATURE

CO-ORDINATE VALUES	
N.S.C.M. NO.	NORTHING
7421	16,371,168.47'
7424	16,368,834.76'
1976 VALUES	

SCALE 1=50,000.

SOLICITOR STREETS P.A.C.

MUNICIPALITY OF THE TOWN OF BERWICK

FINAL APPROVAL

Date: 26 May 1982 Registration No: 82-4

REMARKS AND CONDITIONS OF APPROVAL

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ENDORSEMENT OF APPROVAL

This is to certify that this plan is approved in accordance with the Planning Act c. 16 R.S.N.S. 1969 and the subdivision regulations and subdivision by-law of the municipality of the Town of Berwick.

Development Officer: E. J. Jones Date: 29 Nov 1982

- NOTES**
- THIS SURVEY WAS EXECUTED DURING THE PERIOD 22ND, OCTOBER, TO 8TH, MARCH, 1982.
 - BEARINGS ARE REFERRED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR GRID, ZONE 5, CENTRAL MERIDIAN 64° 30' WEST, AND WERE DERIVED FROM THE LINE JOINING N.S.C.M. NO. 7421 TO N.S.C.M. NO. 7424, HAVING A BEARING OF S 09° 08' 41" E.
 - SCALE FACTOR OF 1.000 WAS APPLIED TO DISTANCES.
 - COMPASS RULE ADJUSTMENT WAS APPLIED TO FIELD TRAVERSE MEASUREMENTS.
 - DESIGNATION OF PARCELS R.C.L.-1, R.C.L.-2, AND R.C.L.-3A ORIGINATE WITH THIS PLAN FOR IDENTIFICATION PURPOSES.
 - REFERENCE PLANS: A.M. FOSTER, LANDS OF E.M. SIMPSON DATED NOVEMBER 1956. H.B. SMITH, LANDS OF IVAN LITTLE DATED 22ND, AUGUST, 1974.
 - OWNER AND SUBMITTER: ROSCOE CONSTRUCTION LIMITED, CAMERIDGE, KINGS CO., N.S. BOP 160 (538-8080)
 - ALL LOTS SHOWN HEREON, EXCEPT LOT R.C.L.-4, HAVE A BUILDING LINE OF AT LEAST 80' AT THE REQUIRED SET BACK OF 25' ACCORDING TO THE ZONING BY-LAW OF THE TOWN OF BERWICK.

I CERTIFY THAT THE BUILDINGS SITUATED ON PARCEL R.C.L.-1, LANDS OF ROSCOE CONSTRUCTION LIMITED, BERWICK, KINGS COUNTY, NOVA SCOTIA, ARE AS SHOWN HEREON.

SIGNED: Frank Longstaff N.S.L.S. No 279

SURVEYOR'S CERTIFICATE

I, FRANK LONGSTAFF, NOVA SCOTIA LAND SURVEYOR HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION, AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.

DATED THIS 15TH DAY OF DECEMBER 1981.

SIGNED: Frank Longstaff N.S.L.S.

NO.	DATE	DESCRIPTION	REVISION
2	30/03/82	Parcel R.C.L.-3 Subdivided into LOTS R.C.L.4 to R.C.L.19	
1	08/03/82	Addition of Parcel R.C.L.-3A	R.D.M.

VALLEY SURVEYS LIMITED
NOVA SCOTIA
LAND & MINE SURVEYORS
KENTVILLE NOVA SCOTIA

PLAN SHOWING

HORSBURGH SUBDIVISION

LAND OF ROSCOE CONSTRUCTION LIMITED
BERWICK, KINGS COUNTY, NOVA SCOTIA.

SCALE: 1"=50'

DATE: 15TH, DECEMBER, 1981. DRAWN BY: R. MACPHAIL & O. CROCKER PLAN NO: 81-1356.

P5178
10/6/82