

**MINUTES OF THE SPECIAL COUNCIL MEETING
HELD ON FEBRUARY 17, 2026**

Present were: Deputy Mayor Robert Warr
Councillor Joan Brown
Councillor Georgina Brushett
Councillor Andy Edwards
Councillor Keith Keating
Councillor Gary Myles

Also present: Greg Osmond, Town Manager
Petrina Power, Town Clerk

Deputy Mayor Warr called the meeting to order at 8:03 p.m.

Motion

MMC 2026 02 17/001S

Moved by Councillor Keating, seconded by Councillor Edwards

“BE IT RESOLVED the meeting be declared a special meeting.”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

Council had a brief discussion on a text amendment to the Town’s Municipal Plan and Development Regulations that would allow short-term rentals such as bunkies, pods, etc., to operate in residential zones. The amendment is currently on hold and Ms. Anna Meyers, planning consultant, is waiting on some instruction from the Town as to how to proceed.

Motion

MMC 2026 02 17/002S

Moved by Councillor Edwards, seconded by Councillor Myles

“BE IT RESOLVED approval be given to proceed with Amendment No. 4, 2025 (‘Short-term Residential Rental’ and ‘Resort-Accommodation Only’ in Residential Zones) with the understanding that each single short-term rental or resort-only accommodation must:

- be part of a footprint having a minimum area of 430 ft²/39.95m²
- be self-contained (bathroom, etc.)
- utilize a dedicated access (driveway) for all units
- have its own parking space
- blend in with other residential dwellings
- be advertised as a discretionary use in a residential zone; and

with the further understanding that each single resort-only accommodation must:

- be one of at least three units
- be a new build – no refurbishment of an existing accessory or other building
- not be a backlot development to a residential dwelling”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

Motion

MMC 2026 02 17/003S

Moved by Councillor Keating, seconded by Councillor Brushett

“BE IT RESOLVED approval be given to adopt the Tourism Accommodation Tax Bylaw.”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

Motion

MMC 2026 02 17/004S

Moved by Councillor Myles, seconded by Councillor Brown

“BE IT RESOLVED that in accordance with Section 106 of the *Towns and Local Service District Act, 2023*, Council amend the 2026 Tax Structure to include and implement a Tourism Accommodation Tax to be charged at a rate of 4% of the amount charged on lodging.”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

Motion

MMC 2026 02 17/005S

Moved by Councillor Myles, seconded by Councillor Brushett

“BE IT RESOLVED that in accordance with Section 113 of the *Towns and Local Service District Act, 2023*, the amended 2026 Tax Structure be published by Public Notice in the Town.”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

There was a brief discussion on outstanding taxes and the amount of taxes still outstanding. It was noted that Council can not only sell vacant land, but land that is occupied, which Council needs to look at. As Mayor Brenton is not in a conflict of interest on this issue, it was agreed to not discuss this item any further until Mayor Brenton could be present.

Motion

MMC 2026 02 17/006S

Moved by Councillor Edwards, seconded by Councillor Brown

“BE IT RESOLVED the meeting be adjourned at 8:26 p.m.”

In favour: 6 (Warr, Brown, Brushett, Edwards, Keating and Myles)

Opposed: 0

Abstained: 0

Motion carried.

Robert Warr
Deputy Mayor

Petrina Power
Town Clerk