

NOVA SCOTIA REGULATORY AND APPEALS BOARD

IN THE MATTER OF THE MUNICIPAL GOVERNMENT ACT

- and -

IN THE MATTER OF AN APPLICATION by the **TOWN OF AMHERST** to change its mutual boundary with the **MUNICIPALITY OF THE COUNTY OF CUMBERLAND** on the west side of Route 204 in the community of Brookdale, Nova Scotia

BEFORE:



Roland A. Deveau, K.C., Vice Chair

Julia E. Clark, LL.B., Vice Chair

Bruce H. Fisher, MPA, CPA, Member

DECISION AND ORDER

DATE: November 26, 2025

Erratum:

- [1] On the cover page, page one, the neutral citation number “**2025 NSRAB 131**”, is to be amended to read “**2025 NSRAB 132**”.
- [2] On page 2, number 1., the period at the end shall be changed to a comma, and the following words will be added: “**to be effective on a date to be ordered by the Board.**”
- [3] The remainder of the document is unchanged.

ERRATUM DATED: November 28, 2025.



Chief Clerk of the Board




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BEFORE:

 Roland A. Deveau, K.C., Vice Chair
 Julia E. Clark, LL.B., Vice Chair
 Bruce H. Fisher, MPA, CPA, Member

DECISION AND ORDER

The Town of Amherst (Town) applied to the Board on July 9, 2025, to change its mutual boundary with the Municipality of the County of Cumberland (Municipality) in the vicinity of the community of Brookdale, Nova Scotia. The application is to change the boundary so that the property now or formerly of Shaw Rural Housing Limited (Property Identification Number PID No. 25038720) becomes part of the Town. This is the only lot directly impacted by the proposed change. The Municipality consents to the change in the municipal boundary. In exchange for the County land, the Town will provide sanitary sewer services for new customers under the terms of an Inter-Municipal Services Agreement signed in October 2024.

Notice of the proposed change to the mutual boundary was advertised in the Chronicle Herald on Wednesday, August 13, 2025, and The Casket Newspaper on Wednesday, August 13, 2025, and Wednesday, August 20, 2025, and the advertisement invited objectors to advise the Board of their objections. Proof of the advertising has been provided to the Board.

The Board required notice to be served on two adjacent properties. The Board received six letters of comment from neighboring property owners, although not from the two properties that were served. The Town consented to the filing of two of these letters submitted after the published deadline.

On October 7, 2025, the Board wrote to the Town, Municipality, and the objectors, seeking further comment and offering until October 22, 2025, for any objector to seek a formal in-person hearing of the matter. The Board advised that failing a request for an in-person hearing, it would decide the matter based on the filed written comments. The Board

received written submissions from the Applicant on October 20, 2025. No further correspondence was received from any objector.

The Board notes that the primary concerns raised in all of the letters of objection relate to possible future use of the land subject to the boundary change. These are land-use planning concerns and subject to a separate consideration and approval process, irrespective of the result of the boundary change application.

The Board approves the application and orders that:

1. Pursuant to the Section 357 of the *Municipal Government Act*, the mutual boundary between the Town of Amherst and the Municipality of the County of Cumberland is changed so that the property identified as PID No.25038720, now or formerly owned by Shaw Rural Housing Limited, located on the west side of Route 204, in the community of Brookdale, Nova Scotia, is located in the Town of Amherst.

DATED at Halifax, Nova Scotia, this 26th day of November 2025.



Lisa Wallace, Chief Clerk of the Board