

Council Workshop – Hartz Point Summary
Council Chambers, 414 Woodlawn Drive
Wednesday, September 23, 2026
4:00 pm

THOSE IN ATTENDANCE:

Warden Penny Smith
Deputy Warden Heidi Wagner
Councillor Paula Sutherland
Councillor Sherry Thorburn Irvine
Councillor Ron Coole
Councillor Angie Shand
Councillor Dale Richardson

ALSO IN ATTENDANCE:

Warren MacLeod, CAO
Erin Hartley, Deputy CAO
Val Kean, Director of Economic & Community Development
Marcia d'Eon, Director of Operations
Jill Webb, Economic Development Officer
Danyelle Smith, Waste Diversion Coordinator via Microsoft Teams
Nicole Blades, Recording Secretary
Members of the Public

The workshop was called to order at 4:00pm.

Warden Smith welcomed everyone to the Council Workshop to discuss the future of the Hartz Point property.

Warren MacLeod, CAO, provided an overview of the characteristics that make Hartz Point a unique and strategically important municipal asset along with details of the consultation process and next steps following the consultation.

Mr. MacLeod advised that public consultation includes a survey available online on the municipal website or a paper copy is available to be picked up at the Municipal office. The survey closes October 30, 2026. There will also be two public consultation sessions held:

- Tuesday, October 20 at 6pm at the Black Loyalist Heritage Centre
- Wednesday, October 21 at 2pm in the Municipal Council Chambers

Mr. MacLeod advised that in addition to the Council workshop, there will also be an Economic Growth Committee workshop and information sent in the mail to residents.

Following the Council workshop, Economic Growth Committee workshop, community workshops, and public survey, the Municipality will:

- Compile and report on consultation results, including key themes, priorities, concerns, and areas of agreement.
- Confirm Council's development objectives and expectations for Hartz Point.
- Engage a qualified property-development professional or project manager to assess market opportunities, infrastructure requirements, and potential developers/investors.
- Complete the necessary technical studies, due diligence, planning, and market analysis to prepare the property for development.
- Seek qualified private-sector developers and investors, with the developer responsible for the primary development investment and project delivery.
- Bring the project back to Council at key decision points before entering development agreements or making significant financial commitments.
- Maintain public accountability through defined milestones, expenditure reporting, Council approvals, and regular project updates.

The roles and responsibilities of the Municipality and the private-sector developer were defined. It was noted that the Municipality will not act as the property's primary developer. Its role is to set the direction, protect the public interest, and make the property ready for investment, so that the principal development investment, construction responsibility and associated risk rest with the private sector.

It was confirmed that the Municipality will provide the next steps details on the website as requested by a member of the public in attendance.

A question period was held to allow Councillors to request additional information from staff prior to completing the online survey. Discussion included survey advertising, potential return on investment, negotiating with potential developers, water depth off the property, land elevations and wetlands, developer interest, right-of-way access, trail conditions, and the proximity of the nearest water source.

Following the discussion, Councillors were given time to complete the online survey. Each Councillor was then given the opportunity to share their ideas on what they envisioned for the Hartz Point property. Councillor ideas included:

- Conference/Convention Centre
- Marine Innovation Centre
- Recreation/Community Centre
- Destination Accommodations/Resort
- Receiving/Shipping/Cruise Ship Docks
- Wellness Spa Centre
- Trail System/Boardwalk
- Specialty Shops
- Residential Housing

Val Kean, Director of Economic & Community Development, provided Council a summary of feedback received from submitted surveys up until September 22. It was noted that of the 25 surveys received only 19 completed question three on the survey. There were two responses that did not offer feedback to the questions asked. One raised concern over transparency of the purchase of the property and the other one stated that the Municipality should just sell the property.

A discussion was held regarding potential uses or outcomes for the property that Council would not support, including heavy industrial development. It was noted that the Municipality's planning documents do not allow wind turbines in that area.

The workshop was adjourned at 5:28pm.