

December 16, 2025

The Property Services Committee for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building on Tuesday, December 16, 2025, at 7:00 p.m.

PRESENT

1 Clr. Joe MacDonald (videoconference)
2 Clr. Deborah Wadden (videoconference)
3 Clr. Darla MacKeil
4 Clr. Ronald Baillie
5 Deputy Warden Wayne Murray
6 Warden Robert Parker
7 Clr. Donald Parker
8 Clr. Larry Turner
9 Clr. Peter Boyles
10 Clr. Randy Palmer
11 Clr. Andy Thompson
12 Clr. Chester Dewar

IN ATTENDANCE

Brian Cullen, CAO, Municipal Clerk-Treasurer
Sueann Musick, Director of Corporate Services/Deputy Clerk
Karen Cornish, Deputy Municipal Treasurer
Logan McDowell, Director of Public Works & Development
Evan Hale, Director of Emergency Services
Rhiannon McNair, Director of Business Operations, Broadband Initiative
Adam MacInnis, Communications Officer
Shellie Pettipas, Administrative Assistant

CALL TO ORDER & LAND ACKNOWLEDGEMENT

Clr. Randy Palmer, Chair of the Property Services Committee called the meeting to order and acknowledged that we are on the ancestral territorial lands of the Mikmaqi people.

AGENDA

It was moved by Clr. Boyles and seconded by Clr. Turner that the agenda be approved as presented. **Motion Carried**

EMERGENCY RESOLUTIONS

No emergency resolutions were brought forward.

MINUTES

Clr. Palmer asked if there were any errors, omissions, or corrections in the minutes for November 17, 2025. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on November 17, 2025, as the official record of the meeting.

Motion Carried

CORRESPONDENCE

- a. Letter from Sipekne'Katik First Nation to NS Municipal Affairs

REPORTS NOT REQUIRING A MOTION

PUBLIC WORKS AND DEVELOPMENT

The Public Works and Development Report for the month of November 2025 was received as presented.

Warden Parker asked whether the flowmeters had been installed. Mr. McDowell indicated that the first four flowmeters will be installed by Christmas and the remaining will be completed in January.

DEVELOPMENT OFFICER

The Development Officer Report for the month of November 2025 was received as presented.

Warden Parker noted that the report indicated the development agreement framework for the natural gas plant project was under review. The Warden asked whether the agreement would come to Council for approval and, if so, what the timeline would be.

Mr. McDowell stated that the agreement framework has been prepared and that the initial sections have been provided to the applicant for completion. Mr. McDowell expects to receive them later this week. The applicant's primary goal is to apply before December 31st to be eligible for the program. Mr. McDowell confirmed that the development agreement would be brought to Municipal Council for approval.

CAO Cullen stated that environmental assessment information for both facilities will be available at the administration office for public viewing on December 22nd and will remain available until February 9, 2026.

Warden Parker indicated that the critical issue expressed by residents was concerns about drinking water, and many residents want a legal guarantee. Mr. McDowell noted that this issue was discussed and forwarded to the planning consultant. Mr. McDowell indicated that the draft agreement includes language protecting the water. Clr.

Parker agreed that water was the primary concern for residents and noted the need for a written agreement to provide protection.

STREETLIGHT REPORT

The MOPC Streetlight Report was received as presented.

Clr. Baillie questioned whether Nova Scotia Power has given a timeframe for when the District 4 streetlights will be connected. Mr. McDowell said that an information session was held with Nova Scotia Power about a week ago. Nova Scotia Power indicated that things had slowed down following the recent data breach. Nova Scotia Power stated that it is working on it but could not provide a deadline. Clr. Baillie indicated that Nova Scotia Power's use of the data breach from 6-7 months previously as a reason is not an acceptable excuse.

Clr. Wadden expressed concern that the lights for Little Harbour Road are not displayed on the report. Mr. McDowell indicated that the two streetlights were not included in the report because they were overlooked while the GIS staff member was away. According to the contractor, the lights are scheduled for installation on Thursday. Mr. McDowell noted that Nova Scotia Power is still waiting on Bell for the light installation at 5065 Little Harbour Road and was unable to provide a clear update on the installation date.

EMERGENCY SERVICES

The Emergency Services Report for the month of November 2025 was received as presented.

FIRE INSPECTOR REPORT

The Fire Inspector Report for the month of November 2025 was received as presented.

BUILDING OFFICIALS REPORT

The Building Inspector's Report for the month of November 2025 was received as presented.

BYLAW OFFICER REPORT

The Bylaw Officer Report for the month of November 2025 was received as presented.

Clr. Baillie asked about the next step regarding the dangerous, unsightly property in District 4 that was marked as a fail in the report. Mr. Hale noted that if demolition is

required, a letter would be sent to the property owner. If the property requires a cleanup, the property owner would receive a notice ordering the cleanup.

Clr. Boyles requested follow-up information on the property located on Murray Lane in Hillside, noted in the last two reports. Mr. Hale indicated that the property has been sent to the lawyer for a title search, which is still pending. Mr. Hale said the intent is to issue an order to demolish, based on a hearing before Council.

Clr. Boyles requested a follow-up regarding the property on Mitton Road. Mr. Hale will further investigate this property and follow up with Councillor Boyles.

BUSINESS ITEMS OR ITEMS REQUIRING ACTION
DISTRICT 2 STREETLIGHT

MOTION

It was moved by Clr. Wadden and seconded by Clr. MacKeil to approve the installation of the District 2 streetlight at 481 Frasers Mountain Branch Road.

Motion Carried

DISTRICT 8 STREETLIGHT

MOTION

It was moved by Clr. Turner and seconded by Deputy Warden Murray to approve the installation of the District 8 streetlight for 20 Dexter Court, Mount William.

Motion Carried

DISTRICT 10 STREETLIGHTS

MOTION

It was moved by Clr. Thompson and seconded by Warden Parker to approve the installation of the District 10 streetlight at 44 Grist Mill Road.

Motion Carried

MOTION

It was moved by Clr. turner and seconded by Deputy Warden Murray to approve the installation of the District 10 streetlights starting at 8339 Route 347, MacPhersons Mills.

Motion Carried

APPROVAL OF RFP FOR CONSULTANTS FOR AGRICULTURAL LAND IN THE LAND USE BYLAW

MOTION

It was moved by Clr. Baillie and seconded by Clr. Turner to approve the contract for the MPS Amendments relating to Agricultural Lands, to be awarded to Upland Studios.

Motion Carried

NOVA SCOTIA BURNING REGULATIONS

Clr. Parker stated that an issue has recently been raised in District 7 regarding the burning of large piles of debris. In this instance, the debris pile was approximately 5-6 meters high and 8-9 meters wide. The problem arose when heavy smoke directly entered two homes near the property. Closing doors and windows did not keep the smoke out, and it persisted for 2-3 days, which was considered dangerous for an elderly gentleman neighbour.

Clr. Parker stated that the landowner, who is burning the debris, has done everything legally; however, something needs to be done to protect the neighbouring residents.

MOTION

It was moved by Clr. Parker and seconded by Clr. Dewar that Council send a letter to the Department of Lands and Forests, with copies to Premier Houston and MLA Marco MacLeod, requesting that the burning guidelines be reviewed with consideration of nearby residents and weather conditions.

Motion Carried

Nay Vote: Clr. Joe MacDonald

STRATEGIC PLANNING SESSION

CAO Cullen indicated that the province is available to meet with Council for a Strategic Planning Session on January 22, 2026. Council members agreed to the proposed date for the session to be held in the Council Chambers.

DEFERRED BUSINESS

Clr. Dewar indicated that the letter dated October 22, 2025, stated that milk would be reinstated in the schools, but at this time, there is still no milk available.

CAO Cullen stated that a letter was received from the Dairy Farmers' Association thanking Council for raising the issue. Clr. Dewar suggested extending an invitation to the association to come and speak to Council to see what can be done to help. Council agreed to invite the Dairy Farmers Association to present to Council.

MOTIONS OF RECONSIDERATION

There were no motions of reconsideration.

ADJOURNMENT

There was no further business before the meeting, so the Chair declared the meeting adjourned at 7:40 p.m.

CHAIRPERSON

MUNICIPAL CLERK