

January 19, 2026

The Property Services Committee for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building on Monday, January 19, 2026, at 7:40 p.m.

PRESENT

- 1 Clr. Joe MacDonald
- 2 Clr. Deborah Wadden
- 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

ABSENT

Rhiannon McNair, Director of Business Operations, Broadband Initiative

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
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 Mikmaq 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 December 15, 2025. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on December 15, 2025, as the official record of the meeting. **Motion Carried**

REPORTS NOT REQUIRING A MOTION **PUBLIC WORKS AND DEVELOPMENT**

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

Clr. Turner raised a question regarding the Abercrombie Sidewalk Revitalization, noting that following a significant thaw over the past week, there had been no work undertaken, including gravelling or dewatering, and that snow has since fallen. Clr. Turner asked when gravel could be placed to make the area usable. Mr. McDowell advised that gravel can be expected to be placed this week or next as an interim measure to improve usability.

Deputy Warden Murray asked whether summer maintenance would be tendered and awarded prior to April this year. Mr. McDowell confirmed that it would be. Warden Parker noted that the most frequent resident complaints concern dust control and emphasized that once the contract is brought up to standard and awarded, it must be clearly understood that dust control work must be completed by the end of September.

The Warden advised that a letter was received from the Alma Fire Department regarding unusable fire hydrants in a critical area, noting that the department was very concerned. The Warden explained that the hydrants had frozen during a vehicle fire, which posed a serious safety risk. Warden Parker asked who within the staff is responsible for hydrant maintenance and how frequently inspections are conducted. Mr. McDowell advised that responsibility ultimately rests with him, with four Public Works staff assigned to hydrant maintenance. Mr. McDowell noted that hydrant maintenance has not been completed to the desired level due to staffing constraints and competing priorities. Mr. McDowell agreed that the issue is critical and advised that staff are reviewing how to address this work with limited resources.

The Warden asked whether the hydrants have now been addressed. Logan advised that not all hydrants in Alma have been maintained and that staff have not yet been able to pump them down, noting this remains an outstanding issue requiring resolution. The Warden emphasized the importance of resolving this matter and would like to see the hydrants properly addressed.

Clr. Palmer questioned why the hydrants froze. Mr. McDowell indicated that, as a best practice, once a hydrant is used, Public Works staff would pump it down. Clr. Palmer asked whether there is a notification once a hydrant has been used. Mr. McDowell indicated that a discussion was held with Mr. Hale, requesting that departments notify the county when they have been used.

Clr. Wadden inquired whether a resolution had been made regarding the Land Use Bylaw for Mr. MacKenzie. Mr. McDowell received an email and responded that the property would require rezoning to permit the proposed use. Mr. McDowell further noted that additional bylaw amendments are scheduled for later this year and that this matter could be addressed concurrently with those amendments.

Clr. Boyles commented on the same issue, noting that several businesses are receiving commercial assessments, but once they close, the properties revert to residential use. Mr. McDowell explained that there are a number of properties assessed and taxed as commercial that, for various reasons, were missed by the Municipality's consultants, which is why they are being referred back to the consultants for review.

DEVELOPMENT OFFICER

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

Clr. Baillie noted that several reports do not include the district, making it difficult to identify their location. Mr. McDowell advised that the district and location can be included in reports going forward.

STREETLIGHT REPORT

The MOPC Streetlight Report was received as presented.

Clr. Wadden asked for an update on the progress of the streetlight installation at 5065 Little Harbour Road. Mr. McDowell said that there has unfortunately been no progress to date. Mr. McDowell has spoken with Mr. Rose, and they are still awaiting Bell. Mr. McDowell stated that staff are continuing to push the matter forward and will continue to follow up.

Clr. Baillie noted that a streetlight was installed on Queen Street and questioned why the intersection light at Cape John Road was not completed at the same time. Mr. McDowell indicated that staff are still awaiting approval from Nova Scotia Power and that, had approval been received, both lights would have been installed concurrently.

Clr. Parker asked whether there had been any progress regarding the streetlight at Mt. Thom intersection. Mr. McDowell responded that staff are still awaiting approval from Nova Scotia Power.

EMERGENCY SERVICES

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

Clr. MacDonald requested a copy of the annual statistics for each fire department, including the number of calls and call volumes. Mr. Hale advised that this information would be provided.

FIRE INSPECTOR REPORT

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

BUILDING OFFICIALS REPORT

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

BYLAW OFFICER REPORT

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

DEFERRED BUSINESS

There was no deferred business.

MOTIONS OF RECONSIDERATION

There were no motions of reconsideration.

COMMUNITY ANNOUNCEMENTS

Community announcements were given.

IN-CAMERA

MOTION

It was moved by Clr. Boyles and seconded by Warden Parker to go to In-Camera session. **Motion Carried**

MOTION

It was moved by Clr. MacKeil and seconded by Deputy Warden Murray to return to regular session. **Motion Carried**

ADJOURNMENT

There was no further business before the meeting, so the Chair declared the meeting adjourned at 9:20 p.m.

CHAIRPERSON

MUNICIPAL CLERK