

March 3, 2025

The Municipal Council for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building for a public hearing by videoconference and teleconference on Monday, March 3, 2025, at 6:00 p.m.

**PRESENT**

Dist:

- 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

**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 Operations, Broadband Initiative  
Shellie Pettipas, Administrative Assistant  
Adam MacInnis, Communications Officer

**CALL TO ORDER & LAND ACKNOWLEDGEMENT**

Warden Parker called the meeting to order and invited Councillors to pray or reflect, as may be their preference, to help Council focus and properly do the work of the Municipality and to remember our Indigenous communities. He acknowledges that we are on the ancestral territorial lands of the Mikmaq people and would like to thank the Mikmaq people today for their ancestors sharing these precious lands with all our ancestors, whether they arrived here 400 years ago or four years ago. May we all live in peace and harmony together.

## **PUBLIC HEARING LAND USE BYLAW AND MUNICIPAL PLANNING STRATEGY**

Warden Parker stated that the purpose of the meeting was to hold a public hearing for the Municipal Planning Strategy and Land Use Bylaws, as mandated by the provincial government.

Warden Parker stated that Upland Consulting has been collaborating with the municipality to compile the documents. The warden stated that several public meetings were held throughout the county, and input was received from residents. Warden Parker stated that the Planning Advisory Committee had reviewed the documents, and both the PAC and Council have made revisions to the documents.

Warden Parker stated that the public hearing provides an opportunity for individuals to provide input on the Land Use Bylaws and Municipal Planning Strategy. The Warden said that if there are significant changes, the process will revert to the first reading. However, the province has set a deadline of the end of March for submitting the documents.

Ms. Audrey Buchanan, Assistant Director of Engineering and Public Works for the Town of New Glasgow, addressed Council to speak on behalf of the Town of New Glasgow, specifically the Town of New Glasgow Utility.

Ms. Buchanan, a level 4 water treatment plant operator and engineer who has been protecting the Forbes Lake watershed since 1998, recognizes the challenge of protecting, maintaining, and treating a source of water. Ms. Buchanan said that if this resource is not protected to the highest standard possible, it can pose a threat to the lives and health of customers. Ms. Buchanan stated that the protection of this critical source water is essential for the Town of New Glasgow, the Town of Westville and parts of the Municipality of the County of Pictou.

Ms. Buchanan stated that the water utility wants the MOPC, during the second reading of the MPS and LUB documents, to implement important changes to the current draft that ensure the complete protection of the Forbes Lake Watershed. Ms. Buchanan stated that this was requested to the MOPC and the consultant on December 17, January 29 and February 24, 2025. Ms. Buchanan said that the Town of New Glasgow had designated the Forbes Lake watershed under the Environment Act in 2023.

Ms. Buchanan said the current MPS and LUB draft does not have consistent language between the two documents that fully recognize the level of protection needed to protect a designated watershed. The MOPC Planning Advisory Committee offered an extension of the S1 Shoreline zone to the Forbes Lake primary watershed, which is appreciated for the secondary watershed. For the primary watershed, the S1 zone has the following issues: contradictory language between the LUB and MPS documents, permitting non-designated uses in designated water, and the current LUB and MPS can be altered by development agreements. Ms. Buchanan said the current LUB wording could be lost due to staff turnover, and the Town of New Glasgow is requesting clarity-

defined restrictions within the primary watershed that cannot be altered through a development agreement. The town needs the MPS and LUB bylaw documents to include a full overlay layer for the Forbes Lake watershed that limits use to residential purposes and prevents heavy industrial, commercial, and agricultural uses, except for existing uses. Ms. Buchanan said these are vital changes that need to be in place for all the water customers that are supplied daily.

Ms. Lynn Kennedy addressed the Council and stated that the province and municipality may have the authority to plan, but they cannot legally zone properties as they wish without first obtaining the expressed written permission of a resident.

Ms. Kennedy stated that the words development and development agreement are mentioned a lot throughout the drafts and that by definition, per bylaw, meant that residents cannot do anything on their property without first getting permission to do so.

Ms. Kennedy questioned whether the public could halt large-scale housing developments to preserve the small-town, rural atmosphere. Ms. Kennedy queried why there was so much emphasis on new development when the focus should be on securing the farming industry and agricultural lands. Ms. Kennedy stated that zoning could cause a detriment to farmland and individual property owners and questioned whether it would prevent the severing of properties to be given to children or for other purposes.

Ms. Kennedy stated that within five years, 80% of electricity is expected to come from renewable resources. This is supposedly beneficial for the environment, yet to create those, the earth's minerals will be extracted on a scale never seen before. Wind turbines can harm the natural environment below them and cause the deaths of birds and bats. Ms. Kennedy asked about the health and safety of the residents. She said that windmills destroy the beauty and peacefulness of people's properties and have a horrific assault on people's health.

Ms. Kennedy stated that a class action lawsuit by all municipalities against the province should be pursued and that these wind turbines should be banned.

Clr. Boyles asked Ms. Kennedy where the resources for this were from and said the presentation was well put together. Ms. Kennedy did not have a source available for the information but said it is readily available online.

Warden Parker asked if any other residents were interested in speaking who had not registered to do so. The Warden said that 13 submissions were also received by email that will be considered by Council.

Ms. Ruth Link, a resident of the Town of Pictou questioned if the strategy that is being implemented is part of the Federal Sustainable Development Act's goals and if it is they are following the rules and regulations set out by NGO's who do not have the best interests of the local communities in mind. Ms. Link said that residents need the answers to ensure their health and safety are protected. Warden Parker noted that the municipality

is under direction from the province to implement the strategies and bylaws. Mr. Ian Watson stated that the project originated from legislation passed by the province in 2018. There are now minimal planning requirements, and before 2018, planning was optional in Nova Scotia. Bill C58 was passed in 2018, requiring all municipalities to plan and meet minimal standards. Mr. Watson said what is required is relatively broad and is coming directly from the province. Ms. Link asked if the province received this from the federal government. Mr. Watson takes direction from the municipality, which receives direction from the province.

Ms. Link asked where the province received its mandate and if that would be from the federal government, and Mr. Watson was unsure if it came directly from the provincial government or the federal government.

### **ADJOURN**

There being no further business to come before the meeting, the Warden declared the meeting adjourned at 6:23 p.m.

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WARDEN

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MUNICIPAL CLERK

March 3, 2025

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## **PRESENT**

Dist:

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Evan Hale, Director of Emergency Services  
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## **CALL TO ORDER & LAND ACKNOWLEDGEMENT**

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## **AGENDA**

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

Clr. Wadden requested an In-Camera discussion regarding the library.

## **EMERGENCY RESOLUTIONS**

There were no emergency resolutions.

## **ERRORS AND OMISSIONS/CORRECTION OF MINUTES**

Warden Parker asked if there were any errors, omissions, or corrections in the minutes for the February 3, 2025, Council Meeting. The minutes of the February 3, 2025, Council Meeting were reviewed by the Municipal Council. Warden Parker proclaimed the minutes of the meeting of February 3, 2025, as the official record of the meeting.

## **CORRESPONDENCE**

- a. Letter from NS Municipal Affairs Minister John Lohr on resource development.
- b. Letter from NS Public Works Minister Fred Tilley on Trunk 4 road work.
- c. Letter from NS Health Authority regarding security concerns at the Aberdeen Hospital.
- d. Letters from Barb Harris and the Friends of the Northumberland Strait regarding resource development in the province.

Warden Parker noted that a letter was received from NS Municipal Affairs Minister John Lohr regarding resource development. The letter asks for Council signal their support for greater resource development within the province by sending a letter or press release.

Warden Parker said the NSFM called a meeting to discuss the letter from Minister Lohr as well as other legislative changes that have been introduced in Halifax, which is of great concern to several municipalities. Ms. Mood, the NSFM president, requested that each council write a letter or email granting permission for the NSFM to engage with the provincial government on several legislative changes and to represent the MOPC to the province, expressing deep concern regarding these changes. The Warden noted that municipalities will no longer receive one year's notice of potential budget impacts.

## **MOTION**

It was moved by Clr. Wadden and seconded by Clr. MacKeil to send a letter granting permission for the NSFM to engage with the provincial government on behalf of the Municipality of Pictou County to express concerns regarding the legislative changes and to speak strongly to the province that the Municipal level of governments in this

Province has a proud history of long serving the best interests of our local communities and their residents and deserve the respect of senior levels of government to allow that proud history to continue as we all work closely together in trust and cooperation.

**Motion Carried**

Clr. MacKeil said the letter received from Minister Lohr was very broad and felt it was essential to have a discussion and to have somebody at the table to stand up for municipalities.

Clr. Turner said that Ms. Mood has made some salient points, and the municipality needs a voice to push back against some of the things that the supermajority may bring forward. The municipalities must step forward and state that they are an integral part of government as well. Clr. Turner agrees that the letter should be written, and it should include some of Ms. Mood's points.

Clr. Boyles voiced that the letter written in response to the Aberdeen Hospital security was a poor letter that did not clearly state the security measures in place.

### **PROCLAMATIONS**

Warden Robert Parker proclaimed March 26, 2025, as "Purple Day" and read the following proclamation to raise awareness of epilepsy in Canada.



## Purple Day Proclamation 2025

Whereas Purple Day is a global effort dedicated to promoting epilepsy awareness in countries around the world, and

Whereas epilepsy is one of the most common neurological conditions, estimated to affect over 50 million people worldwide and 42 people in Canada are diagnosed every day, and

Whereas one in ten persons will have at least one seizure during his or her lifetime, and

Whereas the public is often unable to recognize common seizure types, or how to respond with appropriate first aid, and

Whereas Purple Day will be celebrated on March 26 annually to increase understanding, reduce stigma and improve the quality of life for people with epilepsy throughout the country and globally.

Now, therefore, I do hereby proclaim March 26, 2024, "Purple Day", in an effort to raise awareness of epilepsy in Canada.

Signed \_\_\_\_\_





## **BUSINESS ITEMS NOT REQUIRING ACTION**

The New Scotland Business Inc. report for the month of February 2025 was received as presented.

The Pictou County Partnership Quarter 3 Report for the period ending December 31, 2024, was received as presented.

## **BUSINESS ITEMS OR ITEMS REQUIRING ACTION**

### **SECOND READING OF THE LAND USE BYLAW AND MUNICIPAL PLANNING STRATEGY**

Warden Parker said there are three options for action with the Land Use Bylaw and Municipal Planning Strategy documents:

1. If there are no significant changes, then it will proceed to the second reading and then be sent to the government for the March 31<sup>st</sup> deadline.
2. If there are major changes, the document will go back to the Planning Advisory Committee to make the required changes; or
3. It will go directly to Council rather than the Planning Advisory Committee because of the advertising requirements that cannot happen by March 31, 2025.

Warden Parker said a request could be made to the province for an extension. CAO Cullen said that several submissions as well as presentations were given. The submission by the County of Antigonish is one of the most significant concerns regarding drinking water and source water protection. The CAO stated that the watershed was omitted from the documents and is unlikely to comply with the requirement regarding drinking water. The documents can be approved by Council and submitted to the province. However, this would likely trigger a ministerial review, at which point they can be approved, or regulations can be imposed to make the MPS and LUB conform to the provincial statement of interest. The watershed, which extends into Pictou County, is not included in the current draft and requires correction. CAO Cullen stated that other municipal units have provided feedback on watersheds and that feedback can be debated by the Council as seen fit. Adding the Antigonish provisions would require coming back to first reading, followed by a public hearing, and then a second reading.

The CAO stated that the impending timeline has been discussed with the province, and it was indicated that an extension would be granted to allow sufficient time to prepare the document correctly for submission.

Mr. Watson stated that the Statement of Provincial Interest does state that all drinking water should be listed in the documents. Mr. Watson apologized for the oversight and said it is on Upland to identify these.

## **MOTION**

It was moved by Clr. Palmer and seconded by Clr. Baillie to take the documents back to the Planning Advisory Committee to address concerns about the watersheds in Antigonish, New Glasgow, Stellarton, Pictou and Trenton and to request an extension from the province. **Motion Carried**

## **RECREATION CAPITAL GRANTS**

### **MOTION**

It was moved by Clr. MacKeil seconded by Clr. MacDonald to approve the following Recreation Capital Grants: **Motion Carried**



### **RESOLUTION**

**BE RESOLVED** that the Municipality of the County of Pictou approve the following requests for Recreation Capital Grants:

- |                                 |                  |                          |
|---------------------------------|------------------|--------------------------|
| 1. Hector Arena Commission      | <b>\$1000.00</b> | New Hallway Lights       |
| 2. Kenzieville Community Centre | <b>\$1000.00</b> | Upgrade of Ramp          |
| 3. MARSHA                       | <b>\$1000.00</b> | New Picnic Area for Hall |

**Total \$3000.00**

DATED at Pictou NS this 3<sup>rd</sup> day of March 2025

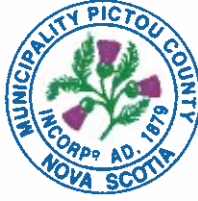
Sgd \_\_\_\_\_

\_\_\_\_\_  
**Motion Carried**  
**Clr. Darla MacKeil**  
**Clr. Joe MacDonald**

## **COMMUNITY CONNECTIVITY EVENT FUND**

### **MOTION**

It was moved by Clr. Wadden and seconded by Clr. Baillie to approve the following District 2 Community Connectivity Event Fund Grant. **Motion Carried**



## RESOLUTION

BE RESOLVED that the Municipality of the County of Pictou approve the Community Connectivity Event Fund grant:

District 2 Little Harbour Community Centre **\$1500.00** Community Event

DATED at Pictou NS this 3<sup>rd</sup> day of March 2025

Sgd \_\_\_\_\_

\_\_\_\_\_  
**Motion Carried**  
**Clr. Deborah Wadden**  
**Clr. Ronald Baillie**

## TAX WRITE-OFFS

### MOTION

It was moved by Clr. Palmer and seconded by Clr. Wadden to approve the following tax write-offs.



## RESOLUTION

BE IT RESOLVED that the Municipality of the County of Pictou approves the following tax write offs, the same having been reviewed and approved by the Financial Services Committee:

### ACCOUNTS NOW ASSESSED AS EXEMPT PROVINCIAL PROPERTY

<u>Account #</u>	<u>Account Name</u>	<u>Amount</u>
01961632	Atlantic Cemetery Holdings	\$191,141.51
04517539	Northeast Nova Scotia Correctional Facility	\$700,330.31

DATED at Pictou, N.S. this 3rd day of March 2025.

Sgn \_\_\_\_\_

\_\_\_\_\_  
**Motion Carried**  
**Clr. Randy Palmer**  
**Clr. Deborah Wadden**

Clr. Turner said, upon reflection on the tax write-off concerning the Northeast Nova Scotia Correctional Facility, a legal opinion would be preferred. Clr. Turner said that Council is not qualified to make this decision without legal opinion before proceeding.

Warden Parker stated that this is money owed to the county for the services provided. Warden Parker agreed that this should not be forgiven and that it should be looked at from a legal perspective.

#### **MOTION**

It was moved by Clr. Thompson and seconded by Clr. MacKeil to remove the Northeast Nova Correctional Facility from the tax write-offs until a legal opinion is obtained and approve the tax write off for Atlantic Cemetery Holdings. **Motion Carried**

#### **TAX EXEMPTION POLICY**

#### **MOTION**

It was moved by Deputy Warden Murray and seconded by Clr. Palmer to approve the following Tax Exemption Policy: **Motion Carried**

#### **RESOLUTION**

**BE IT RESOLVED** that the Municipality of the County of Pictou adopt the following policy with respect to tax exemption and tax reduction:



**POLICY # 2025-03-03**

### **MUNICIPALITY OF THE COUNTY OF PICTOU TAX EXEMPTION & TAX REDUCTION POLICY**

1. This Policy shall be known as the Tax Exemption & Tax Reduction Policy.
2. This Policy shall apply to the properties listed in Schedules "A" and "B" and "C" commencing April 1, 2019.
3. Pursuant to section 71(1) of the *Municipal Government Act*, the properties listed in Schedule "A" to this Policy shall be, subject to sections 4 and 9 of this Policy, exempt from real property taxation.
4. The tax exemption provided in section 3 shall apply to general tax only and shall only apply to the portion of the property specified in Schedule "A".
5. Pursuant to section 71(2) of the *Municipal Government Act*, the real property tax payable with respect to the properties listed in Schedule "B" to this Policy shall be, subject to sections 6 and 9 of this Policy, reduced to the tax that would otherwise be payable if the property were residential property, inclusive of area rates.
6. The tax reduction provided in Section 5 shall apply only to that portion of the property specified in Schedule "B".
7. Pursuant to section 71(1) of the *Municipal Government Act*, the properties listed in Schedule "C" to this Policy shall be, subject to sections 8 and 9 of this Policy, exempt from real property taxation.
8. The tax exemption provided in section 7 shall only apply to general taxes and shall only apply to the portion of the property specified in Schedule "C", exclusive of sewer user charges and fire rates.
9. When a property listed in Schedule "A", "B", or "C" ceases to be owned or occupied by the owner indicated in the schedule, or if the property ceases to be occupied for the purpose, which pursuant to section 71(1) and 71(2) of the *Municipal Government Act* enabled the Municipality of the County of Pictou to include the property in this Policy, the tax exemption or reduction shall cease and the owner(s) of the property shall immediately be liable for the normal real property tax on such property for the portion of the taxation year then unexpired.

#### SCHEDULE A

AAN	OWNER	PROPERTY	EXTENT OF APPLICATION	CHARITABLE #
00615196 08253005 04326997	Camp Geddie & Trustees Board of the Presbyterian Church in Canada	Lands & Buildings at 3555 & 3581 Shore Rd., Merigomish, and at Lower Barney's River	The whole of the lands & buildings at the Ponds, Merigomish of the owner	0085803-37-04

04564014	Trustees Kenzieville District Community Club	Lands & Buildings at 11677 No. 4 Highway, Kenzieville	The whole of the lands & buildings at Kenzieville of the owner	0476218-56-03
04682696	Trustees Barney's River Station Community Club	Lands & Buildings at 12507 No. 4 Highway, Barney's River	The whole of the lands & buildings at Barney's River of the owner	0484527-56-03
03757609	Piedmont Valley Community Club	Lands & Buildings at 1419 Piedmont Valley Road, Piedmont	The whole of the lands & buildings at Piedmont of the owner	0537647-56-03
04682483	Merigomish & Area Recreation & Social Association	Lands & Buildings at 1682 Shore Road, Merigomish	The whole of the lands & buildings at Merigomish of the owner	
03051633	Marshy Hope Hall	Lands & Buildings at 14432 No. 104 Highway, Marshy Hope	The whole of the lands & buildings at Marshy Hope of the owner	
04560221 04033523	Roman Catholic Episcopal Corporation	Lands & Buildings at 4699 Shore Road, Lismore & 15 Lighthouse, Ponds	The whole of the lands & buildings at Lismore & Ponds	
05388767	Presbyterian Congregation of Barney's River & Marshy Hope	Lands & Buildings at 11590 No. 4 Highway, Barney's River	The whole of the lands & buildings at Barney's River of the owner	
09702725 09702768	Trustees Board of the Presbyterian Church in Canada	Land & Buildings at 3581 Shore Road, Ponds	The whole of the lands & buildings at Ponds of the owner	0085803-37-04
03819736	Trustees St. Paul's Presbyterian Church	Lands & Buildings at 2264 Shore Road, Merigomish	The whole of the lands & buildings at Merigomish of the owner	
00220973	Trustees Kenzieville Cemetery	Lands & Buildings at Kenzieville	The whole of the lands & buildings at Kenzieville of the owner	
04683188	Trustees Little Harbour Community Centre	Lands & Buildings at 4892 Little Hbr. Rd., Little Harbour	The whole of the lands & bldgs. at Little Harbour of the owner	0430116-56-30
09089195	Sinclair's Island Fishermen's Society	Lands & Buildings at Chance Harbour and Sinclair's Island	The whole of the lands & buildings at Chance Harbour and Sinclair's Island of the owner	
00759015	Royal Canadian Naval Association – Adm. Murray Bch.	Lands & Buildings at Pictou Landing	The whole of the lands & buildings at Pictou Landing of the owner	

02567555	Pictou Co. Volunteer Ground Search & Rescue	Lands & Buildings at 8333 Pictou Landing Road, Little Harbour	The whole of the lands & buildings at Little Harbour of the owner	
01577166	Little Harbour Fire Department	Lands & Buildings at 8328 Pictou Landing Road, Little Harbour	The whole of the lands & buildings at Little Harbour of the owner	
03757269 08832404 04496167 03388328	Pictou Island Community Association	Lands & Buildings at 781, 785 & 1380 Pictou Island Road & 53 Wharf Road, Pictou Island	The whole of the lands & buildings at Pictou Island of the owner	
03757242	Pictou Island Hall	Lands & Buildings at 819 Pictou Island Road, Pictou Island	The whole of the lands & buildings at Pictou Island of the owner	
03388336 09858776	Harbour Authority of Pictou Island	Lands & Buildings at 53 Wharf Road & Pictou Island Road, Pictou Island	The whole of lands & buildings at Pictou Island of the owner	
09095659 09095667 10507472	Little Entrance Fisherman's Wharf Society	Lands & Buildings at 125 Simpson Rd., Braeshore & Simpson Rd., Caribou	The whole of lands & buildings at Braeshore & Caribou of the owner	
04681886	Trustees Caribou River Community Hall	Lands & Buildings at 5725 No. 6 Highway, Caribou River	The whole of the lands & buildings at Caribou River of the owner	
04681738	Trustees Bayview Community Hall	Lands & Buildings at Bayview Road, Bayview	The whole of the lands & buildings at Bayview of the owner	
05518784	Riverview Home Corporation	Lands & Buildings at 4933 River John Road, Three Brooks	The whole of the lands & buildings at Three Brooks of the owner	
04683714	Trustees Melville-Seafoam Community Hall	Lands & Buildings at 3629 No. 6 Highway, Seafoam	The whole of the lands & buildings at Seafoam of the owner	0917351-56-03
04684435	Toney River Community Club	Lands & Buildings at 4854 No. 6 Highway, Toney River	The whole of the lands & buildings at Toney River of the owner	
03970833	River John & Area Recreation & Development Assoc.	Lands & Buildings at 2582 River John Station Road, River John	The whole of the lands & buildings at River John of the owner	
03819388	Presbyterian Church Manse of Canada	Lands & Buildings at 15 River John Road, River John	The whole of the lands & buildings at	

			River John of the owner	
04715462	United Church Manse of Canada	Lands & Buildings at 20 River Road, River John	The whole of the lands & buildings at River John of the owner	
03970892	River John Voluntary Fire Department (1996)	Lands & Buildings at Mountain Road, River John	The whole of the lands & buildings at River John of the owner	
02716011	Friends of the River John Library Society	Lands & Buildings at 2725 River John Station Road, River John	The whole of the lands & buildings at River John of the owner	
01403192	Elmfied Community Club	Lands & Buildings at 446 Millsville Road, Elmfield	The whole of the lands & buildings at Elmfield of the owner	
04873394	West Branch Community Hall	Lands & Buildings at 31 West Branch Road, West Branch	The whole of the lands & buildings at West Branch of the owner	
04682475	Trustees Meadowville Community Club	Lands & Buildings at 2015 Black River Road, Meadowville	The whole of the lands & buildings at Meadowville of the owner	
03819795	Presbyterian Church of Canada Manse	Lands & Buildings at 1159 Campbell Hill Road, Scotsburn	The whole of the lands & buildings at Scotsburn of the owner	
05972329	Trustees of the Durham Presbyterian Church	Lands & Buildings at 721 No. 376 Highway, Durham	The whole of the lands & buildings at Durham of the owner	
01345486	Durham Hall	Lands & Buildings at 984 No. 376 Highway, Durham	The whole of the lands & buildings at Durham of the owner	
02632837	Lyon's Brook Community Hall	Lands & Buildings at 2399 No. 376 Highway, Lyon's Brook	The whole of the lands & buildings at Lyon's Brook of the owner	
04684494	Trustees Union Centre Community Hall	Lands & Buildings at 1 Salter Rd., Union Centre	The whole of the lands & buildings at Union Centre of the owner	0501189-56-03
05856469	Station Road Recreation Centre	Lands & Buildings at 49 Sylvester Rd., Sylvester	The whole of the lands & buildings at Sylvester of the owner	



03228711	Middle River Community Club	Lands & Buildings at 72 E Fraser Cross Road, Rocklin	The whole of the lands & buildings at Rocklin of the owner	0542365-56-03
05239508	Trustees Salem Athletic	Lands & Buildings at 109 Salem Loop, Salem	The whole of the lands & buildings at Salem of the owner	0874461-56-03
01345443	Durham Community Hall	Lands & Buildings at 4479 West River East Side Road, Durham	The whole of the lands & buildings at Durham of the owner	09904490-59-03
03235076	Millbrook Community Club	Lands & Buildings at 1731 Millbrook Rd., Millbrook	The whole of the lands & buildings at Millbrook of the owner	0484444-56-03
04828046	Watervale Snowmobile Recreation Club	Lands & Buildings at 118 Cove Road, Watervale	The whole of the lands & buildings at Watervale of the owner	
10628385	West River Fire Department	Lands & Buildings at Gates Road, Central West River	The whole of the lands & buildings at Central West River of the owner	
04681614 04682637	Abercrombie Community Centre	Lands & Buildings at 1571 & 1589 Granton Abercrombie Road, Abercrombie	The whole of the lands & buildings at Abercrombie of the owner	0488767-56-03
04881028	Westville Road Youth Association	Lands & Buildings at Westville Road	The whole of the lands & buildings at Westville Rd. of the owner	0561944-56-03
05190762	NS Society for the Prevention of Cruelty – Pictou Co. Branch	Lands & Buildings at 3504 Granton Abercrombie Road, Granton	The whole of the lands & buildings at Granton of the owner	0488379-54-03
01532979 02560267 02560259	Linacy Community Association	Lands & Buildings at 6735, No. 4 Highway, Linacy	The whole of the lands & buildings at Linacy of the owner	
03400298	Hillside Community Society	Lands & Buildings at Chance Harbour Road, Hillside	The whole of the lands & buildings at Hillside of the owner	
08833974	Their Light Shall Always Shine Memorial Park Society	Lands & Buildings at Walkerville Road, Priestville	The whole of the lands & buildings at Priestville of the owner	
04564022	Trustees Priestville Community Improvement Project	Lands & Buildings at Walkerville Road, Priestville	The whole of the lands & buildings at Priestville of the owner	
00762504	Churchville Community Club	Lands & Buildings at 1054 Irish Mtn. Rd. Churchville	The whole of the lands & bldgs. at	0483057-59-03

			Churchville of the owner	
03776948	Plymouth Community & Recreation Association	Lands & Buildings at 2340 River Road, Plymouth	The whole of the lands & buildings at Plymouth of the owner	0514638-56-03
03972046	Riverton Community Hall	Lands & Buildings at 5678 Stellarton Trafalgar Road, Riverton	The whole of the lands & buildings at Riverton of the owner	0534316-56-03
08835284	Town of New Glasgow	Lands & Buildings at 3720 East River East Side Road, Churchville	The whole of the lands & buildings at Churchville of the owner	
02602792	Lorne Community Club	Lands & Buildings at 847 Lorne Station Road, Lorne	The whole of the lands & buildings at Lorne of the owner	0540807-56-03
02069504 02069482	Hopewell Recreation Association	Lands & Buildings at Elgin Road & Stellarton Trafalgar Road, Hopewell	The whole of the lands & buildings at Hopewell of the owner	
08272557	Eureka Community & Recreation Club	Lands & Buildings at Ash Street, Eureka	The whole of the lands & buildings at Eureka of the owner	
01237896 01238027 01322435 01322443	District 13 Recreation & Planning Commission	Lands & Buildings at 31 New Row, Arena Road & Marsh Road, Thorburn	The whole of the lands & buildings at Thorburn of the owner	0405134-56-03
02968347	MacPherson's Mills Community Hall	Lands & Buildings at 49 Grist Mill Loop, MacPherson's Mills	The whole of the lands & buildings at MacPherson's Mills of the owner	0521385-52-03
04601076	Freedom Bible Church	Lands & Buildings at 1121 Thorburn Road, Sutherland's River	The whole of the lands & buildings at Sutherland's River of the owner	89126978 RR0001
03400395	Trustees Sutherland's River & District Association	Lands & Buildings at 1458 Thorburn Road, Sutherland's River	The whole of the lands & buildings at Sutherland's River of the owner	
04562968	Presbyterian Church of Canada	Lands & Buildings at 757 Marsh Road, Thorburn	The whole of the lands & buildings at Thorburn of the owner	
01890646	Trustees of Union Presbyterian Church	Lands & Buildings at 745 Marsh Road, Thorburn	The whole of the lands & buildings at Thorburn of the owner	
04074777	Thorburn & District War Veteran's Association	Lands & Buildings at Thorburn Road, Thorburn	The whole of the lands & buildings at Thorburn of the owner	

08270783	Trustees Dist. 17 & Area Recreation Association	Lands & Buildings at Simpson Road, French River	The whole of the lands & buildings at French River of the owner	
04684206	Springville Presbyterian Church	Lands & Buildings at 2560 East River East Side Road, Springville	The whole of the lands & buildings at Springville of the owner	0086850-37-03
04564405	MacLellan's Brook & Area Community Association	Lands & Buildings at 2271 Brookville Rd., MacLellan's Brook	The whole of the lands & buildings at MacLellan's Brook of the owner	0510297-59-03
01639218	Garden of Eden Community Hall	Lands & Buildings at 28 Garden of Eden Church Loop, Garden of Eden	The whole of the lands & buildings at Garden of Eden of the owner	0514653-56-03
04682459	Trustees MacLellan's Brook Community Hall	Lands & Buildings at Brookville Road, MacLellan's Brook	The whole of the lands & buildings at MacLellan's Brook of the owner	0621466-56-03
00888214	East River St. Mary's Community Hall Association	Land & Buildings at 822 Sherbrooke Road, East River St. Mary's	The whole of the lands & buildings at East River St. Mary's of the owner	0730358-56-03
04681789	Trustees Bridgeville Community	Lands & Buildings at 21 Elgin Road, Bridgeville	The whole of the lands & buildings at Bridgeville of the owner	
04018427	Rocky Mountain Community Hall	Lands & Buildings at 1935 Sherbrooke Road, Rocky Mountain	The whole of the lands & buildings at Rocky Mountain of the owner	
04682971	Trustees Glencoe Community Hall	Lands & Buildings at 957 East River East Side Road, Glencoe	The whole of the lands & buildings at Glencoe of the owner	
04683099 04684966	Trustees Knox Presbyterian Church	Lands & Buildings at 1684 Tower Road & Sherbrooke Road, Blue Mountain	The whole of the lands & buildings at Blue Mountain of the owner	
03757226	Pictou County Snowmobile Club	Lands & Buildings at 944 Brookville Road, Brookville	The whole of the lands & buildings at Brookville of the owner	
02636638	Sunny Brae War Memorial Society	Lands & Buildings at 2382 East River West Side Road, Sunny Brae	The whole of the lands & buildings at Sunny Brae of the owner	
01308734	East River Valley Recreation	Lands & Buildings at 2770 East River East Side Road, Springville	The whole of the lands & buildings at Springville of the owner	

10610524	Pictou County Snowmobile Club	Lands & Buildings at Brookville Road, Brookville	The whole of the lands & buildings at Brookville of the owner	
03292304	Moore Lodge IOOF	Lands & Buildings at Thorburn Road, Thorburn	The whole of the lands & buildings at Thorburn of the owner	
04683064	Trustees of Rebekah Lodge No. 108	Lands & Buildings at 2411 East River West Side Road, Sunny Brae	The whole of the lands & buildings at Sunny Brae of the owner	
04683013	Trustees IOOF Hall	Lands & Buildings at 2488 East River East Side Road, Springville	The whole of the lands & buildings at Springville of the owner	
02443775	River John Lions Club	Lands & Buildings at 2724 West Branch Road, River John	The whole of the lands & buildings at River John of the owner	
02146533	IOOF Hall	Lands & Buildings at 2747 River John Station Road, River John	The whole of the lands & buildings at River John of the owner	

#### **SCHEDULE B**

<b>AAN</b>	<b>OWNER</b>	<b>PROPERTY</b>	<b>EXTENT OF APPLICATION</b>	<b>CHARITABLE #</b>

#### **SCHEDULE C**

<b>AAN</b>	<b>OWNER</b>	<b>PROPERTY</b>	<b>EXTENT OF APPLICATION</b>	<b>CHARITABLE #</b>
02155869	Pictou County Wellness Centre Building Authority Incorporated	Lands & Buildings at 2756 Westville Road, Westville Road	The whole of the lands & buildings at Westville Road of the owner	

**DATED** at Pictou, NS this 3rd day of March 2025

(Sgd.)

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**Motion Carried**  
**Deputy Warden Wayne Murray**  
**Clr. Randy Palmer**

## **CAPITAL INVESTMENT PLAN**

### **MOTION**

It was moved by Clr. Boyles and seconded by Clr. Dewar to approve the following  
Capital Investment Plan: **Motion Carried**



### **RESOLUTION**

**BE IT RESOLVED** that the Municipality of the County of Pictou adopt the 2024-2025 to 2028/29 Capital Investment Plan in the amount of \$61,951,604.00 the same having been reviewed and approved by the Financial Services Committee.


**DATED** at Pictou, N.S. this 3rd day of March 2025.


Sgn \_\_\_\_\_


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**Motion Carried  
Clr. Peter Boyles  
Clr. Chester Dewar**

MUNICIPALITY OF PICTOU COUNTY CAPITAL INVESTMENT PLAN									
2024-25 to 2028-29									
Municipality of Pictou County			Estimated Sources of Financing						
PROJECT DESCRIPTION			Current Yearly Cost	Municipal Sources		Provincial Grant Amount	Federal Grant Amount	Other Sources Amount	Borrowing Long-Term Amount
CIP #	YEAR 1 2024-25			Amount	Source				
CIP-24C	LED Street Lights		10,000	10,000	St. Light Reserve				
CIP-19I	MoPC Internet Project (Rural Connectivity Project)		12,168,565				7,301,139		4,867,426
CIP- 22F	Municipal Building Renovations		30,000	30,000	Operating Reserve Bldg Replacement				
Sewer Systems Projects:									
CIP-24S	Lyons Brook Twn Pictou Upgrades		51,000	51,000	Capital from Revenue				
CIP-24P	E One Pump Cores Inventory		75,000	75,000	Operating Reserve				
CIP-22M	Hillside System Repairs		50,000		CCBF		50,000		
CIP-24E	Thorburn (STP) Wastewater Treatment Repars		120,000		CCBF		120,000		
Water Projects:									
CIP-20K	McLellans Bk/Sherbrook Rd Water Distribution Project		124,384	33,169		30,096	61,119		
	Year 1 Totals		12,628,949	199,169		0	30,096	7,532,258	0
			12,628,949						
	Prepared for Municipal Council								
	Date: 02-20-2025								

		MUNICIPALITY OF PICTOU COUNTY CAPITAL INVESTMENT PLAN					2024-25 to 2028-29		
Municipality of Pictou County			Estimated Sources of Financing						
PROJECT DESCRIPTION		Current Yearly Cost	Municipal Sources		Provincial Grant Amount	Federal Grant Amount	Other Sources Amount	Borrowing Long-Term Amount	
CIP #	YEAR 2 2025-26		Amount	Source					
CIP-25A	Vehicle Purchase	40,000	40,000	Capital from Revenue					
CIP-25C	LED Street Lights	15,000	15,000	St. Light Reserve					
CIP-19I	MoPC Internet Project (Rural Connectivity Project)	18,546,324				11,127,794		7,418,530	
CIP-22F	Municipal Building Renovations	370,000	370,000	Operat'ng Res. Bldg Replace					
CIP-22E	Plymouth(Blue Acres) Sidewalk Construction	900,000	384,200	Capital Reserve	\$15,800				
CIP-24B	Abercrombie Sidewalk Revitalization	150,000			CCBF	150,000			
CIP-24D	Hopewell Eureka Sidewalk Revitalization	75,000			CCBF	75,000			
Sewer Systems Projects:									
CIP-20H	Salem Wastewater	5,210,921	929,909	Operat'ng Reserve	1,675,551	2,605,461			
CIP-23D	ERECC Flow Meters	200,000	200,000	Capital from Revenue					
CIP-24E	Wastewater Generator	100,000	100,000	Capital from Revenue					
CIP-22M	Hillside Lift Station Repair & Upgrade	500,000			CCBF	500,000			
CIP-22L	PS 3 Repair - Hopewell	75,000	75,000	Capital from Revenue					
Water Projects:									
CIP-20K	McLellans Bk/Sherbrook Rd Water Distribution Pro	6,769,520	1,805,211	Operat'ng Reserve	1,637,960	3,326,349			
CIP-19R	Water Metering Radio Read Installation Project	250,000	250,000	Water Depreciation Fund					
CIP-25E	Riverton Water Extension	800,000			CCBF	800,000			
CIP-25F	Hillside Chlorination Station	50,000	50,000	Capital from Revenue					
	Year 2 Totals	34,051,765	4,219,320		0	3,829,311	18,584,604	0	
		34,051,765							

<div></div> <div>MUNICIPALITY OF PICTOU COUNTY</div> <div>CAPITAL INVESTMENT PLAN</div> <div>2024-25 to 2028-29</div>									
Municipality of Pictou County PROJECT DESCRIPTION		Current Yearly Cost	Estimated Sources of Financing						
			Municipal Sources		Provincial Grant Amount	Federal Grant Amount	Other Sources Amount	Borrowing Long-Term Amount	
CIP #	YEAR 3 2026-27		Amount	Source	Amount	Amount	Amount	Amount	
CIP-26A	Vehicle Purchase	50,000	50,000	Capital from Revenue					
CIP-26C	LED Street Lights	15,000	15,000	St. Light Reserve					
CIP-19I	MoPC Internet Project (Rural Connectivity Project)	14,323,723				8,594,234			5,729,489
Water Projects:									
CIP-20K	McLellans Bk/Sherbrook Rd Water Distribution Project	752,167	200,580	Operating Reserve	181,995	369,592			
	Year 3 Totals	15,140,890	265,580	0	181,995	8,963,826	0		5,729,489
		15,140,890							

<div>MUNICIPALITY OF PICTOU COUNTY CAPITAL INVESTMENT PLAN</div>									
2024-25 to 2028-29									
Municipality of Pictou County			Estimated Sources of Financing						
PROJECT DESCRIPTION			Current Yearly Cost	Municipal Sources		Provincial Grant	Federal Grant	Other Sources	Borrowing
				Amount	Source	Amount	Amount	Amount	Long-Term Amount
CIP #	YEAR 4 2027-28								
CIP-27A	Vehicle Purchase		50,000	50,000	Capital from Revenue				
CIP-27C	LED Street Lights		15,000	15,000	St. Light Reserve				
	Year 4 Totals		65,000	65,000		0	0	0	0
			65,000						

<div><div>MUNICIPALITY OF PICTOU COUNTY CAPITAL INVESTMENT PLAN</div><div>2024-25to 2028-29</div></div>									
Municipality of Pictou County PROJECT DESCRIPTION		Current Yearly Cost	Estimated Sources of Financing						
			Municipal Sources		Provincial Grant Amount	Federal Grant Amount	Other Sources Amount	Borrowing Long-Term Amount	
CP#	YEAR 52028-29		Amount	Source					
CIP-28A	Vehicle Purchase	50,000	50,000	Capital from Revenue					
CIP-28C	LED Street Lights	15,000	15,000	St. Light Reserve					
	Year 5 Totals	65,000	65,000		0	0	0	0	0
		65,000							
FIVE YEAR TOTALS		61,951,604	4,814,069		4,041,402	35,080,688	0	18,015,445	

## **TAX SALE UPDATE**

Clr. Boyles requested an update on a tax sale and stated that residents have inquired about when this would occur. Clr. Boyles noted that different dates have been previously given, but the tax sale continues to be postponed. Clr. Boyles asked when the tax sale is expected to take place.

CAO Cullen stated that the tax sale is still proceeding, and 60-day notices are being issued. Mr. Cullen noted that some procedural issues, such as fair price recommendations and minimum price accepted, are being investigated further. The CAO stated that specific advertising requirements will be in effect once the 60-day notices are issued, and the tax sale could take place sometime in May.

## **CONCERNS REGARDING INCREASE IN PRICES FOR CANADIAN FOODS**

Clr. Parker said that residents were concerned about the increase in grocery bills. People are trying to buy Canadian products, but some large grocery chains have increased prices by more than 10% in just one week. Clr. Parker requested that a letter be sent to a government department to request that they monitor this matter.



## **MOTION**

It was moved by Clr. Parker and seconded by Clr. Dewar to send a letter to the federal government to express the concerns raised by residents about the increase in prices of Canadian products. **Motion Carried**

Clr. MacKeil said it is great for consumers to support Canadian companies but is uncertain what can be done to regulate this. Warden Parker said that sometimes, when issues get attention, retailers are made aware that they are being watched. Clr. Boyles felt there was no harm in sending a letter.

Clr. Turner noted that the federal government has mechanisms to regulate prices if the economy requires it. Clr. Turner stated having no problem sending a letter. Clr. Dewar felt it was essential to send a letter to demonstrate to residents that their concerns were being taken seriously and addressed.

## **CONSIDERATION OF DEFERRED BUSINESS**

There was no deferred business.

## **COMMUNITY ANNOUNCEMENTS**

Community announcements were given.

## **MOTIONS OF RECONSIDERATION**

### **MOTION**

It was moved by Clr. Palmer and seconded by Deputy Warden Murray to withdraw the first reading of the Municipal Planning Strategy and Land Use Bylaws.

**Motion Carried**

### **MOTION**

It was moved by Clr. MacKeil and seconded by Deputy Warden Murray to go to In-Camera session. **Motion Carried**

### **MOTION**

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

### **MOTION**

It was moved by Clr. Thompson and seconded by Clr. Palmer to accept the low bid, as recommended by MOPC's Director of Public Works from B.D. Clifton to install sidewalks and safety light features in the Plymouth area, commonly known as Blue Acres.

**Motion Carried**  
**Nay Vote: Clr. Peter Boyles**

Clr. Thompson stated that it had been 16 years since discussions about this project began. This will make it much safer, and the county's insurers will appreciate it. Clr. Thompson thanked Council for getting the work done and the staff for pushing it forward. Clr. Thompson said that residents of the communities will benefit from it for years to come. Clr. Thompson hopes this will promote active transportation and foster connections to community services and schools. This project is a long time coming, and the Councillor cannot wait to see the end result.

**ADJOURN**

There being no further business to come before the meeting, the Warden declared the meeting adjourned at 9:50 p.m.

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WARDEN

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MUNICIPAL CLERK