

May 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 Tuesday, May 19, 2026, at 7:00 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

IN ATTENDANCE

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

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 Mi'kmaq people.

EMERGENCY RESOLUTIONS

No emergency resolutions were brought forward.

AGENDA

Motion: It was moved that the agenda be approved as presented.
Moved by: Clr. Boyles

Seconded by: Clr. Turner
Motion Carried

MINUTES

Clr. Palmer asked if there were any errors, omissions, or corrections in the minutes for April 20, 2026 and following corrections were to be made:

- Clarification that “alternative sites” should read “alternative sites and modes of action.”
- Correction regarding third-party analysis wording to indicate independence from IESO and NS Department of Energy.
- Correction to mover/seconded listed incorrectly.

The Chair proclaimed the minutes of the meeting on April 20, 2026, as the official record of the meeting.

Clr. Palmer asked if there any errors, omissions or corrections to the in-camera minutes of April 20, 2026. There were no errors, omission or corrections to the minutes of April 20, 2026, so they were proclaimed as the official record of the meeting.

CORRESPONDENCE

- Fire Protection Services Act – Province of NS
- Coastal Planning Support Program (NSFM funding)
- NRHS School Advisory Council – Sidewalk request (Highway 4 to Alma Loop)

PRESENTATION - NRHS PRINCIPAL MATTHEW O'TOOLE REGARDING SIDEWALKS NEEDED IN ALMA

Matt O'Toole, Principal of Northumberland Regional High School, presented to Council regarding the need for a sidewalk along Highway 4 between the existing crosswalk and the Alma Loop, emphasizing that the request is rooted in student safety during emergency situations.

He explained that the school has a population of approximately 1,000–1,100 students and staff on any given day, and in the event of a “Code Black”—which requires a full evacuation and relocation—the designated muster point is the Alma Fire Hall. This necessitates moving many students along Alma Road and then onto Highway 4, where no sidewalk currently exists. During a recent large-scale drill involving approximately 500 students, it became evident that this section of roadway poses a significant safety risk, as students were forced to walk along ditches and roadside areas without proper pedestrian infrastructure.

Council expressed general support for the request, recognizing the importance of student safety and the potential liability risks associated with the current situation. While there was interest in proceeding quickly, staff noted that timelines would depend on feasibility and budget considerations. It was suggested that the project be brought forward during

budget deliberations, with several councillors expressing support for advancing the initiative as soon as possible. Mr. O'Toole indicated that having the sidewalk in place by the fall would allow the school to conduct a full-scale evacuation drill with all students, further strengthening emergency preparedness.

REPORTS NOT REQUIRING A MOTION

7.1 Director of Public Works and Development's Report – Reviewed for information

7.2 Development Office Report — Reviewed for information.

7.3 Streetlight Report — Reviewed for information.

7.4 GIS Report – Reviewed for information

7.4 Emergency Services Report — Reviewed for information.

7.5 Fire Inspection Report — Reviewed for information.

7.6 Building Officials Report — Reviewed for information.

7.7 Bylaw Officers Report – Reviewed for information

REPORTS REQUIRING A MOTION

8.1 Streetlight Approvals

Motion: It was moved to approve the streetlight applications for District 9 at 111 Thompson Road, Priestville.

Moved by: Clr. Boyles

Seconded by: Warden Parker

Motion Carried

8.2 Subdivision Road Policy Review

Clr MacKeil introduced the request for a review of the Municipality of Pictou County's subdivision road policy, noting that the issue had been raised repeatedly by residents across her district and that concerns had been growing over time.

She explained that the current policy—particularly the “8-lot rule,” which limits subdivision on private roads unless the road is upgraded to municipal standards—has created challenges for property owners looking to subdivide land for family use or development. She questioned the rationale behind the limit of eight lots, suggesting that it appears arbitrary and may not reflect current needs for housing and growth. The discussion emphasized that the policy may be unintentionally restricting rural development and impacting economic opportunities, particularly in areas where large parcels of land are common and families wish to subdivide for future generations

A key issue raised was whether the municipality should continue to assume ownership of subdivision roads at all, given the long-term financial implications.

At the same time, members acknowledged that completely removing municipal oversight could create risks, especially if roads are built below acceptable standards, potentially leading to safety concerns and future pressure on the municipality to intervene.

Staff and Council supported the review, noting that it would be beneficial to examine the entire framework of policies and bylaws together, particularly considering upcoming work by the Planning Advisory Committee related to broader land-use planning changes. The review will allow Council to consider whether adjustments to the lot threshold, road ownership model, and development standards are warranted.

Motion: It was moved to have the Planning Advisory Committee review the Municipality's Subdivision Bylaw, including private road ownership and the 8-lot rule.

Moved by: Clr. MacKeil

Seconded by: Clr. MacDonald

Motion Carried

DEFERRED BUSINESS

No deferred business.

MOTIONS OF RECONSIDERATION

No motions of reconsideration were brought forward.

ADJOURMENT

There was no further business before the meeting, so the Chair declared the meeting adjourned at 8:02 p.m.

CHAIRPERSON

MUNICIPAL CLERK