

July 21, 2025

The Property Services Committee for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building on Monday, July 21, 2025, at 7:50 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
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 Mikmaq people.

AGENDA

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

EMERGENCY RESOLUTIONS

There were no emergency resolutions.

MINUTES

Clr. Palmer asked if there were any errors, omissions, or corrections in the minutes for June 16, 2025. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on June 16, 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 June 2025 was received as presented.

Clr. Wadden requested an update regarding the Chance Harbour Subdivision. Mr. McDowell noted that revisions were sent back to the developer, and the servicing agreement was being reviewed. Mr. McDowell is waiting to hear back from the developer but feels as though things are moving in the right direction.

Clr. Wadden asked about the delay in installing streetlights. Mr. McDowell stated that there are delays with the contractor and said that an attempt will be made to resolve those delays.

Deputy Warden Murray questioned if the file is closed on the Scotsburn pumping station. Mr. McDowell is still waiting to hear back from the insurance company on that file, but the repairs are completed, and the documentation has been sent off. The Deputy Warden noted that this should be followed up on.

Warden Parker said that the Greenhill Estates Subdivision has been going on for too long. Mr. McDowell noted that the developer plans to repeal the subdivision application and apply for something different.

DEVELOPMENT OFFICERS REPORT

The Development Officer's Report for the month of June 2025 was received as presented.

EMERGENCY SERVICES

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

FIRE INSPECTOR REPORT

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

BUILDING OFFICIALS REPORT

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

BYLAW OFFICER REPORT

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

CONCERNS REGARDING SPIKED DRINKS AT LOCAL FESTIVALS AND EVENTS

Clr. Boyles heard concerns from residents regarding drinks being spiked at local events and festivals and requested that Council try to raise awareness about the issue. Clr. Boyles suggested creating and distributing a poster that could be placed at entrances to events that expresses protective measures to ensure that people's drinks are safe.

Clr. MacKeil noted that this is not a new problem and that Nova Scotia has the highest rates of human trafficking in all of Canada. Clr. MacKeil expressed the importance of being aware of and watching drinks. There are gadgets available as protective measures.

Clr. Thompson agreed on the importance of this topic and noted that a lot of information about this already exists. Clr. Thompson suggested reaching out to organizations such as the RCMP and the Women's Centre to see what information is available on this.

Ms. Musick and Mr. MacInnis will investigate the resources that are already available and work on a social media campaign.

BUSINESS ITEMS OR ITEMS REQUIRING ACTION

SANITARY SEWER LATERAL CHARGES

Mr. McDowell compiled a list of recommended changes regarding sewer charges and requested Council's guidance on how to proceed further. Mr. McDowell was asked by Council to review the costs to see if the \$2,500 fee still made sense and whether the residents or the municipality should bear the costs for the sewer laterals.

Clr. Wadden noted that rural residents do not get help with the costs for a well and septic and feels that it is time that Council considers increasing these costs.

Clr. Thompson stated that before changes are considered, there are funding programs available that may be able to help and noted that these programs should be explored. Clr. Thompson said that Pictou County needs more homes, not less, and fears that this could put a shutter on development.

Clr. Turner said that there are several reasons that sewer systems are put in place, and that they help to protect the environment. Clr. Turner noted that sewer systems should be promoted in communities whenever possible, as they facilitate economic development. Clr. Turner pointed out that this should be looked at as an investment, and if economic development increases, it will help the county in the long run by increasing the overall taxes.

Clr. MacKeil asked what the staff's recommendation is. Mr. McDowell said that there is a belief that the cost should be increased, as currently, money is being lost on every lateral. Clr. MacKeil believes that changes must be made but stated that more information is needed beforehand.

Clr. Baillie noted that the municipality has been covering these costs for 40 years and said that the sewer and water projects done throughout the county are also paid for by all residents. Clr. Baillie agreed with changing the base charge but does not feel the other changes should be made.

Warden Parker expressed that this is a matter of fairness to everyone and needs to come closer to a break-even point.

MOTION

It was moved by Clr. Wadden and seconded by Clr. MacKeil to defer the discussion and have staff come back with recommendations and information on charges that are happening in other municipalities.

Motion Carried

CBCL BLUE ACRES SIDEWALK LIGHTING

Mr. McDowell stated that, based on direction from Council, a review was completed with CBCL for options for lighting and safety signalization for the Blue Acres Sidewalk project. The consultant completed a luminaire study on-site and found that it is poorly and inconsistently lit. The study suggested that up to 28 light standards be required to meet optimal minimal standards.

Mr. McDowell noted that the consultant indicated that the rapid flashing beacon lights that were requested to be considered would not be appropriate for the area. Mr. McDowell said that there was a meeting with Keith MacDonald, NS Department of Public Works Area Manager, who said they will consider what was submitted to the traffic control management team in Halifax.

MOTION

It was moved by Clr. Thompson and seconded by Clr. MacKeil to issue a request for proposals for lighting from the bridge in Stellarton to the MacLellan's Brook.

Motion Carried

Nay Vote: Clr. Peter Boyles

DEFERRED BUSINESS

There was no deferred business.

MOTIONS OF RECONSIDERATION

There were no motions of reconsideration.

COMMUNITY ANNOUNCEMENTS

Community Announcements were given.

ADJOURNMENT

There was no further business before the meeting, so the Chair declared the meeting adjourned at 9:12 p.m.

CHAIRPERSON

MUNICIPAL CLERK