

November 18, 2024

The Property Services Committee for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building by videoconference and teleconference on Monday, November 18, 2024, 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
- 10 Clr. Randy Palmer
- 11 Clr. Andy Thompson
- 12 Clr. Chester Dewar

ABSENT

- 9 Clr. Peter Boyles

IN ATTENDANCE

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

CALL TO ORDER & LAND ACKNOWLEDGEMENT

CAO Cullen called the Property Services Committee meeting to order and acknowledged that we are on the ancestral territorial lands of the Mikmaq people.

NOMINATION OF THE CHAIR AND VICE CHAIR

Clr. Randy Palmer was nominated as Chair of the Property Services Committee and accepted the nomination.

Clr. Chester Dewar was nominated as Vice Chair of the Property Services Committee and accepted the nomination.

AGENDA

It was moved by Clr. Turner and seconded by Clr. Wadden 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 October 21, 2024. The members of the Committee entered no errors, omissions, or corrections. The Chair proclaimed the minutes of the meeting on October 21, 2024, as the official record of the meeting. **Motion Carried**

CORRESPONDENCE

- a. Written questions from Scott Hayman regarding Mount William subdivision.

Clr. Turner said that Mr. Hayman is developing a subdivision in Mt. William and had forwarded questions regarding the procedure for approving subdivisions. Mr. Hayman's questions concern timing and procedures and whether these are being met. Clr. Turner facilitated meetings with Mr. Hayman and Mr. McDowell and wants to get this issue in front of Council. Clr. Turner said there is also a long-standing question regarding ownership of a parcel of land next to the Trans Canada Highway.

Clr. Turner said that subdivisions and land development will help the county grow and help with the commercial tax base, and a discussion should be held about this.

Mr. McDowell said that this has been working through the system for several years, and the application was first received in 2015. At that time, there were different requirements, and the applicant had provided them. The tentative approval lapsed in 2018. Following that, there were staffing changes, and then there was COVID-19. Since that time, work has been done on the provision of water and sewer services. Mr. McDowell said that the latest final subdivision plan had been received earlier this year and final requirements are being worked through. The project's status is that the application items have been received from the applicant and circulated to various departments for review and approval. Positive confirmation has been received from the Nova Scotia Department of Environment, and now are awaiting final comments from the Nova Scotia Department of Public Works. Following review from an engineering point of view, the plans meet the requirements, and work is now being done on a servicing agreement.

Mr. McDowell said the nature of this project differs in that the intention is for the road, water, and sewer to be turned over to the municipality. As such, a servicing agreement is required, and there has been some back-and-forth on the requirements. The final version is now being circled in on. Satisfactory construction cost estimates have been received to meet the warranty requirements under the bylaw for final turnover to the municipality. The expectation is to have these items satisfied within the next couple of weeks, and the hope is to have the approval for the subdivision at that time.

Clr. Turner asked about the particulars of the ownership of the parcel of land bordering the Trans Canada Highway. CAO Cullen said that records indicated that the municipality sold that parcel of land in 2018 to the adjacent property owner.

Mr. McDowell corresponded with the applicant and sent a service agreement; the applicant responded with draft revisions sent to the lawyer. The proposed revisions were not in accordance with municipal bylaws. The final item would be the approval of the Nova Scotia Department of Public Works. The hope is to move the file to completion, and the day the information is received, it will be sent to the land registry office.

Warden Parker said that this issue has gone on for a long time, and when looking at the list of questions, there is a reference to other developments and the feeling that others are treated better. Mr. McDowell said that with subdivisions, approximately 100 developments are processed yearly, and most are not complex in that they do not require roads. Mr. McDowell said attempts are made to treat all applications fairly. That area is serviced and should not have been allowed in the first phase, as it is a private road. The perception is not seen as being dealt with unfairly, and it was done due to an oversight of the requirement of only allowing public roads in serviced areas.

Clr. Palmer asked how big the subdivision would be, and Mr. McDowell said that this first phase includes eight lots. Ultimately, the subdivision is looking at 20 lots, which will be of great value to the community.

Clr. MacKeil questioned whether all the lots would be residential, and Mr. McDowell said that, at this point, all are intended for residential purposes.

REPORTS

PUBLIC WORKS AND DEVELOPMENT

The Public Works and Development Report for the month of October 2024 was received as presented.

Warden Parker asked if there has been any progress with building renovations and what the timeline is for the energy assessment. Mr. McDowell said that an application has been submitted to have an energy audit done with the help of the Clean Foundation's Community Capacity program.

Warden Parker asked for an update on the ERECC flow meters and said that the municipality is paying quite a bit more money than required in the past. Mr. McDowell said that an issue arose with the contractor who was engaged to install them. The equipment has been purchased, but the contractor cannot honour the price and has since terminated the contract. Mr. McDowell is working on a new tender to be issued and hopes to have them installed through the winter.

Warden Parker asked if the Greenhill subdivision is nearing resolution. Mr. McDowell said things are moving toward resolution. The developer has been provided with a draft service agreement, and Mr. McDowell is now awaiting confirmation of agreement from the developer. Mr. McDowell said the municipal bylaws are carefully adhered to by what the previous Council approved. CAO Cullen said that it is the developer's responsibility to satisfy the condition of the bylaw, not the municipalities.

Clr. Thompson asked if Nova Scotia Environment had approved the Blue Acres sidewalk, and Mr. McDowell said it had and that the tender was now out. Clr. Thompson said there are federal funding opportunities for active transportation and said this should be explored before the process goes too far. This funding can cover things such as lighting, which should be announced shortly. Mr. McDowell said that CAO Cullen attended an information session about the funding, and it is something that will be pursued. Clr. Thompson said people don't like to walk there at night and suggested getting proper pricing for the whole project, including lights.

DEVELOPMENT OFFICER REPORT

The Development Officer Report for the month of October 2024 was received as presented.

Deputy Warden Murray asked if this report could be simplified. Mr. McDowell said there was a conversation with the Development Officer, and that is being worked on. Mr. McDowell will try to have that done for the next Property Services Committee meeting.

EMERGENCY SERVICES

The Emergency Services Report for the month of October 2024 was received as presented.

FIRE INSPECTOR REPORT

The Fire Inspector Report for the month of October 2024 was received as presented.

BUILDING INSPECTOR REPORT

The Building Inspector Report for the month of October 2024 was received as presented.

BYLAW OFFICER'S REPORT

The Bylaw Officer's Report for the month of October 2024 was received as presented.

Warden Parker asked for an update on the dogs' issue in District 7 and the excessive barking complaints. Initially, the dogs were moved to Truro because they were barking through the night, and it now appears the complainant was not totally honest. The Warden asked why the dogs were able to come back and what the process was. CAO Cullen said there must be a violation of the bylaw to seize an animal. In this case, the dogs were moved and have now returned. They are checked daily and are not left outside. There are no noise infractions at this point. The owner is diligent and keeps them inside; currently, there are no complaints from that area.

BUSINESS ITEMS OR ITEMS REQUIRING ACTION

GEOGRAPHIC FEATURE NAMING FORM

CAO Cullen said a request came from a gentleman who is the sole owner of the property on the island. The municipality's GIS Technician, Mr. Burley, has no issues with the proposed name.

Clr. Thompson asked if the Pictou Landing First Nations had been contacted and if there were any comments on the proposed name change. The CAO said they had not been contacted as this gentleman owned that island. Clrs. Thompson, Wadden, and Turner could not support the motion if Pictou Landing First Nations were not consulted.

Clr. Palmer suggested confirming that Pictou Landing First Nation does not object to this name change and bringing this discussion to the next Property Services meeting.

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 9:14 p.m.

CHAIRPERSON

MUNICIPAL CLERK