

**OCTOBER 12, 2021
STELLARTON, NOVA SCOTIA**

MEETING

A meeting of the Stellarton Town Council was held on Tuesday, October 12, 2021, at 5:30 p.m. in the Council Chambers.

PRESENT

Mayor D. MacGillivray, Couns. S. Lawand, S. Campbell, B. Knight and G. Pentz. Also present was the Chief Administrative Officer S. Higdon.

1. Approval of Agenda

The Agenda was approved on motion as amended to include under Correspondence 7.d. NS Utility and Review Board regarding approval, by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

2. Approval of Minutes

The minutes from September 13, 2021 Regular Meeting and September 27, 2021 Public Hearing were approved on motion by Coun. B. Knight, seconded by Coun. S. Campbell. **Motion Carried.**

3. Business Arising from the Minutes

There was no business arising from the minutes.

4. Presentation – Pictou County Community Health Centre – Keith Collier and Kelley Caven provided information on Community Health Centres (attached):

- Ad hoc group currently working to bring a new vision for healthy communities to Pictou County; made up of community members and volunteers with health care background
- Support from the Aberdeen Health Foundation, the Sutherland Harris Foundation, and Nova Scotia Health
- Goal is to establish a community health centre in Pictou County; a long-term project
- Researching information about health care needs
- Building partnerships and awareness
- Operated as a not-for-profit organization
- In addition to primary care, focus on social determinants of health
- Differs from the collaborative format
- Community engagement plan
- Business plan for implementation
- Looking for feedback and municipal involvement

Questions/Comments:

Coun. B. Knight comments re the need for doctors and mental health services.

Coun. S. Lawand comments re the need for more doctors; asked how do they foresee the operations working; will there be an actual facility or more online services. K. Collier replied that all options are on the table and details will come later based on needs and research.

Mayor D. MacGillivray asked if there are any existing community health centres in Nova Scotia and what do they look like. Keith replied that there are approximately 8 in the province and provided information; a wide array of models.

Mayor D. MacGillivray thanked the presenters and supports their future endeavors.

5. Proclamation – Waste Reduction Week – October 18-24, 2021

Mayor D. MacGillivray read Proclamation (attached). Coun. G. Pentz made motion to approve Waste Reduction Week, seconded by Coun. B. Knight. **Motion Carried.**

6. Reports from Staff - for information; reports attached.

a. Chief Mark Hobeck – Stellarton Police Service

Coun. B. Knight made motion to accept Police Service Report, seconded by Coun. S. Campbell. **Motion Carried.**

b. Fire Chief Mike O’Sullivan – Fire Department

Coun. G. Pentz motioned to accept Fire Department’s report for September 2021, seconded by Coun. B. Knight. **Motion Carried.**

c. Paige Clarke – Marketing and Communications

Coun. S. Lawand made motion to approve the Marketing and Communications report, seconded by Coun. S. Campbell.

On the Question: Mayor D. MacGillivray commented re closing street during events such as Davis Day; commended staff on REMO training courses.

Motion Carried.

d. Blaine Murray – Town Engineer

Mayor D. MacGillivray acknowledged the Acadia Avenue sidewalk project; the cleaning up of the Miner’s Monument; and the Fairview sidewalk. Mayor D. MacGillivray read section of the Water Report re pilot project to address the odour and taste issue of water during certain time of year.

Coun. G. Pentz made motion to approve Town Engineer’s Report, seconded by Coun. B. Knight. **Motion Carried.**

e. Noah Delorey – Active Community Living Coordinator Report

Mayor D. MacGillivray noted that the Town of Stellarton will be partnering with the Town of New Glasgow for guided hike tours on October 30.

Coun. G. Pentz made motion to approve Active Community Living Report, seconded by Coun. B. Knight. **Motion Carried.**

CAO S. Higdon stated that the above reports are on the Town’s Website for the public’s information.

7. Correspondence

a. Pictou County 4 H Re: Thank you to the Town for donating the trophy for Top Junior English Rider.

b. Email from Joe MacDonald Re: Dialysis seats in Pictou County – CAO S. Higdon reported that this was sent to all Mayors and Warden of Pictou County; requesting the Town to send letter to the new provincial government about getting more seats in Pictou County for dialysis. Coun. B. Knight made motion to send letter to provincial government, seconded by Coun. S. Campbell.

On the question: Mayor D. MacGillivray asked if each municipality send letter or one from all. CAO S. Higdon replied that one letter be signed by all Mayors and Warden of the county. **Motion Carried.**

c. CCRCE Re: Audited Financial Statements March 31, 2021 (available in the Administration Office) – CAO S. Higdon reported that the audited financial statements from the Chignecto Central Regional Education Centre are available in the Town Office.

d. NS Utility and Review Board – CAO S. Higdon re letter of request from the Town to the NS Utility and Review Board for the installation of residential and commercial water meters. On October 6, 2021, we received a letter from the Board saying that they approve the \$1.27 million project.

8. Committee of the Whole Report

CAO S. Higdon re the following motions are for Council’s consideration from the Committee of the Whole meeting held on September 27, 2021:

Recommendation #1

On recommendation of Committee of the Whole Council approve the tender from B. J. Electric Motor Control in the amount of \$35,379.42 HST included as it is the lowest tender received.

Recommendation #2

On recommendation of Committee of the Whole Council approve the donation of \$200.00 to the United Way of Pictou County.

Coun. S. Lawand made motion to approve the recommendations of the Committee of the Whole, seconded by Coun. B. Knight. **Motion Carried.**

9. Dangerous and Unsightly Motion 164 Old Halifax Road
CAO S. Higdon re the following motion is for Council's ratification from the Public Hearing held on September 27, 2021:

Motion #1 164 Old Halifax Road

"as per the Public Hearing held on September 27, demolish the existing dilapidated structure within 30 days if not cleaned up by March 31, 2022."

Coun. G. Pentz made motion to approve the ratification from the Public Hearing held on September 27, 2021 regarding 164 Old Halifax Road, seconded by Coun. S. Campbell. **Motion Carried.**

10. Dangerous and Unsightly Motion 102/104 Rutherford Extension
CAO S. Higdon re the following motion is for Council's ratification from the Public Hearing held on September 27, 2021:

Motion #2 102 104 Rutherford Extension

"as per the Public Hearing held on September 27, demolish the existing dilapidated structure within 30 days unless an engineered drawing is submitted by October 27, 2021."

Coun. G. Pentz made motion to approve the ratification from the Public Hearing held on September 27, 2021 regarding 102 / 104 Rutherford Extension, seconded by Coun. B. Knight. **Motion Carried.**

11. Permit Application – First Reading 103 Park Street
CAO S. Higdon re First Reading; the following motion is for Council's consideration from the Planner Roland Burek:

Motion #1 First Reading – New Dynasty Real Estate

"Be it resolved that the Stellarton Town Council grants first reading on an application from New Dynasty Real Estate for non-substantive amendment to the development agreement affecting 103 Park Street, to allow for a 29th residential unit in the development."

CAO S. Higdon reported that the Planning Advisory Committee reviewed and recommended approval of this application.

Coun. B. Knight made motion to approve First Reading on the application from New Dynasty Real Estate, seconded by Coun. S. Lawand. **Motion Carried.**

12. Development Agreement Jessco Holdings 274 Foord Street
CAO S. Higdon re the following recommendation has been received from the Planning Advisory Committee meeting held on September 15, 2021:

Recommendation #1: Jessco Holdings

An application from Jessco Holdings was received to convert 274 Foord Street from commercial to strictly residential use, by development agreement. It was discussed at the PAC meeting and while there are no clear objections to this on the surface, there is concern that if approved it may lead to more applications, thereby gutting the commercial use viability of the main street in the downtown core. Therefore, the recommendation to Council is to not approve the application from Jessco Holdings. Coun. B. Knight made motion to deny the application from Jessco Holdings, seconded by Coun. G. Pentz. **Motion Carried.**

13. Reports from Regional Organizations/Committees

- a. Pictou County Wellness Centre – Minutes from the AGM for information purposes, attached.
- b. Pictou County Shared Services Authority – for information purposes; attached.

14. Open Forum

15. Next Council Meeting

Next Council meeting will be November 8, 2021 at 5:30 p.m.

16. ADJOURN

Meeting adjourned on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER