

JANUARY 8, 2024
STELLARTON, NOVA SCOTIA

MEETING

A meeting of the Stellarton Town Council was held on Monday, January 8, 2024, at 5:30 p.m. in Council Chambers.

PRESENT

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

1. Approval of Agenda

The Agenda was approved as amended to include under Correspondence 6.c. PVSC Regarding Assessments, on motion by Coun. B. Knight, seconded by Coun. G. Pentz.

Motion Carried.

2. Approval of Minutes

The minutes from December 11, 2023 Regular Council meeting were approved on motion by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

3. Business Arising from the Minutes

There was no business arising from the Minutes.

4. Presentation of Service Awards

Mayor D. MacGillivray presented Service Awards to the following employees:

- a. Cst. Chris Sampson 5 years
- b. Chris MacDonald 5 years
- c. Susan Higdon 5 years
- d. Sgt. Chris Irving 15 years
- e. Cst. Nancy Cave 20 years

Mayor and Council thanked all recipients for their service.

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

- a. Chief Mark Hobeck – Stellarton Police Service
Coun. B. Knight re new police car.
Coun. B. Knight made motion to accept Police Service Report, seconded by Coun. G. Pentz.
On the Question: Coun. G. Pentz asked what was STEP? Mayor D. MacGillivray replied that it stands for Strategic Traffic Enforcement Program.
Motion Carried.
- b. Fire Chief Mike O’Sullivan – Fire Department
Coun. B. Knight motioned to accept Fire Department’s report for December 2023, seconded by Coun. G. Pentz. **Motion Carried.**
- c. Paige Draper – Marketing and Communications
Coun. S. Lawand made motion to approve the Marketing and Communications report, seconded by Coun. S. Campbell. **Motion Carried.**
- d. Blaine Murray – Town Engineer
Coun. S. Lawand made motion to approve Town Engineer’s Reports, seconded by Coun. S. Campbell.
On the Question: Coun. S. Lawand re Claremont sidewalk delayed until spring. Coun. S. Lawand re the clearing of logs when ground freezes.
Motion Carried.

6. Correspondence

a. Bantam Memorial Tournament Re: Request for donation – CAO S. Higdon stated that Council has supported this in the past in the Annual Grants; it's the 38 Annual Pictou County Bantam Memorial Tournament. Coun. G. Pentz made motion to donate \$50, seconded by Coun. S. Lawand. **Motion Carried.**

b. NRHS Re: Request for donation to Musical – CAO S. Higdon re new request for donation to the NRSH Musical. Coun. G. Pentz made motion to donate \$100 to the NRHS Musical, seconded by Coun. B. Knight.

On the Question: Coun. S. Lawand re the Annual Grants Policy.

Motion Carried. Coun. S. Lawand voted nay.

c. PVSC Re: 2024 Assessments – CAO S. Higdon reported that the 2024 Property Assessment Notices were sent out today; any issues or concerns with the assessment values, residents are to contact PVSC directly; this information will be posted online as well with phone number 1-800-380-7775. People have 14 days to appeal their assessment.

7. Committee of the Whole Report

There was no Committee of the Whole Report; no meeting in December.

8. Recommendation from Public Hearing: Mayor D. MacGillivray declared a Conflict of Interest and left the meeting. Deputy Mayor S. Campbell took the Chair.

a. 274 Foord Street – CAO S. Higdon stated that there was a Public Hearing held today at 5:00 where Council heard from the public; and read motion in order for Council to discuss, it has to be moved and seconded; motion will read – “Be it resolved that Stellarton Town Council has considered the application for a Development Agreement with Jessco Holdings to develop an additional 2 residential units on the main level of the commercial building at 274 Foord Street and grants its second and final reading as required under the Municipal Government Act of Nova Scotia. This Public Hearing was held on January 8, 2024 at 5:00 p.m. at the Stellarton Town Council where they considered comments, objections and submissions. The Public Hearing was advertised in The Advocate on December 20 and 27, 2023.”

Coun. B. Knight made motion to approve the Development Agreement for 274 Foord Street, seconded by Coun. G. Pentz.

b. 283 Foord Street – CAO S. Higdon read motion – “Be it resolved that Stellarton Town Council has considered the application for a Development Agreement with MacGillivray Properties Ltd. to develop an additional 8 residential units on the main level of the commercial building at 283 Foord Street and grants its second and final reading as required under the Municipal Government Act of Nova Scotia. Be it further resolved that a Public Hearing was held at 5:00 p.m. Monday January 8, 2024 at the Stellarton Town Council where they considered comments, objections and submissions. Where it was advertised in The Advocate on December 20 and 27, 2023.”

Coun. G. Pentz made motion to approve the Development Agreement for 283 Foord Street, seconded by Coun. B. Knight.

On the Question:

Coun. B. Knight commented re the Planning and Advisory Committee; important decision requires research; feasibility to maintain commercial; need for housing; reasonable bylaws and the need to revisit as needed. He provided background information on the number of businesses in town and their decline; the introduction of malls; and the need to adapt to today's reality. Council promotes the Albion Business Park for business development; difficulties for main street businesses to compete. He pointed out buildings that have remained empty for years. He supports these

development agreements and sees no issue in having these apartments on the main level.

Coun. S. Lawand commented that the Planning Advisory Committee did not recommend these Development Agreements. He reminded Council that there was an inquiry about an apartment building in the Albion Business Park having residential units on ground level that Council denied; looking for consistency and fairness. He is aware of the need and demand for residential units; recommends 10 or 15 year contracts instead of being permanent.

Town Planning and Development Officer Roland Burek clarified differences between the business park and the downtown; they're two different zones; property owners are permitted to put in residential units as of right in both of these zones.

Motions Carried. Coun. S. Lawand voted nay.

Mayor D. MacGillivray returned to meeting.

9. Appointment of Temporary Building / Fire Inspector – CAO S. Higdon re Council approval to appoint a temporary Building & Fire Inspector; our current one, Mannie Withrow is going to be away for 6 weeks; he recommends Avery Withrow, who has his Level 2 Certification. Coun. G. Pentz made motion to appoint Avery Withrow as temporary Building / Fire Inspector, seconded by Coun. S. Lawand. **Motion Carried.**

10. Open Forum

11. Next Council Meeting:

Monday, February 12, 2024 at 5:30 p.m. Regular Council Meeting

12. ADJOURN

Meeting adjourned on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER