



## **TOWN OF STELLARTON**

Council

November 8, 2021

5:30 PM

- 1. Approval of Agenda**
- 2. Approval of Minutes:** October 12, 2021, Regular Meeting
- 3. Business Arising from the Minutes**
- 4. Presentation to the U13 Stellarton Albions**
- 5. Presentation- Town of Stellarton Accessibility Plan Draft**
- 6. Reports from Staff:**
  - a. Chief Mark Hobeck- Stellarton Police Service
  - b. Fire Chief Mike O'Sullivan – Fire Department
  - c. Paige Clarke- Marketing & Communications
  - d. Blaine Murray – Town Engineer
  - e. Noah Delorey- Active Community Living Coordinator
- 7. Correspondence**
  - a. **Minister John Lohr:** Re: Municipal Finance Capacity Grant
  - b. **Donald Gallop, CFO Riverview Home** Re: Request for Tax exemption
- 8. Committee of the Whole Report**
- 9. Permit Application-** 2nd Reading 103 Park St.
- 10. Reports from Regional Organizations/Committees**
  - a. Pictou County Wellness Centre
- 11. Open Forum**
- 12. Next Council Meeting:** December 13, 2021 @5:30 PM
- 13. Adjourn**

**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 29<sup>th</sup> 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**



## STELLARTON POLICE SERVICE

Report for Month End October 31, 2021

Calls for Service

**Total: 246**

### Activities

### Arrests

3- 911 Act Other Activities	
1- Alarm	
1- Animal Call	
5- Assaults	2
1- Assault on a Peace Officer	1
12- Assists to Canadian Police Agency	
14- Assists to the General Public	
1- Assist to non-Government Agency	
2- Assists to the RCMP	
1- Being unlawfully in a dwelling	
1- Breach of the Peace	
2- Break and Enters	
1- Cancellation of an Occurrence	
1- Check Stop	

- 1- Coroners Act- Sudden Death
- 1- Court Order
- 5- Crime Prevention
- 1- Disturbing the Peace
- 1- Dog Act
- 3- Driving while Disqualified 2
- 1- Failure to Comply Probation
- 1- Failure to Stop/Remain 1
- 2- Failure to attend Court
- 2- Failure to Comply with an Undertaking
- 8- False Alarms
- 2- Family Law Act
- 6- Family Orders and Agreements
- 1- Fire Prevention Act
- 3- Fraud
- 3- Harassing Communication
- 5- Health Act – Covid
- 9- Information Files
- 1- Item Lost/Found
- 2- Liquor Control Act
- 1- Litter Act

8- Mental Health Act	
10- Mischief	2
19- Motor Vehicle Act	3
1- Motor Vehicle Insurance	
1- Moving Traffic- Speed	
2- Municipal Bylaws	
1- Operation while Prohibited	1
2- Other Moving Traffic	
1- Other non-Moving Traffic	
4- Other Provincial/Territorial	
2- Thefts over \$5000	
20- Thefts under \$5000	
1- Theft of a bicycle	
2- Theft of a Motor Vehicle	1
3- Thefts of Gasoline	
2- Thefts of a Credit Card	
3- Parking Offences	
3- Peace Bonds	
1- Person Reported Missing	
5- Police Assistance	
3- Possession of Property Obtained by crime	

- |                                       |   |
|---------------------------------------|---|
| 2- Possession of a Weapon             | 1 |
| 1- STEP-Selective Traffic Enforcement |   |
| 32- Suspicious Persons                |   |
| 3- Traffic Collisions                 |   |
| 2- Trespass Act                       |   |
| 5- Uttering Threats                   | 1 |
| 1- VIP Escort                         |   |
| 1- Well Being Check                   |   |

Open Cases 35    Open Cases (YTD) 88

**COMMUNITY RELATIONS**

Qty.            Type

None- Due to Covid Restriction

**Other Activities**

Foot / Bike Patrol    15 hours  
Radar Patrol            96 hours

**Fleet**

Patrol Car 36    October 3527 km traveled    Year to Date 34242 km travelled  
Patrol Car 38    October 3686 km traveled    Year to Date 43870 km travelled

**Gas Used**

Patrol Car 36    October 672    Litres    Year to Date    5793 Litres  
Patrol Car 38    October 541    Litres    Year to Date    7287 Litres

Respectfully Submitted:

Mark Hobeck  
Chief of Police

Crime statistics

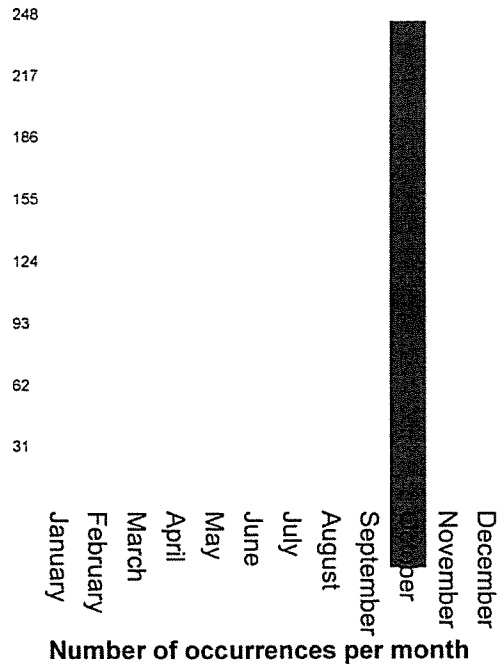
RCMP-GRC, Stellarton NS PS
Valid as of 2021/11/01 11:02:38 Printed by #E00036135 THIBEAU, M.

Daily and hourly occurrences

	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	UNKNOWN	TOTAL
NUMBER OF EVENTS - >	35	34	32	32	32	39	37	5	246
0:00 TO 3:59	1	6	1	3	4	1	3		19
4:00 TO 7:59	3	2		2	5	5	2		19
8:00 TO 11:59	7	5	12	6	7	5	10		52
12:00 TO 15:59	11	9	13	9	5	12	9		68
16:00 TO 19:59	11	10	2	4	4	8	8		47
20:00 TO 23:59	2	2	4	8	7	8	5		36
UNKNOWN HOUR								5	5

Breakdown by month:

Month	Number of occurrences	Percentage of total
January	0	0.0%
February	0	0.0%
March	0	0.0%
April	0	0.0%
May	0	0.0%
June	0	0.0%
July	0	0.0%
August	0	0.0%
September	0	0.0%
October	241	98.0%
November	0	0.0%
December	0	0.0%
Unknown	5	2.0%
<b>Total</b>	<b>246</b>	<b>100%</b>



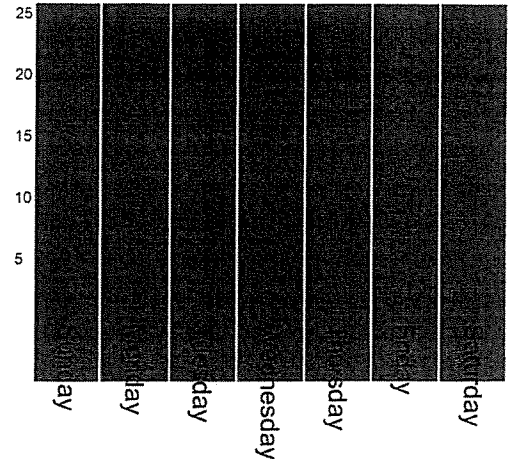
Breakdown by day of the week:

Weekday	Number of occurrences	Percentage of total
Sunday	35	14.2%
Monday	34	13.8%
Tuesday	32	13.0%



Protected B

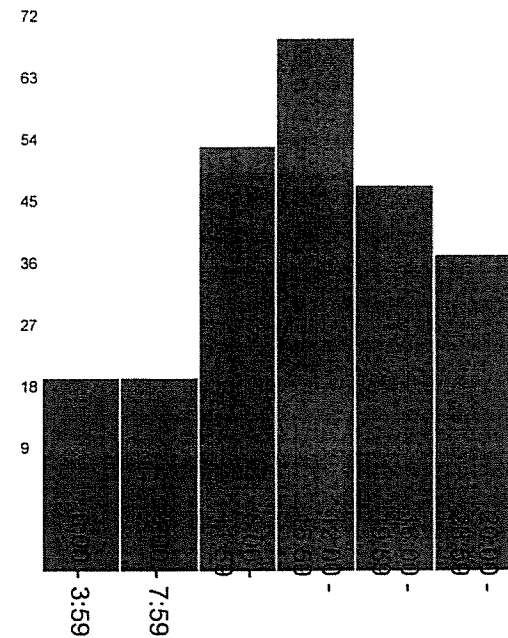
Wednesday	32	13.0%
Thursday	32	13.0%
Friday	39	15.9%
Saturday	37	15.0%
Unknown	5	2.0%
<b>Total</b>	<b>246</b>	<b>100%</b>



Number of occurrences per weekday

**Breakdown by time of day:**

<i>Time</i>	<i>Number of occurrences</i>	<i>Percentage of total</i>
0:00 - 3:59	19	7.7%
4:00 - 7:59	19	7.7%
8:00 - 11:59	52	21.1%
12:00 - 15:59	68	27.6%
16:00 - 19:59	47	19.1%
20:00 - 23:59	36	14.6%
Unknown	5	2.0%
<b>Total</b>	<b>246</b>	<b>100%</b>



Number of occurrences per time of day

Protected B

Stellarton Fire Department  
Monthly Report – October 2021

Overall, there were 7 calls during the month of October. The Hall was now open for business and hosted a few events.

**CALLS:**

During the month of October we responded to 7 calls: 3 were alarm calls, 1 was a MVC, 2 stove fires and 1 Mutual Aid. An average of 13 fire fighters responded to each call with the exception of the Mutual Aid call.

**PRACTICES:**

Practices were held every Thursday. On average 15 members attended.

**Clean-up/Equipment checks:**

Hall clean-up and equipment checks took place every Sunday plus each time the Hall was used it was cleaned and sanitized.

Respectfully submitted by Mark Fortune(secretary)

## **November 2021 Council Report Marketing & Communications**

### ***Draft Accessibility Plan***

Staff members met earlier in the month to revise the sections of our plan in detail. With the revisions made by staff, the plan was presented to the Accessibility Committee. At the time of the meeting, there were no additional revisions made.

### ***Newsletter***

The Fall Edition of the newsletter was published. This edition provided key updates on Fire Prevention Week, Rebate Programs for low-income Nova Scotians, our Police Department, active living opportunities, and updates from our committees.

This edition (links included) is available on the Town's website under the *News Room* page. There are additional hard copies at Town Hall.

### ***Ship Hector Fundraising Launch***

On October 4, I attended the Ship Hector Fundraising Launch on behalf of the Town. The "Charting Our Course" campaign was introduced, and attendees had an opportunity to learn about the restoration project and see the progress that's been made so far.

### ***ICS-200***

On October 13 and 14, I attended a two-day training course on Incident Command System-200. This is the next level of training above the ICS-100 training that was taken earlier in the month in conjunction with my position within the REMO Pictou County organization.

"ICS-200 provides training on and resources for personnel who are likely to assume a supervisory position within the ICS." (More information: <https://www.icscanada.ca/en/about+ics+canada.html>)

### ***National Disability Employment Awareness Month (NDEAM)***

On October 21, blue spotlights lit up the front of Town Hall to recognize NDEAM and the contributions of persons with disabilities to businesses and communities across Canada.

This was a national initiative led by ODEN (<https://www.odenetwork.com/>).

### ***Stellarton Halloween Activities***

Our Active Living Coordinator helped to coordinate several special activities over the Halloween weekend (Halloween Hike & Pumpkin Carving with New Glasgow and Trick-or-Treating & Movie Night with the NSCC Students' Association). I provided communications and promotions support as needed and was able to assist our partner organizations during the events.

### ***Police Support***

Throughout the month, I have been able to provide communications support to our Police Department when needed. I was able to assist with promoting the Youth Corps program and in supporting the 2<sup>nd</sup> Annual Nova Scotia Lawn Enforcement Torch Run.

Respectfully submitted,

Paige Clarke

Marketing & Communications Coordinator

# **Town Engineers Report**

## **October 2021**

### **Engineering & Public Works Report**

#### **Engineering/ Capital**

1. Please find attached the Capital Projects update sheet.
2. The Victoria/Allan Infrastructure is complete.
3. The salt shed foundation and grading is complete and the fabric building will be completed in the second week of November.
4. The Town Hall roof is complete;
5. Engineering staff continue to explore and update our storm infrastructure system and related mapping. There are discrepancies between what is in the field and what is located on our mapping. During the process staff have identified both maintenance and capital projects that will require attention in the future. This is a work in progress.
6. Engineering staff have conducted several topographic surveys in Town for potential capital projects in the future. The surveys are the first step in the design process.
7. Staff installed temporary flow meters in the sanitary main on Kirk Avenue. The data will be used to verify pipe size for future replacement of the main. The measured flow will also be compared to the theoretical calculated flows.

#### **Streets/Properties**

8. The Valley Woods pond was dredged and bulrushes removed in the process. There was very little damage to the area in the process. Staff also used the sand pro to scarify the path and remove the weeds.
9. The timing switch was replaced in Allan Park. The lights were having issues at night.

	<b>Town of Stellarton</b> <b>Capital Projects Update Sheet</b>	
<b>GENERAL CAPITAL</b>	<b>Project Description</b>	<b>Status</b>
<b>Town Properties:</b>	Public Works Salt Shed Town Hall Metal Roof Library Boiler Town Office Flag Pole	foundation complete complete 90% complete - parts missing scheduled for November
<b>Infrastructure:</b>	Sanitary Flow Meter and Structure Curb replacement Bridge Ave Curb replacement Park St Coll/Poplar Storm Project	 complete complete complete
<b>Paving:</b>	Pavement extension at Soccer Complex	rough grading completed
<b>Sidewalks:</b>	Fairview Ave (S Foord St - Fairview St) Acadia Ave (Birch St - Allan Park) Belmont St (Cambey Ave - Belmont Ave)	complete complete complete
<b>Victoria/Allan Infrastructure Upgrades</b>	Victoria Ave Allan Ave	 complete complete

Blaine Murray, P.Eng.,  
Town Engineer

# **Town of Stellarton Town Engineers Report October 2021 Water Utility Report**

## **Water Quality Testing**

1. Routine weekly Bacteriological sampling was conducted. All results were negative for the month.

## **Water Distribution System**

2. Flushing of hydrants was completed from October 18 – 21<sup>st</sup>.
3. One water break occurred in October as follows:  
October 27<sup>th</sup> – Rutherford Street;  
Crews repaired the leak and conducted required flushing and testing.
4. Distribution hydrant flushing will commence the week of October 18<sup>th</sup>.

## **Water Treatment Plant (WTP);**

5. Average Treated water Production for October 2020 was 449,700 IG per day, whereas October 2021 was 492,543 IG per day or ~ 10% higher consumption this year.
6. Since the failure of one of our filtered water pumps it was noted that the plant can operate on only 1 filtered water pump, therefore we now run 1 pump at a time and will rotate pumps on a monthly basis. This should reflect on our maintenance costs, and also some electrical savings ( it is a 15 hp 575 volt motor).
7. On October 25th we performed a trial of operating with only 1 High lift pump, this was successful, so on October 26th we have reduced our operating pumps to only 1 pump operation, and as before we will alternate pumps on a monthly basis. Once again, this should reflect on our maintenance costs, and also a good sum of electrical savings (it is a 60 hp 575 volt motor).
8. On October 26th, we had an excursion of pH to distribution barely over the 10.5 limit. NSE was notified.

9. On October 27th (0230 – 0635h) we went to the ditch for high chlorine residual. Still investigating if it is the PLC signal or the chlorinator that resulted in over application of chlorine.
10. On October 28th (1231-1248h) we experienced a low pH due to work on our caustic system, NSE was advised of the incident.

### **Safety**

11. Andy Hartery completed the Transportation of Dangerous Goods course

**Blaine Murray, P. Eng.**  
**Town Engineer**