

STELLARTON TOWN COUNCIL
PUBLIC HEARING
JANUARY 8, 2024

A Public Hearing of the Stellarton Town Council was held on Monday, January 8, 2024, at 5:00 p.m. in the Council Chambers.

Present

Present were Deputy Mayor S. Campbell, Couns. B. Knight, S. Lawand, and G. Pentz. Also present CAO S. Higdon and Town Planning & Development Officer Roland Burek.

Deputy Mayor S. Campbell stated that Mayor D. MacGillivray has declared a conflict of interest and will not be attending the Public Hearing.

Deputy Mayor S. Campbell called Public Hearing to Order.

Agenda

The agenda was approved on motion by Coun. G. Pentz, seconded by Coun. B. Knight.

Motion Carried.

Development Agreement

Deputy Mayor S. Campbell asked for comments and/or objections in regards to the Development Agreements for 274 Foord Street and 283 Foord Street; pertaining to constructing apartments on the main level of these properties.

Scott Leverman, owner of 274 Foord Street, comments:

- In favour of apartments on main level of his building

Questions/comments:

Coun. S. Lawand asked Town Planning and Development Officer Roland Burek about the Land Use Bylaw re the downtown core for residential.

R. Burek replied that residential uses as of right, are only permitted in the upper levels and beyond the first 30 feet of commercial floor area depth on the main level. If someone wants to utilize the whole area for residential use, they have go through the Development Agreement process.

Coun. S. Lawand asked when the Land Use Bylaw was put in place and is this something that is universally agreed to by other municipalities.

R. Burek reported that this has been the common Land Use Bylaw, which applies to all five towns in Pictou County including Stellarton; adopted in 2016 by the five towns. He can speak on Trenton and Pictou, which hasn't been an issue; no applications of this kind; not sure of New Glasgow and Westville.

Coun. S. Lawand asked for background information of this section of the Bylaw.

R. Burek stated that this was put in place in order to preserve the commercial character of the main street; to maintain a commercial tax base; and having commercial viability on the main street. He commented on issues such as the housing crisis and the difficulty in renting commercial space.

Coun. S. Lawand commented on the importance of the commercial tax rates for towns; concerns that a decrease in commercial tax base will increase the residential tax rates.

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He reminded Council that the Planning Advisory Committee has not recommended to approve this request. He suggested that it could be a temporary agreement but not permanent.

Coun. B. Knight asked if there are any other residential units on main levels. R. Burek responded that he knows of one; he provided information on residential zoning and uses.

Coun. S. Campbell comments re if Council wanted to make changes to the properties; it's a possibility. R. Burek confirmed that it would need to be negotiated with the applicants as well. Coun. S. Campbell re the issue of parking. R. Burek stated that both properties have adequate parking at the back to accommodate the 2 additional units.

Jamie MacGillivray, owner of 283 Foord Street, comments:

- Understands the concerns raised regarding the commercial attributes; but better than empty spaces or illegal conversions
- Commercial buildings' assessments can decrease if empty resulting in a lower tax base
- Business parks are attracting businesses more than main streets
- MPL is committed to the main street and spoke about the projects done by his company
- Provided handout with information on building and work done to conserve the heritage look
- Ground floor is assessable

Discussion commenced. Coun. S. Lawand commented on the plans and agreed that they look good, but future developments can be impacted; asked if timelines were set in order to reassess situation. Mr. MacGillivray was in favour of putting a timeline, i.e. 10 / 15 years to revisit issue.

Scott Leverman additional comments:

- Agrees with Jamie MacGillivray and the challenges attracting commercial tenants
- Committed to having a quality property
- Hesitant to invest in commercial properties in current conditions
- Full occupancy is the goal; residential units make more sense

Deputy Mayor S. Campbell thanked everyone for their comments and stated that it will be discussed at the following Council meeting.

Adjournment

Public Hearing adjourned at 5:30 p.m. on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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



STELLARTON POLICE SERVICE

Report for Month End as of Jan 30th, 2024

Calls for Service

Total: 196

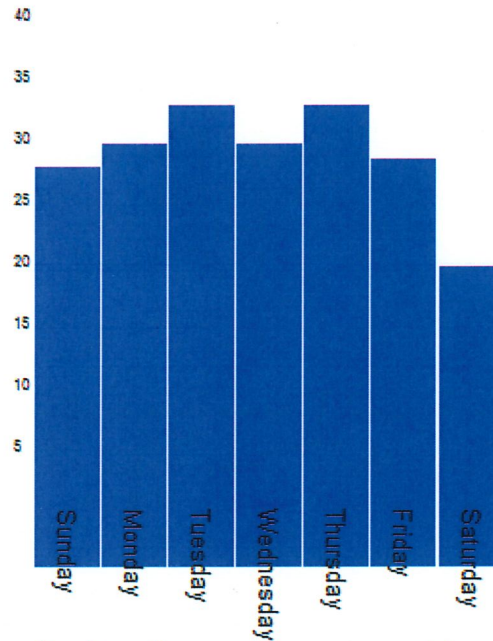
(2023 calls 155)

Calls	Type	Charges
6	911 Act-Other Activities	
3	Animal calls	
4	Assaults	2
12	Assists to Can. Police Agency	
2	Assist non-Government Agency	
10	Assist s to the General Public	
2	Breach of Peace	1
1	B&E	1
1	Coroner Act	
1	Distribute Intimate images	
4	Causing a Disturbance	
1	Dog Act- Other Activities	
1	Driving while disqualified	1
5	Fail to comply with conditions	16
5	Family Relations Act	
1	Fail to attend	1
8	False Alarms	
2	Fraud	

5	Information Files	
3	Item Lost/Found	
10	Mental Health Act	1
11	Mischief	2
20	Motor Vehicle Act Violations	8 (17 warning)
19	Municipal Bylaw (winter parking)	14(27 warning)
3	S.T.E.P	1 (9 warning)
3	Offender Management	
6	Traffic Collision	
13	Thefts	
1	Theft of Vehicle	1
15	Suspicious Persons	
1	Possession of a Weapon	
13	Well-Being Checks	
2	Threats	

Breakdown by day of the week:

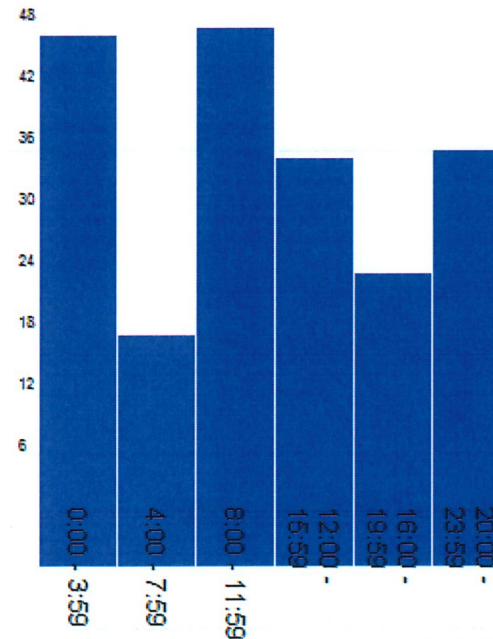
<i>Weekday</i>	<i>Number of occurrences</i>	<i>Percentage of total</i>
Sunday	27	13.8%
Monday	29	14.8%
Tuesday	32	16.3%
Wednesday	29	14.8%
Thursday	32	16.3%
Friday	28	14.3%
Saturday	19	9.7%
Unknown	0	0.0%
Total	196	100%



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	45	23.0%
4:00 - 7:59	16	8.2%
8:00 - 11:59	46	23.5%
12:00 - 15:59	33	16.8%
16:00 - 19:59	22	11.2%
20:00 - 23:59	34	17.3%
Unknown	0	0.0%
Total	196	100%



Number of occurrences per time of day

Other Activities

Foot/Bike Patrol	5	hours
Traffic Enforcement	52	hours
Community Relations	4	hours

Noteable Events

- Insp Pond & Cst Morrell attended the levee at the Keith Masonic Lodge
- Chief Hobeck read to G.R.Saunders children for literacy week



Stellarton Fire Department
Monthly Report – January 2024

CALLS:

During the month of January we responded to 9 calls: 2 were mutual aid calls, 2 were medical assist calls and the other 5 were alarm calls. An average of 10 fire fighters responded to each call with the exception of the mutual aid calls.

PRACTICES:

Practices were held every Thursday. On average 19 members attended.

Clean-up/Equipment checks:

Weekly clean-up and equipment checks are performed with individual crews.

Respectfully submitted by Mark Fortune(secretary)

Town Engineers Report

January 2024

Engineering & Public Works Report

Engineering/ Capital Projects

1. Staff were busy doing investigative work for potential work in the Albion Business Park. Geotechnical work was performed for the potential road design. The Town is still waiting for the report. Staff are also working with potential developers on future developments.

Streets/Properties

2. There have been several snow, rain and wind events in the month of January. Although the region hasn't received a lot of snow to date, the Town has used a lot of salt due to the conditions. There have been several low volume snow events and a lot of freeze/thaw events which require salt. On January 29th we received 25-30 cm which is the biggest event to date.
3. The Fire Department gave a covered trailer to Public Works. Public Works have turned into the water break trailer which will house fittings and equipment required for water breaks.
4. Public Works painted the server room in the Police Department.
5. Logs were removed on the Poplar lot where tree clearing took place last winter.
6. A new AED was installed in the Town Hall.

Mechanical Equipment

7. Maintenance on winter equipment is ongoing.
8. Regular maintenance was performed on equipment after snow/ice events.

Blaine Murray, P.Eng.,
Town Engineer

Town of Stellarton Town Engineers Report January 2024 Water Utility Report

Water Quality Testing

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

Water Distribution

2. A fire hydrant was repaired on Stellar Street.
3. Reservoirs are up for inspection this year. The work involves both exterior and interior inspection by ROV.
4. Several new water meters were installed by town staff with the new transmitters. Staff are familiarizing themselves with the installation process.

WTP

5. Average treated water Production for January 2024 (1,485,539,781 LPD) compared to January 2023 (1,796,710 LPD) was ~17% lower.

Blaine Murray, P. Eng.
Town Engineer

February Council Report

Marketing & Communications

Heritage

I have been working on an interesting task with regard to Stellarton heritage. As a result of some research by one of our Public Works members, there is reason to believe that the Albion Baseball Field (or Athletics Field) is the oldest ball field in the province, as well as the second oldest in the country. This would be a prestigious title for Stellarton to hold, so I've been contacting provincial departments and organizations that would be able to help me confirm this information as fact. I had a conversation with one local historian, Judith Hoegg Ryan, and she believes that the ball field initially began as an athletics field in approximately 1827 when the field was owned by the General Mining Association and officially became the Town's in 1904. This information may be able to assist us with accessing funding for improvements towards this field. Any further updates on this scenario will be provided.

REMO

REMO met late in January and reviewed the response of emergency services and teams as a result of the tragic accident on the highway at Exit 25 earlier this year. There were many positive actions taken during this incident that will help us learn protocols and procedures for future incidents. We are planning a tabletop exercise for our next meeting to outline and determine response should an incident like this happen again in an area that would impact more residential and business areas of the town and county.

As a result of the significant snowfall we have recently experienced, the REMO team have been engaged to coordinate the response to this weather event. We have been sharing safety messaging, monitoring and responding to residents in need of assistance throughout the county, and preparing to take action when needed. As part of the REMO Public Information Officer team, I have been assisting in the dissemination of information and have been a direct contact for Pictou County residents to reach to access assistance.

Special Events

Homecoming dates have officially been announced for the 2024 year. Homecoming will take place from July 24-28 and will once again be jam-packed with fun for the whole community. The Homecoming Committee will be meeting this month to organize the week.

I have also been contacted by a member of the Jays Care Foundation – the Toronto Blue Jays charity organization – about a one-day event for athletes of all abilities to be held in May. I have been working to help book, plan, and coordinate whatever is needed to host this event. We are planning to host this event at the Sample Complex and are expecting it to be a great day for many in the community to be a part of. Once I have more information, it will be shared.

Age-Friendly Committee

I have been Stellarton's representative on the development of a Pictou County Age-Friendly plan since the beginning of 2023. This plan was finalized at the end of 2023 and we have now begun to meet as a committee to share updates, discuss plans, and coordinate the submission funding applications where they are applicable. I continue to sit on this committee to ensure that

Stellarton has the information and tools needed when it comes to creating an age-friendly community. This plan and committee are somewhat of a subsection to our Accessibility Plan as that plan is access for everyone, while the age-friendly plan is specific to our aging population.

Community Centre

I have continued to assist different groups with the booking and scheduling of the Community Centre on Leo Fahey Way. Many groups are simply continuing to maintain their traditional bookings, but there have been several new prospects looking to use the facility as well.

I have created a new booking form and calendar for the Community Centre to ensure that we are getting the most use out of the facility as possible. With the new calendar, we have been able to open up more times for the community to access the facility and are seeing some groups take advantage of this already.

The new form is available online, at the Town Hall Administration Office, or by contacting me directly.

African Heritage Month Proclamation

I attended the African Heritage Month Proclamation event at the Glasgow Square on February 1. This was a wonderful kick-off event to African Heritage Month (February) that had musical groups, speakers, and the unveiling of this year's theme and official poster for the month. It was a wonderful event and I'm glad that I was able to represent Stellarton.

Social Media Highlights

There have been several social media posts that are important to highlight for residents:

- Property Assessments are available to all residents now. Anyone with questions or inquiries with regard to their assessment can contact PVSC at 1-800-380-7775, or via email at inquiry@pvsc.ca, or online at www.pvsc.ca.
- Homecoming has been announced online on an event page – this event page will be where all updates and schedules will be posted as Homecoming comes closer.

Respectfully submitted,

Paige Draper

Marketing & Communications Coordinator