



TOWN OF STELLARTON

Council
November 12, 2024
5:30 PM
Council Chambers

- 1. Approval of Agenda**
- 2. Approval of Minutes:** October 15, 2024 Regular Council
October 15, 2024 Public Hearing
- 3. Business Arising from the Minutes**
- 4. Presentation to Councillors 2020-2024**
- 5. Declaration of Election**
- 6. Oath of Office- Mayor**
- 7. Oath of Office- Councillors**
- 8. Code of Conduct**
- 9. Deputy Mayor and Signing Authority**
- 10. Reports from Staff: October**
 - a. Chief Mark Hobeck- Stellarton Police Service
 - b. Fire Chief Mike O’Sullivan – Fire Department
 - c. Paige Draper- Marketing & Communications
 - d. Blaine Murray – Town Engineer
- 11. Correspondence**
 - a. **Pictou County Christmas Fund** Re: Donation
- 12. Committee of the Whole Report – No Report**
- 13. Open Forum**
- 14. Next Council Meeting:** Monday, December 9, 2024 @5:30 PM
- 15. Adjourn**

STELLARTON TOWN COUNCIL
PUBLIC HEARING
OCTOBER 15, 2024

A Public Hearing of the Stellarton Town Council was held on Tuesday, October 15, 2024, at 5:00 p.m. in the Council Chambers.

Present

Present were Mayor D. MacGillivray, Couns. S. Campbell, B. Knight, G. Pentz and S. Lawand.

Also present CAO S. Higdon and Planner R. Burek.

Agenda

The agenda was approved on motion by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

Donation of Land – Stellarton Memorial Community Centre Association

103 Stellar Street; PID #00943407; Assessed Value \$25,300.

Mayor D. MacGillivray asked is anyone wanted to speak. No one spoke regarding this item.

Inter-Municipal Planning Strategy, Secondary Planning Strategy and Uniform Land Use Bylaw

Planner Roland Burek provided background information about the Intermunicipal Planning Strategy and Land Use Bylaw adopted in 2016 by the five towns (Stellarton, Westville, Pictou, New Glasgow and Trenton). It was reviewed in 2021; New Glasgow and Westville went on their own. The Towns of Stellarton, Trenton and Pictou have been in this process the last couple of years. Public Hearing was advertised and Public Information and Open House Sessions were held in June 2024 in each of the towns.

He reviewed changes and updates of the document; policies and regulations; the addition of zoning for tiny houses R6 zones; site plan approval process. The current zoning map was presented and information provided regarding R2 and C2 zoning.

Questions:

Coun. S. Lawand re future owners; would zoning change back.

R. Burek replied that it would be the decision of Council through amendments.

Mayor D. MacGillivray asked if Council had questions.

Coun. S. Lawand re approval process.

CAO S. Higdon commented re September 23, 2024 Committee of the Whole meeting, Council had agreed in principle to consider "Granny Suite" as an "In-law Suite" of a mobile home at 48', one bedroom, year 2015 or newer, approved builder, concrete base, or screw-jack, with no skirting and it cannot be used as a rental or AirBnB. This can be approved by Council at the Council meeting with the second and final reading of this Land Use Bylaw.

R. Burek provided information on "mini-homes" in the Bylaw; any building that exceeds a 3 to 1 ratio with the length.

Mayor D. MacGillivray asked for comments/questions from anyone present.

Kayla Kyle, 427 Auburn Avenue, questioned the one-bedroom and why that was decided; she is looking at a 51' with two bedrooms; hoping that the amendment would state "one-bedroom with den or office".

R. Burek stated that these are usually to accommodate one extra person living on the property; he referred to regulations pertaining to "garden suites and garage suites" and the current definition says, "Garage Suites mean a secondary suite within or attached to a detached garage on a site of a single detached house with separate cooking, sleeping and bathroom facilities, with a separate entrance from the vehicle entrance to the garage by a common indoor landing or directly from the structure. A garage suite precludes the existence of any additional secondary suites, mini homes, mobile homes, or similar structures." And a "Garden Suite means a single-story secondary suite that is accessory to but detached from the principle single-detached dwelling with separate sleeping, cooking and bathroom facilities. A garden suite precludes the existence of any additional secondary suites, mini suites, mobile homes and similar structures". He stated that mini homes cannot be used as a Garden Suite.

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The Regulations state that they are permitted in R2 and R3 zones and reviewed the required parameters.

Coun. B. Knight comments re extra room not used as a bedroom. R. Burek re difficult to regulate; he commented on factory built houses; established neighbourhoods could have concerns.

Mayor D. MacGillivray re the 48' requirement.

CAO S. Higdon re the building in question is 51'. Approval will take place at the Council meeting.

Coun. S. Lawand stated that the bylaw should state 48' and anything over needs to go through a variance.

CAO S. Higdon for clarity, this case would have to be done separately. She explained the variance process; the request is brought to the Planner and brought forth to Council, for consideration and approved by motion.

Planner R. Burek added that when a variance is put forward, notices are sent to property owners (within 100') and if there are no objections, then it does not have to go to Council.

Mayor D. MacGillivray asked if anyone else wanted to speak.

Lynne MacDonald, owner of Backstage Brewing on Bridge Avenue, asked the Planner about the Future Re-development Areas.

Adjournment

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**OCTOBER 15, 2024
STELLARTON, NOVA SCOTIA**

MEETING

A meeting of the Stellarton Town Council was held on Tuesday, October 15, 2024, at 5:30 p.m. in Council Chambers.

PRESENT

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

1. Approval of Agenda

The Agenda was approved as amended to include #4 Certificate of Recognition Service Award 10 Years for Councillor Simon Lawand and #8 Salt Haul Tender, on motion by Coun. B. Knight, seconded by Coun. G. Pentz. **Motion Carried.**

2. Approval of Minutes

The minutes from September 9, 2024 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. Service Award – Councillor Simon Lawand

Mayor D. MacGillivray read Certificate of Recognition from the Nova Scotia Federation Municipalities, presented to Councillor Simon Lawand in recognition of his 10 Years of Service to the Town of Stellarton.

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

a. Chief Mark Hobeck – Stellarton Police Service

Coun. B. Knight commented that three officers are on shift now. CAO S. Higdon re two new officers hired, Const. Jordan Wheeler and Const. Christian Ironside.

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. B. Knight motioned to accept Fire Department’s report for September 2024, seconded by Coun. S. Campbell. **Motion Carried.**

c. Paige Draper – Marketing and Communications

Mayor D. MacGillivray comments re new playground equipment and the equipment loan program i.e. e-bikes.

Coun. S. Lawand commented on the great work Paige did this year with recreation.

Coun. G. Pentz made motion to approve the Marketing and Communications report, seconded by Coun. S. Lawand. **Motion Carried.**

d. Blaine Murray – Town Engineer

Mayor D. MacGillivray re capital projects nearing completion.

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

6. Correspondence

a. 4H Club Re: Thank you for donation – CAO S. Higdon received thank you note from Alexandria from the 4H Club for the donation.

b. Municipal Affairs and Housing Re: Growth and Renewal for Infrastructure Development – CAO S. Higdon received this on October 7 to all the Mayors

and Wardens from Hon. John Lohr, Minister of Municipal Affairs and Housing, read for the record; re launching the new Growth and Renewal for Infrastructure Development Program (GRID); 15 million annual funding for municipalities for infrastructure development / projects. For Council's information.

7. Committee of the Whole Report

The following recommendation is for Council's consideration from the Committee of the Whole meeting held on September 23, 2024.

Recommendation #1

On recommendation of Committee of the Whole Council approve the one truck tender received from Bruce Leasing Ltd. in the amount of \$108,269.28 plus HST as this was the lowest tender received.

Coun. G. Pentz made motion to approve recommendation from the Committee of the Whole, seconded by Coun. S. Lawand. **Motion Carried.**

8. Salt Haul Tender

CAO S. Higdon reported that the Town Engineer submitted 6 tenders received for Salt Haul, as follows:

DG Sons Trucking Ltd	\$24.00 / ton
Pictou Council Bulk Carriers	\$17.85 / ton
Elmsdale Landscaping Ltd.	\$31.50 / ton
David Cameron Trucking Ltd.	\$16.87 / ton
Mike Herman Landscaping	\$17.39 / ton
Rose's Mobile 1 Enterprises	\$16.00 / ton

Town Engineer recommends awarding the tender to low bid from Rose's Mobile 1 Enterprises.

Coun. B. Knight made motion to approve the recommendation from the Town Engineer, seconded by Coun. S. Campbell. **Motion Carried.**

9. Second and Final Reading – Proposed Inter-Municipal Planning Strategy

CAO S. Higdon read the following:

“BE IT RESOLVED that the Stellarton Town Council adopts the inter-municipal Planning Strategy, Town of Stellarton Secondary Planning Strategy, and Common (Uniform) Land Use Bylaw, as outlined under the Municipal Government Act of Nova Scotia, for the Towns of Pictou, Stellarton and Trenton. Be it further resolved that a public hearing was held at 5:00 p.m., October 15, 2024, at the Stellarton Town Council Chambers, to consider any comments, objections or submissions with respect to this application.”

CAO S. Higdon noted the changes; 48' mobile home can be used as a Garden Suite, with the conditions of one bedroom, 2015 or newer, built by an approved builder, with concrete base or screw-jacks, and no skirting and cannot be used as a rental or an AirBnB, with same colour siding; the one bedroom be struck for everyone.

Coun. S. Lawand made motion to approve the second and final reading, seconded by Coun. G.Pentz. **Motion Carried.**

10. Second and Final Reading – Donation of Land Stellarton Memorial Community Centre PID #00943407

CAO S. Higdon read the following:

“BE IT RESOLVED that Stellarton Town Council approves the donation of Land PID #00943407 to the Stellarton Memorial Community Centre Association as outlined under the Municipal Government Act of Nova Scotia. Be it further resolved that a public hearing was held at 5:00 p.m., October 15, 2024, at the Stellarton Town Council Chambers, to consider any comments, objections or submissions with respect to this donation.”

Coun. G. Pentz made motion to approve Second and Final Reading, seconded Coun. B. Knight. **Motion Carried.**

11. Open Forum

Lynne MacDonald, owner of Backstage Brewing, comments:

- Concerns re small business and municipal taxes
- High assessment values and high tax bills
- Impact of COVID
- Happy with their location and the community
- Attracts tourists
- Can Council help with rising tax costs / tax relief options
- Asked about commercial tax revenue; CAO S. Higdon replied that the Town's budget is on our website and tax information is included there
- Local government has an impact on small businesses
- Have a Committee formed to address issue; willing to participate and sit on Committee

Coun. S. Lawand comments; agrees with her position and the importance of small businesses; tax revenue does increase but so does the cost of performing the various projects within Town; only option may be to lower commercial taxes which would not be an easy thing to do financially on the budget; could explore other options for future.

Coun. B. Knight comments re small businesses forming a Business Advisory Committee.

12. Next Council Meeting: Tuesday, November 12, 2024 at 5:30 p.m.

Mayor D. MacGillivray stated that this is his last Council meeting and it has been a pleasure working with this Council.

Coun. S. Lawand bid Mayor D. MacGillivray luck on his next endeavour.

13. ADJOURN

Meeting adjourned on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER