TOWN OF STELLARTON
COMMITTEE OF THE WHOLE MEETING
JULY 27, 2026

MEETING
A Committee of the Whole meeting of Stellarton Town Council was held on Monday, July 27, 2026, at 5:30 p.m. in the large Committee Room, Stellarton Town Hall.

PRESENT
Councillor S. Eis, Councillor M. Fortune, Councillor G. Pentz and Mayor D. Stroud. Also, present CAO A. Grover.

Regrets were received from Chair Councillor S. Campbell.

1. **Call to Order** Chair G. Pentz called the meeting to order at 5:30 p.m.

2. Approval of Agenda
The agenda was approved with one addition: Ground Maintenance in Relation to Deer Measures on motion Councillor Fortune, seconded by Councillor S. Eis. **Motion Carried.**

3. Approval of Minutes
Councillor D. Stroud moved the approval of the June 22, 2026 minutes, seconded by Councillor S. Eis. **Motion Carried**.

4. Business Arising from the Minutes

a. Memo from Town Engineer, Re: Water Meter Request (Lourdes Cemetery)

Council reviewed a memo from the Town Engineer regarding the 2023 denial of the cemetery's request for a water meter. The memo laid out the reasons why the request was denied.

Council discussed providing a written response outlining the requirements to be met should the cemetery wish to pursue the request further, including responsibility for installation costs and ongoing metered water usage. The CAO advised that further discussion could take place if the cemetery is willing to proceed with the outlined requirements.

5. **Correspondence:**

a. IESO Nova Scotia RFP – Fast-Acting Generation

Council received correspondence regarding the IESO Nova Scotia Request for Proposals for Fast-Acting Generation Facilities. The CAO noted that the RFP includes requirements for the facilities to minimize water use, preserve groundwater, and meet emissions standards. Council acknowledge that these requirements address concerns previously raised regarding water usage. The CAO highlighted information from a recent meeting with IESO, noting that the proposed Marshdale facility will not use groundwater from the site for its operations and will use only

domestic water. The CAO advised that IESO has offered to meet with Council again before the conclusion of the 90-day RFP period to provide an update and address any outstanding concerns. Councillor G. Pentz expressed concern regarding wastewater runoff but indicated he expects the company will address those concerns. Council agreed to arrange a follow-up meeting with IESO.

6. Land for Housing, Municipal Partnership Stream

Council received an update from the CAO regarding the Province's Land for Housing, Municipal Partnership Stream program, which aims to increase housing supply by identifying municipal land opportunities for development, with a focus on affordability, accessibility, energy efficiency, and mixed-income housing.

The CAO advised that staff are currently developing an inventory of municipal properties, including zoning and potential development opportunities. Once completed, Council will have the opportunity to review the inventory and identify properties and priorities that may align with the program. The CAO noted that the Town will also revisit its surplus property policy and connect with other municipalities participating in the program to learn from their experiences.

Mayor D. Stroud noted that the program appears to provide an opportunity to connect available municipal properties with potential development partners. He clarified that the initiative does not appear to involve relinquishing control of municipal land, but rather creating opportunities to engage with interested parties. The CAO advised that the initiative is in the early stages and that identifying properties as surplus would allow the Town to outline desired development criteria while maintaining control over how the lands are developed. The CAO advised that further information would be brought forward to Council as the program progresses.

7. Presentation from Torchlight, Re: Biomass CHP and District Heating Project

The CAO advised Council that she and Mayor D. Stroud attended a regional meeting where Torchlight provided information regarding a potential community-wide biomass Combined Heat and Power (CHP) and district heating project. The CAO provided an overview of the initiative, advising that the project is currently in the investigation stage with the Town of New Glasgow and may have the potential to expand to other communities in the future.

The CAO advised that a presentation from Torchlight could be arranged for Council's consideration in the fall. Council expressed support of receiving further information on the opportunity.

8 Ground Maintenance in Relation to Deer Measures

Mayor D. Stroud suggested that roadside vegetation maintenance be considered as part of the Town's deer management efforts to improve visibility and roadway safety. The CAO advised that she would discuss potential areas of focus with the Town Engineer.

9. Council Committee Updates

a. Pictou County Shared Services Authority/Mayors & Warden/Pictou County Transit
   The CAO provided an update for information purposes regarding recent regional meetings attended.
b. Councillor S. Eis brought forward two resident concerns. The first related to increased traffic on River Street due to the Bridge Avenue bridge closure and a request for additional signage. Councillor Eis also raised a concern regarding vegetation growth at Olympic Park. The CAO advised she would follow up with staff and provide further information on possible options. Councillor M. Fortune identified additional areas requiring vegetation maintenance near Weir Avenue and Belmont Avenue. The CAO advised that she would look into the matter and determine whether vegetation trimming could be addressed.
c. Councillor S. Eis advised that she has been appointed to the steering committee for the indoor soccer complex and requested clarification regarding responsibility for the maintenance and replacement of permanent soccer field equipment. The CAO advised that she would look into the matter.
d. Councillor M. Fortune advised resident concerns regarding e-bikes and scooter use, including safety and applicable rules. The CAO will follow up with Communications and the Police Chief regarding opportunities to share safety information with residents, including helmet requirements.
e. Mayor D. Stroud advised that Gennoe's new location on Foord Street had requested Town assistance with parking lot line painting, at their expense, and the opportunity to purchase a flower planter similar to those used by the Town. The CAO advised that she would review the requests.

10. **Next meeting date** – September 28, 2026.

11. **Adjournment** Councillor S. Eis**.**