



Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

1. Call to Order

Mayor George Lloy called the Council Meeting to order at 7:00 pm although computer issues delayed start until 7:23pm.

2. Attendance

PRESENT:

Mayor George Lloy

Deputy Mayor Roseanne Chapman

Councillors: Susan Creelman
Pam Osborne

Suzie Lutz
Rebecca Rogers-Laing

Staff: Randi Buchi, Interim CAO
Leah Bennett

Erin Richard
Jeff Sibley

REGRETS / ABSENT:

3. Approval of / Changes to Agenda

On the motion of Councillor Osborne and Deputy Mayor Chapman:
I so move to approve the Agenda as presented for June 13th, 2023 – Special Council Meeting

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes

NIL

6. Announcements / Proclamations

NIL

7. Presentations

- a. Sustainable Community Growth Development & Resiliency Plan presented by CBCL

Councillor Creelman – Looking for input on next step both short and long term.



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CBCL - Internal on Council as to where Stewiacke is going and where you want to see it go. Report is in line with doubling the population which is number one followed by infrastructure, transportation and downtown core. Water source seems to be top of interest in town, finding an alternate source which has been done.

Councillor Osborne – Water treatment plant – significant cost, dry season is here and do we have to rely on water tower more often? Previous report was stating catastrophic. Also concerned about the aging fire hydrants and growth in relation to the size of the lots. Concerns regarding water system recommendation, risk of failure to key systems and clarification on water treatment plant.

CBCL – Emanuel stated that potential on certain components could be catastrophic, not that it would be. Ben also added that the risk of catastrophic failure would be the inability to service the town.

Example-

Critical points (individual areas):

Water source – river is low within next 25 years (not this year, next year or next 5 years)

Intake pipe – could fail to draw

Pumping

Filters

Storage tank

This is based on a population of 1557.

Mayor Lloy asked if low flow was occurring regularly?

Emanuel – it doesn't matter the state of the treatment plant

Jeff – Not just flow, quality of the water. Some parts are older than 1969. We slow the flow to clear the water.

Mayor Lloy – Do we have the capacity to clear the water?

Jeff – When it rains, we are beyond capacity due to the muddy water.

Councillor Osborne – Will well water help that out even if we have rain?

Jeff – With well water we will not be pulling from the river, need a new treatment plant.

Interim CAO Buchi – The treatment plant is in the budget.

Councillor Ramsey – What is the timeline for building a new plant?

Interim CAO Buchi and Jeff – Phase 6 will be construction

Councillor Creelman – Heading in the right direction for looking at a new system?

CBCL – Ben agreed we are on the right track, not his place to say if we should be further along or not. We are looking at growth and alternative options on right track.

Councillor Ramsey – How long are Phases 5 & 6?

Jeff – Phase 5 by end of this year and Phase 6 in the next couple of years.

Interim CAO Buchi – Hoping for funding for bigger project.

Councillor Osborne – Other big grants to apply for?

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Interim CAO Buchi – Not at the moment – PCAP for maximum of \$150,000. Federal and Provincial pushing for growth so hopefully something soon.

Mayor Lloy – 7:48 With all the growth, are there any red flags with demands placed on current system? What numbers can we accommodate?

CBCL – Emanuel noted that waste water is easier to provide added population numbers, if doubled we will need a third lagoon and systems currently have wiggle room for a while yet.

Town can slow developers, putting the responsibility on developers to have their own wastewater and water studies.

Mayor Lloy – Is this a new practice?

CBCL – Emanuel stated HRM uses this method regularly. Enter into a development agreement. 'As of right' is a case to case basis.

Development Charge By-law – NS is a case by case basis

Interim CAO Buchi – Could do a levy for cost of 3rd lagoon on new development?

CBCL – Emanuel mentioned it could be done to cover the percentage that the new development would use.

Councillor Osborne – How many units in town (not necessarily population)?

CBCL – Emanuel stated the numbers from the census = 739 private dwellings

Interim CAO Buchi noted that the number of dwellings by Dec 2022 connected to water/waste water was 772.

Mayor Lloy – 953 allowed to be drawn from the river daily and we are actually drawing 400 cubic litres a day are drawn from river.

CBCL - Ben mentioned that issue is not capacity of the plant, the issue is the extreme events whether the town grows or not.

Mayor Lloy – So this will happen whether we grow or not?

CBCL – Ben confirmed that incremental growth not substantial to affect.

Mayor Lloy – How many days worth are in the tower?

Jeff – Roughly 4 days

CBCL – Ben suggested we have a contingency plan - for example: shit down watering lawns etc if an event arises

Councillor Osborne – Concerned about fire hydrants being 50 years old, especially with recent wildfires

Jeff – Hydrants are not older than 25 years

Interim CAO Buchi – Emily pegged them as a limited visual

Mayor Lloy – What about traffic calming?

Erin – Will be changing to one way traffic in front of office

CBCL – Emanuel noted that would be the most cost effective way

8. Written Petitions and Correspondence



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NIL

9. Business

NIL

10. By-laws and Policies

NIL

11. Citizen Comments

NIL

12. Mayor Report

NIL

13. Councillors Reports

NIL

14. In-camera Session

NIL

15. Notice of Motion and Reconsideration

NIL

16. Adjournment

Adjournment was 8:22pm

Read and approved this 20th day of July, 2023

[Signature]
Mayor

[Signature]
CAO