



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

2. Attendance

PRESENT:

Mayor George Lloy

Deputy Mayor Roseanne Chapman

Councillors: Susan Creelman  
Suzanne Lutz

Rebecca Rogers-Laing  
Pam Osborne

Staff: Kevin Matheson  
Randi Buchi

REGRETS / ABSENT:

3. Approval of / Changes to Agenda

On the motion of Councillor Creelman and Deputy Mayor Chapman :

***Moved that the agenda for April 25th, 2024, be approved as presented.***

**MOTION CARRIED**

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes from Previous Meeting(s)

2024 03 14 Committee of the Whole

2024 03 28 Council

On the motion of Councillor Osborne and Councillor Rogers-Laing:

***I so move to approve the COTW minutes from March 14<sup>th</sup>, 2024***

**MOTION CARRIED**

On the motion of Councillor Osborne and Councillor Lutz:

***I so move to approve the minutes for March 28<sup>th</sup>, 2024 as amended, adding under bylaw 18 .2 shall record the outcome of each vote under business record of vote***

**MOTION CARRIED**

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6. Announcements / Proclamations

NIL

7. Presentations

- a. TCPEP – David Phillips – Presented an update of activities of TCPEP for the past year
- b. Big River Café – Presented on behalf of their rezoning application for 12 Main St E.

8. Written Petitions and Correspondence

- a. Rising Tides – re rental space  
Consensus to direct CAO to proceed with negotiating a lease.

9. Business

- a. Operating Budgets — General and Water Utility

On the motion of Councillor Creelman and Councillor Osborne

***I so move that the Committee of the Whole recommend that Council approves the 2024–2025 General Operating Budget totaling \$3,160,385; and Further, that after crediting all probable revenues of the Town for 2024-2025, the tax rates for the 2024-2025 fiscal year be set as follows:***

- ***Residential Tax Rate***
  - ***\$1.58 per \$100.00 of Residential Assessment***
- ***Commercial Tax Rate***
  - ***\$3.45 per \$100.00 of Commercial Assessment***

***Further, that a Fire Protection Charge be set as follows:***

- ***\$0.10 per \$100.00 of Residential and Commercial Assessment***

***Further, that a Solid Waste Collection Charge be applied to residential bills, where applicable, as follows:***

- ***\$256.60 per Residential Unit in the Town of Stewiacke***

**MOTION CARRIED**



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On the motion of Councillor Creelman and Councillor Lutz

***I so move that Council approves the 2024-2025 Water Operating Budget expenses totaling \$704,215 as presented.***

**MOTION CARRIED**

- b. Chamber of Commerce sponsorship  
Verbal update by CAO Matheson will continue at the same level set at \$800/ year
- c. New Police Advisory Board and interim appointment to Regional Police Advisory Board  
Kevin- still need joint meetings asking council to appoint second member, Councillor Lutz volunteered.

On The motion of Councillor Osborne and Deputy Mayor Chapman

***"I so move to approve Councillor Lutz as second Council member of Regional Police Advisory Board"***

**MOTION CARRIED**

- d. 2<sup>nd</sup> Reading — Planning Amendments  
On the motion of Deputy Chapman and Councillor Osborne

***"I so move that Council approve the amendments to the Municipal Planning Strategy and Land Use By-Law to restrict the height in the downtown commercial (C-1) Zone to four storeys (12 Metres)"***

### **Municipal Planning Strategy (MPS)**

The Municipal Planning Strategy is amended by adding the following immediately before **Policy CP-1**:

**"Although buildings of six to eight storeys are permitted in the downtown area of many towns in Nova Scotia Council feels that buildings of this height are not compatible with Stewiacke's downtown area. Therefore the height of any building in the C-1 zone shall be restricted to four storeys."**

### **Policy CP-3A**



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per the amendments below Staff are hereby directed to set the date of the public hearing for these amendments.”.

**MOTION CARRIED**

f. Parking on George St.

Interim CAO Matheson – We have no By-law for parking and residents have been contacting us to complain.

g. Riverside Construction Update

Interim CAO Matheson- Update Dexter is now doing adjustments and checking all temp water hookups make sure all are ok before start of major work. Dexter will submit schedule when they are ready and we will add to web site, FB to let everyone know.

h. CAO report

Internal meetings:

Council - Feb 22, Mar 28

COTW - Mar. 14

PAC – Mar 20 Apr 17

Audit Committee – Mar 27

Mayor – Mar 20, 26 Apr 17, 24

Deputy Mayor - April 3, 10

Business and Tourism - April 4

By-law and Policy - Apr 17

CAO Recruitment – Apr 9

External Meetings

2 virtual meetings with WSP – Mar 21, 26

John Woodford East Hants – April 3

TCPEP – Apr 17

Video Conference with Province, Mayors, CAOs re Nova Scotia Guard

Other

Various emails, calls and meetings with individuals and businesses

Researching various bylaws and policies

Research property titles, planning maps and documents on several issues

Evaluate evoting proposals. Awarded to Intelivote

Executed various documents

Returning Officer Contract

Correspondence Dept of Justice

Illegal dumping investigation



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Review of parking issue  
CAO Interviews – Apr 17

### Approvals

Payroll, disbursements and Bank reconciliations

- i. May Committee of the Whole schedule  
Conflict same date as NSFM consensus to move to combined council & COTW on May 23<sup>rd</sup>

### 10. By-law and Policies

- a. Summer Camp Policy  
1 Key change, Suggested by Councillor Creelman we update the policy less often. Suggest open registration to Stewiacke residents only one week prior, then everyone else. Motion to approve policy as attached.

On the motion of Councillor Creelman & Councillor Rogers- Laing:

**“I so move to approve the Summer Camp Policy as presented.”**

***MOTION CARRIED***

### 11. Citizen Comments

NIL

### 12. Mayor Report

- 13. April 17: Chaired Planning & Advisory Committee meeting
- 14. April 20: I participated in the cleanup of our town
- 15. April 23: Participated in the CAO Candidates Interviews as part of the Hiring Committee
- 16. April 24: Weekly briefing with Interim CAO Kevin Matheson

### 17. Councillors Reports

Deputy Mayor Chapman

### 18. In-Camera Session

On motion of Councillor Osbourne and seconded by Councillor Creelman to go in camera at 8:48 to discuss

- a. Personnel matter - CAO Recruitment Update



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Meeting recommenced at 9:29 PM

19. Notice of Motion and Reconsideration

NIL

20. Adjournment

Adjournment called at 9:29 PM .

Read and approved this 11 day of July, 2024

  
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Mayor

  
\_\_\_\_\_

CAO



COMBINED COMMITTEE OF THE WHOLE & COUNCIL MEETING - **MINUTES**

**Thursday April 25, 2024 @ 7:00 p.m.**

Council Chambers or via Zoom, Stewiacke, NS

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