



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.

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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: Mary Commo  
Susan Creelman

Chad Ramsey  
Rebecca Rogers-Laing

Staff: Dale Bogle, CAO  
Randi Buchi  
Josh Hilton  
Leah Bennett

Grant Cooke  
Jeff Sibley

REGRETS / ABSENT:

Councillor Lutz

3. Approval of / Changes to Agenda

On the motion of Deputy Mayor Chapman and Councillor Ramsey:

***I so move to approve the Agenda as presented for January 13<sup>th</sup>, 2022 – Committee of the Whole Meeting  
MOTION CARRIED UNANIMOUSLY.***

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes from Previous Meeting(s)

On the motion of Councillor Ramsey and Councillor Commo:

***I so move to approve the Minutes for December 16<sup>th</sup>, 2021 Combined Meeting as presented.  
MOTION CARRIED UNANIMOUSLY.***

6. Announcements / Proclamations

NIL

7. Presentations

NIL



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**8. Written Petitions and Correspondence**

- a) Contract Policing in Nova Scotia
- b) #1792 Project per Proclamation Policy 21843, we do not do proclamations

**9. Business**

**a. Staff Reports**

**i. Administration – CAO Dale Bogle**

- Animal Control - Defer to business item
- Riverside/Lewis/Pleasant Hill – Department of Municipal Affairs – ICIP may be advertised this spring and we will refresh our numbers for proposal
- Well Water Study – Well has been drilled and capped, 10 day pump test will commence next week
- Solar Garden – Waiting on one more connection and will then be connected
- Regional Accessibility Plan – Going to do a mailout, it was supposed to go out on Monday but due to Covid we are delayed a bit, is on Town website as well as Town Facebook page
- Strategic Planning – Looking at bringing to Council with focus on infrastructure and Tourism
- Solar Initiative – Spring assistance program, refits and new builds
- Splash Pad – Equipment should be arriving soon, will be stored until Spring
- Town owned properties – Looking still at affordable housing options, Stephan Richard to speak at PAC meeting next week
- Covid 19 cases – Meeting on Monday regarding options and strategies we can utilize over next 4-6 weeks
- Policing Review – Ongoing with Colchester County and Department of Justice
- Dangerous and Unsightly – still working through 8 investigations ongoing
- Digital Signage - Business item – received 4 quotes today
- Federal Grants – Working with Josh to apply for as many as we can
- Perry Lake – Depending on water test and river water in growth while entertaining options for the treatment of well water
- Library Opportunity – Hoping to have person appointed to our file to speak to Library group by end of the month, federal funding available
- Consolidation Review – Provincial department down due to Covid, in-person meetings delayed
- Being interviewed by the Mass Casualty Commission next Tuesday

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- Former NSLC Building – Had an open house yesterday, don't think it will be long before it's sold
- Approached by Shubenacadie Water Canal on looking at options to expand on Tourism and Educational perspectives
- Busy few days since back from Christmas break and have lots of new opportunities for this coming year

ii. Public Works – Jeff Sibley

- Councillor Creelman asked for opinion and expectations on drilling to which Jeff replied that the drilling is complete. Just waiting on a generator to start the testing. We will also have to maintain the road and we are aiming for next week at this time.

iii. Recreation – Josh Hilton

- No Questions

iv. Planning – Grant Cooke

- Prefers the meetings in person but Covid is still impacting this
- Councillor Creelman – regarding lot size PAC just looking not wanting recommendations
- Councillor Creelman – Egress road from St Andrew's to George St, is this a PAC consideration to which Grant replied that it is in a sense. Town would make a collector road and we would need to have a transportation study done. Still in preliminary stages as we need a good link to Hwy 2
- Mayor Lloy – Affordable housing meaning available to purchase not based on income to debt ratio? Grant – Correct, they are privately funded and built, cost lower if Town is involved.
- Councillor Commo – Is there a drainage bylaw? A resident brought this to council 1 ½ years ago and a drainage bylaw will address both public and private land. Grant – This may be more of a public works but will address this due to the time frame.
- Deputy Mayor Chapman – What is happening with the subdivision of the old school property? Will Highland Drive residents be able to purchase? Grant – CAO Dale Bogle and Grant are drawing up a plan for this. Also looking at if town keeps for affordable housing. Once complete, Mike Allison will bring to PAC.

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v. Financial – Randi Buchi

- Majority of Budget is refurbishment of Riverside and Pleasant Hill that was carried over from last year, as well as some paving and trails.
- Mayor Lloy asked Randi how she works out the cost increase and she replied that she increases by 5% for Riverside and Pleasant Hill.
- Councillor Creelman wants to add a list of projects and Randi agreed to add them now:
  - Splash Pad – funding included in upgrade for Dennis Park? The Splash Pad is included in this fiscal year and will be completed by the end of March 2022.
  - Funding Mitigation? – Randi suggests to put on Capital Budget in year 2 or 3 so it doesn't fall off the radar.
  - **Community Centre:**
  - Lighting in parking lot – Jeff replied that is NS Power but will look at bulbs along building and Councillor Ramsey suggested that LED give off a greater range of light
  - Doorstep – Jeff – One is complete, other to be completed this year
  - Exhaust System – Randi is waiting on air quality result from Fire Department
  - Siding is a big job and it is included in Budget
  - Roof units – getting older are more difficult to maintain
  - **Ballfield:**
  - Scoreboard – Josh approached Stewiacke Storm but he will look into pricing as it will fall under Recreation Operating Budget
  - Mounds are done but they need continual maintenance
  - **Upgrade at Dennis Park:**
  - Josh – Minor wear and tear and wooden structures will need upgrades for safety measures in the playground



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- Randi noted that Capital Budget is a worse case scenario if we had to purchase all ourselves.

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

***I so move to receive the Staff Reports as presented for January 13<sup>th</sup>, 2022 – Committee of the Whole***

**MOTION CARRIED UNANIMOUSLY**

- b. Terms of Reference – New Library – Great interaction with CEPHL & Colchester

On the motion of Deputy Mayor Chapman and Councillor Commo:

***I so move to recommend to Council to approve Terms of Reference – Stewiacke Library Committee as presented.***

**MOTION CARRIED UNANIMOUSLY**

- c. 134 Main St/Proposed Amendments – Site Plan Approval  
CAO Bogle – Taking provisions under the site plan approval process within the Municipal Government Act  
Grant – This will apply to any place that wants a 3<sup>rd</sup> horse, not just 134 Main St. Would still require public hearing prior to Council's decision.

On the motion of Deputy Mayor Chapman and Councillor Commo:

***I so move to support, in principle, as a result of the review in accordance with site plan approval guidelines, the recommendation to keep a third horse on the property situated at 134 Main Street, Stewiacke, pending the completion of the proposed process and amendments for the Stewiacke Land Use Bylaw (LUB) and Municipal Planning Strategy (MPS), as presented.***

**MOTION CARRIED UNANIMOUSLY**

- d. Land Use By-law – Keeping of Horses – CAO Dale Bogle and Grant working extensively in regards to this, looking for Council to support keeping the 3<sup>rd</sup> horse.

On the motion of Councillor Commo and Councillor Ramsey:

***I so move that Council accept the recommendation of the Planning Advisory Committee and give first reading to proposed amendments to the Municipal Planning Strategy and Land Use By-law to allow by site plan approval a maximum of three horses on a property zoned General Residential (R-2) and having a minimum area of 0.4 hectares (1 acre). Staff are hereby directed to set the date of the public hearing for these amendments.***

**MOTION CARRIED UNANIMOUSLY**

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- e. Proposed Amendment to the Land Use By-law – Rezoning from C-2 to R3B – Grant stated that the original development was withdrawn and want to adjust for apartment building.

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

***I so move that Council accept the recommendation of the Planning Advisory Committee and give first reading to proposed amendment to the Land Use By-law to rezone from C-2 to R-3B the area shown on the attached map so that all of PID# 20471033 will be zoned R-3B. Staff are hereby directed to set the date of the public hearing for this amendment.***

**MOTION CARRIED UNANIMOUSLY**

- f. Active Communities Funding Walk and Wheel Plan Committee Position

- Awarded \$4500 for walkability to promote physical activity without a structured program. In the 2016 Physical Activity Survey, majority concerned about walking infrastructure.
- Walkability Plan concludes around 1 April and the cost would be around \$6000 and we already have funding for 75% of this so we would only need \$1000 - \$1500 to complete.
- We would like to have a council member to join in which Councillor Creelman replied she wants to be part of this. Councillor Commo suggested a resident could be on the committee to which Josh replied that the survey was a good indication what residents want but will approach them again.
- This is a bit an overlap with the Regional Accessibility and they run parallel with each other

- g. Digital Signage

- We had 4 submissions which are quite complex and a wide range of bids.
- We are going to take time to go through the bids thoroughly prior to recommending to Council
- Will bring to next Committee of the Whole meeting February 10<sup>th</sup>, 2022

- h. Dog/Animal Control – Legal council verified Section 14.2, no RFP required and we can move forward with SPCA. Companion animals covered – CAO Dale Bogle read the SPCA by-law stating the difference between the description of the animals. We have 1 feral cat complaint over the last 12 months and the SPCA will deal with that type of situation as well.

Deputy Mayor Chapman would like an education piece on the numbers to call and the process involved to file a complaint. CAO Dale Bogle advised that SPCA offer a great education piece on who to contact and what to do in most situations.



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On the motion of Councillor Commo and Councillor Ramsey:

*I so move to recommend to Council to approve the Society for Prevention of Cruelty to Animals – SPCA as Dog/Animal Control as presented.*

**MOTION CARRIED UNANIMOUSLY**

## 10. By-laws and Policies

## 11. Citizen Comments

Pam Osborne:

- PAC Meetings to be posted for public to attend (regarding 72-acre property)
- PAC suggestion for traffic study for St Andrew's St and water supply
- People are voicing their concerns to Pam regarding the water, ability for infrastructure to sustain.
- Suggestion – Other municipal subdivisions are on their own well systems, do we have the funds to bring up to date?
- Developers should have to pave their own roads, not the town, and wonders if PAC could look at that?

## 12. Mayor Report

- 17 Dec – Met with CAO Bogle and Prospective Developer
- 18 Dec – Mayor Lloy and CAO Bogle interviewed by CBC in regards to solar project
- 20 Dec – Sent a Letter of Support to the Stewiacke Legion for a Project for Accessibility for funding
- 20 Dec – Site tour of Regional Emergencies Management facilities in Truro with David Westlake
- 21 Dec – End of Year Review for Stewiacke for Saltwire
- 23 Dec – Hand delivered Christmas Cards to various business in Stewiacke on behalf of myself and Town Council
- 24 Dec – Rode around town with Stewiacke Fire Department and Santa...great privilege and great response from the town.
- 12 Jan – Met with CAO Bogle and Developer
- 12 Jan – Met with CAO Bogle, Randi Buchi, Councillor Commo and Deputy Mayor Chapman
- In Town Office Monday and Wednesday mornings as well as Friday prior to Council meetings and as needed.
- Flags have been addressed – In regards to the flag poles, I refer to Flag Policy 207.27



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**NOTE:** There is a flow to be followed to process concerns –

- 1) First contact should always be Town Office that will be brought to CAO Bogle's attention
- 2) If no resolution, then it can be brought to Mayor or Council

I can be contacted by email preferably to provide paper trail [gloy@stewiacke.net](mailto:gloy@stewiacke.net) or cell 902-805-9393. All contact information is available on our Town of Stewiacke website.

### **Deputy Mayor Report**

- Attended opening bids for Digital Sign today
- Earlier in week met with Mayor Lloy, Councillor Commo, CAO Bogle and Randi Buchi

### **13. Councillors Reports**

#### **Councillor Commo**

- Regional Waste Meeting last month
- Met with new Minister of Environment to address litter situation, maybe charging a deposit on coffee cups and Litterbug Act with heavy fines
- Business & Tourism Meeting January 6<sup>th</sup>, 2022

#### **Councillor Creelman**

- Bylaw & Policy work to hopefully have to bring to council in the future
- Business & Tourism

#### **Councillor Ramsey**

- A lot of his family sick with Covid so they were stuck at home, really appreciated Santa this year (as always)!

### **14. In-Camera Session**

Motion received from Councillor Ramsey and Deputy Mayor Chapman to move In-Camera at 8:39pm.

***MOTION CARRIED UNANIMOUSLY***

Motion received from Councillor Creelman and Deputy Mayor Chapman to move out of In-Camera at 9:19pm.

***MOTION CARRIED UNANIMOUSLY***

### **15. Notice of Motion and Reconsideration**

NIL



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**16. Adjournment**

Adjournment called at 9:20pm.

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Two handwritten signatures in black ink are written across a horizontal line. The signature on the left is more cursive and appears to be "George Se", while the signature on the right is more stylized and appears to be "D. H. ...".

