

November 6, 2017

The Municipal Council for the Municipality of the County of Pictou met in the Council Chambers of the Municipal Administration Building on Monday, November 6, 2017 at 7:00 p.m.

**PRESENT**

Dist.	1	Clr. Don Butler
	2	Clr. Deborah Wadden
	3	Clr. Darla MacKeil
	4	Clr. Ronald Baillie
	5	Deputy Warden Murray
	6	Warden Robert Parker
	7	Clr. David Parker
	8	Clr. Larry Turner
	9	Clr. Peter Boyles
	10	Clr. Randy Palmer
	11	Clr. Andy Thompson
	12	Clr. Chester Dewar

**IN ATTENDANCE**

Donn Fraser, Solicitor, MacIntosh, MacDonnell & MacDonald  
Brian Cullen, CAO/Municipal Clerk-Treasurer  
Carolyn MacIntosh, Deputy Municipal Clerk  
Karen E. Cornish, Deputy Municipal Treasurer  
Anne MacCarthy, Dog Control/By-Law Enforcement Officer  
Jane Johnson, Recording Secretary

**CALL TO ORDER**

Warden R. Parker called the meeting to order and requested that Councillors stand and take a moment in silence to pray or simply reflect, as may be their preference, to help Council focus and properly do the work of the County.

**AGENDA**

It was moved by Clr. D. Parker and seconded by Clr. Boyles that the agenda be approved as circulated.

Motion carried.

**MINUTES**

It was moved by Clr. MacKeil and seconded by Clr. Butler that the minutes of October 2, 2017 be approved as presented.

Clr. Wadden referred to the letter sent to Canada Post regarding the placement of community mailboxes and indicated that she was of the understanding that the letter was to include all community mailboxes not just District 2.

Motion carried.

It was moved by Clr. Wadden and seconded by Clr. D. Parker that the minutes of October 16, 2017 be approved as presented.

Motion carried.

## **CORRESPONDENCE**

Correspondence was received and acknowledged from the following:

- (a) Town of Clark's Harbour – Supporting efforts of the District of Barrington to amend the process in which priority resolutions are determined by the UNSM.
- (b) Town of New Glasgow – Enclosing a copy of correspondence sent to the Premier in support of remediation work on the closure of the Boat Harbour Effluent Treatment Plant, the construction of a new effluent treatment facility on the mill production site, and the passage of a resolution at a meeting of the Atlantic Mayors Congress supporting a "Maritime Exemption" within the United States Softwood Lumber Tariff.
- (c) Thank you from Mental Health Association of Nova Scotia

Clr. D. Parker informed Council that Clr. Boyles and he attended a meeting in Elmsdale on October 6<sup>th</sup> regarding UNSM conference resolutions. He saw the process they are using this year to reduce the number of resolutions that will be brought forward to the conference next week and suggested that we need a few years to see how this process is going to work before we demand changes to it.

Clr. Thompson referred to a letter sent from the Town of New Glasgow to the Premier supporting the remediation of Boat Harbor and he was of the understanding that the letter was to be sent on behalf of all the municipal units.

Warden R. Parker reported the Mayor of New Glasgow brought this concern to the Economic Development Working Group meeting and had offered to draft a letter for the Group's consideration at a future meeting. The draft letter never came back to the Working Group.

Clr. Thompson suggested that this Council should also show support for Northern Pulp, adding that he had recently attended a meeting hosted by Northern Pulp where they were forthright about their plans. Northern Pulp is a major employer in the County and a lot of people depend on it for their income so we need to look at it further.

Clr. D. Parker pointed out that Boat Harbor affluent clean-up has nothing to do with Northern Pulp because it is entirely the responsibility of the Province. This is a large and vital industry in the County but there are environmental challenges that have to be handled scientifically if this mill is going to be viable in the future.

Warden R. Parker reported that we have to remember there has to be balance and the pulp mill is very important to this County but so are the environmental and fisheries concerns. We have to make sure we represent all interests in the County.

## **DANGEROUS & UNSIGHTLY PREMISES HEARING – A. STERLING MACDONALD (7:17 P.M.)**

At 7:17 p.m. Warden R. Parker convened a hearing with respect to a dangerous and unsightly premises assessed to A. Sterling MacDonald, 54 Coalburn MacLellan's Brook Road, (AAN 65014110). Neither Mr. A. Sterling MacDonald nor anyone else representing this property were present in the Chambers.

Council viewed an electronic presentation of pictures taken earlier today by the By-Law Enforcement Officer showing the property in question.

Ms. MacCarthy reported that she received a complaint on June 25, 2017. The property in question was in tax sale in 2014 but it did not sell. The initial notice was sent July 11, 2017 and returned marked "unknown" by the post office on July 12, 2017. The property was posted October 26, 2017 for an opportunity to attend Council tonight on the draft order. This was also mailed by registered mail by the post office and returned on the same date. Taxes for this property are in arrears by approximately \$9,000 and it is assessed at \$49,900. The house has been open for many years and there are many household items dumped throughout the property that should be removed in order to bring the property back to a safe condition during the demolition.

Clr. Palmer reported that no one has been living in the house for at least 10 years and he received 2 complaints at his last ratepayers meeting on this property. He pointed out that the house should be demolished so there could be an opportunity to try and sell the land and recoup some of the costs.

Warden R. Parker asked if there were any dangers or oil spills on the property and Ms. MacCarthy replied that she was not aware at this point but once the house is demolished she will know for sure.

Clr. D. Parker asked if the letter was sent to the civic address on the order and Ms. MacCarthy replied that she sent a letter to the P.O. Box for the owner listed on the title search.

Clr. D. Parker pointed out that Mr. MacDonald is fairly well known individual in the County so he would not be that difficult to find if you went looking for him. He expressed his concern that we tear down properties without some acknowledgement from the owner that they are aware their property is to be demolished.

Warden R. Parker pointed out that Council has only so much obligation to send out a letter to the address that we have for an individual.

Ms. MacCarthy informed Council that she spoke with Mr. MacDonald in 2011 about the property and he informed her the bank foreclosed on the property so he longer was the owner. She then spoke with League Savings & Mortgage about this property and they also walked away from this property.

Clr. Boyles asked the reason the owner walked away from the property was perhaps an oil spill and the CAO responded that the norm now is that banks will walk away from properties.

### **RESOLUTION – DEMOLITION ORDER**

Clr. Palmer presented a resolution to Council as follows:

#### **RESOLUTION**

**BE IT RESOLVED** by the Municipal Council for the Municipality of the County of Pictou that Council finds that the property located at 54 Coalburn MacLellan's Brook, McLellan's Brook (Tax Account #04905555), and further described in the attached Order is dangerous and unsightly;

**AND BE IT RESOLVED** that Council, pursuant to Section 346 of Part 15 of Chapter 18 of the Acts of 1998, the *Municipal Government Act*, make an Order in the form attached hereto and forming part of this resolution, the said Order to be signed and issued forthwith on behalf of the Council by the Chief Administrative Officer of the Municipality or his designate.

**DATED** at Pictou, N. S. this 6<sup>th</sup> day of November, 2017

(Sgd.) Randy Palmer  
Andy Thompson

#### **ORDER MUNICIPAL GOVERNMENT ACT, STATUES OF NOVA SCOTIA, 1998, CHAPTER 18 ORDER REQUIRING DEMOLITION**

TO: A. Sterling MacDonald  
PO Box 1149  
Pictou, NS B0K 1H0

And: The Bank of Montreal  
c/o Richard N. Rafuse, Recognized Agent  
1300 -1969 Upper Water Street  
Purdy's Wharf, Tower II  
PO Box 730  
Halifax, NS B3J 2V1

And: League Savings and Mortgage Company  
c/o Michael J. Wood  
Burchell Hayman Parish  
1800-1801 Hollis Street  
Halifax, NS

**TAKE NOTICE** that pursuant to Section 346 of *The Municipal Government Act*, The Council of the Municipality of the County of Pictou (“the Council” and “the County”) has determined that the property located at 54 Coalburn MacLellan’s Brook Road, Pictou County, Nova Scotia, associated with Tax Account Number 04905555, and PID #65014110, which lands are included in those more particularly described in Schedule “A” hereto attached and forming a part hereof (“the Property”) is dangerous or unsightly.

**AND FURTHER TAKE NOTICE** that the Council orders you to remedy these conditions by doing all of the following work, acts or things (“the work”) on the property, that is to say:

Complete all required work to the property as listed below:

- (1) Demolish the house which is in a ruinous or dilapidated condition, leaving the site in a safe condition.
- (2) Remove all debris from the property and dispose at an approved site.

**THE WORK IS TO BE COMPLETED AND DONE WITHIN THIRTY (30) DAYS OF THE DATE OF SERVICE OF THIS ORDER.**

**AND FURTHER TAKE NOTICE**

**THAT** in the event of failure by you to comply with the requirements of this Order within Thirty (30) days after its date of service, the administrator may enter upon the property without warrant or other legal process and carry out the work specified in this Order;

**THAT** the cost of the work, with interest at the rate determined by the Council, from the date of the completion of the work until the date of payment:

- (a) Is the first lien on the property upon which the work was done and that the property is liable to be sold in a tax sale in accordance with *The Municipal Government Act*, and;
- (b) May at any time be sued for and recovered in an action in the name of the County.

**THAT** after this Order is served; any person who permits or causes a dangerous or unsightly condition, continues to permit or cause a dangerous or unsightly condition or fails to comply with the terms of the Order is liable, on summary conviction, to a penalty of not less than One Hundred (\$100.00) Dollars, and not more than Five Thousand (\$5000.00) Dollars, and, in default of payment, to imprisonment for not more than three (3) months;

**THAT** every day during which the condition is not remedied is a separate offence.

**MOTION**

It was moved by Clr. Palmer and seconded by Clr. Thompson that the preceding resolution be adopted as presented.

Motion carried.

**RECOGNITION OF INDIVIDUALS & GROUPS**

There were no recognition of individuals and groups.

**COMMUNITY ANNOUNCEMENTS**

- Nov. 12<sup>th</sup> Salmon Supper @Lismore Community Hall from 4 – 6 pm;
- Nov. 17<sup>th</sup> Christmas Tree Lighting @ Plymouth Comm. Centre @6:30 pm;
- Nov. 11<sup>th</sup> Remembrance Day Services @various locations throughout the County.

## **REPORT – FINANCIAL SERVICES COMMITTEE**

Clr. D. Parker presented the report of the Financial Services Committee as follows:

### **FINANCIAL SERVICES COMMITTEE REPORT**

For information purposes the Financial Services Committee submits the following report on the activities of the Committee for the month of October:

1. Reviewed the report of the Recreation Coordinator for the month of September.
2. Considered several requests for financial assistance. (Resolution to follow)
3. Discussed appointments to boards and commissions. (Resolution to follow)
4. Discussed requests for adjustments to tax accounts. (Resolution to follow)
5. Reviewed the list of Accounts Paid for September.
6. Considered tenders for the construction of the Abercrombie Wastewater Extension and recommended award to the low bidder at a special meeting of Council held on October 16<sup>th</sup>.
7. Considered tenders for the purchase of two ½ ton trucks and recommended award to the low bidder at a special meeting of Council.
8. Agreed to include a section on future Council agendas for reports on the activities of committees, boards and commissions on which Council has representation.
9. Requested that the Chairs of the Pictou County Wellness Centre, Economic Development Working Group and the Mayors/Warden Committee be asked to distribute copies of their previous minutes to Council and to circulate future minutes on a more timely basis.
10. Reviewed a draft inter-municipal agreement for the Regional Enterprise Network. The document has been tabled for an opinion from the solicitor.
11. Discussed the merits of the Municipal Information Network and agreed not to subscribe to this service.

DATED at Pictou, N.S. this 6<sup>th</sup> day of November, 2017.

(Sgd.) David Parker  
Darla MacKeil

## **MOTION**

It was moved by Clr. D. Parker and seconded by Clr. MacKeil that the preceding report be adopted as presented.

Motion carried.

## **REPORT – PROPERTY SERVICES COMMITTEE**

Clr. Thompson presented the report of the Property Services Committee as follows:

## PROPERTY SERVICES COMMITTEE REPORT

For information purposes the Property Services Committee submits the following report on the activities of the Committee for the month of October:

1. Reviewed and discussed the reports of the Building Inspector, By-Law Enforcement/Dog Control Officer and Warden for the month of September.
2. Received an up-date on the status of capital projects. Testing on the Plymouth portion of the McLellan's Brook/Upper Plymouth Waste Water Phase II project is complete. The McLellan's Brook portion is on schedule for completion in mid-November. Customer information packages will be prepared and distributed in due course. With respect to the replacement of the McLellan's Brook water line, CBCL is working on a cost estimate that can be provided to the Department of Municipal Affairs. The required permit from NS Environment has been received for the Springfield Estates Wastewater Extension and the contract has been awarded. Staff is currently waiting on receipt of signed contract documents from the contractor before construction begins. Tenders for the Abercrombie Wastewater Extension were considered earlier by the Financial Services Committee. This project will also require permitting from TIR and NSE. One item is required from the Shaw Group in order to proceed to tender on the three sidewalk projects.
3. Reviewed independent hydrant flow testing results from Automatic Fire Sprinkler System. Results indicate that fire flows in our systems are adequate or, in the case of the Alma extension, will be adequate. The Hillside area has the lowest flow rates which could be improved by adjusting a pressure reducing valve setting at the point of sale and providing individual PRV's on houses at lower elevation. The latter could be installed when meters are being converted to radio read units.
4. Approved the installation of street lights as follows:
  - D10: 1 Light on the 3<sup>rd</sup> pole past civic address 129 Reeves Rd., Coalburn;
  - D11: 5 Lights between 1882 and 1765 River Road, Plymouth
5. Received correspondence from NS TIR advising that is the department's position not to erect generalized children playing signs.
6. Considered potential projects under the provincial cost-share agreement for paving, repaving and double chipping of subdivision streets during the 2018-19 construction season and agreed to submit the MacKenzie Road, First/Second/Third & Fourth Streets in McLellan's Brook for consideration.
7. Discussed property damage in the Hillside area resulting from stray cats. Information on the Cat Rescue Maritimes (CARMA) Trap, Neuter & Return program is being made available to the Councillor for District 9.
8. Met in closed session to discuss matters relating to the disposition of municipal property and provided direction to staff.

DATED at Pictou, N.S. this 6<sup>th</sup> day of November, 2017.

(Sgd.) Andy Thompson  
Randy Palmer

### MOTION

It was moved by Clr. Thompson and seconded by Clr. Palmer that the preceding report be adopted as presented.

Motion carried.

**MISCELLANEOUS COMMITTEES/BOARDS/COMMISSIONS**

Clr. Wadden reported that adding these reports to the Council meeting was her request and she pointed out that we do not need reports from Ad Hoc Committees.

Updates on the various Committees Board Council has representation on were provided to Council.

**RESOLUTION – MUNICIPAL GRANTS**

Clr. Wadden presented a resolution to Council as follows:

**RESOLUTION**

BE IT RESOLVED by the Municipal Council for the Municipality of the County of Pictou that Council approve the payment of the following Municipal Grants:

Recreation:

Hector Arena	\$15,000.00	Operating Grant
Hopewell 4-H	75.00	D12 Allotment; Program Expenses
Hopewell/Area Pk. & Footbridge Com.	75.00	D12 Allotment; Operating Expenses
Pictou Co. Subway Selects	400.00	Travel Exp./Wickenheiser Tourn't.
Pictou Co. Weeks Hockey Organiz.	<u>1,000.00</u>	Weeks Jr. "A" Crushers Sponsorship
	\$16,550.00	

Municipal Council:

Jr. Achievement NS	\$ 500.00	Classroom Training
Olivia O'Brien & Demetria O'Brien	200.00	Travel Exp. To Costa Rica & Nicaragua
Mental Health Foundation of NS	<u>500.00</u>	Sponsorship
	\$ 1,200.00	
<b>GRAND TOTAL:</b>	<b><u>\$17,750.00</u></b>	

DATED at Pictou, N.S. this 6<sup>th</sup> day of November, 2017.

(Sgd.) Deborah Wadden  
Don Butler

**MOTION**

It was moved by Clr. Wadden and seconded by Clr. Butler that the preceding resolution be adopted as presented.

Clr. Boyles reported that he received calls expressing opposition to providing financial support for the Weeks Hockey team.

**AMENDMENT**

It was moved by Clr. Boyles and seconded by Clr. MacKeil that the resolution be amended to delete the \$1,000 grant to the Pictou County Weeks Hockey Organization.

Clr. Thompson pointed out that Council sponsors a lot of different events in the County that includes the Lobster Carnival, the Jubilee as well as numerous other events in the County.

Clr. Wadden reported that there are many who attend the Crushers games who are young kids and she felt that they are a very important team to Pictou County.

Clr. Baillie commented that the Crushers are ambassadors for Pictou County and that is represented on their uniforms whenever they travel outside the County. He also pointed out that Council gives funding to all sports team in Pictou County through recreation and he informed Council that he does not see the Crushers being any different.

Clr. D. Parker reported that he also received phone calls from residents who were upset that Council was further contributing because they are already contributing annually to deficit of the Wellness Centre. This group asked for sponsorship from the County and did not provide financial statements so we have no idea whether they need the money or where it goes.

The motion to amend carried. (Nay Votes: Clrs. Wadden, Baillie, Turner, Palmer & Thompson)

Deputy Warden Murray informed Council that the Pictou County Subway Selects raised more money than they needed so he asked if Council should still give them the \$400.

Clr. Palmer replied that under the County's recreation policy if there are players on a team from the County going to a tournament they will receive \$100.

The motion, as amended, carried. (Nay Votes: Clrs. Wadden, Baillie & Thompson)

### **RESOLUTION – NOMINATIONS**

Clr. Butler presented a resolution to Council as follows:

#### **RESOLUTION**

**BE IT RESOLVED** by the Municipal Council for the Municipality of the County of Pictou that Council approve the following nominations for the 2017/18 Council term:

<b>OUTSIDE BOARDS</b>	
Northumberland Regional High School Advisory Council	David Parker
REN Liaison & Oversight Committee	Larry Turner

**DATED** at Pictou, N. S. this 6th day of November, 2017.

(Sgd.) Don Butler  
Darla MacKeil

### **MOTION**

It was moved by Clr. Butler and seconded by Clr. MacKeil that the preceding resolution be adopted as presented.

Motion carried.

### **RESOLUTION – TAX ADJUSTMENT**

Clr. Palmer presented a resolution to Council as follows:

RESOLUTION

BE IT RESOLVED by the Municipal Council for the Municipality of the County of Pictou that Council approve the following write-off on sewer charges and street light rates, the same having been reviewed and approved by the Financial Services Committee:

<u>ACCOUNT #</u>	<u>ACCOUNT NAME</u>	<u>AMOUNT</u>	<u>REASON</u>
04189787	Melvin & Linda Scott	\$ 475.50	Mini Home removed from Property

DATED at Pictou, N.S. this 6<sup>th</sup> day of November, 2017

(Sgd.) Randy Palmer  
Andy Thompson

**MOTION**

It was moved by Clr. Palmer and seconded by Clr. Thompson that the preceding resolution be approved as presented.

Motion carried.

**EMERGENCY RESOLUTIONS**

There were no emergency resolutions.

**UPDATE – VIOLA PLACE**

Warden R. Parker reported that there is a small group trying very diligently to get the homeless shelter into place but it is not going to be place again this winter which is very unfortunate. They have identified the former Life Shelter as the building they are going to purchase and they finally got it down to a reasonable price. One of the churches has stepped forward for this year and they are greatly in need of volunteers but at present they can only do 1 night a week. There will be requests coming back to the municipal units eventually and they are going to be making a presentation to the Shared Services Authority in December. The cost for the building is \$65,000 and repairs will have to be made as well but they will eventually need support from the municipal units.

Clr. Butler reported that he has been in contact with the organization and was very impressed with what she had to say and the plans for the project. It will be more than a homeless shelter and hopefully they can help some people get back on the road to success.

**REFERRALS TO COMMITTEES & NOTICES OF MOTION**

Clr. Boyles asked that the issue of the street lights be put on the agenda for the next Property Services Committee meeting.

Clr. Boyles reported that Mrs. DeWolfe from NS Housing had previously met with Council regarding the different grant programs they provide to homeowners. He pointed out there that is a discrepancy on household incomes from Pictou West and Pictou East and he would like to know why there would be such a difference in incomes.

Warden R. Parker reported that he will have the CAO investigate the issue to find out the facts and the justification on why there is such a difference in household incomes between Pictou East and West.

Clr. Thompson reported that he would like to discuss a Letter of Support at a future Committee of Council regarding improvements to Northern Pulp.

Clr. Dewar reported that he would like to have an up-date on the wind turbines in Riverton as well as the New Scotland Business Park on the next agenda for Property Services.

Clr. Wadden asked that the cannabis legislation be put on a future Council agenda for discussion.

**CLOSED SESSION**

Council met in closed session at 8:50 p.m. to discuss matters relating to contract negotiations.

**OPEN SESSION**

Council met in open session at 9:45 p.m.

**ADJOURN**

It was moved by Clr. MacKeil and seconded by Deputy Warden Murray that the meeting adjourn.  
Motion carried. (9:45 p.m.)

Robert Parker  
Warden

Brian Cullen  
Municipal Clerk