

Minutes of a Town of Pictou Regular Council meeting at the CN Station – Council Chambers on the above date. Mayor James Ryan presiding.

Present: Deputy Mayor Nadine LeBlanc; Councillors Robert Fry, Krista Fulton and Terry Dunbrack

Also Present: Kyle Slaunwhite, CAO
Nicole MacDonald, Deputy Clerk/Minute Recorder

1. Public Hearing (5:30 pm)

2. Public Session – Call to Order

The Chair called the meeting to order at 6:30 pm.

3. Land Acknowledgement

It was acknowledged that Town Council was meeting in the unceded territory of Mi'kma'ki, the ancestral and unceded land of the Mi'kmaq people.

4. Changes/Approval of Agenda

Motion: To approve the agenda with one addition:
8m. Appointment of Municipal Representative to the Police Advisory Board

Moved, Seconded and Carried

RTC-10-20-25-001

5. Proclamations & Acknowledgements

6. Presentations

7. Approval of Minutes

a. Regular Council – September 22, 2025

There being no corrections, the Chair approved the circulated Regular Council Minutes of September 22, 2025.

b. Planning Advisory Committee – October 6, 2025

The Chair approved the circulated Planning Advisory Committee Minutes of October 6, 2025 with two corrections:

- Gary Nowlan was present
- Regarding Heritage Properties – change eleven people wanting to register their properties to eleven people interested in being involved in a process to register properties

c. Committee of Council – October 6, 2025

The Chair approved the circulated Committee of Council Minutes of October 6, 2025 with once correction:

- 9c – it is a three-story, twelve-unit apartment building

8. Recommendations

a. Development Agreement for 12 Units on 85 Union Street

The Chair thanked the individuals who spoke on the proposed development at the Public Hearing earlier tonight. There are three conditions as part of the Development Agreement that concern local residents:

1. Consideration of privacy fencing
2. Location of garbage
3. Drainage issues

Motion: For Council to approve First Reading of the Development Agreement of a three-story, twelve-unit apartment building at 85 Union Street.

Moved, Seconded and Carried

RTC-10-20-25-002

b. Marketing Levy

Motion: To table the 3% Marketing Levy requested by DEANS until further notice.

Moved, Seconded and Carried

RTC-10-20-25-003

c. Rescinding Partial Exemption – Curbside Collection Charge Policy

Motion: To rescind the Policy titled “Partial Exemption – Curbside Collection Charge”.

Moved, Seconded and Carried

RTC-10-20-25-004

d. Public Sewer By-Law

Motion: To approve First Reading of Amendments to the Public Sewer By-Law.

Moved, Seconded and Carried

RTC-10-20-25-005

e. Waterfront Masterplan Updates

Motion: To pre-commit up to one-third funding (\$22,017) from the 2026-27 Capital Budget towards an updated Waterfront Masterplan.

Moved, Seconded and Carried.

RTC-10-20-25-006

- Clarification was made on the total value of the waterfront capital projects
- Clarification was made on the process for the revised updated plan

f. Design Work for Jitney Trail Erosion

A study was completed to assess erosion along the Jitney Trail coastline and identify the best methods for addressing high-risk areas. The study outlined areas of greatest concern, proposed solutions and associated costs. Based on the study and public engagement, one section near the Odd Fellows Home is recommended for a green solution approach, as it offers the most environmentally friendly option and the greatest potential for external funding.

The next step would be a detailed design for construction drawings. Funding of \$50,000 is available for this phase, with the Town required to contribute \$19,000.

Staff is requesting that Council move ahead to the design phase by pre-approving \$19,000 from the 2026–27 Capital Budget towards the study.

Questions Raised:

- Cost of the construction
- Size of the area for design work
- Whether the same entity that completed the assessment will do the design

Council agreed to take more time to review the information. Decision tabled until the next meeting.

g. Parks and Recreation Committee – New Member

Motion: To appoint Mark Reilly as a member of the Parks and Recreation Committee.

Moved, Seconded and Carried ***RTC-10-20-25-007***

h. Municipal Regional Library Operating Agreement

Motion: To authorize the Mayor and CAO to enter into an agreement with the Municipality of Pictou for the operations of the Municipal Regional Library.

Moved, Seconded and Carried ***RTC-10-20-25-008***

i. Local Leadership for Climate Action (LLCA) – Resolution

Motion: To authorize the Mayor and CAO to submit an application to LLCA for the purposes of replacing the Jitney Trail Retaining Wall; and further, Council supports the project and commits to provide its share (\$388,954.91) toward the \$972,365 project cost.

Moved, Seconded and Carried ***RTC-10-20-25-009***

j. Growth and Renewal for Infrastructure Development (GRID) Program – Resolution

Motion: To authorize the Mayor and CAO to submit an application to GRID for the purposes of studying and designing a retaining wall replacement for the Jitney Trail, Water Street and Church Street area and for Stormwater Separation on Union Street; and further, Council supports the project and commits to provide its share (\$1,476,665.28) toward the \$2,953,330.56 project cost.

Moved, Seconded and Carried ***RTC-10-20-25-010***

k. Deputy Mayor Appointment – Year 2

Motion: To appoint Councillor Robert Fry as Deputy Mayor for the second year of this Council’s four-year term.

Moved, Seconded and Carried ***RTC-10-20-25-011***

Thanks were extended to Deputy Mayor LeBlanc for serving during the first year.

l. **Signing Officer Update**

Motion: To grant Robert Fry signing authority for the Town of Pictou, effective November 1, 2025.

Moved, Seconded and Carried

RTC-10-20-25-012

m. **Appointment of Municipal Representative to the Police Advisory Board (PAB)**

Motion: To appoint Eric Wilson as a Municipal Representative of the Police Advisory Board.

Moved, Seconded and Carried

RTC-10-20-25-013

Thanks were extended to Paula Beer, who has stepped down as a member and Chair of the Board upon completion of her tenure.

9. Discussion

10. Reports

a. **Municipal Corporation Reports**

i) **Pictou County Shared Services Authority**

- Report shared electronically

ii) **Pictou County Wellness Centre**

- AGM was held; report shared electronically

iii) **Riverview Homes**

- Report shared electronically

iv) **Mayor and Wardens**

- No meetings

11. Correspondence

a. **Eastern Star Lodge Request**

Correspondence was received from Eastern Star Lodge requesting a tax write-off for their premises on Water Street. Currently, their commercial taxes are written down to residential rates.

A staff review of the current tax exemption policy for this property and the MGA was conducted. Based on the fact that the property houses a social enterprise use, the current write-down from commercial to residential aligns with policy. Staff recommends no changes to the write-down. Council agreed.

12. Public Comments/Questions

13. Private Session – Land Matters

Motion: To move to Private Session at 7:33 pm.
Moved, Seconded and Carried

RTC-10-20-25-014

14. Reports/Recommendations from Private Session

A Land Matter was discussed; nothing to report publicly.

15. Adjournment

There being no further business, the Chair adjourned the meeting at 8:10 pm.

Approved

James J. Ryan
Mayor

Kyle Slaunwhite
CAO