



NOTICE

MEETING: St Mary's Municipal Council
Committee of the Whole

DATE: Wednesday, June 18th, 2025

TIME: 5:30 pm

PLACE: St. Mary's Municipality
Council Chambers, Sherbrooke, NS

Please advise if unable to attend



Municipality of the District of St. Mary's

Committee of the Whole Meeting Agenda

Wednesday, June 18th, 2025

We acknowledge that we are gathering in Mi'kmaq the traditional unceded territory of the Mi'kmaq people.

1. Call to Order
2. Roll Call
3. Additions to the Agenda
4. Approval of the Agenda
5. Approval of Minutes for Committee of the Whole held June 4th, 2025
6. Business Arising from Minutes
7. Correspondence:
 - a. Nova Scotia Justice – 2025-2026 RCMP Cost
 - b. Nova Scotia Growth and Development - Amendments to the NS Building Code Regulations
 - c. Annual Provincial Seamen's Memorial Invitation
 - d. Communities, Culture, Tourism and Heritage – Rink Revitalization Grant
 - e. Communities, Culture, Tourism and Heritage – Community ACCESS-Ability Grant, Accessible Washrooms Funding
8. Other Matters of Business
 - a. Staff Report - Phase 3 – Inflow and Infiltration Capital Project
9. In-Camera: Personnel

Adjournment



We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Warden Fuller called the COTW Meeting of the St. Mary's Municipal Council to order on Wednesday, June 4th, 2025, at 6:00 p.m. in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Warden James Fuller
Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Also Attending:

Doug Patterson, Chief Administrative Officer (CAO)
Marian Fraser, Director of Finance (DOF)
Jadzia Rudolph, Municipal Clerk
Teddy Stevens, Director of Public Works
Mallory Fraser, Director of Community Development & Recreation
Keren Ruller, Director of Economic Development

3. Additions to the Agenda:

- Addition to # 9 item A. Meeting times during Summer Months

4. Approval of the Agenda:

On the motion of Councillor Tibbo and seconded by Councillor O'Connell, Council approved the agenda with the addition.

Motion approved.

5. Approval of Minutes:

On the motion of Warden Fuller, hearing no errors, or omissions, Council approved the minutes of the COTW Meeting held May 21st, 2025.

Motion approved.

6. Business Arising from the Minutes:

- There was no business arising from the minutes.

7. Correspondence:

- There was no correspondence.

8. Presentation: Trevor MacIsaac, Principal of St. Mary's Education Centre/ Academy

- Trevor MacIsaac, Principal of the St. Mary's Education Centre/Academy (SMECA) provided Council with a presentation on the current activities and challenges at SMECA.

- Mr. MacIsaac informed Council that SMECA prides to be a safe and inclusive school, the population of students remains strong as there will be 21 potential graduates and 20 pre-primaries entering. The school is fully staffed with teachers.
- Some of the great opportunities SMECA has to offer are the "Community Care Closets" where students can get clothes and hygiene products for free, the "Universal Lunch Program" which provides lunch to students, and the "Breakfast Program" which is well utilized and provides breakfast to any and all students that did not have the chance to have breakfast, "Holiday Concerts" where students participate annually in a musical concert and helps promote mental health and wellbeing.
- Mr. MacIsaac informed Council that the Fitness Centre is being well utilized and that the school is happy to provide an avenue for residents to be healthy and stay in shape, one concern is no Automatic Electronic Defibrillator located in that end of the building. The Municipal Department of Community Development and Recreation are working with the school to secure funding for the AED.
- Some challenges the school faces is transportation for children for extra curricular activities such as field trips, sports, and trade shows, financial problems such as an allotment of money for the grad banquet so all students and their families can attend and participate, the school would also like to partner with the recreation department to start up a "Timbit" soccer team for the younger students if possible.

9. Other Matters of Business:

a. Meeting Times During Summer Months:

- Council unanimously agreed to change the meeting times to 5:00pm for the summer months, beginning in June for both Committee of the whole and Council meetings.

On recommendation of Councillor Beaver seconded by Deputy Warden Malloy to change the meeting times to take place at 5:00pm during the summer months.

Motion approved.

10. In-Camera: Contract Negotiations

On motion of Councillor O'Connell seconded by Deputy Warden Malloy, Council agree to move In-Camera for Contract Negotiations at 6:35pm.

Motion approved.

On motion of Councillor Tibbo seconded by Councillor O'Connell Council agree to reconvene to regular session at 7:25pm.

Motion approved.

Adjournment

On motion of Warden Fuller, there being no further matters of business, Council adjourned at 7:25pm.

Motion approved.



1690 Hollis Street
PO Box 7
Halifax, NS B3J 2L6

Phone: 902 424-4030
Email: Hayley.crichton@novascotia.ca

Public Safety and Security Division

Hayley Crichton, Executive Director of Public Safety and Security Division

May 30, 2025

Mr. Doug Patterson
Chief Administrative Officer
Municipality of the District of St. Mary's
P. O. Box 296
8296 Highway 7
Sherbrooke, NS B0J 3C0

Dear Mr. Patterson,

In consultation with the Royal Canadian Mounted Police, we have established the budget for RCMP services provided under the Provincial Police Services Agreement for the period April 1, 2025 to March 31, 2026.

Based on your level of service the costs allocated to your municipality will be \$684,550 for 2025/26 as compared to \$641,732 in 2024/25. Your service level has been adjusted for any approved service requests made during the past year that were implemented on or before April 1, 2025. This amount does not include any adjustments that may be requested by your municipality subsequent to April 1, 2025.

The allocated cost to your municipality for the 2025/26 fiscal year represents a 6.67% increase over the 2024/25 cost for the same complement of officers.

If you have any questions regarding this amount, or wish any point of clarification, please contact Kai Qin, Strategic Advisor (Policing Contract) at kai.qin@novascotia.ca.

Sincerely,



Hayley Crichton, Executive Director
Public Safety and Security Division

May 30, 2025

To: Municipal Clerks and Chief Administrative Officers

Re: Amendments to the Nova Scotia Building Code Regulations

I am writing to give you formal notice of amendments pursuant to the Building Code Act, R.S. N.S. 1989, Chapter 46 which will come into effect on or about August 1, 2025.

The proposed amendments are required to enhance productivity and accelerate new modular housing and reduce interprovincial trade barriers.

Please find enclosed a copy of the proposed amendments to the Regulations. This will be advertised shortly in the press in Nova Scotia.

The Building Code Act requires that the proposed amendments be circulated to each municipality and be made available to the public. Copies of the regulations are available on our website: <https://novascotia.ca/building-code-regulations-public-notice/>

Written comments on the proposed amendments to the regulations are welcome and should be forwarded via email on or before July 14, 2025 to:

Senior Advisor, Codes & Standards
Department of Growth and Development

buildingcodes@novascotia.ca

Sincerely,



Joe Rogers
Senior Advisor,
Codes & Standards

Schedule “A”

Amendment to the *Nova Scotia Building Code Regulations* made by the Minister of Municipal Affairs and Housing under Section 4 of Chapter 46 of the Revised Statutes of Nova Scotia, 1989, the *Building Code Act*

- 1 Subsection 2(1) of the *Nova Scotia Building Code Regulations*, N.S. Reg. 198/2024, made by order of the Minister of Municipal Affairs and Housing dated September 20, 2024, is amended by
 - (a) repealing the definition of “modular home”; and
 - (b) adding the following definitions where they belong in alphabetical order:

“modular building” means a finished module or modules of a complete building built in a factory for transport to the site for assembly and certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels* by an accredited certification body at the time of manufacture, before it is placed and assembled on the installation site;

“modular panel” means a finished section or panel that is not part of a modular or building that is built in a factory, intended for transport to the site for installation, and is certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*;
- 2 Section 4 of the regulations is amended by
 - (a) striking out “A national code” in subsection (2) and substituting “Except as provided in subsection (3), a national code”; and
 - (b) adding the following subsection immediately after subsection (2):
 - (3) A manufactured home or a modular building that is built in a factory after August 1, 2025, is exempt from the requirement under the regulations to comply with Part 3 of these regulations.

- 3 Subsection 9(1) of the regulations is amended by
- (a) striking out the semicolon at the end of clause (h) and substituting a period; and
 - (b) repealing clauses (i) and (j).

- 4 The regulations are further amended by adding the following Section immediately after Section 10:

Factory-constructed buildings

- 10A** (1) Except as provided in subsections (2) and (3), if a building or a component of a building is assembled in such a manner that it cannot be reviewed on site, an off-site review must be carried out to determine compliance with the Code.
- (2) A manufactured home or a modular building is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
- (3) A modular panel that is closed at the factory such that it cannot be inspected on site is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
(See Note NS-10A, NSBCR)

- 5 Subsection 35(1) of the regulations is amended by
- (a) striking out “manufactured and modular homes” in clause (e) and substituting “manufactured homes and modular buildings”; and
 - (b) striking out “manufactured and modular homes” in clause (f) and substituting “manufactured homes and modular buildings”.



Canso Lions Club
PO Box 264
Canso NS
B0H 1H0

Warden James Fuller,

The Canso Lions Club is preparing for the 49th Annual Provincial Seamen's Memorial Service on Sunday August 10th, 2025 at 2 pm. The service reflects on the many loved ones that families have lost while making or have made a living from the sea. Following the service refreshments will be served at the Canso Lions Club.

The Canso Lions Club is inviting you to attend our Annual Provincial Seamen's Memorial Service to bring greetings from the Municipality of St. Mary's. If the Municipality would like to lay a wreath or make a donation in memory of, with donations going towards the upkeep of the Memorial site, please Contact Lion Catherine DeRabbie at 366-2721 or derabbie@ns.sympatico.ca before Monday August 4th so your name can be read as giving a donation or laying a wreath during the service. Wreaths can be ordered from Crazy Daisy Flower Shop in Guysborough (1-902-870-3329).

Donations been made to the Memorial are due by Monday August 4th and anyone paying by cheque please make payable to the "Seamen's Memorial Fund" and mailed to Canso Lions Club.

Please contact Coordinator of Seamen's Memorial Lion Ray White at 366-2785 or ray714@bellaliant.net if you have any questions. Thank You for your continued support of the Annual Seamen's Memorial Service.

Sincerely,
Lion Catherine DeRabbie:
Secretary Canso Lions Club



**Communities, Culture, Tourism and Heritage
Office of the Minister**

1741 Brunswick Street, PO Box 456, Halifax, Nova Scotia, Canada B3J 2R5
Telephone 902-424-4889 • Fax 902-424-4872 • novascotia.ca

File Number:
5033910

May 6, 2025

Mallory Fraser
Municipality of the District of St. Mary's
PO Box 296
Sherbrooke, NS B0J 3C0

Dear Mallory Fraser:

The Department of Communities, Culture, Tourism and Heritage is pleased to advise you that the Municipality of the District of St. Mary's will be receiving a contribution of \$24,300 to assist with capital costs for the Recplex interior upgrades.

The Rink Revitalization Stream of the Recreation Facility Development Program is one way the Government of Nova Scotia is demonstrating its commitment to strong and vibrant communities.

Please maintain accurate records of your project's expenditures, as they may be subject to an audit at the provincial government's discretion. A final report will also be required outlining the impact of this investment to your community.

Details and conditions for this contribution will be outlined in a Terms and Conditions Agreement and *Acknowledgment Guideline* document which will be provided to you for signing. If you have any inquiries pertaining to your project, please contact Rae Gunn, Highland Regional Manager at (902) 872-7278 or by email at Rae.Gunn@novascotia.ca.

I would ask that you not share this provincial funding approval publicly until we are able to collectively coordinate a public announcement.

I wish you every success with this endeavor and am pleased we are able to provide assistance.

Sincerely,

Dave Ritcey
Minister

c. Christopher Shore, Deputy Minister
Rae Gunn



**Communities, Culture, Tourism and Heritage
Office of the Minister**

1741 Brunswick Street, PO Box 456, Halifax, Nova Scotia, Canada B3J 2R5
Telephone 902-424-4889 • Fax 902-424-4872 • novascotia.ca

File Number:
5034333

May 5, 2025

Mallory Fraser
Municipality of the District of Saint Mary's
8296 Highway 7
Sherbrooke, NS B0J 3C0

Dear Mallory Fraser:

I am pleased to advise you that your recent application for funding under the Community ACCESS-Ability grant program has been approved. The Department of Communities, Culture, Tourism and Heritage will invest \$43,923.00 towards accessible public washrooms.

The Community ACCESS-Ability grant program is one way the Government of Nova Scotia is demonstrating its commitment to equal opportunity and improving accessibility for persons with disabilities.

Please maintain accurate records of your project's expenditures, as they may be subject to an audit at the provincial government's discretion. A final report will also be required outlining the impact of this investment to your community.

You will find a Terms and Conditions document attached to this correspondence, which once signed and returned to Paul Tingley, Accessibility Coordinator, will result in processing payment of the investment. Paul Tingley can be reached by email at accessabilitygrants@novascotia.ca.

I would like to extend best wishes for the continued success of your organization and thank you for your efforts in making meaningful improvements to make it more accessible in your community.

Sincerely,

Dave Ritcey
Minister

- c. Christopher Shore, Deputy Minister
Bill Greenlaw, Executive Director, Communities, Sport and Recreation
Meg Cuming, Managing Director of Community Assets and Engagement

Inflow & Infiltration Phase 3 Trenchless Repair of 2 Sewer Service Lateral Connections Capital Project

SUMMARY

It was identified by Public Works staff along with CBCL in the Inflow and Infiltration study conducted in 2021 that the Sherbrooke Sewer Plant had points of ground water entering the collection system.

BACKGROUND

The results of the study which was published to the Municipality of St. Mary's in April 2021, discovered may entry points of ground water into the sewer collection system. Through vast testing and video inspection, CBCL and Public Works staff have been able to compose a list of areas needed of repair. This has been set out by CBCL in four phases. In phase three, Public Works will be focusing on the repairs of the Sonora Road, Highway 7 and Court Street branches. Public Works are requesting the funding to have trenchless repair of two sewer lateral connections on Sonora Road to stop the influx of ground water during rain events and high ground saturation periods. Public Works has recently received a quote from GFL environmental who are able to complete this work without disturbing the surroundings.

Phase 3 has multiple components and this report is the second staff report related to the Phase 3 I&I capital project, staff report number one was presented and approved at the COTW meeting on May 21st, 2025.

CONSIDERATIONS

Public Works have received two quoted prices from GLF Environmental. The first price an isolated repair for the total project price of \$19,600+HST. The second price is if they can complete these tasks while already on site for the chemical grouting of the manholes for the total project price of \$17,900+HST.

This project is part of the 2025-2026 Capital Budget and will be funded through a combination of approved provincial (Municipal Capital Growth Fund) and federal grants (Canada Community Building Fund). At the current quote the project is within budget.

RECOMMENDATIONS

Recommend that Municipal Council approve GFL Environmental to complete trenchless repairs of the two-sewer service lateral connections included in the phase 3 Inflow and Infiltration capital project at the quoted cost of \$17,900+HST funded through the capital grants.