



René Jeddry
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Dear Council Members,

I am pleased to present the 2024 year-end report for the Department of Protection Services. This report will highlight last year's everyday duties which include but are not limited to; fire inspections, subdivision, building and development permits, construction, Joint Occupational Health and Safety Committee (JOHSC), Senior Safety Coordinator and maintenance of buildings in our community as well as bylaw enforcement and other services provided through the department. We hope that this report will provide you with a comprehensive understanding of our work and the impact it has had on the community.

Projects 2024

Throughout the year, our department has actively engaged in various projects, both independently and in collaboration with other departments. We are working closely with WSP, our planning contractor, on several initiatives. As project applications come in, we continuously review and refine our Land Use Bylaw (LUB) and Municipal Planning Strategy (MPS) to address any discrepancies. WSP is assisting with the review of the J.E. Hatfield Expansion Phase, rezoning applications, short-term rental registrations, and general project management correspondence. Their upcoming tasks include reviewing the Subdivision By-law and regulations for RVs and campers within the LUB.

Another ongoing initiative focuses on improving accessibility and parking around the administrative building. This project aims to ensure that the building and its surrounding facilities are inclusive and accessible to all residents while addressing parking challenges that arise during meetings held during working hours.

We are also undertaking the installation of private road signage across our municipality. MODA has 110 private roads, and it is municipal policy to purchase, install, and maintain these signs. To date, we have acquired approximately half of the required signs and are actively working on



their installation. Additionally, we are continuously striving to improve individual civic signage for homes that currently lack proper address markers.

One of the major projects we saw come to life this year was the Municipal Fire Service Review, completed by Sea Hawk Consultants. Their assessment of each fire hall identified several areas requiring attention, which will take both time and funding to address.

Other municipalities that have undergone similar reviews have taken place anywhere from 5 to 20 years to implement necessary changes. We have prioritized health and safety action items as the most critical. Some, such as developing policies and standard operating guidelines (SOGs), will take the longest to implement. Our goal is to have a solid framework for SOGs and OH&S policies by this time next year, along with the development of a cancer reduction strategy.

Additionally, we have identified potential cost savings by having the municipality centralize purchasing for all fire departments. Leveraging our procurement professionals will allow us to secure better pricing and streamline the purchasing process.

We also met with the Fire Review Committee and fire chiefs to discuss the possibility of hiring a Fire Services Coordinator (Title may change) to oversee fire services in Argyle. Moving forward, we will be working on a job description and list of duties for this potential role.

Joint Occupational Health and Safety Committee (JOHSC)

The committee has met the required number of times throughout the year which is 6 sessions annually. The shift from the previous requirement of ten meetings annual has allowed us to address issues with greater focus, ensuring that action items are given adequate time for discussion and follow-through without as frequent carryovers that previously hampered our progress.

In terms of incident tracking, last year recorded a total of five minor incidents, along with four instances of property damage and one ergonomic injury. This reflects a continued commitment to our hazard identification process, yet it also signals an ongoing need for vigilance, particularly in addressing ergonomic concerns and safeguarding property.



Fire Inspections & By-Law Enforcement

At the beginning of 2024, all the buildings requiring a fire inspection were successfully inspected. Over the past year, 69 fire inspections were completed, alongside approximately 60 re-inspections. Currently, there are 170 buildings that must be inspected on a rotating basis, with each building inspected at least once every two years, exceeding the minimum requirements of the Nova Scotia Fire Safety Act. This schedule necessitates at least 85 inspections annually. While only 69 inspections were completed this year due to an extensive by-law case, fire inspections remain on track, with no significant compliance issues reported from building owners.

In 2024, 33 by-law complaints were received, aligning with the annual average. All but one complaint, which involves an abandoned residential structure pending demolition, have been resolved. This highlights consistent progress in addressing community concerns effectively.

Development Officers

In 2024, subdivision activity returned to typical levels after an unusual spike in 2023. Last year saw 39 approved subdivisions, while 2024 had 22—a decrease of approximately 44%. This shift reflects a return to historical trends. The total fees collected was \$3,600.

Along with reviewing and approving subdivisions, Development Officers also saw an increase in zoning inquiries from the public, realtors, and appraisers. They issued 143 development permits in 2024. Compared to 156 in 2023 – a reduction of approximately 8%. Additionally, four variances were granted in 2024, primarily for minor adjustments to setbacks and the ground floor area of accessory buildings.

A significant milestone was reached in early 2025 when The Wedgeport Wind Farm LP completed its application package and secured signatures from all property owners for the Development Agreement.



Building Officials

The downward trend continued in the permitting department, with a total of 262 permits issued in 2024. This included 118 building permits. Throughout the year, 462 inspections were conducted, a 14% decrease from the 540 inspections completed in 2023. In addition to scheduled inspections, numerous courtesy site visits were made to help prevent confusion or misunderstandings before work began.

A growing trend is the increase in homeowners taking on projects themselves or with minimal help from contractors, which often requires additional time and guidance from staff. Rising construction costs continue to be a major factor, leading to more inquiries about alternative or non-traditional building practices.

This marks our second consecutive year of significant achievements. I successfully completed the required National Building Code Part 3 inspections, achieving Level 2 Building Official status. This certification allows me to inspect buildings of any classification or size, further strengthening our department's expertise.

Senior Safety Coordinator

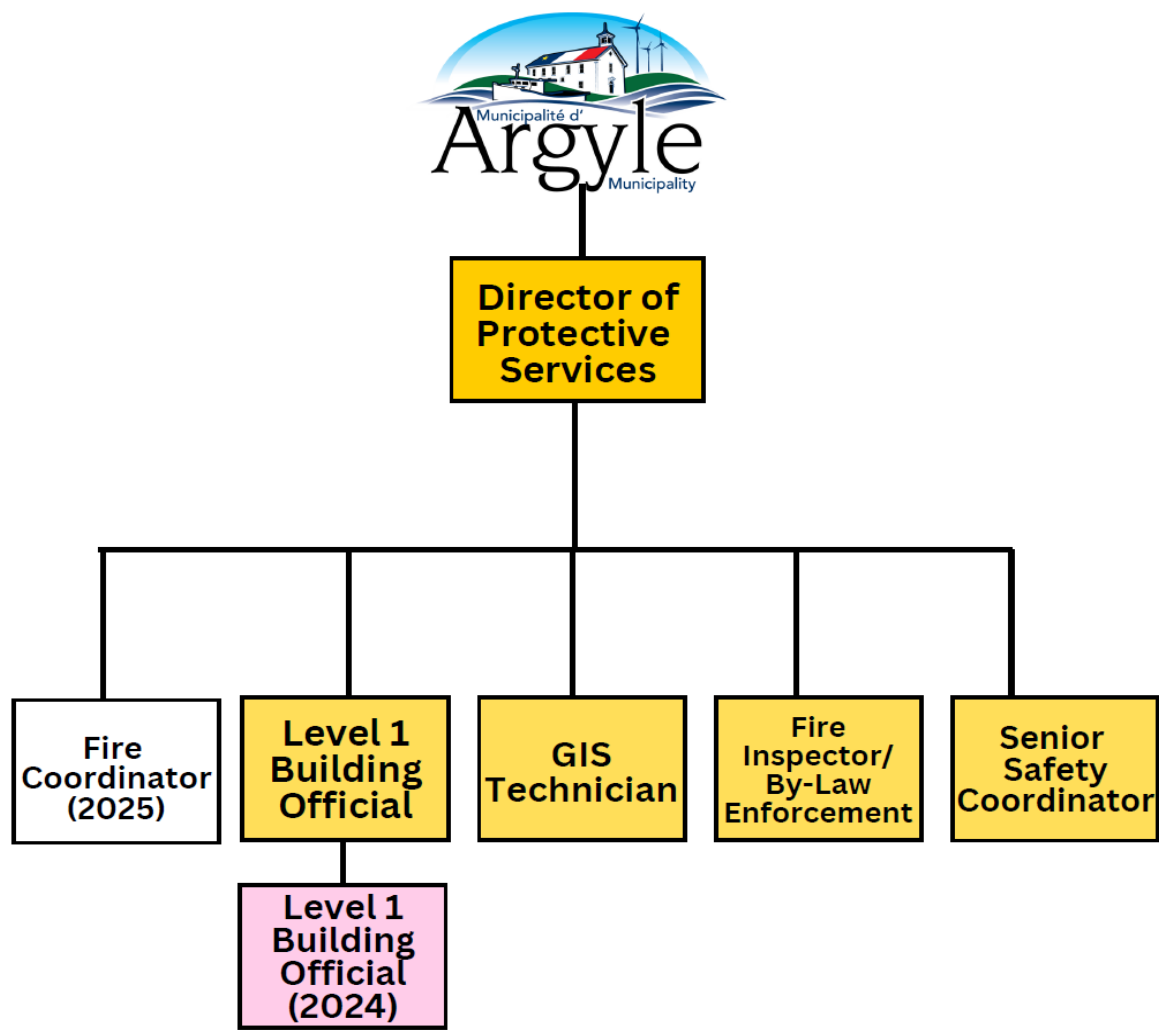
As we close out the year, I'd like to take a moment to recognize a significant transition within our Senior Safety program. Peggy Boudreau retired at the end of December after an incredible 47 years of dedicated service to our community. Her commitment and contributions have left a lasting impact, and we sincerely thank her for her years of service.

With Peggy's retirement, we took the opportunity to review the role of Senior Safety Coordinator to ensure it continues to meet the evolving needs of our aging population. After an extensive interview process, conducted with the involvement of the RCMP, we selected Amber Boudreau as the successful candidate. Amber comes to us with a background in Continuing Care with Nova Scotia Health, which provides her with valuable insight into the challenges seniors face. This experience will allow her to take a proactive approach in supporting seniors' safety, well-being, and independence.



In addition to her role as Senior Safety Coordinator, Amber will also take on some of the community-focused responsibilities previously handled through our Municipal Physical Activity Leader (MPAL) program, including organizing meals, Christmas stocking deliveries, craft activities, and summer gardening kits. Her passion for working with seniors and her positive outlook make her a great fit for this role.

We are excited to welcome Amber to the team and are confident that she will continue to strengthen and expand the Senior Safety Program. If you have any questions or would like further details, please don't hesitate to reach out.



MUNICIPALITY OF ARGYLE
DEPARTMENT OF
PROTECTION SERVICES



MUNICIPALITÉ D'ARGYLE
DÉPARTEMENT DES SERVICES
DE PROTECTION

	2023			2024		
	Number of Permits/Applications	Fee	Construction Value	Number of Permits/Applications	Fee	Construction Value
TOTALS	292	\$26,512.02	\$23,442,859.25	263	\$20,342.24	\$13,397,874.31

2024				2023			
Industrial Building Permit Issued				Industrial Building Permits Issued			
CV*	District	Projects		CV*	District	Projects	
\$50,000.00	6	1		\$5,100,000	1	2	
\$46,000.00	8	1		\$1,700,000	5	1	
				\$3,425,000	9	3	
Total	\$96,000	2		Total	\$10,225,000	6	
2024				2023			
Commercial Building Permits Issued				Commercial Building Permits Issued			
CV*	District	Projects		CV*	District	Projects	
\$2,675,000.00	1	3		\$85,000	2	1	
\$200,000.00	2	2		\$31,000	3	2	
\$75,000.00	6	1		\$1,000	4	1	
\$60,000.00	7	1		\$110,000	6	3	
				\$327,000	8	1	
				\$37,000	9	1	
Total	\$3,010,000.00	7		Total	\$591,000	9	
2024				2023			
Single-Family Dwellings				Single-Family Dwellings			
CV*	District	Projects		CV*	District	Projects	
\$880,000.00	1	3		\$850,000	1	2	
\$600,000.00	2	2		\$450,000	2	1	
\$307,000.00	3	1		\$750,000	3	1	
\$2,650,000.00	5	5		\$900,000	4	2	
\$1,680,400.00	6	3		\$2,825,000	5	9	
\$85,000.00	8	1		\$500,000	6	1	
\$5,000,007.00	9	1		\$500,000	8	2	
				\$662,000	9	2	
Total	\$11,202,407.00	16		Total	\$7,437,000	20	
*Construction Value				*Construction Value			



2024			2023		
Change of Use Permit Issued			Change of Use Permit Issued		
	District	Projects		District	Projects
	7	1		1	2
	9	1		4	1
				8	1
				9	2
Total		2	Total		6

As we reflect on the past year, the Department of Protective Services remains committed to ensuring the safety, resilience, and well-being of our municipality. Through ongoing collaboration with our volunteer fire departments, by-law enforcement, building inspections, and emergency management teams, we continue to address challenges and improve services that directly impact our residents.

Looking ahead, we recognize the need for continued investment in our fire services, infrastructure, and strategic planning to meet the evolving needs of our community. We appreciate Council's ongoing support and guidance as we work to strengthen our protective services and ensure they remain effective, sustainable, and responsive.

René Jeddry
Director of Protection Services