



COMMITTEE OF THE WHOLE AGENDA
Tuesday, May 24th, 2016 @ 6:30 pm
Municipal Administration Centre

- 1) Call to Order – Chairman, Warden Russell Boucher
- 2) Approval of Agenda
- 3) Approval of May 17th, 2016 Committee of the Whole Minutes
- 4) Business Arising from the Minutes
- 5) Acquisition, Sale, Lease and Security of Municipal Property (In-Camera)
- 6) Bill 177
- 7) Central Plan By-law Amendment
- 8) Proclamation – Jumpstart Day
- 9) Grant Writing Workshop
- 10) Adjournment



MUNICIPALITY OF THE COUNTY OF ANTIGONISH

TO: MUNICIPAL COUNCIL
FROM: GLENN HORNE, MUNICIPAL CLERK TREASURER
SUBJECT: ***COMMITTEE OF THE WHOLE MEMO***
DATE: MAY 24TH, 2016

ACQUISITION, SALE, LEASE AND SECURITY OF MUNICIPAL PROPERTY (IN-CAMERA)

This subject matter falls within Section 22(2) of the Municipal Government Act as a matter that a committee may discuss in a closed session. It is recommended a motion be made to initiate an in-camera session. Materials will follow.

BILL 177 (For information)

Please read the attached information regarding Bill 177.

CENTRAL PLAN BY-LAW AMENDMENT (For Decision)

Please see memo attached from Mr. Horne.

PROCLAMATION (For Decision)

Saturday, May 28 is national Jumpstart Day and traditionally a huge fundraising day across Canada. It has been a few years since our Antigonish-Guysborough Chapter has done any local fundraising. This year we are partnering with the Antigonish Canadian Tire on Jumpstart Day to raise funds for our chapter. We will be hosting a BBQ and Car Wash with additional activities for kids. The store will be pushing the sale of Jumpstart balls in-store and proceeds will go to this fundraiser. Canadian Tire will double match the first \$1000 raised, and each \$1000 after that to a maximum of \$5000. All money raised at this event will stay in our community.

Last year, our chapter provided \$14,000 in funding to help children participate in recreational activities throughout Antigonish and Guysborough. This year National Office has allocated \$11,000 for the Antigonish-Guysborough Chapter. Based on the applications we have received to date, it looks like requests for assistance will surpass last year's demand.

We will be working with local media in promoting this event to raise funds to cover the shortfall. To help promote the day, we would like each municipal unit in Antigonish & Guysborough to proclaim Saturday, May 28th Jumpstart Day (Proclamation attached).



GRANT WRITING WORKSHOP(For Decision)

Councillor MacLellan would like Council's approval to attend the following workshop:

Grant Writing Workshop: "Seeking Approval" Successful Grant Proposal Writing Steps & Strategies

Grants from institutional sources – government agencies, foundations, service clubs, associations and the like – are a major revenue source for charities and non-profit groups striving to jumpstart new programs or strengthen existing services. Yet the process of researching granting sources and developing compelling proposals can be a mysterious and frustrating quest for many charities. All too frequently applicant organizations become discouraged by complex and voluminous procedures, heightened competition for the same pool of funds and the excruciating wait for what they hope is a positive response from the decision-makers.

Equally frustrating are the overwhelming accountability and reporting procedures, the seemingly repetitive questions posed in each application, and the arduous search for granting sources that fund operating expenses. As challenging as it initially appears, writing and developing effective and results-oriented grant proposals is a skill that non-profit staff members and volunteers can attain proficiency.

Workshop participants will learn how to identify high-percentage granting opportunities and construct fluid and persuasive cases for support. Building a rapport with the "point people" from granting agencies and understanding the motivations of decision-makers are crucial subjects that will be covered in this presentation. Most importantly, participants will experience a greater sense of confidence and become firmly acquainted with methods to procure the funds and resources that will enable their respective organizations to make significant progress towards achieving their missions.

Among the lessons that participants will learn through this interactive session:

- How to construct a compelling, concise case for support that will serve as the template for most institutional grant proposals;
- How to communicate effectively with the "point people" from granting sources;
- The differences between traditional granting sources including foundations, government agencies and corporate philanthropy programs;
- Formulating realistic project and operating budgets that meet the needs of applicant organizations and satisfy the expectations of granting sources;
- Understanding the importance of setting realistic benchmarks and "indicators of success".

COST: \$125.00

COMMITTEE OF THE WHOLE MEETING

A Committee of the Whole Meeting was held Tuesday, May 17th, 2016 at 5:30pm in the Council Chambers of the Municipal Administrative Centre, 285 Beech Hill Road, Antigonish NS.

Present were: Warden Russell Boucher, Chair
 Deputy Warden Owen McCarron
 Councillor Mary MacLellan
 Councillor Vaughan Chisholm
 Councillor Rémi Deveau
 Councillor Pierre Boucher
 Councillor Bill MacFarlane
 Councillor Donnie MacDonald
 Glenn Horne, Municipal Clerk/Treasurer
 Shirlyn Donovan, Interim Deputy Clerk
 Allison Duggan, Director of Finance

Regrets: Councillor Hughie Stewart
 Councillor Angus Bowie

The meeting of the Committee of the Whole was called to order by the Chair, Warden Boucher, at 5:31pm.

APPROVAL OF AGENDA

The following item was added to the agenda:

- Antigonish Affordable Housing Society
- Highway Liaison Committee
- Acquisition, Sale, Lease And Security Of Municipal Property (In-Camera)

Moved by Councillor MacLellan and seconded by Councillor Boucher that the agenda be approved as amended. Motion carried.

APPROVAL OF MINUTES

Moved by Councillor MacDonald and seconded by Deputy Warden McCarron that the Committee of the Whole minutes May 10th, 2016 be approved as presented. Motion carried.

BUSINESS ARISING FROM THE MINUTES

ASHRU – An update from ASHRU was provided to the Committee in the agenda package.

4-H EXCHANGE – Council reviewed the request from the 4-H Exchange group. Council has come to the consensus that each Councillor will give \$50 from their District Grants and Deputy Warden McCarron will top up the remainder to a maximum of \$1200.

STRAIT AREA GROUND SEARCH & RESCUE ASSOCIATION - Council has asked staff to check with other municipalities within SAGSARA's catchment area to see if they will be funding their operations. Mr. Horne presented the findings:

Town – No

St. Mary's – No

Guysborough - \$10,500 only payable with all the other units are on board

Port Hawkesbury – Still deliberating

Richmond – Still deliberating

Inverness – Still deliberating

BUDGET DELIBERATIONS

Ms. Duggan and Mr. Horne presented the Fiscal 2016/17 Operating Budget. They noted that Councillors may ask questions at any time during the review of the budget.

Deputy Warden McCarron asked if it might be cheaper for the Municipality to use solar powered LED lights for our street lights.

Ms. Duggan reviewed the Revenue and Expenditures budgets. She highlighted expenditures that are new for this year such as the purchase of office phones, Virtual City Hall and e-send.

Deputy Warden McCarron asked if there were any alternatives to having a fall bulky waste pick up such as having a day at the landfill with no tipping fees. He had a call from a resident who stated that there are too many restrictions on our bulky waste collection.

Warden Boucher thanked staff for their hard work developing the budget.

ANTIGONISH AFFORDABLE HOUSING

Councillor MacDonald wanted to inform Council that the Antigonish Affordable Housing Association has been awarded \$100,000 in funding from Housing Nova Scotia. The agreement is to be signed this week by Antigonish Affordable Housing and Housing Nova Scotia. A formal announcement will be made in June at the AGM.

HIGHWAY LIAISON COMMITTEE

There have been some concerns raised about the dust coming from the construction of the new highway. Deputy Warden McCarron suggested Council contact the Highway Liaison Committee to see if something can be done.

Deputy Warden McCarron thinks we should request for the RCMP to do incident reports on dangerous areas of the road such as the Lower South River Bridge with the large pot hole and submit them to the Department of Transportation and Infrastructure Renewal.

ACQUISITION, SALE, LEASE AND SECURITY OF MUNICIPAL PROPERTY (In-Camera)

This subject matter falls within Section 22(2) of the Municipal Government Act as a matter that a committee may discuss in a closed session. It is recommended a motion be made to initiate an in-camera session.

Moved by Deputy Warden McCarron and seconded by Councillor Chisholm that the Committee of the Whole Meeting be adjourned to an In-Camera Session to discuss Acquisition, Sale, Lease and Security of Municipal Property. Motion carried.

Moved by Councillor Boucher and seconded by Councillor MacLellan that the In-Camera session be adjourned at 8:01pm. Motion carried.

ADJOURNMENT

Moved by Deputy Warden McCarron and seconded by Councillor MacDonald that the Committee of the Whole meeting be adjourned at 8:01pm. Motion carried.

Warden Russell Boucher

Glenn Horne, Municipal Clerk/Treasurer



May 17, 2016

Mayors & Wardens of Nova Scotia,

On May 5th, 2016 the Province introduced Bill 177 to make amendments to the Municipal Government Act and the Halifax Charter. Bill 177 was introduced as a means to phase in the property tax related to increases in commercial assessment in urban Commercial Development Districts and eligible contaminated properties. What we believe started as a brownfield or main-street/downtown incentive has been given a breadth that will have significant impact on the Provincial economy and the success of municipal units across the province.

We believe this Bill is subject to final reading within the next day. We would encourage you to contact your MLA and ask that this bill be halted pending the results of the MGA Review and full consultation with the Municipalities who will be affected by changes to the MGA.

We understand that this legislation is enabling. Nonetheless, once a neighbouring (or competing) municipal unit implements such a bylaw, other units will be forced to follow suit if they want to remain competitive. As a stand-alone tax policy, Bill 177 does not protect jurisdictional fairness and regional thinking, it significantly reduces it.

There are several issues with respect to this legislation:

- The obvious impact for municipal units who enact a bylaw (either willingly or from market pressure) will be less commercial tax revenue coming from the Commercial Development District. The associated revenue will result in increased tax burdens for residential and commercial tax payers, including those businesses not in a "commercial development district". This will be a redistribution of tax burden not unlike the residential CAP program does now.
- Long term business planning has been done around full commercial revenue and the debt structure of municipal infrastructure depends on it. Forced to offer this incentive to remain competitive will have a significant impact on the long term sustainability and viability of future business park developments. In East Hants, for example, all of our business parks have

extended payback periods. If this legislation passes we would be enabled to phase in tax burden for the Elmsdale Park (and may need to, to be competitive with Burnside) but not for the one in Mt Uniacke or the private business park in Milford. It is not difficult to see how this plays havoc with our economic development plans and redistributes tax burden to the detriment of some while benefitting others.

- The negative impact on all business established outside of “commercial development districts” and un-serviced business parks/districts will be immediate.
- Although the Towns Task Force recommended incentive programs for brownfield redevelopment, the addition of “commercial development districts” to this legislation denies rural Nova Scotia municipalities the ability to be on a level playing field with towns and urban areas.
- Many years ago the province eliminated Development Commissions because it was pitting one community against another in trying to attract business. The “race to the bottom” was painfully evident and the Province as a whole suffered. Much effort has gone into eliminating that unhealthy competition between jurisdictions. This legislation brings that competition back full force.

In 2015, following several recommended changes to the MGA and other legislation through the Towns Task Force and Fiscal Review reports, the Province began a review of the entire MGA. The Economic & Business Development (EBD) working group was tasked with policy review of 32 recommendations, approximately half of which relate to enabling some kind of incentive program for business.

The scope of Bill 177 is not a direct ask of any of the stakeholders engaged as part of the MGA review. In the midst of a full legislative review, Bill 177 demonstrates a lack of coordination of important tax policy at the Provincial level and **does not deliver what the Towns Task Force or the Fiscal Review reports had requested, which was a comprehensive toolkit of economic development tools that address the needs of all Nova Scotia municipal units - towns, cities, rural and regional.**

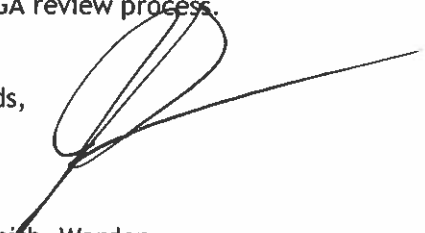
We feel that Bill 177 was not subject to open and transparent stakeholder review and input. The UNSM Board was consulted on the Bill however the UNSM membership (all Municipalities in the Province) was not consulted prior to tabling of the Bill. This bill was tabled on the Thursday of the UNSM Spring Conference and yet it was not discussed or presented to the membership at any point during the conference. Beyond Bill 177 the UNSM membership needs to take a close look at how this

could happen within an organization that we are all members of and who is charged to represent the interest of all Municipal units in this Province. Passing legislation that divides us is not the answer. The MGA Review process includes vetting recommended changes to the MGA through three separate committees and undertaking consultation with all municipal Council's across the province prior to legislation being introduced to the House of Assembly. At a minimum, the Department of Municipal Affairs should follow its own process for MGA reform, sharing policy work with and seeking input from all Municipal Councils on this influential change to the MGA.

The Economic & Business Development MGA Review working group is taking a holistic approach to developing a toolkit of products that will give municipal units more flexibility while ensuring we are not all "racing to the bottom". There will be clear policy recommendations around several EBD tool kit items including incentives, tax structures, tax deferral programs, property transactions with business, sector and density development, etc.

We encourage you to contact your MLA immediately and urge the Province to delay the final reading of Bill 177 until all stakeholder recommendations have been reviewed and a holistic approach to economic development incentive programs can be presented to the Ministers Round Table through the MGA review process.

Regards,



Jim Smith, Warden
Municipality of East Hants

**An Act to Amend Chapter 18
of the Acts of 1998,
the Municipal Government Act
and Chapter 39 of the Acts of 2008,
the Halifax Regional Municipality Charter**

Be it enacted by the Governor and Assembly as follows:

1 Chapter 18 of the Acts of 1998, the *Municipal Government Act*, is amended by adding immediately after Section 71B the following Sections:

71C (1) In this Section,

(a) “commercial development district” means a district, established by a by-law made pursuant to subsection (2), that comprises one or more eligible properties;

(b) “eligible commercial property” means a commercial property, except the forest property owned by a person who owns fifty thousand acres or more of forest property in the Province;

(c) “eligible contaminated property” means a property or part thereof that

(i) was an eligible commercial property,

(ii) is designated as a contaminated site pursuant to subsection 87(1) of the *Environment Act*, and

(iii) is the subject of an agreement entered into pursuant to clause 89(1)(b) of the *Environment Act*;

(d) “eligible property” means an eligible commercial property or eligible contaminated property.

(2) Notwithstanding subsection 57(2) but subject to Section 71D, where a council considers it necessary or advisable, the council may, by by-law, provide for

(a) the phasing-in of an increase in the taxable assessed value of an eligible property located in a commercial development district over a period not exceeding ten years; and

(b) the cancellation, reduction or refund of taxes paid as a result of the phasing-in of the increase.

(3) Subject to subsection (4), a by-law made pursuant to subsection (2) must establish, in accordance with a municipal planning strategy, one or more commercial development districts.

(4) A commercial development district may only be established in an area that is serviced by wastewater facilities and a water system.

may (5) Subject to subsection (6), a by-law made pursuant to subsection (2)

(a) prescribe the taxable assessed value of an eligible property within a commercial development district;

(b) where the taxes paid in the current year in respect of an eligible property exceed the taxes payable in respect of the eligible property under the by-law, authorize the refund of the amount by which the taxes paid exceed the taxes payable under the by-law;

(c) prescribe a base year for the purpose of a formula authorized by clause (d); and

(d) prescribe a formula to be applied to any increase in the taxable assessed value in a year above the taxable assessed value in the base year for the purpose of calculating the taxes payable.

(6) A formula prescribed by clause (5)(d) must not result in the calculation of the total increase in taxes payable during the phase-in period being less than fifty per cent of the total increase in taxes that would be payable during the same period in the absence of the application of the formula.

(7) Notwithstanding subsection 57(2), where a by-law is made pursuant to subsection (2), the owner of an eligible property to which the by-law applies shall pay taxes with respect to the eligible property in accordance with the by-law instead of the taxes otherwise payable pursuant to this Act.

(8) Taxes payable in respect of an eligible property under a by-law made pursuant to subsection (2) are a first lien upon the eligible property.

(9) Nothing in this Section authorizes the application of a commercial tax rate to an eligible property other than the commercial tax rate set by the council pursuant to subsection 73(1) for the area of the municipality determined to be an urban area receiving an urban level of services.

71D (1) Where a council makes a by-law pursuant to subsection 71C(2), the clerk shall submit a certified copy of the by-law to the Minister.

(2) The Minister shall review the by-law and determine whether the by-law appears to affect a provincial interest or conflict with the law.

(3) Where the Minister determines that the by-law appears to affect a provincial interest, the Minister shall

(a) approve the by-law;

(b) approve the by-law with such amendments as the Minister considers necessary or advisable; or

(c) refuse to approve the by-law.

(4) Where the Minister determines that the by-law appears to conflict with the law, the Minister shall

(a) approve the by-law with such amendments as the Minister considers necessary or advisable to resolve the apparent conflict with the law; or

- (b) refuse to approve the by-law.
- (5) The by-law is of no force and effect until the Minister
 - (a) determines that the by-law does not appear to affect a provincial interest or conflict with the law; or
 - (b) approves the by-law, with or without amendments,
 and provides written notice to the clerk of the Minister's determination or approval.

71E A by-law made pursuant to subsection 71C(2) must be reviewed by the municipality within four years of its coming into force and every four years thereafter.

2 Clause 214(1)(o) of Chapter 18, as amended by Chapter 9 of the Acts of 2003, is further amended by

- (a) striking out the semicolon after subclause (viii) and substituting a comma; and**
- (b) adding immediately after subclause (viii) the following subclause:**
 - (ix) the eligibility criteria for the establishment of a commercial development district including, without limiting the generality of the foregoing, the percentage increase in the taxable assessed value of the eligible properties, as defined in subsection 71C(1), within the proposed commercial development district and the period over which the increase in the taxable assessed value of the properties occurs;

3 Chapter 39 of the Acts of 2008, the *Halifax Regional Municipality Charter*, is amended by adding immediately after Section 92B the following Sections:

- 92C (1) In this Section,
- (a) “commercial development district” means a district, established by a by-law made pursuant to subsection (2), that comprises one or more eligible properties;
 - (b) “eligible commercial property” means a commercial property, except the forest property owned by a person who owns fifty thousand acres or more of forest property in the Province;
 - (c) “eligible contaminated property” means a property or part thereof that
 - (i) was an eligible commercial property,
 - (ii) is designated as a contaminated site pursuant to subsection 87(1) of the *Environment Act*, and
 - (iii) is the subject of an agreement entered into pursuant to clause 89(1)(b) of the *Environment Act*;
 - (d) “eligible property” means an eligible commercial property or eligible contaminated property.

(2) Notwithstanding subsection 71(2) but subject to Section 92D, where the Council considers it necessary or advisable, the Council may, by by-law, provide for

(a) the phasing-in of an increase in the taxable assessed value of an eligible property located in a commercial development district over a period not exceeding ten years; and

(b) the cancellation, reduction or refund of taxes paid as a result of the phasing-in of the increase.

(3) Subject to subsection (4), a by-law made pursuant to subsection (2) must establish, in accordance with a municipal planning strategy, one or more commercial development districts.

(4) A commercial development district may only be established in an area that is serviced by wastewater facilities and a water system.

(5) Subject to subsection (6), a by-law made pursuant to subsection (2) may

(a) prescribe the taxable assessed value of an eligible property within a commercial development district;

(b) where the taxes paid in the current year in respect of an eligible property exceed the taxes payable in respect of the eligible property under the by-law, authorize the refund of the amount by which the taxes paid exceed the taxes payable under the by-law;

(c) prescribe a base year for the purpose of a formula authorized by clause (d); and

(d) prescribe a formula to be applied to any increase in the taxable assessed value in a year above the taxable assessed value in the base year for the purpose of calculating the taxes payable.

(6) A formula prescribed by clause (5)(d) must not result in the calculation of the total increase in taxes payable during the phase-in period being less than fifty per cent of the total increase in taxes that would be payable during the same period in the absence of the application of the formula.

(7) Notwithstanding subsection 71(2), where a by-law is made pursuant to subsection (2), the owner of an eligible property to which the by-law applies shall pay taxes with respect to the eligible property in accordance with the by-law instead of the taxes otherwise payable pursuant to this Act.

(8) Taxes payable in respect of an eligible property under a by-law made pursuant to subsection (2) are a first lien upon the eligible property.

(9) Nothing in this Section authorizes the application of a commercial tax rate to an eligible property other than the commercial tax rate set by the Council pursuant to Section 94 for the area of the Municipality determined to be an urban area receiving an urban level of services.

92D (1) Where the Council makes a by-law pursuant to subsection 92C(2), the clerk shall submit a certified copy of the by-law to the Minister.

(2) The Minister shall review the by-law and determine whether the by-law appears to affect a provincial interest or conflict with the law.

(3) Where the Minister determines that the by-law appears to affect a provincial interest, the Minister shall

- (a) approve the by-law;
- (b) approve the by-law with such amendments as the Minister considers necessary or advisable; or
- (c) refuse to approve the by-law.

(4) Where the Minister determines that the by-law appears to conflict with the law, the Minister shall

- (a) approve the by-law with such amendments as the Minister considers necessary or advisable to resolve the apparent conflict with the law; or
- (b) refuse to approve the by-law.

(5) The by-law is of no force and effect until the Minister

- (a) determines that the by-law does not appear to affect a provincial interest or conflict with the law; or
- (b) approves the by-law, with or without amendments,

and provides written notice to the clerk of the Minister's determination or approval.

92E A by-law made pursuant to subsection 92C(2) must be reviewed by the Municipality within four years of its coming into force and every four years thereafter.

4 Clause 229(1)(o) of Chapter 39 is amended by

(a) striking out the semicolon after subclause (viii) and substituting a comma; and

(b) adding immediately after subclause (viii) the following subclause:

(ix) the eligibility criteria for the establishment of a commercial development district including, without limiting the generality of the foregoing, the percentage increase in the taxable assessed value of the eligible properties, as defined in subsection 92C(1), within the proposed commercial development district and the period over which the increase in the taxable assessed value of the properties occurs;

Minister Zack Churchill
Minister of Municipal Affairs

Dear Minister Churchill,

On behalf of the Council for the Town of Truro, I would like to express our deep concern over the process being followed by the Province with the introduction of Bill 177 on May 5th, 2016. In a letter from the Municipality of East Hants dated 17 May 2016 (attached) a number of legitimate issues are raised that require answers prior to this legislation moving forward.

A key aspect of the ongoing MGA review process is the consultation phase that allows municipal councils to review and comment on the proposed amendments prior to them going to the Province for further action. As part of this process the various MGA working groups would produce policy papers that would outline the reasons for change as well as analysis to recommend what specific changes should be made to bring the article in line with the needs of Nova Scotia communities. The Town feel that by limiting the consultation to the UNSM Board in this particular case the province is failing to live up to the commitment made to seek full and open input for all concerned. The very nature of Bill 177 has the potential to be very positive for some communities while at the same time creating significant harm to others if the process fails to properly consider the views of all concerned.

This appears to be a case of lost opportunities given that Bill 177 was not part of the agenda during the recent UNSM Spring Conference. We are extremely concerned that neither the Province nor UNSM saw fit to include this for discussion at the conference. This is an extremely important piece of legislation and one of the first to come about as the result of the MGA Review, we simply ask that the proper consultation take place prior to the bill being approved.

The Town of Truro respectfully requests that Bill 177 be tabled until a proper consultation can take place among Nova Scotia communities that will be impacted by this legislation.

W.R. Mills
Mayor
Town of Truro

To: **Glenn Horne, Municipal Clerk Treasurer**

From: **Planning Staff (EDPC)**

Date: **May 24, 2016**

Reference: **Nine Hundred Square Foot Maximum Size Limitations on Accessory Buildings mandated in the General Provision Section of the Central Antigonish Municipal Planning Strategy and Land Use By-law.**

Request for Exemptions.

Recommendation:

It is the recommendation of staff that Council remove the maximum size limitation on accessory buildings in the Central Planning Area where such buildings are proposed for properties without access to central Municipal sewer services. These areas are characterized by larger lots sizes than in areas with access to piped sewer services and typically are also characterized by a wider spectrum of permitted uses. This proposed amendment would also be in keeping with the provisions found in the adjacent planning area under the Antigonish Fringe Municipal Planning Strategy and Land Use By-law.

Analysis:

The General Zone provisions found in a Land Use By-law (LUB) apply to all zones within a planned area. Therefore the requirement restricting accessory buildings to 900 square feet automatically was applied to all properties in unserved areas. While the Municipal Planning Strategy (MPS) is silent on accessory buildings size limits *per se*, the restriction of accessory buildings to a size more consistent with more urban areas of the County would seem to be contrary to the intent of the MPS expressed in Policy L-1.1 which states: *"It shall be the policy of Council to establish a Rural Development Designation as shown on the Generalized Future Land Use map. The rural development designation is intended to support a rural approach to development that will include supporting mixed uses, agriculture and other land-based livelihoods that require larger lots and generally rely on private services."*

Staff have received applications for larger garages in the Rural Development (RD-1) Zone and in cases where the property is being used for agriculture, fishery or forestry uses these permits have been issued because the zone allows, among other typical rural uses: *"Agricultural uses, including intensive livestock operations; Fishing and fishing-related uses; Forestry and forestry-related uses"*. In instances however where the applicant has a large property but is not operating a farm, a forestry operation or using the accessory building to store a fishing boat or gear, there is an understandable reluctance to claim the building is being used for these uses. From staff's point of view a larger automobile garage has no more of a land use impact than would any of the above referenced uses. Therefore in keeping with the existing policy for a *"...rural approach to development..."* staff recommend that Council remove the maximum size limitation on accessory buildings in the Central Planning Area where such buildings are proposed for properties where there are no central Municipal sewer services.

Proposed Amendment:

A BY-LAW TO AMEND THE LAND USE BY-LAW
FOR THE MUNICIPALITY OF THE COUNTY OF ANTIGONISH

The *Central Antigonish Land Use By-law* for the Municipality of the County of Antigonish is hereby amended as follows:

1) In Part 6 adding the following text in bold:

Accessory Buildings

- 6.A.1. *Accessory uses, buildings and structures shall be permitted in any zone within the Planning Area but shall not:*
- a. *be used for human habitation, except in the Rural Development (RD-1) and Hamlet Residential (HR-1) Zones, where they will be referred to as “garden suites”, and shall meet the Building Code regulations;*
 - b. ***in areas serviced with municipal sewer services exceed 83.6 square metres (900 sq. feet) in total floor area;***
 - c. *be located in the front yard of the lot with the exception of seasonal roadside stands, parking area booths and school bus shelters;*
 - d. *be located a minimum of 0.6 metres (2 feet) from said lot line in any zone, except for seasonal roadside stands, accessory buildings with no windows or perforations on the side of the building facing the abutting lot line;*
 - e. *on a corner lot, be located in the rear yard or in the side yard that is adjacent to the flanking street; and*
 - f. *be built closer to a street than the main building on a parcel that is in a non-residential zone.*

This is to certify that the resolution of which this is a true copy, was duly passed at a duly called meeting of the Municipal Council of the Municipality of the County of Antigonish held on the ____ day of June 2016

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this ____ day of June 2016

Mr. Glenn Horne, Municipal Clerk

Proclamation

**Jumpstart Day
May 28, 2016**

WHEREAS One in three Canadian families cannot afford to involve their children in sport or recreational activities; and

WHEREAS Jumpstart believes all kids should have the chance to run, skate, play, grow and participate in organized sports and recreation such as hockey, dance, swimming and basketball so they can develop important life skills, self-esteem, confidence; and

WHEREAS Canadian Tire Jumpstart helps kids in financial need participate in organized sport and recreation with 100% of customer donations going directly to kids in this community; and

WHEREAS Since 2005, Canadian Tire Jumpstart has helped more than 1,013,871 kids across Canada participate in organized physical activities; and

WHEREAS Jumpstart Day is a day dedicated to raising awareness across Canada so all kids can play.

NOW THEREFORE, I, Warden Russell Boucher, on behalf of members of County Council, do hereby proclaim May 28, 2016 as **Jumpstart Day** to give kids a sporting chance.

Dated at Antigonish, Nova Scotia
this 24th day of May, 2016.

Russell Boucher
Warden

