

Monday, April 27, 2020, 5:30 pm Council Chambers Municipal Administration Building 285 Beech Hill Road Beech Hill, NS B2G 0B4

- 1. Call to Order Chairman, Warden Owen McCarron
- 2. Approval of Agenda
- 3. Approval of April 14, 2020 Committee of the Whole Minutes
- 4. Business Arising from the Minutes
- 5. Delegations
  - a. Potential Housing Development Dunmore Road
- 6. Continuing Business
  - a. Sport Hub Project Update
  - b. Update on NSFM Initiatives & Weekly Video Conference
  - c. Discussion of Operating Budget Development
  - d. Update on Inter-Municipal IT Initiative
- 7. New Business
  - a. Fire Damage Letter Request
  - b. Bonvie MacDonald Rinks to Links
- 8. Reports from Inter-Municipal Boards, Committees and Commissions
  - a. Antigonish Heritage Museum Board
  - b. Antigonish Arena Association
  - c. Antigonish Crime Prevention
  - d. Eastern District Planning Commission
  - e. Eastern Regional Solid Waste Management Committee
  - f. Pictou Antigonish Regional Library
  - g. RK MacDonald Nursing Home
  - h. County Paqtnkek Joint Steering Committee
- 9. Community Events

This item provides Councillors with an opportunity to briefly bring to the attention of Council events that are taking place in their communities.

- 10. Additions to the Agenda
- 11. In Camera Items
- 12. Adjournment



## STRATEGIC PRIORITIES CHART (amended Feb. 2019)

### **COUNCIL PRIORITIES**

#### **NOW**

- 1. CELLULAR & BROADBAND CONNECTIVITY: Business Case, Funding & Advocacy
- 2. WATER INFRASTRUCTURE: Assessment, Plan & Implementation
- 3. RENEWABLE ENERGY: Explore Partners & Develop Options
- 4. PAQTNKEK PARTNERSHIP: Transition Plan & Milestones
- **5. TOURISM:** Plan Development

#### NEXT

- ACCESSIBILITY: Improvements & Engagement
- INFRASTRUCTURE FUNDING: Plan & Implementation
- WATER & SEWER: Assessment & Plan
- ACTIVE TRANSPORTATION PLAN: Implementation
- MUNICIPAL AWARENESS: Plan & Implementation
- RECREATION PLAN: Implementation

Engagement – Feb 2020

MUNICIPAL AWARENESS: Plan & Implementation – Nov 2019

#### **ADVOCACY/PARTNERSHIPS**

Connectivity Funding (Prov & Feds)
Physician Recruitment & Retention (Prov)
Long-Term Care Facility Funding (Prov)
Aging In Place Program (Prov)

• Certification of Assistant Building Inspector

BUSINESS PARK: Determine need for new / LSR Options.	
ADMINISTRATION	FINANCE
1. CELLULAR & BROADBAND CONNECTIVITY:	1. INFRASTRUCTURE FUNDING: Plan &
May 2019	Implementation - Ongoing
2. <b>TOURISM:</b> Plan – December 2019	2. Water Meter System: Integration – Mar 2019
3. INFRASTRUCTURE FUNDING: Plan &	3. Water Utility Rates: Review – Oct
Implementation - Ongoing	<ul> <li>Information Technology Strategy: Oct 2019</li> </ul>
<ul> <li>BUSINESS PARK: Determine need for new /</li> </ul>	<ul> <li>Receivables and Payables: Ongoing</li> </ul>
LSR Options – June 2019	
<ul> <li>Asset Management System: Complete</li> </ul>	
Phase 1 & 2 – June 2019	
PUBLIC WORKS	RECREATION
1. WATER INFRASTRUCTURE Assessment, plan	1. ACTIVE TRANSPORTATION PLAN: Trunk 104
and Implementation.	Concort Dosign Mar 2020
and implementation.	Concept Design – Mar 2020
2. SEWER SYSTEMS: Assessment - October.	2. RECREATION PLAN: Community Hubs Concept
1	
2. SEWER SYSTEMS: Assessment - October.	2. RECREATION PLAN: Community Hubs Concept
<ol> <li>SEWER SYSTEMS: Assessment - October.</li> <li>WATER SYSTEM: Fringe Water Upgrades - 2020</li> </ol>	<ol> <li>RECREATION PLAN: Community Hubs Concept Design – Nov 2019.</li> </ol>
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<ul> <li>2. SEWER SYSTEMS: Assessment - October.</li> <li>3. WATER SYSTEM: Fringe Water Upgrades - 2020</li> <li>Day-to-day operations</li> <li>•</li> </ul>	<ol> <li>RECREATION PLAN: Community Hubs Concept Design – Nov 2019.</li> <li>RECREATION PLAN:         <ul> <li>Summer, After School &amp; Learn to Swim Programing: Ongoing</li> </ul> </li> </ol>
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<ul> <li>2. SEWER SYSTEMS: Assessment - October.</li> <li>3. WATER SYSTEM: Fringe Water Upgrades - 2020</li> <li>Day-to-day operations</li> <li>SUSTAINABILITY</li> <li>1. RENEWABLE ENERGY: Options Development – Jan 2020</li> </ul>	<ol> <li>RECREATION PLAN: Community Hubs Concept Design – Nov 2019.</li> <li>RECREATION PLAN:         <ul> <li>Summer, After School &amp; Learn to Swim Programing: Ongoing</li> </ul> </li> <li>PLANNING</li> <li>Eastern Antigonish Plan Review – Sept.</li> <li>Bill 58 Amendments to the MGA assessment and</li> </ol>



### **Committee of the Whole Meeting Minutes**

Tuesday, April 14, 2020, 6:30 pm Council Chambers Municipal Administration Building 285 Beech Hill Road Beech Hill, NS B2G 0B4

Present were: Warden Owen McCarron

Deputy Warden Hugh Stewart Councillor Mary MacLellan Councillor Donnie MacDonald Councillor Vaughan Chisholm

Councillor Remi Deveau Councillor Gary Mattie Councillor Neil Corbett Councillor Bill MacFarlane

Regrets: Councillor John Dunbar

Staff Present: Glenn Horne, Clerk-Treasurer

Beth Schumacher, Deputy Clerk

Shirlyn Donovan, Strategic Initiatives Coordinator

Allison Duggan, Director of Finance

#### 1. Call to Order – Chairman, Warden Owen McCarron

The meeting of the Committee of the Whole was called to order by the Chair, Warden McCarron, at 5:57pm

#### 2. Approval of Agenda

Warden McCarron called for any additions or deletions to the agenda.

That the agenda be approved as presented.

**Motion Carried** 



#### 3. Approval of March 30, 2020 Committee of the Whole Minutes

Warden McCarron called for any errors or omissions in the minutes.

That the Committee of the Whole minutes of March 30, 2020 be approved as presented

**Motion Carried** 

#### 4. Business Arising from the Minutes

Councillor MacLellan asked if anyone had heard further from the Cape Mabou Pasture Co-op. Nothing further had been received; Warden McCarron and staff will follow-up with the co-op and other area municipalities for more information. Councillor MacLellan also asked for an update on the bulky waste program; the flyers are being printed and will be circulated by Canada Post later this week.

#### 5. <u>Continuing Business</u>

#### a. <u>Discussion of Provincial Tax Deferral Program</u>

This item was referred to In-Camera Committee for discussion.

#### 6. New Business

#### a. Quality of Life Survey Results

Mrs. Donovan provided the Committee with an overview of the Quality of Life Survey process and responses. The Antigonish and Guysborough area had a higher response rate to the survey, as well as many of the positive indicators noted in the survey. The different categories of the survey were discussed for the Committee's benefit. The next steps for the project are on hold for now; the plan is to bring together community stakeholders to look at the survey results in more detail to find out if the survey results are accurate, where improvements that have been identified can be made, and to celebrate the positive results. Discussion followed.

#### b. <u>VON Antigonish Presentation Materials</u>

Information about VON programs were included in the agenda package for the Committee's information.

#### c. Clarification on Special District Grants

Mr. Horne reviewed the staff report regarding the Special District Grants, and the staff request regarding the timing of the release of funds in relation to the budget process. Discussion and questions followed. Consensus was given to release the funds in full on April 1st. Mr. Horne noted that an amendment would be made to the policy so that this decision of the Committee would be captured.



#### d. Discussion of COVID-19 and Municipal Elections

Mr. Horne noted that discussions have been taking place at NSFM regarding the impact on the Municipal Election, particularly with respect to statutory deadlines in the process and the enumeration process. Questions from the Committee followed.

#### 7. Community Events

There were no community events to report. An idea shared in his community for garbage pickups while out for walks was shared by Councillor Deveau.

#### 8. Staff Reports

Mr. Horne noted that in addition to the projects listed in the staff reports, the final report from IMP has been received and is being reviewed by staff.

#### 9. Additions to the Agenda

There were no additions to the agenda.

#### 10. <u>In Camera Items</u>

That the Committee of the Whole Meeting be adjourned to an In-Camera Session to discuss Contract Negotiations at 6:42pm.

**Motion Carried** 

That the Committee return to Open Session at 7:11pm.

**Motion Carried** 

#### 11. Adjournment

That the Committee of the Whole meeting be adjourned at 7:13pm.

**Motion Carried** 

Warden Owen McCarron	Glenn Horne, Municipal
	Clerk/Treasurer



- Dunmore Development Ltd was established in 2012.
- Currently owns development properties in the County of Antigonish, the Town of Antigonish as well as Inverness County.
- Currently owns rental properties in the Town of Antigonish maintaining affordable rents and working with N.S. Affordable Housing on units that qualify.
- We believe everyone should have access to a safe and affordable home in a community they can be proud of.
- We leverage the network we have built over the past 20 years, to provide safe and attainable housing options. Whether you are starting out, looking to grow your family or want a safe place to retire, we believe every project is an opportunity to improve people's living standards.



## Ian Tate

#### Director

- Born and raised in Antigonish County
- Ian has been running a successful plumbing and heating business since 1999 covering Mainland N.S. and Cape Breton Island
- Ian has been involved in projects such as:
  - St. FX O'Regan & Riley Halls
  - St. Andrews Senior Housing Authority (SASHA)
  - Shiraz Independent Living Residence
  - Guysborough Memorial Hospital
  - Antigonish Affordable Housing Society
  - Clifton Development / Noah Park Antigonish



#### **CHALLENGES**

- 1. An increased need for "alternative housing types for senior citizens, such as town houses, apartments or condominium developments." p.8 County of Antigonish Municipal Planning Strategy 2013
- 2. Maintaining one of the lowest residential tax rates in N.S. which has not increased in 11 consecutive years while making investments in the community
- Increase in internet connectivity as well as working remotely may make this a hot spot for people to consider

#### **SOLUTIONS**

- ✓ Provide units with accessible, ageing-in-place & visitable criteria
- Increase housing and commercial opportunities to capture additional tax revenue without increasing taxes and encourage continued growth to the area
- ✓ Increase affordability so people can stay in or move to the area

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#### **CHALLENGES**

- 4. "Enhance the County's position as a regional centre in the northeastern portion of mainland Nova Scotia" p 3 County of Antigonish Municipal Planning Strategy 2013
- 5. "A challenge in the Town of Antigonish is providing housing in convenient locations that meets the needs of our residents".

  p. A-5 Town of Antigonish Municipal Planning Strategy
- 6. "Population in Antigonish is predicted to increase slightly...young people (0-19) and working age people (20-64) expected to decrease slightly...retired residents (65-79) and seniors (80+) are expected to increase." p. A-2 Town of Antigonish Municipal Planning Strategy

#### **SOLUTIONS**

- Promote existing amenities such as post office, elementary school, curling rink, general store, gas, etc
- An affordable family friendly neighborhood close to amenities and employment opportunities
- Fits within route of Antigonish Community Transit Service (ACTS)
- Offer quality, attainable housing options including single family, detached, duplex & triplex units from bachelor to 3 bedroom



#### **COMMUNICATION TO DATE:**

- CMHC Dave McCulloch, Multi-unit Client Solutions Specialist
- Affordable Housing N.S. Barbara Kjarbo, Manager
- AHANS Claudia Jahn, Director Community Housing Development & Adriane Salah, Planner
- MP Sean Fraser Betty MacDonald
- Efficiency One Donald Dodge, Business Development Manager & Natasha Brooks, Residential Manager
- Homesol Brent Crawford, Regional Manager
- Strum Consulting
- EDPC John Bain



#### **NEXT STEPS:**

- Covenants have been completed and waiting on final review.
- Efficiency N.S. has been contacted on residential and multi-unit portion of development regarding rebates.
- Seed Funding Application for CMHC to be initiated.
- Affordable Housing Application for the Province to be initiated.
- Extensive work completed with Smith & Fraser for a variety of home options.
- Basic proposal completed with Strum.
- Communication has been initiated with EDPC and would be subject to the Central Antigonish Planning Strategy. We have started conversations around zoning, development agreements as well as Subdivision Bylaw.



### **Development Location:**

(PID#01244565)

#### Phase 1

- 26+ lots with a variety of attainable housing options
- A portion of these houses meeting affordable housing guidelines set by the province
- Green space

Phase 2

Open for discussion

4917 Dunmore Road

- Common area for larger gatherings, kitchen, storage
- Low level apartment building at the back of the property
- Shared work space
- Community work space for needed services
- Working closely with Municipality, Provincial & Federal stakeholders



# Dunmore Development Limited

Thank you

To: Antigonish County Committee of the Whole

From: Planning Staff (EDPC)

Date: **April 27, 2020** 

Reference: **Dunmore Development Proposal** 

#### **Background Information:**

Dunmore Developments Limited has proposed a large residential development off the Dunmore Road in Lower South River. An earlier preliminary plan of subdivision (dated September 5, 2013) was presented to staff from Strum Engineering with over a 107 properties in the subdivision, 103 of which were proposed building lots. The major difference between this proposal and the last is the road layout including the removal of one of the two entrances to the subdivision.

The average size of the building lots in the first

preliminary subdivision was 36,800 square feet or approximately 3,420 square metres. Approximately 40% of the lots were below the RD-1 zone and the Department of Environment lot size requirement of 2,700 square metres (which only applies in the best category of soil conditions). Therefore the first proposal also included a waste water treatment area. Similarly this proposal also identifies a waste water treatment area. This is the major issue for the developer to address in this proposed development. While the new proposal does not have lot sizes shown, they appear to be comparable in size to what was in the first proposal.

Therefore the proposal as presented would not meet the lot size requirements in the Land Use By-law without first having an approved waste water treatment system in place. Related to this the by-law does not require that the sewage treatment plant be owned by the Municipality. A private system which received Provincial approvals would allow for the creation of smaller lot sizes without any requirement for the land use by-law to be amended.

Another issue the developer will have to address is road construction. If the lots are serviced by a municipal sewer system the developer would not be permitted to construct private roads or lanes. The *Subdivision By-law* states:

#### **30. NOT PERMITTED IN SERVICED AREAS**

(1) No private roads or private lanes shall be permitted in areas of the Municipality that

#### Description

Plan Area: Central Antigonish Plan Area

**Designation:** Rural Development

**Zoning:** RD-1 Rural Development

Zone

**Property** 01244565

Identifier

Owner: Dunmore Development Ltd.

Parcel Area: 82.5 hectares

203.9 acres

Civic Number: 4917 Dunmore Road,

Lower South River

are depicted as serviced in Schedule "G" of this By-law, or that have access to the Municipal sewer system.

If however they retain ownership of the sewer system they would be permitted to use a private road or private lane options for the development. If they use a private lane however they would be limited to 25 lots with only one access into the property.

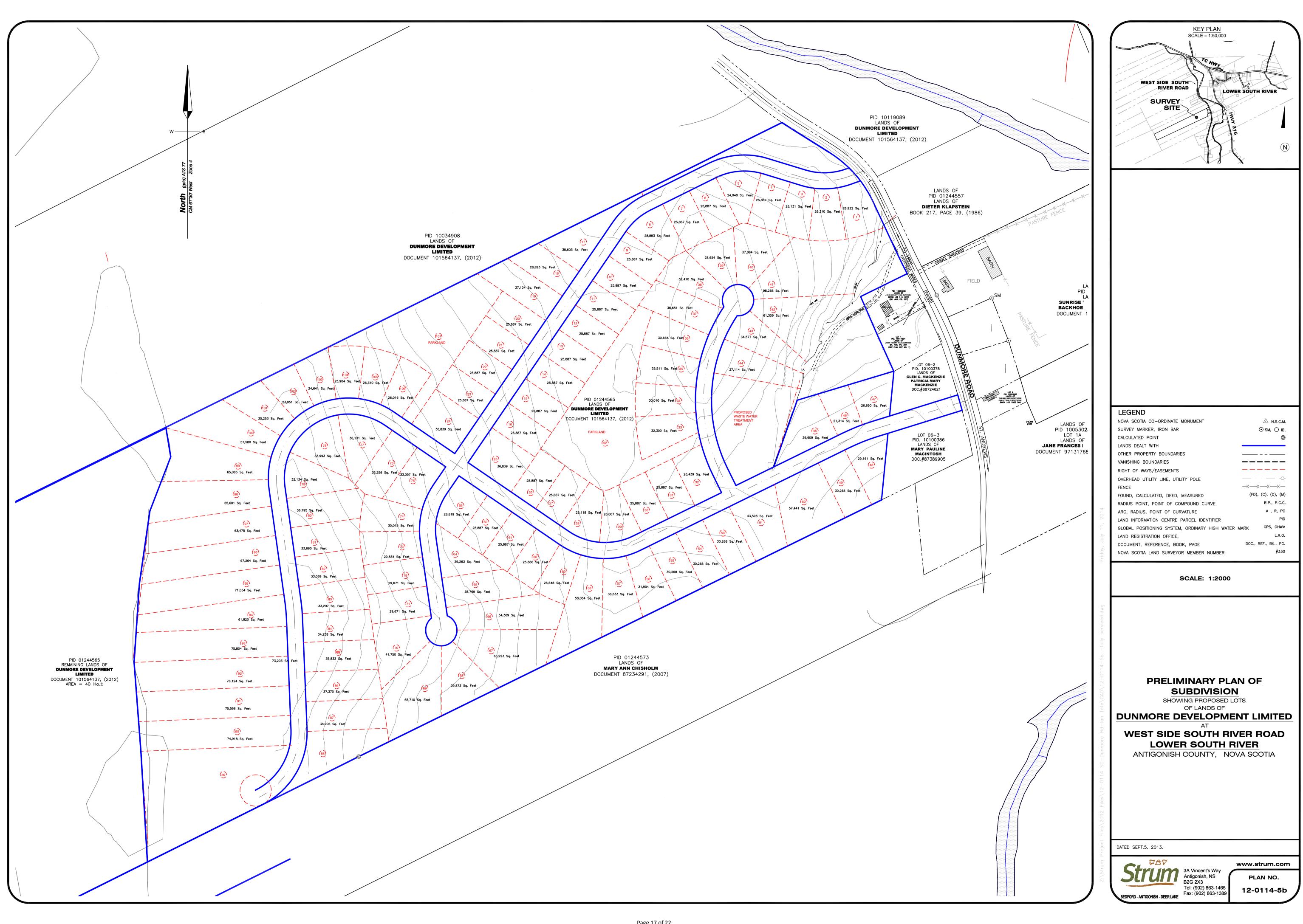
Another issue of consideration for the developer relates to permitted uses within the Rural Development (RD-1) Zone. The development proposal shows twenty-seven (27) mini-homes in the first phase all on individual lots. Mini-homes on individual lots are permitted in the zone; however a "Mini Home Park" would not be permitted. In the presentation reference is also made to single family detached, duplex and triplex units from bachelor to 3 bedrooms as well as a "Low level apartment building" as part of a second phase of the development. Only single unit and two unit dwellings are permitted as of right in the zone. Neither triplexes nor apartments were contemplated for the Rural Development Designation. Presently they are only permitted in the Hamlet designations by development agreement. Council would have to give consideration to a plan amendment to allow this type of denser development to be considered for the rural areas.

Finally from a land use pint of view the proposal mentions shared work spaces and community work space for needed services. While we would be interested in receiving more information on this component of the proposal in general the RG-1 zone permits a wide variety of land uses typically found in rural areas, including community and activity centres.

#### **Summary:**

After completing a preliminary review of this proposal below is a summary of issues for the developer to consider:

- 1. Servicing the Development
  - a. On site sewage service
  - b. Centralized sewer service (public or private)
- 2. Lot sizes
- 3. Road Construction
  - a. Public roads required if the sewer system is a municipal system
  - b. Private roads or private lanes permitted on a private central system or with onsite sewage systems.
  - c. Private lanes have a maximum number of lots permitted with only one entrance to a development.
- 4. Land Uses





## **SPORT MADE EASY**

Sport Hub Antigonish is a streamlined and collaborative approach to sport delivery that aims to increase and enhance all sport participation in our community.

#### Our focus is on:

- 1) decreasing volunteer burnout;
- 2) increasing access for participation opportunities for all
  - 3) enhancing support to competitive sport
    - 4) developing strong organizations

## Sport Hub 'Soft Launch'

Sport Hub Antigonish community partners have been planning together for over a year and were excited to announce a number of new partnership initiatives for this upcoming spring and summer sport season.

However, sport is, by nature, a social activity. With the current health and safety procedures put in place because of the unprecedented COVID-19 response, we have no choice but to refrain from gathering for play.

So, at this time, we are releasing a central communication site for status updates from our partners and other sport providers in our community. We will then release additional functions, such as registration and other shared planning initiatives, when the time is right.

To stay up-to-date on the Sport Hub, visit our page and sign up at:

<u>mysporthub.ca</u>

**Sport Hub Sponsors** 











## Why?

While we love sport in Antigonish, we recognize the gaps and barriers that exist and wish to address them while also highlighting and supporting the strengths of our current systems.

By working together, we create an active and engaged community through sport.

Our Sport Hub is community built, community feeding and community fed, promoting a positive feedback loop of growth, inclusion and alignment that gets more people playing together.

## Who?

#### PARTNERS LEADING PLANNING

- StFX Track and Field Club
- Celtics Soccer Club
- Antigonish Baseball Association
- Antigonish Minor Softball Association
- Antigonish Challenger Baseball
- Antigonish Rowing Club
- Antigonish Golf Club
- Town of Antigonish Recreation
- Antigonish County Recreation
- reSPORT
- Sport Nova Scotia

#### PARTNERS SUPPORTING PLANNING

- Athletics Nova Scotia
- Soccer Nova Scotia
- Baseball Nova Scotia
- Softball Nova Scotia
- Row Nova Scotia
- Golf Nova Scotia
- Tennis Nova Scotia
- Hockey Nova Scotia
- The Province of Nova Scotia
- Canadian Sport Center Atlantic
- StFX University / CLARI Lab

## What?

We are working together to develop a one-stop-shop for sport, designed to positively impact ongoing sport participation by increasing recreational sport opportunities and enhancing competitive play at the community level.

As we continue to grow through strong measurement and sustained cooperation, the Sport Hub will look to engage with fall and winter sport providers, and additional spring/summer community sport organizations for further partnership opportunities. Long term planning includes various other collaborative actions to make sport better, together, in Antigonish.

UNDER THE SPORT
HUB, INDIVIDUAL
COMMUNITY SPORT
ORGANIZATIONS
AND
STAKEHOLDERS
COME TOGETHER
FOR THE
BETTERMENT OF
ALL SPORT IN
ANTIGONISH.



#### STAFF REPORT

**TO:** Committee of the Whole

**FROM:** BETH SCHUMACHER, DEPUTY CLERK

SUBJECT: REQUEST FOR TAX WRITE-OFF FOR HOME DESTROYED BY FIRE

**DATE:** 2020-04-27

#### **RECOMMENDATION**

THAT the Committee recommend that Municipal Council write-off the taxes for AAN 05592917, which was destroyed by fire, in the amount of approximately \$247.

#### **SUMMARY**

A fire letter was provided by PVSC regarding AAN 05592917. The fire completely destroyed the mobile and the property owners have requested that Council write off the taxes, which would be approximately \$247.

#### **BACKGROUND**

The Municipal Government Act (MGA) 1998, c. 18, s.1 provides at s. 69A that a municipal council may, by policy, provide for reduction or re-imbursement of taxes payable in cases of property destroyed or damaged by fire. This section of the MGA sets out that Property Valuation Services Corporation (PVSC) provide a new opinion of value reflecting the damage or destruction upon request of the Clerk, to support such a policy. The revised 2020 assessed value from PVSC for the property is \$0.

#### **BUDGET IMPLICATIONS**

Finance staff has estimated that the taxes to the written-off for the property in question, based on the previous assessment, would be approximately \$247.



Dear Friend,

Jump into the action and help us drive, chip and putt our way to \$500,000!

As a result of the COVID-19 Pandemic, the 17th annual **Bonvie-MacDonald Rinks to Links Celebrity Golf Classic** has been changed to **August 20th and 21st, 2020** in beautiful Antigonish, Nova Scotia.

We recognize that this is a difficult time for everyone, and we hope that those of you who can, will continue to support this amazing event. The **Rinks to Links Golf Classic** remains our way of giving back to our home community. With your help, we continue our commitment to raising funds for boys and girls who cannot afford the high cost of playing minor hockey. Additional beneficiaries of the tournament have included The Jordan Myles Foundation, Antigonish Early Childhood Intervention, Tim Hortons Children's Foundation, Ollie Bots/Ewing Sarcoma, Local Breakfast Programs and St. Martha's Hospital Pediatric Department. To date we have raised \$480,000 and look forward to having you help us raise more for the kids!

This year, the event will take a little different spin. On Thursday evening, we will host an event with <a href="Charlie A'Court">Charlie A'Court</a> where golfers and guests will join us for Hors d'oeuvres & great tunes! On Friday, our day of golf will remain a fun filled day of great friends joining together to raise funds or some incredible community beneficiaries.

We will once again be bringing many of our NHL friends, and we have a number of other celebrities to play golf with you.

Thank you for taking the time to consider this invitation. Please visit our website to register.

We look forward to your help. We all know how important it is to repave the road that we all walked down as a kid!

Personal regards,

Dennis Bonvie Ph (312) 550-8776

dbonvie@bostonbruins.com

Craig MacDonald Ph (902) 872-4522

c hedges10@hotmail.com

FOR MORE INFORMATION
Nicole Mann, Registration Chair
Bonvie-MacDonald Rinks to Links Golf Classic
(C) 902-870-0779 (E) nicole\_mann@hotmail.com

#### **Sponsorship Information**

#### **Presenting Sponsor - \$7500**

- Recognition as a Presenting Sponsor in all media releases pertaining to the event
- Placement of your logo in all media & promotional material
- Special mention and thanks to your organization at our Thursday evening event with Charlie A'Court
- Private pre-event reception on Thursday with celebrity guests and musical entertainment by Charlie A'Court
- 16 tickets with complimentary drink tickets at our Thursday evening event with Charlie A'Court
- Entry for two teams for Celebrity Golf Classic
- Choice of celebrity golfer
- Tee sign with company name and logo on-course
- Four power carts
- Golf Apparel & Gift Bag

#### **Gold Sponsor- \$5000**

- Choice of Celebrity Golfer
- Placement of your logo in all media advertisements
- Private pre-event reception on Thursday with celebrity guests and musical entertainment by Charlie A'Court
- 8 tickets with 8 complimentary drink tickets at our Thursday evening event with Charlie A'Court
- Entry for one team for Celebrity Golf Classic
- Tee sign with company name and logo on-course
- Two power carts
- Golf Apparel & Gift Bag

#### Silver Sponsor - \$3000

- Placement of your logo in all media advertisements
- Private pre-event reception on Thursday with celebrity guests and musical entertainment by Charlie A'Court
- 4 tickets with 4 complimentary drink tickets at our Thursday evening event with Charlie A'Court
- Entry for one team for Celebrity Golf Classic
- Tee sign with company name
- Two power carts
- Golf Apparel & Gift Bag

#### **Tournament Friend - \$1800**

- Entry for one Team at Celebrity Golf Classic
- Four tickets Thursday evening event with Charlie A'Court
- Two power carts
- Golf Apparel & Gift Bag

#### Tee or Green sign only - \$200

FOR MORE INFORMATION
Nicole Mann, Registration Chair
Bonvie-MacDonald Rinks to Links Golf Classic
(C) 902-870-0779 (E) nicole\_mann@hotmail.com