



## **MUNICIPALITY OF THE COUNTY OF ANTIGONISH**

Municipal Council Meeting - Minutes

**Tuesday, December 16, 2014**

**7:30 to 9:30 pm**

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Present: Warden Russell Boucher, Chairperson  
Deputy Warden Owen McCarron

Councillors: Donnie MacDonald Bill MacFarlane  
Mary MacLellan Pierre Boucher  
Rémi Deveau Hughie Stewart

Also present: Glenn Horne, Municipal Clerk/Treasurer  
Adam Rodgers, Solicitor – Boudrot & Rodgers Law Firm  
Beth Schumacher, Deputy Clerk  
John Bain, Director, Eastern District Planning Commission  
Andrew Jones, Planner, Eastern District Planning Commission  
Corey LeBlanc, The Casket  
Matt Draper, The Reporter  
Emily Dalrymple, The Hawk  
Bill MacCuish, 98.9 XFM  
Gallery

Regrets: Councillor Angus Bowie  
Councillor Vaughan Chisholm

The meeting was called to order by the Chair, Warden Russell Boucher who welcomed everyone to the meeting.

### **APPROVAL OF AGENDA**

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

The following item was added to the Agenda.

- 1) Under #8, add item iv) Presentation by the St. Joseph's 4H Club

**Min #2014-179 (Approval of Agenda)**

*MOVED by Councillor Rémi Deveau, SECONDED by Councillor Mary MacLellan that the agenda be approved as amended. Motion carried.*

### **PUBLIC HEARING**

Mr. Horne reviewed the Public Hearing Protocol in accordance with the requirements of the *Municipal Government Act*.

### **Adoption of the new Antigonish Fringe Municipal Planning Strategy and Land Use By-law**

Andrew Jones, Planner, Eastern District Planning Commission, provided a presentation summarizing the overall organization of designations and zoning proposed in the new Antigonish Fringe Municipal Planning Strategy (MPS) and Land Use By-law (LUB). A copy of the presentation attached to the Minutes. EDPC staff recommended that Council give the item second reading.

Warden Boucher asked if there was anyone present that was against the recommendation. One party, Mr. Marc Ouellette, of Somerled Properties, expressed an interest in speaking against the recommendation. Mr. Horne noted that Mr. Ouellette had also provided written comments, which had already been provided to Council.

Warden Boucher asked if there were anyone present in favor of the recommendations. There was no-one present wishing to speak in favour of the item.

Mr. Ouellette addressed Council, identifying three concerns with the draft MPS and LUB. Specifically, his concerns were as follows:

- 1) He was not aware of the Development Agreement (DA) requirements for service station uses in the General Commercial (C2) zone;
- 2) He had concerns with the proposed Architectural Design Guidelines, and how they would be applied during the review of a development proposal; and,
- 3) He had a concern with the signage provisions in the draft LUB regarding pylon signs, and the ability to vary the maximum permitted height by variance or through DA.

In response, Mr. Jones noted that staff would have no objections to amending the development application process for auto sales and auto service stations in the General Commercial (C2) zone from DA to Site Plan Approval upon Council's direction. Mr. Jones also noted that, in response to concerns regarding the Architectural Design Guidelines, staff had already amended the preamble to those policies to better clarify their role as guidelines, and not regulations. Finally, Mr. Jones noted that the proposed General Commercial (C2) zone would permit pylon signs up to a maximum height of 35 feet, but that sites approved via DA could have higher signs based on what terms were negotiated in the agreement.

John Bain, Director, Eastern District Planning Commission, noted that the advertisements provided for the public hearing noted that Council would be considering the documents in their current form. If there was a desire to make changes to address the concerns raised at the hearing, two options were possible:

- a) Approve the documents for adoption as-is, and provide EDPC staff with direction to review and amend the new documents to address the concerns raised; or,
- b) Close the public hearing and table the item, allowing staff time to address the concerns raised at the hearing in greater detail.

Councillor McFarlane suggested that Council adopt the new MPS and LUB as-is, and then direct EDPC staff to come back and address the concerns raised at the public hearing. This would avoid further delaying the already long process employed to review the MPS and LUB documents.

Deputy Warden McCarron voiced concern that, if Council adopted the documents now, the concerns raised wouldn't be adequately addressed. He spoke specifically to the issue of the pylon sign height, and thought that it would be best to wait until all issues raised are resolved before adopting the new MPS and LUB.

**Min #2014-180 (Closure of Public Hearing)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Mary MacLellan that the Public Hearing be closed. Motion carried; 6 yay votes, 1 nay vote, 1 abstention*

**PRESENTATIONS**

**St. Joseph's 4H Club Presentation**

Members of the St. Joseph's 4H Club were on hand to present Council with two gift baskets showing their appreciation of Council's support to the organization.

Warden Boucher thanked the members for their presentation.

**CORRESPONDENCE**

Glenn Horne, Municipal Clerk/Treasurer presented a letter from Victor David, Warden, Municipality of the County of Richmond, requesting a letter and resolution in support of the Canada East Pipeline (letter and sample resolution attached to the Minutes).

**Min #2014-181 (Canada East Pipeline Letter/Resolution)**

*MOVED by Councillor Mary MacLellan, SECONDED by Deputy Warden Owen McCarron that a letter and resolution similar to that used by the Municipality of the County of Richmond be prepared to express Council's support for the Canada East Pipeline. Motion carried.*

**COMMITTEE REPORTS**

**Finance Committee – December 2, 2014**

**Min #2014-182 (Streetlight Request)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Donnie MacDonald that a streetlight be installed at the intersection of Route 337 and Mount Cameron Circle. Motion carried.*

**Min #2014-183 (PAK Group Utility Invoices)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Pierre Boucher that the County write-off the \$2794.09 utility bill for the Positive Action for Keppoch Group. Motion carried.*

**Committee of the Whole Report – December 16, 2014**

**Min #2014-184 (Sea Farmers Conference)**

*MOVED by Councillor Rémi Deveau, SECONDED by Deputy Warden Owen McCarron that Councillor Bill MacFarlane attends the annual Sea Farmers Conference on behalf of the Municipality. Motion carried.*

**Min #2014-185 (ERSWRM Committee Terms of Reference)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Mary MacLellan that the amendments to the Eastern Region Solid Waste-Resource Management Committee Terms of Reference be approved. Motion carried.*

**Min #2014-186 (Fiscal Review Input)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Donnie MacDonald that the Municipality's input to the Provincial-Municipal Fiscal Review Consultation be approved and forwarded to the province. Motion carried.*

**Min #2014-187 (Water Utilities Budget)**

*MOVED by Councillor Bill MacFarlane, SECONDED by Councillor Rémi Deveau that the 2014/2015 Water Utilities Budget be approved as presented. Motion carried.*

**Min #2014-188 (Water Rate Study – Lower South River)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Rémi Deveau that the Municipality of the County of Antigonish apply to the Nova Scotia Utility and Review Board for changes in its rates for water and water service, fire protection to the County and changes to its rules and regulations for customers served by the Lower South River and Area Water Utility, as set out in the water rate study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited. Motion carried.*

**Min #2014-189 (Water Rate Study - Fringe)**

*MOVED by Councillor Bill MacFarlane, SECONDED by Councillor Donnie MacDonald that the Municipality of the County of Antigonish apply to the Nova Scotia Utility and Review Board for changes in its rates for water and water service, fire protection to the County and changes to its rules and regulations for customers served by the Fringe Area Water Utility, as set out in the water rate study prepared by G.A. Isenor Consulting Limited in association with Blaine S. Rooney Consulting Limited. Motion carried.*

**Min #2014-190 (Committee of the Whole Policy)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Councillor Bill MacFarlane that the Committee of the Whole Policy be approved as presented. Motion carried.*

**UPDATES/REPORTS FROM INDIVIDUAL COUNCIL MEMBERS**

Deputy Warden Owen McCarron reported that he had attended:

- MADD Kickoff
- the Christmas Parade
- 2014 Coady Farewell Social
- St. FX Fall Convocation

Councillor Donnie MacDonald reported that he had attended:

- the Energy Forum at the Coady

Councillor Mary MacLellan reported that she had attended:

- the Energy Forum at the Coady
- an Active Transportation/Blue Route Workshop at the Claymore
- A meeting with Antigonish MLA Randy Delorey regarding library funding by the Province
- Joint Town/County Council meeting

Councillor Pierre Boucher reported that he had attended:

- the Antigonish Community Transit service launch in eastern Antigonish County
- the Keppoch open house
- a Christmas supper hosted by the Ladies' Auxiliary at the Fire Hall

Councillor Bill MacFarlane reported that he had attended:

- Joint Town/County Council meeting

Warden Boucher reported that he had attended:

- the Antigonish Community Transit service launch in eastern Antigonish County
- St. FX President's speech at the Chamber of Commerce Luncheon
- the Keppoch open house
- the THRIVE open house at the arena
- the tree lighting in Boston
- the County open house and tree lighting
- the Christmas Parade
- the Sable Wind Farm launch (Canso)
- a meeting with the new RCMP Staff Sargent

*Moved by Deputy Warden Owen McCarron and seconded by Councillor Rémi Deveau that the meeting adjourn to Committee of the Whole at 9:05 pm.*

*Council Meeting was called back to order at 9:20 pm.*

**Continuation of Committee of the Whole Report – December 16, 2014**

**Min #2014-191 (Credit/Write-on)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Hughie Stewart that a credit of \$3,650.24 be applied to AAN# 04729463 and a write-on of \$2,410.32 be applied to AAN# 09072772. Motion carried.*

**Min #2014-192 (Streetlight)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Councillor Hughie Stewart that a streetlight be installed at the intersection of Route 245 and North Grant Road. Motion carried.*

**Min #2014-193 (Left-turn Lane)**

*MOVED by Councillor Bill MacFarlane, SECONDED by Deputy Warden Owen McCarron that a letter be written to the Department of Transportation and Infrastructure Renewal expressing concern with the function of the lights at Lochaber Road and Trunk 4 and requesting that the possibility of a left-turn lane for north-bound traffic on Lochaber Road be explored. Motion carried.*

**Min #2014-194 (Interim Director of Finance)**

*MOVED by Councillor Rémi Deveau, SECONDED by Councillor Hughie Stewart that Jim Davis be appointed to the position of Interim Director of Finance for a one-year period effective January 2, 2015. It is further recommended that Mr. Davis be authorized to exercise signing authority for the Municipality. Motion carried.*

**Min #2014-195 (Emergency Management Coordinator)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Deputy Warden Owen McCarron that Tom Bennett be appointed to the position of Emergency Management Coordinator, effective December 16, 2014. Motion carried.*

**Min #2014-196 (Municipal Planning Services Review)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Mary MacLellan that ATLANPLAN Ltd. Be contracted to conduct a review of municipal planning services. Motion carried.*

*Moved by Councillor Mary MacLellan and seconded by Councillor Rémi Deveau that the meeting adjourn at 9:30 pm.*

  
Warden Russell Boucher

  
Glenn Horne, Municipal Clerk/Treasurer