

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

**Municipal Council Meeting- Minutes**

**Tuesday, January 10, 2023**

**7:30 pm**

**Council Chambers**

**Municipal Administration Building**

**285 Beech Hill Road**

**Beech Hill, NS B2G 0B4**

**Councillors Present:**

Warden Owen McCarron

Deputy Warden Hugh Stewart

Councillor Mary MacLellan (by Zoom)

Councillor Donnie MacDonald

Councillor Remi Deveau

Councillor Gary Mattie (by Zoom)

Councillor Bill MacFarlane

Councillor Harris McNamara

Councillor John Dunbar (by Zoom)

Councillor Shawn Brophy

**Regrets:**

None

**Staff Present:**

Glenn Horne, CAO

Beth Schumacher, Deputy Clerk

**Also Present:**

Jonathan Martin, EDPC

**Media Present:**

Blake Priddle, 101.5 The Hawk (by Zoom)

Drake Lowthers, The Reporter

Matt Draper, XFM

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**Call to Order- Chairman, Warden Owen McCarron**

Warden McCarron called the meeting to order at 7:32pm.

**Approval of Agenda**

Warden McCarron called for any additions or deletions to the agenda. One deletion was noted by Mr. Horne – the first Dangerous and Unsightly hearing would be removed from

the agenda because the site in question had been remedied to the satisfaction of the Administrator.

**Min # 2023-001**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

**Approval of December 13, 2022 Municipal Council Minutes**

Warden McCarron called for any errors or omissions in minutes.

**Min # 2023-002**

Moved and Seconded

That the Municipal Council Minutes of December 13, 2022 be approved.

**Motion Carried**

**Business Arising from Minutes**

There was no business arising from the minutes.

**Statutory Public Hearings**

**Dangerous and Unightly - 399 East Tracadie RD, East Tracadie NS - PID 01287341**

Mr. Martin provided an overview of the property that has been reported in East Tracadie and reviewed a number of photographs showing the condition of the building. He noted that the doors to the building are open, windows are broken, and photographs of the inside taken from the outside of the building were reviewed as well. A shed that has collapsed at the rear of the building would also be subject to the order to clean up the property.

**Min # 2023-003**

Moved and Seconded

That Municipal Council issue an "order to remedy condition" and that the Order be a Demolition Order issued from Council to the owners of 399 East Tracadie Road, PID 01287341, and that the order should state to the owners that the dwelling is to be demolished and all debris, including the collapsed shed, be removed and disposed of in the appropriate manner within thirty (30) days, and if the property owner fails to comply the Municipality will complete the same and recover the costs.

**Motion Carried**

## **Presentations**

### **Ken MacKinnon and Adam Hanna, PVSC**

Representatives from PVSC provided a presentation to Council with an overview of the role of PVSC, the assessment process, and the market trends in 2020 and 2021. The Antigonish County assessment roll figures for 2022 and 2023 were shared and discussed. An explanation of the appearance of assessment notices was provided, and the steps in the appeal process were shared. The appeal period for assessments is January 9 – February 9, 2023. The contact information for the PVSC office was shared as well.

A question for clarification was asked about the explanation given during the presentation of what happens when an assessed value is lower than the capped assessment value. Mr. Hanna clarified that when that happens, the capped assessment field on the assessment form would appear blank. A question was also asked about what property sales do or do not cause the capped assessment to be lifted and a detailed explanation was provided.

A question about appeal success rates was asked. Mr. Hanna noted that approximately 24% of appeals made in 2022 were successful in Antigonish County. A question about the impact of damage and loss following Hurricane Fiona, and whether there are any mechanisms available to have those factored into assessments. The team from PVSC reviewed the efforts made by PVSC to assess damage in as many areas as possible, in advance of December 1<sup>st</sup>, but encouraged anyone who has a property that was impacted by Fiona and that damage is not reflected in their assessment.

A question was also asked about how increases in sales at higher rates, who benefitted from those rates, impacts those who did not sell their homes during the boom who are being impacted by those sales and market activity in their assessed values. The PVSC team noted that the Assessment Act directs how their evaluations are done, and how fair market value impacts those assessment values. Warden McCarron requested clarification regarding the lag in assessments vs. the market, where the assessed value reflects the market value of a property two years prior.

A question about the impact of Fiona to resource lands was asked, particularly for forestry lands where trees cannot be harvested. The representatives from PVSC provided clarification of the process for assessing resource lands, and noted that further exploration of the value of forestry lands as those property sell to see whether a change in the assessment value is appropriate.

## **Correspondence**

Mr. Horne reviewed the correspondence that was included in the agenda package.

**Committee Reports**

**December 19, 2022 Committee of the Whole e-Poll**

**Min # 2023-004**

Moved and Seconded

That the Council Standing Committees List be approved as amended.

**Motion Carried**

**January 10, 2023 Committee of the Whole Report**

**Min # 2023-005**

Moved and Seconded

That Municipal Council sends a letter to the Minister of Public Works, the local MLA, and representatives from the local Department of Public Works office requesting consideration of a crosswalk on Highway 337 at Mt. Cameron Circle.

**Motion Carried**

**January 10, 2023 Asset Management Committee Report**

**Min # 2023-006**

Moved and Seconded

Municipal Council that the December 16, 2022, Contribution Agreement be approved, and the CAO and Warden authorized to sign.

**Motion Carried**

**Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities**

Councillor MacDonald shared a summary from the Heritage Museum Board meeting that took place on January 9<sup>th</sup>. Details of seasonal events, a list of several recent donations, and the plan for upcoming summer student application were shared. Councillor Dunbar provided additional information about the museum board meeting in December, which included information about several committees that were struck as a part of that meeting.

Councillor MacFarlane shared an update on the Pioneer Cemetery group had a seasonal gathering, and by consensus Council agreed to send a letter to the Chair of that committee to congratulate them on the good job to date.

Warden McCarron shared some details from the New Years Levy, which was followed by a levy at the museum hosted by the Highland Society.

Councillor Dunbar shared a summary of the Arena Board meeting. He noted details on the chiller tender award, the canteen is now being run by Michelle's Grill, and there have been improvements made to the arena sound system as well as other accessibility improvements. Estimates for updates to the arena website are being sought. Councillor Dunbar complimented the work done by the Arena Manager.

**Motions**

There were no motions.

**Miscellaneous Business**

There was no miscellaneous business.

**Adjournment**

**Min # 2023-007**

Moved

That the Council meeting adjourns at 8:30pm.

**Motion Carried**



Warden Owen McCarron



Glenn Horne, CAO