

# **MUNICIPALITY OF THE COUNTY OF ANTIGONISH**

## **COUNCIL MEETING AGENDA**

Tuesday, July 11, 2023, 7:30pm

Council Chambers  
Municipal Administration Building  
285 Beech Hill Road  
Beech Hill, NS B2G 0B4

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1. Call to Order – Chair Owen McCarron
2. Approval of Agenda
3. Approval of June 13, 2023 Municipal Council Minutes
4. Statutory Public Hearing
  - a. Adding medical clinics and ambulance depots to the C-2 Zone in the West River Antigonish Harbour Plan Area
5. Correspondence
  - a. Hon. Minister Lohr, Municipal Affairs and Housing – identifying serviceable municipal land for housing.
6. Committee Reports
  - a. June 27, 2023 Asset Management Committee Report
  - b. June 27, 2023 Committee of the Whole Report
  - c. July 5, 2023 Asset Management Committee E-Poll Report
  - d. July 11, 2023 Committee of the Whole Report
7. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities
8. Motions
9. Miscellaneous Business
10. Adjournment

# **MUNICIPALITY OF THE COUNTY OF ANTIGONISH**

## **Municipal Council Meeting- Minutes**

**Tuesday, June 13, 2023**

**7:30 pm**

**Council Chambers**

**Municipal Administration Building**

**285 Beech Hill Road**

**Beech Hill, NS B2G 0B4**

### **Councillors Present:**

Warden Owen McCarron

Councillor Mary MacLellan

Councillor Donnie MacDonald

Deputy Warden Stewart

Councillor Remi Deveau

Councillor Gary Mattie

Councillor Bill MacFarlane

Councillor Harris McNamara

Councillor John Dunbar

Councillor Shawn Brophy

### **Regrets:**

None

### **Staff Present:**

Glenn Horne, CAO

Beth Schumacher, Deputy Clerk

### **Also Present:**

Gallery (in person and by Zoom)

### **Media Present:**

Matt Draper, XFM

Drake Lowthers, The Reporter

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

Warden McCarron called the meeting to order at 7:30pm.

### **Approval of Agenda**

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

**Min # 2023-070**

Moved and Seconded

That the agenda be approved as presented.

**Motion Carried**

**Approval of May 9, 2023 Municipal Council Minutes**

Warden McCarron called for any errors or omissions in minutes.

**Min # 2023-071**

Moved and Seconded

That the Municipal Council Minutes of May 9, 2023 be approved.

**Motion Carried**

**Approval of May 30, 2023 Municipal Council Minutes**

Warden McCarron called for any errors or omissions in minutes.

**Min # 2023-072**

Moved and Seconded

That the Municipal Council Minutes of May 30, 2023 be approved.

**Motion Carried**

**Business Arising from Minutes**

There was no business arising from the minutes.

**Statutory Public Hearings – Heritage Designations**

Mrs. Schumacher reviewed the process to date for the consideration of the municipal heritage designation of Holy Rosary Church and St. Margaret's Parish Church. Both of the churches were designated by Municipal Council in 1991, but those registrations were not registered so the documentation required by the Province for heritage grants could not be produced. Mrs. Schumacher noted that the notices required by the Heritage Protection Act had been served and registered, and representatives of the properties were notified of their chance to appear at the hearing. No representatives of the properties were in attendance at the meeting.

**Holy Rosary Church – Ballantyne's Cove**

**Min # 2023-073**

Moved and Seconded

That Municipal Council approves the designation of Holy Rosary Church, located at 6205 Highway #337, Ballantyne's Cove, Antigonish County, PID01303916, as a Municipal Heritage Property.

**Motion Carried**

St. Margaret's Parish Church - Arisaig

**Min # 2023-074**

Moved and Seconded

That Municipal Council approves the designation of St. Margaret's Parish Church, located at 5559 Highway #245, Arisaig, Antigonish County, PID1201292, as a Municipal Heritage Property.

**Motion Carried**

**Correspondence**

Mr. Horne reviewed the correspondence received.

Twelve-month notice from the Department of Municipal Affairs

- Construction debris restrictions – as of July 5<sup>th</sup> treated wood no longer permitted to be disposed of at the Municipal C&D stream and will be diverted to the landfill/garbage stream of waste.
- Regulations for the Coastal Protection Act are still in progress.
- The RCMP collective agreement negotiations are expected to commence soon.

Minister Masland – Seabright Road

Mr. Horne read the letter as provided, and Warden McCarron shared that after speaking with residents along that roadway, a discussion with the local MLA might be appropriate. Councillor MacDonald noted that he sympathized with the residents along Seabright Road and offered to facilitate the discussion with Minister Thompson to review the options for the roadway.

St. Martha's Hospital Auxiliary – Mayfest Thank-you Letter

Mr. Horne reviewed the thank-you letter received. Warden McCarron thanked those in the room who assisted with event, and also thanked Myers Tea Room for running the book sale for the Auxiliary when the shop in the hospital wasn't available.

Alzheimer's Walk Fundraising Thank-you Letter

Warden McCarron highlighted the turnout and fundraising success of the event as highlighted in the letter.

**Committee Reports**

May 23, 2023 Asset Management Committee Report

**Min # 2023-075**

Moved and Seconded

That the Chief Administrative Officer and Director of Finance be authorized by Municipal Council to sign Cost Share Agreement No. 2023-031.

**Motion Carried**

**Min # 2023-076**

Moved and Seconded

That Municipal Council award Project 22-82-C Antigonish Net Zero Buildings Solar Upgrades to Geddes and Murphy Electric Ltd. at the bid price of \$692,950.00 + HST.

**Motion Carried**

**Min # 2023-077**

Moved and Seconded

That the Warden and CAO be authorized by Municipal Council to sign Cost Share Agreement No. 2023-002.

**Motion Carried**

May 23, 2023 Committee of the Whole Report

**Min # 2023-078**

Moved and Seconded

That Municipal Council approve the amendments to Policy 17 - Public Participation at Council/Committee Meetings, as proposed.

**Motion Carried**

**Min # 2023-079**

Moved and Seconded

That Municipal Council approve the installation of a streetlight at the Havre Boucher Park.

**Motion Carried**

June 5, 2023 Joint Council Committee Report

There were no recommendations for motions in this committee report.

June 7, 2023 Asset Management e-Poll Report

**Min # 2023-080**

Moved and Seconded

That Municipal Council approve an application being made to the Provincial Capital Assistance Program to support the Trunk 7 Roundabout Water & Sewer Relocation project.

**Motion Carried**

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June 12, 2023 Planning Advisory Committee Report

**Min # 2023-081**

Moved and Seconded

That Municipal Council give First Reading and set a Public Hearing date for the following amendments proposed to the West River Antigonish Harbour Land Use By-law:

1. to add a general provision implementing the existing policy to allow Government Buildings and Facilities in all zones;
2. to add a definition of Government Buildings and Facilities; and
3. to add "Medical clinics" as a permitted use within the General Commercial (C-2) Zone.

**Motion Carried**

June 13, 2023 Committee of the Whole Report

**Min # 2023-082**

Moved and Seconded

That Municipal Council support the establishment of emergency shelters at the Heatherton Community Centre and the CACL/Royal Canadian Legion.

**Motion Carried**

**Min # 2023-083**

Moved and Seconded

That Municipal Council appoint Carroll MacAdam and Carleton MacNeil to the Joint Town and County Police Advisory Board.

**Motion Carried**

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

- Councillor MacFarlane noted that on Saturday June 17<sup>th</sup> from 12-4pm in Chisholm Park an event is planned to welcome new residents in the community who have come from Ukraine. He also noted that on July 4<sup>th</sup>, the grand opening of the Pioneer Cemetery is planned. Councillor MacFarlane acknowledged Mr. Mike MacDonald, who served as the Chair of the restoration committee.
- Councillor Dunbar shared that A Roof Over Your Head is holding their AGM at the library on June 22 at 630pm.
- Councillor Brophy shared that the RK MacDonald AGM is on June 29<sup>th</sup>.
- Councillors MacLellan shared that the PARL AGM was on June 8<sup>th</sup>. Some financial details, materials sign-out figures, and building usage statistics were shared.

**Motions**

There were no additional motions.

**Miscellaneous Business**

There was no miscellaneous business.

**Adjournment**

**Min # 2023-084**

Moved

That the Council meeting adjourns at 8:03pm.

**Motion Carried**

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Warden Owen McCarron

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Glenn Horne, CAO

To: **Antigonish County Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **June 12, 2023**

Reference: **Amendments to the West River Antigonish Harbour Land Use By-law to permit medical clinics in the C-2 zone and government buildings and facilities in all zones.**

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## **Recommendation**

That Council amend the West River Antigonish Harbour Land Use By-law to:

1. Permit medical clinics in the General Commercial (C-2) zone; and
2. Permit government buildings and facilities in all zones.

## **Background Information**

A new collaborative medical practice and ambulance depot are expected to be located within the West River Antigonish Harbour Plan Area in the future. Properties within the General Commercial (C-2) zone have been identified as possible candidate sites. Neither use is currently permitted within the C-2 zone.

## **Medical Clinics**

Medical clinics are listed as a permitted use in several zones, but not within the C-2 zone. Policy L-3.4 of the Planning Strategy establishes the permitted uses, stating that:

*It shall be the policy of Council to establish within the Land Use By-law a General Commercial (C-2) Zone within the Commercial Designation and to permit within this zone a number of commercial uses, as outlined in the Land Use By-law.*

The C-2 zone currently permits medical laboratories, pharmacies, and veterinary services. Medical clinics are similar in nature in terms of the services they provide, the space they require, and the typical volume of visitors. Consequently, it is reasonable and in keeping with the Planning Strategy to permit medical clinics within this zone.

## **Ambulance Depots**

The Planning Strategy and Land Use By-law do not speak specifically to ambulance depots. However, the plan does acknowledge that *“Government and agency buildings can benefit the public by providing social, emergency and other types of services and should be allowed anywhere.”* Therefore, Policy CS-1.6 states that *“It is the intention of Council to permit*



## **Staff Report**

*government buildings and facilities in all zones subject to the requirements of that particular zone.”* This policy is not currently implemented within the Land Use By-law; this should be corrected. Appendix A includes amendments which would carry out Policy CS-1.6 and define government buildings and facilities. In keeping with the intent of the policy, the definition includes emergency services which would include an ambulance depot.

## **Conclusion**

Medical clinics are similar in nature to other uses currently permitted in the C-2 zone. Therefore, staff recommend that medical clinics be listed as a permitted use in the zone.

The Land Use By-law should be updated to reflect Policy CS-1.6 of the Planning Strategy, which states that government buildings and facilities are to be permitted in all zones. A definition for the use should also be added.

The recommended amendments are provided in Appendix A.

## Appendix A

### A BYLAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR LAND USE BY-LAW

PART 6: GENERAL PROVISIONS FOR ALL ZONES is hereby amended by inserting the following text in bold immediately following s. 6.A.13 Front Yard for a Through Lot and renumbering the remaining sections accordingly:

#### **Government Buildings and Facilities**

**6.A.14 Government buildings and facilities shall be permitted within any zone subject to compliance with the applicable provisions of that particular zone.**

Section 16.1 of PART 16: GENERAL COMMERCIAL (C-2) ZONE is hereby amended by inserting the following text in bold and re-lettering the remaining sections accordingly:

#### **I. Medical clinics**

PART 25: DEFINITIONS is hereby amended by inserting the following text in bold in alphabetical order:

**GOVERNMENT BUILDINGS AND FACILITIES means a building or facility where one of the three levels of government provides services to the public. Examples include but are not limited to, courthouses, post offices, hospitals, employment offices, libraries, and emergency services.**



**Municipal Affairs and Housing  
Office of the Minister**

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June 15, 2023

Owen McCarron, Warden  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, NS B2G 0B4

Dear Warden McCarron:

As is the case in other provinces, Nova Scotia is facing a challenge regarding the availability and affordability of housing. While this challenge is felt by so many Nova Scotians, it is also acutely felt by employers, including healthcare and construction employers, who are trying to recruit much needed workers in their sectors. This challenge has recently been further intensified in some communities where residents have been displaced by wildfires.

The Province is committed to growing our investments in housing. We have announced several affordable housing projects across the province in recent months. And, as you know, we have recently leveraged a partnership with the Housing Trust of Nova Scotia to invest \$20M in modular housing. One of the barriers they have experienced in advancing their modular builds is the availability of serviced and/or serviceable land.

While we will continue to grow our inventory of provincially owned land for housing, we are also asking for your help by sharing a list of any municipally owned, serviced (or easily serviceable) land that may be suitable for any type of new housing development, or unused buildings on serviced land for which you currently do not have any planned future use. This will help us to identify future opportunities for housing investments.

We value the partnership we have with municipalities across the province and know you are dealing with the reality of this housing challenge every day in your community. Many of you have received several requests from us as we try to find solutions to housing. We appreciate your responsiveness and willingness to put forward ideas.

Together, we can move the marker on housing. We look forward to hearing back from you and request information be submitted to Jennifer MacIntyre at [Jennifer.MacIntyre@novascotia.ca](mailto:Jennifer.MacIntyre@novascotia.ca) by July 15, 2023.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lohr".

Honourable John Lohr  
Minister of Municipal Affairs and Housing

c: Glenn Horne, Chief Administrative Officer, Municipality of the County of Antigonish

June 9, 2023

Warden Owen McCarron  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, NS B2G 0B4

Dear Warden McCarron:

I am writing to let you know we will be reaching out to your Chief Administrative Officers to request their input on how to improve the application process for Nova Scotians seeking priority access to public housing under the inadequate housing stream.

In its June 2022 report, the Office of the Auditor General (OAG) of Nova Scotia found that current processes are insufficient to grant priority access to public housing. Priority access allows certain applicants to be placed at the top of the waitlist for public housing if they are:

- Victims of family violence
- In need of affordable housing in proximity to sustaining medical supports
- **Living in inadequate housing which poses an immediate health or safety risk**

To be approved for priority access under all three streams, applicants must submit forms documenting their situational requirements that are verified by a third party. Although the form for those living in inadequate housing indicates that it must be completed by fire, building and/or health inspectors, the OAG found that in some districts, applicants were unable to find the officials to do this for them. It concluded that further guidance is required on who can complete the forms, under what circumstances and whether the requirements are reasonable to meet so that only those most vulnerable are granted priority access.

We look forward to this discussion with your team so we can better understand how we can work together to ensure only the most vulnerable Nova Scotians in our communities are granted priority access to public housing.

Sincerely,



**Cara Spittal, PhD**  
Director, Corporate Policy & Strategy  
(902) 476-9008  
[cara.spittal@novascotia.ca](mailto:cara.spittal@novascotia.ca)

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Bill MacFarlane  
**SUBJECT:** **Asset Management**  
**DATE:** July 11, 2023

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The Asset Management Committee was convened on Tuesday, June 27, 2023. The following Councillors were present:

Councillor MacFarlane, Chair  
Warden McCarron  
Deputy Warden Stewart  
Councillor MacDonald  
Councillor MacLellan  
Councillor Brophy  
Councillor Deveau  
Councillor Dunbar  
Councillor Mattie  
Councillor McNamara

**The following recommendation was made:**

The Committee recommends that the tender for the water storage tank associated with the St. Josephs Water System Expansion project be awarded to Greatario at a value of \$490,000 + HST.

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Glenn Horne, CAO  
**SUBJECT:** COMMITTEE OF THE WHOLE REPORT  
**DATE:** July 11 2023

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The Committee of the Whole was convened on Tuesday, June 27, 2023. The following Councillors were present:

Warden McCarron  
Deputy Warden Stewart  
Councillor MacLellan  
Councillor MacDonald  
Councillor Brophy  
Councillor Deveau  
Councillor Dunbar  
Councillor Mattie  
Councillor McNamara  
Councillor MacFarlane

**The following recommendations were made:**

The Committee recommends that Municipal Council approve the 2023/24 Antigonish County Water Utility Budget as presented.

The Committee recommends that that Municipal Council commit \$49,869 to the establishment of a regional emergency shelter at the Heatherton Community Centre and the CAO be authorized to sign the associated facility usage agreement.

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** GLENN HORNE, CAO  
**SUBJECT:** Asset Management Committee e-Poll Report  
**DATE:** July 11, 2023

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An e-Poll was issued on July 5, 2023 regarding the replacement and relocation the aging water and sewer lines in the intersection with Trunk 7 during the construction of the AT Corridor along Trunk 4, specifically regarding the agreement that has been drafted to governs the work and cost share between the Province (which will complete the work) and the County and Town (which will share the costs).

The following councillors participated:

Warden McCarron  
Deputy Warden Stewart  
Councillor MacLellan  
Councillor MacDonald  
Councillor Brophy  
Councillor Deveau  
Councillor Dunbar  
Councillor Mattie  
Councillor McNamara

**The following recommendation was made:**

The Asst Management Committee recommends to Municipal Council that the Chief Administrative Officer and the Director of Finance be authorized to sign Construction Agreement No. 2023-027