

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

**ASSET MANAGEMENT COMMITTEE AGENDA**

Tuesday, October 24, 2023, 5:30pm  
Council Chambers  
Municipal Administration Building  
285 Beech Hill Road  
Beech Hill, NS B2G 0B4

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1. Call to Order – Chair, Acting Deputy Warden Bill MacFarlane
2. Approval of Agenda
3. Approval of September 26, 2023 Asset Management Committee Minutes
4. Business Arising from the Minutes
5. Delegations
  - a. Basil Pitts, Area Manager, Nova Scotia Department of Public Works
6. Continuing Business
  - a. ICIP Project Updates
    - i. Net-Zero Community Buildings
    - ii. St. Josephs & Lanark Water System Expansion
    - iii. Antigonish AT Corridor
7. New Business
  - a. Request for a sewer line extension on Hwy 337
  - b. Preliminary review of 2024/25 Capital Plan
8. Additions to the Agenda
9. In-Camera Items
10. Adjournment

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

**Asset Management Meeting Minutes**

Tuesday, September 26, 2023, 5:30 pm  
Council Chambers  
Municipal Administration Building  
285 Beech Hill Road  
Beech Hill, NS B2G 0B4

Present were: Warden Owen McCarron  
Councillor Mary MacLellan  
Councillor Donnie MacDonald  
Councillor Remi Deveau (by Zoom)

Councillor John Dunbar  
Councillor Gary Mattie  
Councillor Bill MacFarlane  
Councillor Harris McNamara  
Councillor Shawn Brophy (by Zoom)

Regrets: Deputy Warden Hugh Stewart

Staff Present: Glenn Horne, CAO  
Daryl Myers, Director of Public Works (by Zoom)

Beth Schumacher, Deputy Municipal Clerk  
Marlene Melanson, Director of Recreation

Also Present: Gallery

**Call to Order – Chairman, Councillor Bill MacFarlane**

The meeting of the Asset Management Committee was called to order by Councillor Bill MacFarlane at 5:31pm.

**Approval of Agenda**

Councillor MacFarlane called for any additions or deletions to the agenda.

Moved and Seconded

*That the agenda be approved as presented.*

**Motion Carried**

### **Approval of June 27, 2023 Asset Management Minutes**

Councillor MacFarlane called for any errors or omissions to the minutes of the previous meeting.

Moved and Seconded

*That the Asset Management minutes of June 27, 2023 be approved as presented.*

**Motion Carried**

### **Business Arising from the Minutes**

There was no business arising from the minutes.

### **Delegations**

There were no scheduled delegations.

### **Continuing Business**

#### **ICIP Project Updates**

##### *St. Joseph's Water System Expansion*

Mr. Myers noted that the construction of the line was done, a pressure test had been conducted, and the water storage tower was expected to be arriving in the spring due to production delays.

##### *Lanark Waterline Extension*

Mr. Myers noted that the connection of the line was done on September 25<sup>th</sup>. The line is fully installed but is not yet operational; it is expected to be operational later in the fall.

##### *Active Transportation Corridor*

Ms. Melanson provided an update on the installation of the AT Trail. Construction is on schedule for completion later in the fall. Ms. Melanson shared photographs of the progress to the Committee. A question was asked about the walking materials on the active transportation trail, which will be an asphalt surface. Mr. Horne noted that the waterline realignment has been completed, and the sewer work is currently underway. Mr. Myers explained regarding a section of the waterline on Spruce Lane will to be realigned where it crosses a culvert.

##### *Net-Zero Community Buildings*

Mr. Horne provided an update on the installation of the lighting and solar features and provided timelines for upcoming installs. The project is currently on schedule.

## **New Business**

### Amendments to the Local Improvement By-law to Include Current Projects

Mr. Horne reviewed the proposed amendments to the Local Improvements By-law, noting the by-law and policy amendments included with the staff memo to include the St. Joseph's and Highway 337 water extension projects. The Lanark project had two properties removed due to exemptions for inclusion due to those properties having topographical situations restricting their ability to be developed. Mr. Horne provided a detailed description of those two properties.

Moved and Seconded

*The Asset Management Committee recommends that Municipal Council receive the proposed amendments to a By-law Respecting Local Improvements for First Reading, and that the Committee recommends that Municipal Council approve the proposed amendments to Municipal Local Improvements Fees Policy when it gives second reading to the proposed by-law amendment.*

**Motion Carried**

### Consideration of 2024-2025 J-Class Road Submission

Mr. Horne noted that where the submission for cost-sharing were not approved by the province last year, the same road priorities would be put forward this year.

Moved and Seconded

*The Asset Management Committee recommends that Municipal Council approves identifying Duncan MacIsaac Road, Tamara Drive, and Macken Road as priorities for 2024-2025 J-Class Road cost-sharing with the Province.*

**Motion Carried**

### Consideration of 2023-28 Capital Investment Plan

Mr. Horne noted that the Capital Investment Plan lists any project on a capital planning list that might require funding applications or cost sharing with the Province and is submitted to the province in order to qualify for Gas Tax. Mr. Horne provided a brief overview of the projects listed in the plan and noted that projections for later years are listed for forecasting purposes.

Moved and Seconded

*The Asset Management Committee recommends that Municipal Council approves the 2023-28 Capital Investment Plan as presented.*

**Motion Carried**

### Discussion of Pine Ridge Estates Subdivision Water Concerns

Councillor Dunbar spoke to concerns raised by residents in the Pine Ridge Estates neighbourhood regarding drainage and storm water in the community. Heavier rain

events have created situations where residents have concerns with flooding in their yards and driveways. Councillor Dunbar noted that across Trunk 4, where the former Ben's Bread store building sits, site conditions such as ditching and culverts is a concern. He requested that a letter be sent to the NS Department of Natural Resources to have maintenance work to clear these ditches and culverts done.

Moved and Seconded

*That the Asset Management Committee recommends that Municipal Council approves sending a letter to the Provincial Department of Public Works to address concerns with ditching and repairs work in the area of Pine Ridge Estates.*

**Motion Carried**

Councillor Dunbar also requested that a review of the engineering work done as a re-evaluation of the design in response to the concerns with the drainage in the subdivision. Warden McCarron shared further background on the previous engineering reviews done when the subdivision was in his district. He shared that, at that time, the recommendation was to maintain the open ditch drainage system as that system allowed for greater water flows with the street for overflow, where a closed system would have more of a restriction on capacity. Discussion followed.

Moved and Seconded

*That the Asset Management Committee recommends that Municipal Council commission an update to engineering review of the stormwater system in the Pine Ridge Estates subdivision.*

**Motion Carried**

Councillor MacFarlane noted that it would also be a good idea to ask the Planning Commission to encourage the construction of basements at a higher level with egress windows to reduce the likelihood of basement flooding. Discussion about elevations relative to the street for new construction, and other measures that homeowners can take to protect their properties from flooding such as ensuring that downspouts are not tied in to weeping tiles followed.

### **Additions to the Agenda**

There were no additions to the agenda.

### **In Camera Items**

Moved and Seconded

That the Asset Management Committee move to an in-camera session at 6:20pm to discuss the Acquisition, Sale, Lease, and Security of Municipal Property.

**Motion Carried**

Moved and Seconded

That the in-camera session adjourns at 6:30pm.

**Motion Carried**

**Adjournment**

Moved

That the Asset Management Committee meeting be adjourned at 6:31pm.

**Motion Carried**

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Councillor Bill MacFarlane

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Glenn Horne, CAO

**MEMO FOR INFORMATION**

**TO:** Committee of the Whole  
**FROM:** GLENN HORNE, CAO  
**SUBJECT:** ICIP PROJECT UPDATES  
**DATE:** 24/10/2023

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**Net Zero Community Buildings**

- Heat pumps are all in.
- For lights, still waiting on a couple for the Highland Curling Club to be switched out. New fixtures needed.
- Solar installs have started. Racking is underway at St. Josephs.
- The installation will continue as planned in Heatherton. There was a delay due to waiting on word to proceed from Nova Scotia Dept of Public Works, because of the highway work happening in that district, but as of this week confirmation was received that the project is good to proceed.

**St. Josephs & Lanark Water System Expansion**

- St. Josephs project on hold until tank is delivered in 2024.
- Lanark project
  - Pressure testing complete.
  - Bacterial testing underway now.

**Antigonish AT Corridor**

- Photographs on the next page show progress since the last update.

Construction is progressing well on the Trunk 4 AT Corridor and the section between James St. & Church is on track to be completed by the end of November. They hope to pave the roundabout the week of October 23.



Photo taken from James St. intersection Looking East.



Photo taken from West St. intersection looking West.



Photo taken from West St. intersection looking East.



October 11, 2023

Glenn Horne  
Chief Administrative Officer  
Municipality of the County of Antigonish  
VIA E-Mail: [glenn.horne@antigonishcounty.ns.ca](mailto:glenn.horne@antigonishcounty.ns.ca)

Dear Glenn:

**RE: Municipality of the County of Antigonish**

- **PCAP - Trunk 7 Roundabout Water & Sewer Relocation Project**

Thank you for your application under the Provincial Capital Assistance Program (PCAP) for funding for the Trunk 7 Roundabout Water & Sewer Relocation Project.

As requests for funding are significantly greater than the Provincial Capital Assistance Program (PCAP) budget, regrettably we are unable to provide support for the Municipality's project at this time.

Should you have any questions, please contact me at 902-488-1308 or by email at [Ahmad.Shahwan@novascotia.ca](mailto:Ahmad.Shahwan@novascotia.ca)

Sincerely,



Ahmad Shahwan  
Manager of Municipal Infrastructure Programs

**MEMO FOR INFORMATION**

**TO:** Committee of the Whole  
**FROM:** GLENN HORNE, CAO  
**SUBJECT:** **REQUEST FOR A SEWER LINE EXTENSION ON HIGHWAY 337**  
**DATE:** 19/10/2023

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On Thursday, October 12, municipal officials met with a property owner and supporting officials who are seeking support from the County to extend municipal sewer to their property, fronting Highway 337 near Mount Cameron.

If developed, the property will house a new medical clinic and associated physician housing, which is consistent with the growing need in the community and service delivery at neighboring St. Martha's Regional Hospital. Discussions are also ongoing how the 44-acre property may support further non-profit affordable housing opportunities and a group-home for adults with disabilities. Municipal sewer service would significantly increase the potential community impact of the property, by increasing the density and number of uses permitted on the property.

The proponent has already received subdivision approval and the EDPC has confirmed that the proposal that has been described is consistent with the West River Antigonish Harbour Planning Strategy. Proponents hope to break ground on the site by the winter of 2024.

Early indications are that a sewer extension as requested would cost approximately \$100,000. If the Committee is supportive, this project will be added to the draft capital plan and staff will continue to work with the proponent to develop specific designs, estimates and potential cost-sharing options.

**Draft 2024/25 Capital Plan**

<b>Project</b>	<b>Description</b>	<b>Estimate</b>	<b>Notes</b>
Water Utility	AAHS Waterline Extension St. Joseph's Water Tower Church Street Extension Water & Sewer Replacement Beech Hill Road In-Line Booster	\$60,000  TBD \$120,000	Candidate for cost sharing Carry-over from 2023/24 Candidate for cost sharing
Sewer	Pomquet E-1 Pump Replacements Lower South River Sewer System Upgrades	TBD TBD	Assessing needs for new pumps Project Scope Under Development
County Court House	TBD	TBD	Ongoing Building Maintenance
Equipment	TBD	TBD	
Municipal Roads	Appleseed Drive Repaving (Maclsaac to Market Street)	\$225,000	Deferred from 2022/23
Municipal Sidewalks, Curb & Gutter	Beech Hill & South River Road Sidewalk, Curb & Gutter Keating Court Curb & Gutter	\$1,357,000 TBD	Carry-over from 2023/24
J-Class Roads	D. Maclsaac Road Tamara Drive Macken Road		
Facilities	Municipal Office Front Doors	TBD	
Renewable Energy	ICIP - Net-Zero Community Buildings	\$500,000	Phase 2: Project Completion
Active Transportation	ICIP - Active Transportation Corridor Bethany / St. Martha's AT Connector	\$522,682 \$300,000	Phase 4: Church Street to Beech Hill Road HAF Application
Connectivity	Cell Towers in District 1	\$150,000	Pending Partnerships and taken from reserve
<b>TOTAL</b>		<b>\$3,234,682</b>	