

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

**COUNCIL MEETING AGENDA**

Tuesday, May 14, 2024, 7:30pm

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

- 
1. Call to Order – Chair Owen McCarron
  2. Approval of Agenda
  3. Approval of April 9, 2024 Municipal Council Minutes
  4. Business Arising from the Minutes
  5. Public Hearings
  6. Delegations
    - a. Mark Stewart, RES Group – Eigg Mountain Wind Project
  7. Correspondence
  8. Committee Reports
    - a. April 23, 2024 Asset Management Committee Report
    - b. April 23, 2024 Committee of the Whole Report
    - c. April 30, 2024 Asset Management e-Poll Report
    - d. May 14, 2024 Committee of the Whole Report
  9. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities
  10. Motions
  11. Miscellaneous Business
  12. Adjournment

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

**Municipal Council Meeting- Minutes**

**Tuesday, April 9, 2024**

**7:30pm**

**Council Chambers**

**Municipal Administration Building**

**285 Beech Hill Road**

**Beech Hill, NS B2G 0B4**

**Councillors Present:**

Warden Owen McCarron

Deputy Warden Bill MacFarlane

Councillor Mary MacLellan

Councillor Donnie MacDonald

Councillor Shawn Brophy

Councillor Remi Deveau (by Zoom)

Councillor John Dunbar

Councillor Gary Mattie

Councillor Harris McNamara

**Regrets:**

Councillor Hugh Stewart

**Staff Present:**

Glenn Horne, CAO

Kristen Knudskov, EDPC

Beth Schumacher, Deputy Clerk

Shirlyn Donovan, Strategic Priorities  
Coordinator

**Also Present:**

Gallery

Matt Draper, XFM

Dr. John Chiasson, The Keppoch

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 # 2024-023**

Moved and Seconded

That the agenda be approved as presented.

**Motion Carried**

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**Approval of February 13, 2024 Municipal Council Minutes**

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

**Min # 2024-024**

Moved and Seconded

That the Municipal Council Minutes of February 13, 2024 be approved.

**Motion Carried**

**Business Arising from the Minutes**

There was no business arising from the minutes.

**Statutory Public Hearings**

Mr. Horne reviewed the rules of order for the Statutory Public Hearing.

Amendments to the Residential (R-1) zone to increase the maximum height for senior citizen housing and institutional uses in the West River Antigonish Harbour Land Use By-law

Ms. Knudskov spoke to the proposed amendments to the Land Use By-law to increase the maximum height for housing for senior citizens. She reviewed the details of the proposed amendment, looking at the different aspects under consideration including how maximum building height is determined, and how side yard requirements are proposed to increase proportional to any building height increases.

Ms. Knudskov noted that the meeting was advertised as required by the MGA, and no submissions were received prior to the hearing. Warden McCarron then conducted a roundtable with Council to allow the opportunity for questions and comments. Those who commented expressed their support for senior's housing in the community. Warden McCarron called for any attendees looking to speak in favour or against the proposal. Representatives for the applicant, and a member of the gallery, spoke in favour of the proposed amendments. No one spoke against the proposed amendments.

**Min # 2024-025**

Moved and Seconded

That Municipal Council give first reading to proposed amendments to the West River Antigonish Harbour Land Use By-law to:

1. Remove the following text in strikethrough and add the text in bold to Part 6, Section 6.A.15(b):

b. The highest point of **mean level between** the ridge of a gabled, hip, gambrel, mansard or other type of pitched roof.

2. Remove the following text in strikethrough and adding the following text in bold to Part 13, Section 13.1(p):

p. Senior assisted living and retirement housing **Senior citizen housing**

3. Insert the following text in bold immediately following Part 13, Section 13.7:

**Special Provisions for Senior Citizen Housing and Institutional Uses**

**13.7 Notwithstanding the maximum building height under Part 13, Section 13.2(a), senior citizen housing and institutional uses shall be permitted up to a maximum building height of 13.5 m. (44.3 ft.) subject to the following:**

**b. The minimum side yard shall be equal to half of the height of the building.**

4. Remove the following text in strikethrough and adding the text in bold to Part 25: Definitions:

HEIGHT The height of a building shall be determined by calculating the vertical distance of a building between the established (average) grade and

a. the highest point of the roof or the parapet, whichever is the greater, of a flat roof;

b. the highest point of **mean level between** the ridge of a gabled, hip, gambrel, mansard or other type of pitched roof;

c. but shall not include any construction used as an ornament or for the mechanical operation of the building, a mechanical penthouse, chimney, tower, cupola or steeple.

AND THAT Municipal Council schedule a Statutory Public Hearing for the proposed amendments.

**Motion Carried.**

**Delegations**

Dr. John Chiasson, President – Positive Action for Keppoch Society

Dr. Chiasson provided a slideshow presentation showing the work done throughout 2023 to remediate the damage caused by Hurricane Fiona on the mountain, with help from the grant funding provided by the Municipality. Images of events and participants at the facility were shared with Council. Programming plans for the 2024 season were shared. Dr. Chaisson introduced the work that is anticipated with support from the Community Partnership Grant application that has been made to the Municipality.

The floor was opened for questions and comments from Council. A query was made about what happened with the trees that were felled and cleaned up after Fiona. Dr. Chiasson noted that while there was limited revenue from some of the wood removed to clear trails, the fallen wood provided additional habitat for wildlife. Representatives from Keppoch were thanked for the work that they've done on the mountain, and to support and build the facility.

### **Correspondence**

Mr. Horne reviewed the correspondence received from the Department of Municipal Affairs. A question was asked about the Coastal Protection Act regarding what the Municipality's liability is regarding property owners building too close to the shoreline. A question was also asked about the Service Exchange Agreement letter, to clarify if any changes were made regarding municipal roads.

### **Committee Reports**

#### **February 26, 2024 Planning Advisory Committee Report**

##### **Min # 2024-026**

Moved and Seconded

That Municipal Council give first reading to the Plan Antigonish Municipal Planning Strategy and Land Use By-law for the Municipality of the County of Antigonish and schedule a Statutory Public Hearing for the item.

**Motion Carried**

#### **February 29, 2024 Asset Management Committee e-Poll Report**

##### **Min # 2024-027**

Moved and Seconded

That Municipal Council tender the Appleseed Drive Repaving project.

**Motion Carried**

#### **February 29, 2024 Committee of the Whole e-Poll Report**

##### **Min # 2024-028**

Moved and Seconded

That Municipal Council award the Antigonish Community Transit Service Review to WSP at a bid price of \$37,730, contingent on approval of Town Council.

**Motion Carried**

##### **Min # 2024-029**

Moved and Seconded

That Municipal Council approve the Accelerator Fund Agreement as presented.

**Motion Carried**

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March 18, 2024 Asset Management Committee e-Poll Report

**Min # 2024-030**

Moved and Seconded

That Municipal Council authorize the CAO to sign the license agreement for lands located at 30 Appleseed Drive for the purpose of constructing and operating the Antigonish Mini-Pitch.

**Motion Carried**

March 26, 2024 Asset Management Committee Report

Deputy Warden MacFarlane declared conflict and left the room for the duration of the vote on Motion Min#2024-031

**Min # 2024-031**

Moved and Seconded

That Municipal Council award the tender for the paving of Appleseed Drive to Nova Construction Co Ltd at the bid price of \$385,819.00 +HST.

**Motion Carried**

**Min # 2024-032**

Moved and Seconded

That Municipal Council write a letter to NSDPW to ask to install the new pole and anchors as required for the streetlight in Bayfield.

**Motion Carried**

**Min # 2024-033**

Moved and Seconded

That Municipal Council send a letter to the Minister of NSDPW regarding concerns with the flooding of Cape Jack Road.

**Motion Carried**

March 26, 2024 Committee of the Whole Report

**Min # 2024-034**

Moved and Seconded

That that Municipal Council reappoint Bobby Mattie as the public member of the County's audit committee for a one-year term.

**Motion Carried**

**Min # 2024-035**

Moved and Seconded

That that Municipal Council approves the annual appointments of Eastern District Planning Commission staff to Municipal positions, as proposed.

**Motion Carried**

**Min # 2024-036**

Moved and Seconded

That that Municipal Council appoint Bern Balawyder as a By-law Enforcement Officer for the Municipality of the County of Antigonish for the purpose of enforcing the By-Law Respecting the Responsible Ownership of Dogs.

**Motion Carried**

**Min # 2024-037**

Moved and Seconded

That that Municipal Council commits to a \$5000 Friendship Sponsorship for the 2024 Paqtnkek Powwow.

**Motion Carried**

**Min # 2024-038**

Moved and Seconded

That Municipal Council approve the proclamation of March 26th, 2024 as Purple Day for Epilepsy Awareness in Antigonish County.

**Motion Carried**

April 9, 2024 Committee of the Whole Report

**Min # 2024-039**

Moved and Seconded

That Municipal Council that the tender for the 2024 Bulky Waste Collection be awarded to GFL Environmental for a bid price of \$67,500.00 + HST.

**Motion Carried**

**Min # 2024-040**

Moved and Seconded

That Municipal Council Municipal Council approve Option #3 put forward by staff, to consider Community Partnership Grant request for Antigonish Community Transit early when approving the 2024/25 operating budget.

**Motion Carried**

**Min # 2024-041**

Moved and Seconded

That Municipal Council write a letter to the Department of Natural Resources to highlight safety concerns with an undercut bank on the West River and ask that it be addressed.

**Motion Carried**

### **Miscellaneous Business**

Deputy Warden MacFarlane brought forward a request for consensus from Council to nominate Joe MacDonald for the Order of Nova Scotia, to recognize the advocacy work that he undertook regarding the twinning of Highway 104 from Antigonish to Sutherland's River. Consensus was provided by Municipal Council.

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

- Councillor Dunbar shared that the Heritage Museum met last Monday and are meeting again in early May.
- Councillor Brophy attended Grounds Committee meeting for RK MacDonald Nursing Home.
- Deputy Warden McCarron noted that an organization that supported the community (World Central Kitchen) during Hurricane Fiona recently lost seven members in the Middle East. A request was made to send them a letter expressing condolences.
- Councillor MacDonald reviewed an update from Eastern Region Solid Waste Management, including information about the Jackie Dort Memorial Bursary, Mobius Award Nominations, Diversion Credits, and the MAP application for Green Bins.
- Councillor MacLellan noted that the Library board did not meet this month.
- Councillors McNamara shared that the RK Board met a few times this month and is quite busy. He also shared news of a loss of a member in his community, and shared news that there was a shooting in Aulds Cove earlier in the month.
- Warden McCarron shared that the CareVan committee is meeting next week.

### **Motions**

There were no motions.

### **Additions to the Agenda**

There were no further additions to the agenda.



**Adjournment**

Prior to adjourning, a moment of silence was held in memory of Councillor MacLellan's husband, who recently passed away.

**Min # 2024-042**

Moved

That the Council meeting adjourns at 8:10 pm.

**Motion Carried**

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Warden Owen McCarron

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Glenn Horne, CAO

# Eigg Mountain Wind Project

Municipality of the County of Antigonish

Mark Stewart & Andrew Arbuckle

May 2024







**A future where everyone has access to  
affordable zero carbon energy**





# The world's largest independent renewable energy company



# RES AT A GLANCE



## ACTIVITIES



DEVELOP



CONSTRUCT



SUPPORT  
SERVICES

## TECHNOLOGIES



WIND



SOLAR



STORAGE



T&D



GREEN  
HYDROGEN

RES is the world's largest independent renewable energy company



# RES KEY MILESTONES



RES was established in the UK

1981



1992

First wind project Carland Cross, Cornwall. RES begins managing operational assets.

First solar PV project

1995



2004

First offshore wind projects



First Energy storage project, Ohio, US

2014



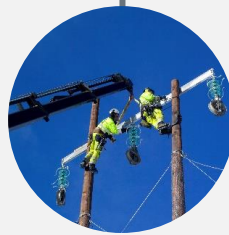
2019

First subsidy-free wind project commenced construction



Largest T&D Traverse 80 miles

2021



# 16 PPA contracts

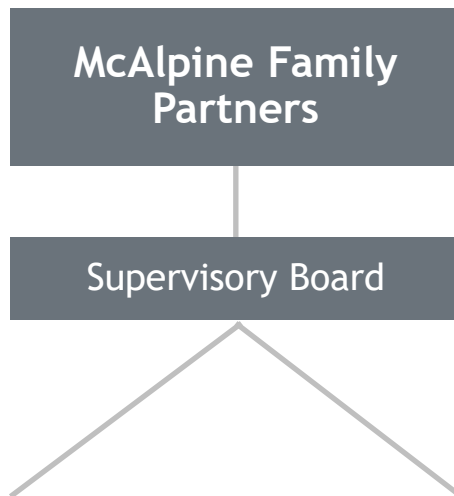
Signed Across US, Canada, UK, France, Australia And Sweden

## totalling 2GW









RES celebrated its 40 anniversary in 2021



SRM celebrated its 150 anniversary in 2019





## WIND

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### Eigg Mountain Wind Project

- Part of Nova Scotia's Green Choice Project
- Located in the area surrounding Connors Mountain Road, Campbell MacQuarrie Road and Highfield Road in Antigonish County
- Turbines exclusively located on private land
- High level of initial social engagement and support for the project from the local community, municipality, provincial and federal member of parliament



# Why Wind and Why Here?

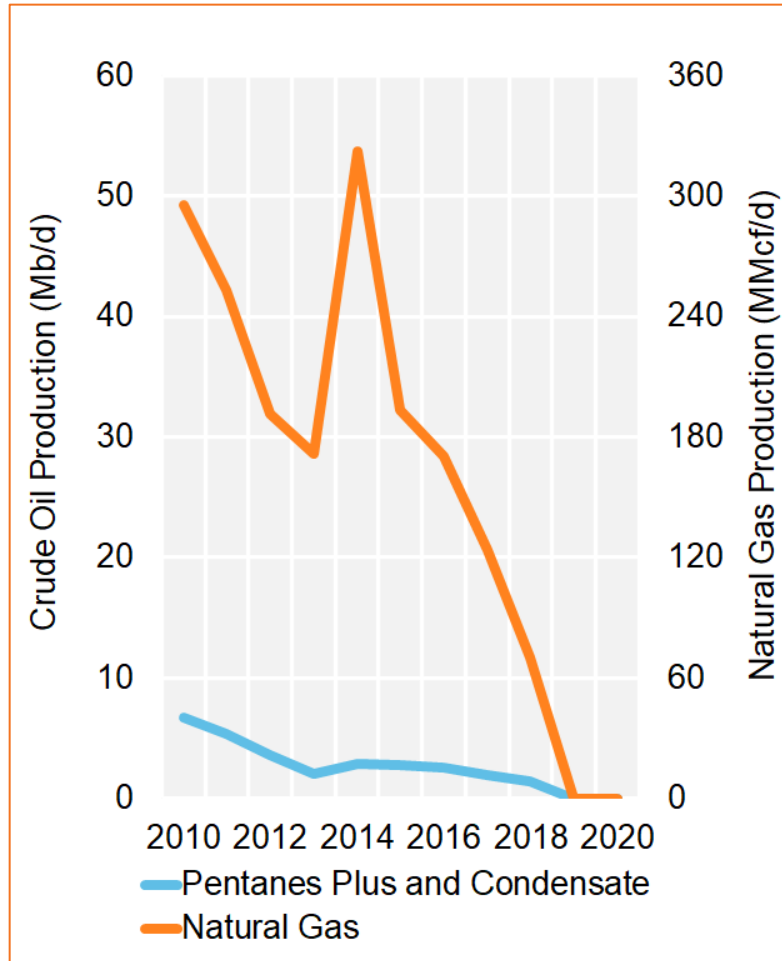


## Why Wind for Nova Scotia

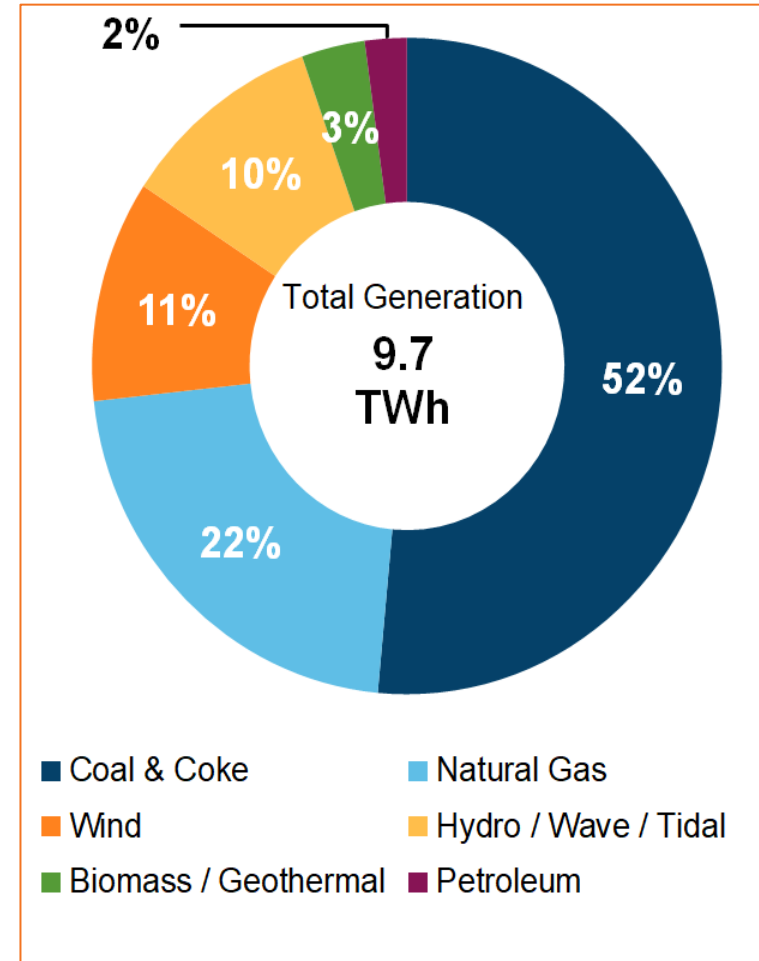
- Provincial target to phase out coal and reach 80% renewable energy by 2030, ambitious goal!
- With our wind resource, we can be a global leader
- NS has some of the most exceptional winds in the world, Eigg Mountain area is some of the best wind in the province and globally.
- Wider electrification will enable NS to replace \$5 Billion spent on bills for imported fuel, by tapping into much cheaper local, renewable power resulting in greater energy security



# Why Wind and Why Here?



Limited Domestic Fossil Fuel Reserves

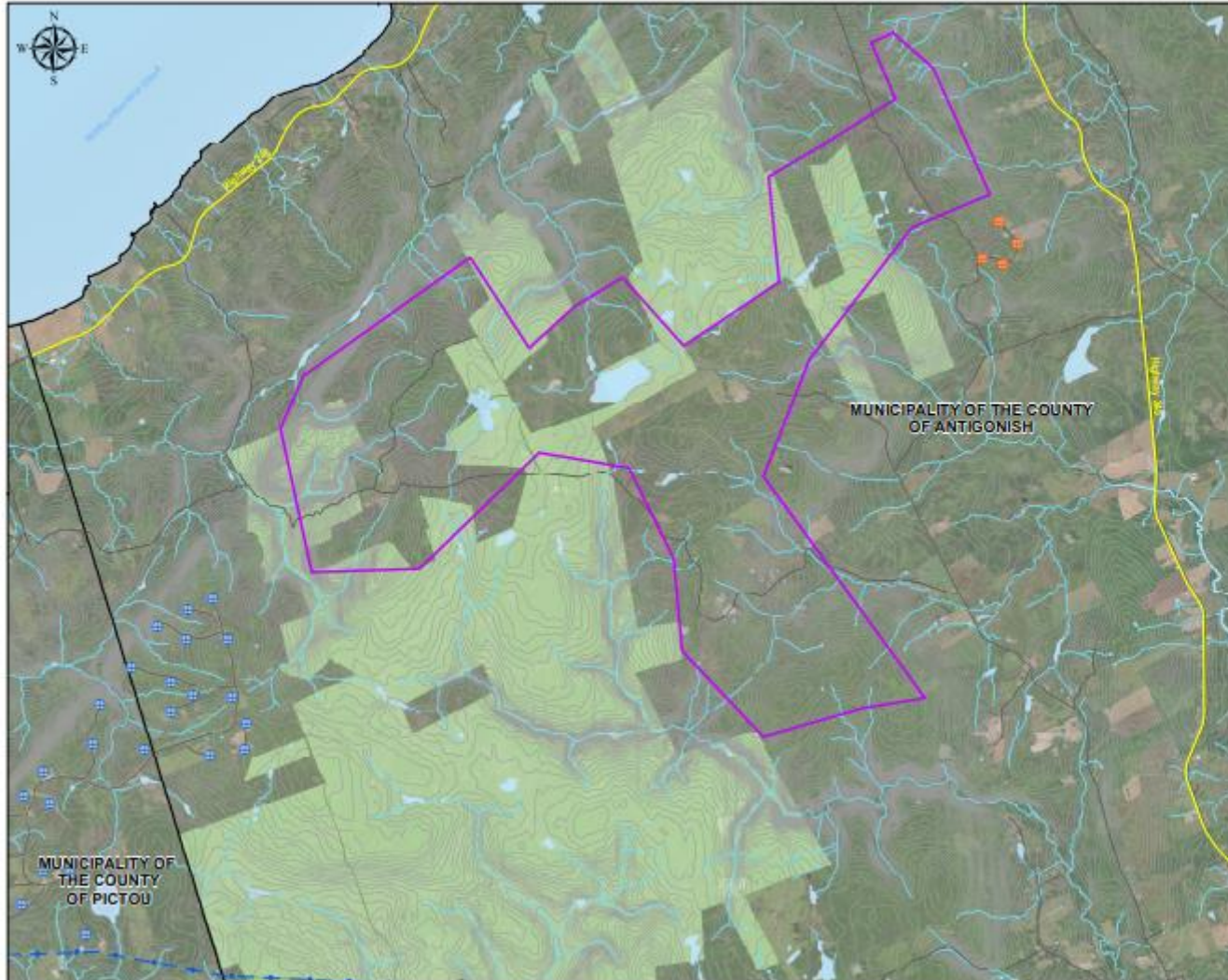


A HUGE Challenge – replacing majority of fossil fuel





# PROJECT MAP



## EIGG MOUNTAIN WIND PROJECT PRELIMINARY PROJECT AREA

### LEGEND

- Project Area Proposed Boundary
- Glen Dhu Wind Project
- Maryvale Wind Project
- Roads
- Highway
- 138 kV Line
- James River Wilderness Area
- Watercourse
- Waterbody
- 5m Contours
- Municipality

Absolute Scale  
1:50,000

Coordinate System:  
NAD 1983 UTM Zone 20N

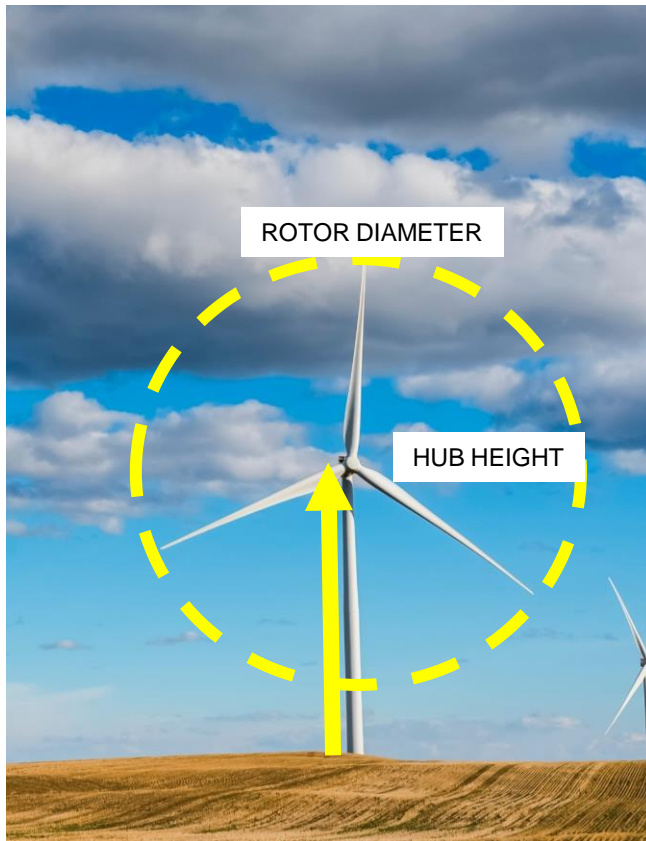


### RENEWABLE ENERGY SYSTEMS CANADA INC.

This drawing is property of Renewable Energy Systems Canada  
No reproductions may be made in whole or in part without  
permission.



Drawn By:  
CANACT, A.M. Av0103 (Date)  
Date: March 2023  
Format: 11x17



## The Project is expected to:

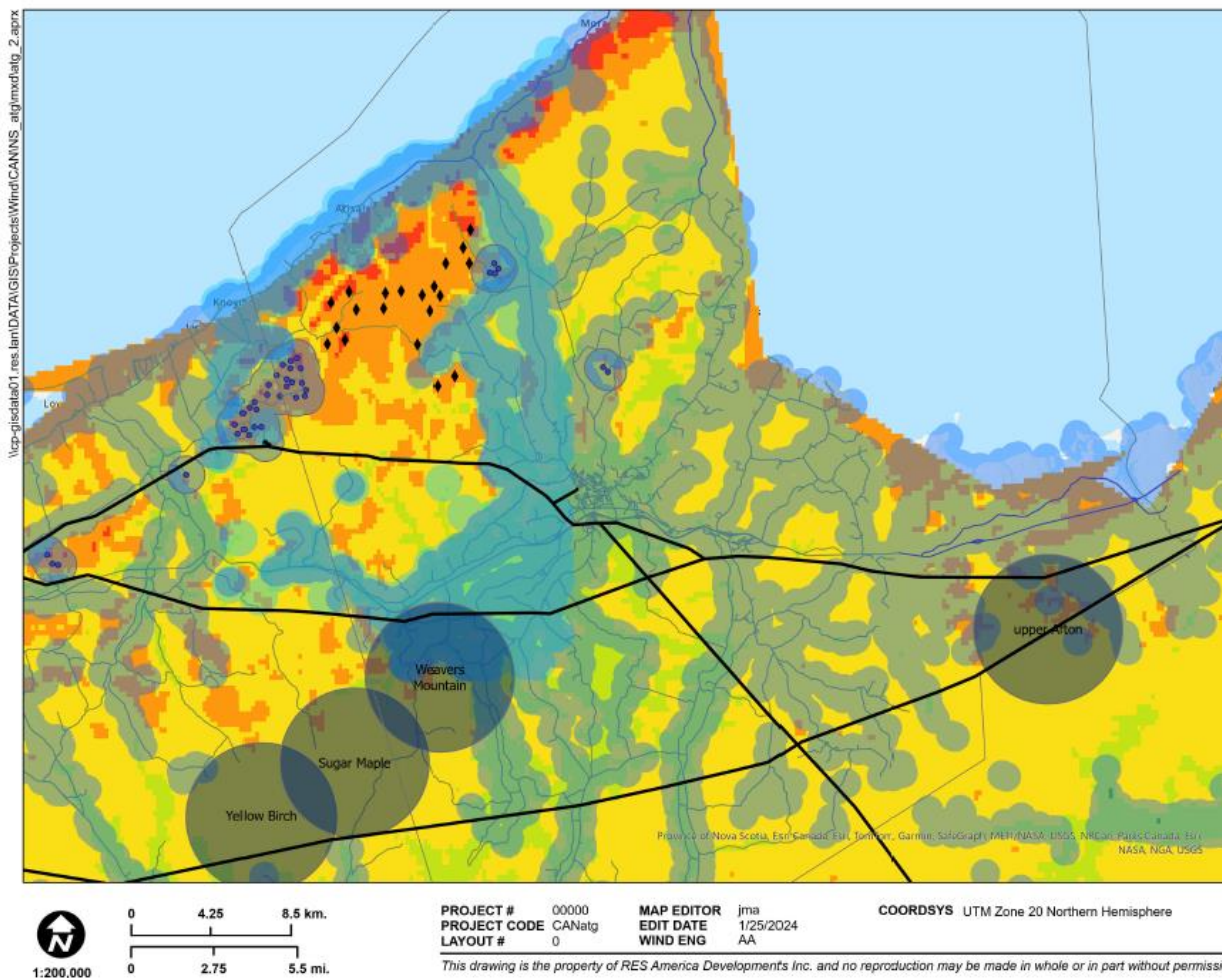
- Have a total installed capacity of up to 150 MW
- Comprise of no more than 25 turbines (Glen Dhu – 27 turbines)
- Total project cost \$300 million with \$150 million spent locally
- Have turbines with a generation capacity between 5.7 to 7 MW each
- Have turbines that are up to 120 m hub height and 80 m blades
- Include a substation, operations and maintenance building and a temporary laydown yard
- Site will have a transmission line to connect in James River (approx. 18km)
- Include one temporary wind measurement tower, and likely one to two long-term wind measurement towers to assess and monitor wind resource plus additional mid-term wind measurement devices.

*\*Although the site has been selected, specific locations and layout have not yet been finalized.*





# PRELIMINARY PROJECT MAP



**res**  
 RENEWABLE ENERGY SYSTEMS  
 5605 Avenue de Gaspé  
 Suite 508  
 Montreal, Quebec, H2T2A4  
 Phone: (514) 525-2113

**Legend**

- Highway
- Public Road
- Nova Scotia Neighboring Wind turbines
- DTU global Wind Atlas 3.3 - Wind Speed
- high
- low
- Nova Scotia Neighboring Wind turbines\_Setback
- Transmission Lines
- ♦ Eigg\_Mtn\_Level\_8024125
- RS\_Wind\_Projects\_Proposal
- RS\_Structures\_setback
- Antigonish county

\*Neil N. Davis et al. The Global Wind Atlas: A high-resolution dataset of climatologies and associated web-based application; Bulletin of the American Meteorological Society, Volume 104: Issue 8, Pages E1507-E1525, August 2023, DOI: <https://doi.org/10.1175/BAMS-D-21-0075.1>

580000E 5055000N

**Project Overview**  
 Eigg Mountain Wind



# BROAD COMMUNITY BENEFITS



We believe our projects are net positives for the local communities in which we work.

**Benefits include:**

- ✓ Municipal tax revenues (\$1.2m p/a) and landowner royalty (~\$450,000 p/a) income throughout the life of the project
- ✓ Community Benefit Fund: An annual allocation of \$1000 per MW (approx. \$150k) managed by a committee composed of community members, municipality and project owner, to be used toward community projects and initiatives
- ✓ Construction and operations jobs and support services during and after construction of the Project
- ✓ Contract opportunities for local businesses
- ✓ Increased local spending on goods and services during the Project's development, construction, and operational phases





# FIRST NATION BENEFITS



We believe our project offers substantial opportunities and benefits to Mi'kmaw Nations

## **Benefits include:**

- ✓ Equity ownership opportunity through a limited partnership or corporation resulting in equity shares.
- ✓ Representation on the Board of Directors
- ✓ Option to borrow funds required for the Purchase Price from the third party purchaser or Project Company/RES. RES could lend during construction phase to cover First Nation ownership. RES to support with First Nation Financing Authority and CIB.
- ✓ Opportunity for direct involvement in development, operations and maintenance services throughout the project lifespan
- ✓ Eligibility to secure grants/funding to drive further investment in community/project
- ✓ Direct capacity building such as reimbursement for project management and development costs, opportunities for training, industry experience and tuition coverage for individuals on project.
- ✓ Construction and operations jobs and support services resulting in direct economic activity for local First Nation businesses.
- ✓ Increased local spending on goods and services during the Project's development, construction, and operational phases



# PROJECT TIMELINE

✓	2023	Initial Public Notification
✓	2023	Initial Community Meeting
✓	2023	Commence Onsite Wind Measurement Campaign
Now →	Q1 2024	First Public Open House
	Q2 2024	Second Public Open House
	Q2 2024	Bid Submission for Green Choice Program
	Q3 2024	Anticipated Response from COHO Re Green Choice Bid
	Q4 2024	Conduct further Community Consultation and Environmental Surveys
	Q3 2025	Environmental Assessment Submitted and Permitting
	Q4 2025	Environmental Assessment Response and Actions
	Q2 2026	Construction Begins
	Q4 2027/Q1 2028	Target Commercial Operations Date

# Thank you!

MARK STEWART  
Engagement Manager  
1 902 318 1249  
Mark.Stewart@res-group.com



ANDREW ARBUCKLE  
Project Developer  
1 902 4011076  
Andrew.Ar buckle@res-group.com



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[www.res-group.com](http://www.res-group.com)

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Deputy Warden Bill MacFarlane  
**SUBJECT:** **April 23, 2024 Asset Management Committee Report**  
**DATE:** May 14, 2024

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The Asset Management Committee was convened on Tuesday, April 23, 2023. The following Councillors were present:

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

**The following recommendation was made:**

The Committee recommends that Municipal Council approve the 2024/25 Capital Plan.

The Committee recommends that Municipal Council approve the installation of a streetlight at 81 Pomquet River Road.

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Glenn Horne, CAO  
**SUBJECT:** **April 23, 2024 COMMITTEE OF THE WHOLE REPORT**  
**DATE:** May 14, 2024

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The Committee of the Whole was convened on Tuesday, April 23, 2024. The following Councillors were present:

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

**The following recommendations were made:**

The Committee recommends to Municipal Council that the Tourism Strategy be endorsed with the exception of the marketing levy.

The Committee recommends to Municipal Council that an application be made to the Nova Scotia Utility and Review Board to approve a status quo municipal boundary application for the 2024 municipal election and defer the ongoing boundary review until after that election.

The Committee recommends that Municipal Council proclaim May 26-June 1, 2024 as Access Awareness Week in Antigonish County.

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Deputy Warden Bill MacFarlane  
**SUBJECT:** **April 26, 2024 Asset Management Committee E-poll Report**  
**DATE:** May 14, 2024

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The Asset Management Committee was queried by e-poll on Friday, April 26, 2024. The following Councillors participated:

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

**The following recommendation was made:**

The Asst Management Committee recommends to Municipal Council that the Appleseed Drive Watermain Extension project be awarded to Ron Chisholm Hydro-Seeding for a contract price of \$104,839.98 + HST.