

**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

---

**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**

---

**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**

---

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**

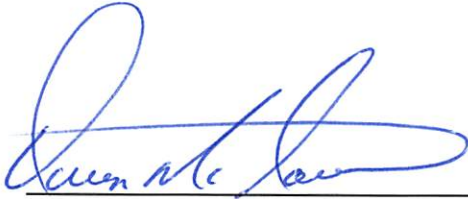
Prior to adjourning, a moment of silence was held in memory of Councillor MacLellan's husband, who recently passed away.

**Min # 2024-042**

Moved

That the Council meeting adjourns at 8:10 pm.

**Motion Carried**



---

Warden Owen McCarron



---

Glenn Horne, CAO