

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

**COUNCIL MEETING AGENDA**

Tuesday, July 15, 2024, 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 Owen McCarron
  2. Approval of Agenda
  3. Approval of July 2, 2024 Municipal Council Minutes
  4. Business Arising from the Minutes
  5. In-Camera Items
    - a. Contract Negotiations
  6. Adjournment

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

**Municipal Council Meeting- Minutes**

**Tuesday July 2, 2024**

**5:30pm**

**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

Allison Duggan, Director of Finance

Mikayla Tait, EDPC

Sean Donovan, EDPC

Beth Schumacher, Deputy Clerk

Shirlyn Donovan, Strategic Initiatives  
Coordinator

Andrew Jones, EDPC

**Also Present:**

Gallery

Drake Lowthers, The Reporter

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

Warden McCarron called the meeting to order at 5:38pm.

**Approval of Agenda**

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

**Min # 2024-081**

Moved and Seconded

That the agenda be approved as presented.

**Motion Carried**

**Approval of June 11, 2024 Municipal Council Minutes**

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

**Min # 2024-082**

Moved and Seconded

That the Municipal Council Minutes of June 11, 2024 be approved.

**Motion Carried**

**Business Arising from the Minutes**

There was no business arising from the minutes.

**Presentation of Fire Long-Service Bars – Tracadie Volunteer Fire Department**

Warden McCarron spoke to the service of Mr. David Boudreau and Donnie Pitts, who were present to receive recognition for their long service with volunteer fire services, serving with the Tracadie Volunteer Fire Department. Mr. Pitts was recognized for 45 years of service, and Mr. Boudreau was recognized for 35 years of service. Photographs were taken.

**Statutory Public Hearings**

**Recommendation for Demolition – 2 Harbour Lane, Lower South River, Nova Scotia  
PID (10027639) AAN (07114710)**

Mr. Donovan reviewed his recommendation that the subject property be demolished and cleaned up.

**Min # 2024-083**

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 2 Harbour Lane, Lower South River, Nova Scotia PID (10027639), and that the order should state to the owners that the dwelling is to be demolished and all debris 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**

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Rezoning Parcels from the Rural (R-1) Zone to Residential Multi-Unit (R-2) Zone under the Eastern Antigonish Plan Area

Mr. Jones reviewed the staff report providing an analysis of the rezoning request. Planning staff is recommending approval of the proposed rezoning. Mr. Jones reviewed how the advertising obligations of the MGA were satisfied. Warden McCarron called for any parties present to speak against or in favour of the application.

**Min # 2024-084**

Moved and Seconded

That Municipal Council approve an application to rezone PIDs 10138329, 10136901, 10138337, and 10138345 from the Rural (R-1) Zone to Residential Multi-Unit (R-2) Zone under the Eastern Antigonish Plan Area.

**Motion Carried**

Rezoning a parcel in Sylvan Valley, from the Residential (R-1) Zone to Multi-Unit Residential (R-2) Zone under the West River Antigonish Harbour Plan Area

Mr. Jones reviewed the staff report providing an analysis of the rezoning request. Planning staff is recommending approval of the proposed rezoning. Mr. Jones reviewed how the advertising obligations of the MGA were satisfied. A question was asked by Council about servicing capacity for the proposal, and it was noted that sign-off was provided by the Director of Public Works regarding servicing capacity for the proposal. Warden McCarron called for any parties present to speak against or in favour of the application.

**Min # 2024-085**

Moved and Seconded

That Municipal Council approve an application to rezone PID 10138329, Sylvan Valley, from the Residential (R-1) Zone to Multi-Unit Residential (R-2) Zone under the West River Antigonish Harbour Plan Area.

**Motion Carried**

Amending the Multiple Unit Residential (R-1) Zone townhouse lot requirements under the West River Antigonish Harbour Land Use By-law

Mr. Jones reviewed the staff report providing an analysis of the amendment request. Planning staff is recommending approval of the proposal. Mr. Jones reviewed how the advertising obligations of the MGA were satisfied. A question was asked by Council about requirements for curb and gutter. Warden McCarron called for any parties present to speak against or in favour of the application.

**Min # 2024-086**

Moved and Seconded

That Municipal Council approve an application to amend the Multiple Unit Residential (R-1) Zone townhouse lot requirements under the West River Antigonish Harbour Land Use By-law to have smaller lot size requirements subject to a maximum hard surface coverage of 50% with accompanying definition of “hard surface”.

**Motion Carried**

Amending the General Commercial (C-2) Zone under the West River Antigonish Harbour Land Use By-law

Ms. Tait reviewed the staff report providing an analysis of the proposed amendment. Planning staff is recommending approval of the proposal. Ms. Tait reviewed how the advertising obligations of the MGA were satisfied. Warden McCarron called for any parties present to speak against or in favour of the application.

**Min # 2024-087**

Moved and Seconded

That Municipal Council approve an application to amend the General Commercial (C-2) Zone under the West River Antigonish Harbour Land Use By-law to allow non-residential buildings to be converted to entirely residential buildings subject to special requirements with accompanying definition of “amenity space”.

**Motion Carried**

Amending the Eastern Antigonish Land Use By-law to allow “Brewpubs, taproom breweries, and micro-distilleries” and “licensed establishments” to Restaurants as permitted uses within the Rural (R-1) Zone.

Ms. Tait reviewed the staff report providing an analysis of the proposed amendment. Planning staff is recommending approval of the proposal. Ms. Tait reviewed how the advertising obligations of the MGA were satisfied. Warden McCarron called for any parties present to speak against or in favour of the application.

**Min # 2024-088**

Moved and Seconded

That Municipal Council approve an application to amend the Eastern Antigonish Land Use By-law to allow “Brewpubs, taproom breweries, and micro-distilleries” and “licensed establishments” to Restaurants as permitted uses within the Rural (R-1) Zone.

**Motion Carried**

Mr. Horne shared that the planning applications that were approved this evening made it possible for 80 residential units to be developed in the community, and density to be

increased in some residential areas. Thanks were provided to the EDPC team and the development community for their role in increasing housing supply in the community.

### **Delegations**

There were no scheduled delegations.

### **Correspondence**

Mr. Horne reviewed 12-month letter that was provided to municipalities across the province via NSFM earlier in the spring.

### **Adjourn to Committee of the Whole**

#### **Min # 2024-089**

Moved and Seconded

That Municipal Council adjourn to go into the Committee of the Whole at 6:39pm.

**Motion Carried**

The Council meeting was called back to order at 7:15pm.

### **Committee Reports**

#### **June 12, 2024 Asset Management Committee e-Poll Report**

#### **Min # 2024-090**

Moved and Seconded

That Municipal Council approve that an application be made to the Provincial Capital Assistance Program to support the Antigonish AT Corridor - Church Street Sewer Service Upgrades project.

**Motion Carried**

#### **June 12, 2024 Committee of the Whole e-Poll Report**

#### **Min # 2024-091**

Moved and Seconded

That Municipal Council approve that an application be made to the Municipal Innovation Program to support the Antigonish – Paqtnkek Partnership project.

**Motion Carried**

#### **June 25, 2024 Asset Management Committee Report**

No recommendations were put forward by the Committee in this report.

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June 25, 2024 Committee of the Whole Report

**Min # 2024-092**

Moved and Seconded

That Municipal Council approves the release of funding received under the HAF as follows:

- Antigonish Community Transit Service (ACTS) – Service Review in the contribution amount of \$26,034 including HST. The ACTS Service Review is cost shared with the Town of Antigonish as per the Inter-Municipal Agreement for the Housing Accelerator Fund.
- Antigonish Affordable Housing Society – Appleseed Phase II in the contribution amount of \$30,000.
- St. Martha’s Connector Path in the contribution amount of \$178,112 inclusive of HST. The St. Martha’s Connector Path is a component of the Community Active Transportation Network Project.

**Motion Carried**

**Min # 2024-093**

Moved and Seconded

That that Municipal Council supports the request made by Antigonish Affordable Housing for \$150,000 over five (5) years, with the year one contribution of \$30,000 covered by the Housing Accelerator Fund.

**Motion Carried**

**Min # 2024-094**

Moved and Seconded

That Municipal Council that Municipal Council provides a letter of support to RES Wind Farm.

**Motion Carried**

**Min # 2024-095**

Moved and Seconded

That Municipal Council appoint Shirlyn Donovan as the Interim CAO effective July 13, 2024 until the permanent CAO is appointed, and that Municipal Council appoint Ms. Donovan as a signing authority for the Municipality.

**Motion Carried**

**Min # 2024-096**

Moved and Seconded

That Municipal Council select Facet for the CAO appointment process for the bid price of the estimated cost of \$30,000 + HST.

**Motion Carried**

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July 2, 2024 Committee of the Whole Report

**Min # 2024-097**

Moved and Seconded

That Municipal Council approves the 2024-2025 Water Budget as presented.

**Motion Carried**

**Min # 2024-098**

Moved and Seconded

That Municipal Council approves providing \$3075 to the Heritage Museum for the relocation and establishment of an exhibit using the Peace by Chocolate building, subject to the Town of Antigonish providing the other half of the requested funding.

**Motion Carried**

**Min # 2024-099**

Moved and Seconded

That Municipal Council provide a leave of absence to Councillor Stewart for the July 2, 2024 Council Meeting for medical reasons.

**Motion Carried**

**Miscellaneous Business**

Mr. Horne noted that there would be no regular meetings to follow in July and August, unless required for special reasons.

**Motions**

There were no motions.

**Additions to the Agenda**

There were no further additions to the agenda.

**In-Camera Items**

**Min # 2024-100**

Moved and Seconded

*That the Committee of the Whole adjourn to an in-camera session to discuss Contract Negotiations at 7:28 pm.*

**Motion Carried**

**Min # 2024-101**

Moved and Seconded

*That the in-camera session adjourns at 8:50 pm.*

**Motion Carried**

**Adjournment**

Warden McCarron took the opportunity to thank Mr. Horne for his service to the community over the last eleven years that he has been with the Municipality. Mr. Horne's professionalism and resilience over the years. Warden McCarron thanked Mr. Horne on behalf of Council and staff and wished him and his family all the best in his new position with the Town of Wolfville.

Mr. Horne expressed his thanks to this and the previous two Municipal Councils that he has served with since starting on July 2, 2013. He reviewed several of the achievements and developments that have happened in the community during that time. Mr. Horne also thanked his staff team for their hard work and support.

The rest of Municipal Council took to the opportunity to share their appreciation and thanks to Mr. Horne for his service to the community and noted that the Town of Wolfville was very lucky to have him come to their community.

**Min # 2024-102**

Moved

That the Council meeting adjourns at 9:07 pm.

**Motion Carried**

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Warden Owen McCarron

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Glenn Horne, CAO