

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE AGENDA

Tuesday, September 10, 2024, 5:30pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

1. Call to Order – Chair, Warden Owen McCarron
2. In-Camera Items
 - a. Acquisition, Sale, Lease, and Safety of Municipal Property
 - b. Contract Negotiations
3. Approval of Agenda
4. Approval of July 2, 2024 Committee of the Whole Minutes
5. Business Arising from the Minutes
6. Delegations
 - a. Remi Maillet – Keating Court and Nova Landing Landscape Buffering
 - b. Monica Kennedy – Antigonish Affordable Housing
7. Continuing Business
 - a. Connectivity Update
8. New Business
 - a. Arisaig Floor Curling Funding Request
 - b. Dangerous and Unsightly Premises By-law Discussion
 - c. Road Name Change – Brochan Lane
 - d. Kennel Licensing By-law
9. Staff Reports
10. Community Events

This item provides Councillors with an opportunity to briefly bring to the attention of Council events that are taking place in their communities.
11. Additions to the Agenda
12. Adjournment

STRATEGIC PRIORITIES CHART (amended October 2022)

COUNCIL PRIORITIES	
<p><u>NOW</u></p> <ol style="list-style-type: none"> 1. WATER UTILITY DEVELOPMENT <ol style="list-style-type: none"> a. Expansion & Renew Aging Infrastructure b. Securing Long-Term Source Water c. Long-Term Financial Plan 2. DEVELOP & IMPLEMENT AN EVENTS & TOURISM PLAN 3. CONNECTIVITY – CELLULAR AND BROADBAND 4. RENEWABLE ENERGY 5. NEXT GEN SOLID WASTE MANAGEMENT 	
<p><u>NEXT</u></p> <ul style="list-style-type: none"> • ASSET MANAGEMENT PLAN: Update & Implementation • ACTIVE TRANSPORTATION PLAN: Implementation • COMMUNITY HUBS: Plan & Implementation 	<p><u>ADVOCACY/PARTNERSHIPS</u></p> <p><i>Connectivity Funding (Prov & Feds)</i> <i>TIR Service Provision (Prov)</i> <i>Long-Term Care Facility Funding (Prov)</i> <i>Aging In Place Program (Prov)</i> <i>Accessible/Affordable Housing</i></p>
ADMINISTRATION	FINANCE
<ol style="list-style-type: none"> 1. CELLULAR & BROADBAND CONNECTIVITY 2. EVENTS & TOURISM 3. ASSET MANAGEMENT 	<ol style="list-style-type: none"> 1. INFRASTRUCTURE FUNDING: Plan & Implementation - Ongoing
PUBLIC WORKS	RECREATION
<ol style="list-style-type: none"> 1. WATER UTILITY DEVELOPMENT 2. NEXT GEN SOLID WASTE MANAGEMENT 	<ol style="list-style-type: none"> 1. ACTIVE TRANSPORTATION 2. COMMUNITY HUBS
SUSTAINABILITY	PLANNING
<ol style="list-style-type: none"> 1. RENEWABLE ENERGY <ul style="list-style-type: none"> • LCC • COMMUNITY SOLAR PROJECT 	<ol style="list-style-type: none"> 1. MANDATORY MINIMUM PLANNING: Development & Implementation 2. EASTERN ANTIGONISH PLANNING STRATEGY & BYLAW: Complete Review

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Committee of the Whole Meeting Minutes

Tuesday, July 2, 2024, 6:30pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

Present were: 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
Beth Schumacher, Deputy Clerk
Shirlyn Donovan, Strategic Initiatives Coordinator
Allison Duggan, Director of Finance

Others Present: Gallery

Call to Order – Chairman, Warden Owen McCarron

The meeting of the Committee of the Whole was called to order by the Chair, Warden McCarron, at 6:49 pm.

Approval of Agenda

Warden McCarron called for any additions or deletions to the agenda. The following additions were made: Leave of Absence for Councillor Stewart.

Moved and Seconded

That the agenda be approved as amended.

Motion Carried

Approval of June 25, 2024 Committee of the Whole Minutes

Warden McCarron called for any errors or omissions in the Committee of the Whole minutes of June 25, 2024.

Moved and Seconded

That the minutes of June 25, 2024 be approved as presented.

Motion Carried

Business Arising from the Minutes

There was no business arising from the minutes.

Delegations

There were no delegations.

Continuing Business

There was no continuing business.

New Business

Water Budget

Mrs. Duggan provided a detailed review of the water budget before the Committee. Internal debt repayments opportunities were highlighted. A question was asked regarding the Bethany Water Tank work underway, and whether that would have an impact on the water services. Discussion followed.

Moved and Seconded

The Committee recommends that Municipal Council approves the 2024-2025 Water Budget as presented.

Motion Carried

Antigonish Heritage Museum – Request for Support for Chocolate Shop Relocation

Mr. Horne reviewed a letter provided by the Antigonish Heritage Museum, outlining an opportunity that they have been presented with to acquire the original chocolate shop from the Hadhad family of Peace by Chocolate. Council was provided with a request for 50% of the estimate of \$6150 for the relocation of the chocolate shop to the museum property, with the other half of funds being requested of the Town.

Moved and Seconded

The Committee recommends 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

Additions to the Agenda

Leave of Absence for Councillor Stewart

Mr. Horne noted that Councillor Stewart would be missing tonight's Council meeting due to medical reasons and will require a leave of absence from Council.

Moved and Seconded

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

Motion Carried

Adjournment

Moved

That the Committee of the Whole meeting be adjourned at 7:17pm.

Motion Carried

Warden Owen McCarron

Glenn Horne, CAO

From: [Remi Maillet](#)
To: [Beth Schumacher](#)
Subject: EXTERNAL: Fence and Wall initiative - Nova Landing
Date: June 21, 2024 12:49:59 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Beth,

This email is to request permission to ask these questions during one of your upcoming meetings. The residents of Keating Court are truly worried about the construction happening on Nova Landing and ask that a fence or wall be put in place.

During a past town meeting held via Zoom years ago, residents of Keating Court raised the issue of implementing a fence and wall initiative. Subsequently, numerous informal meetings were held with councillors on our street, and petitions were signed. Could you provide an update on the progress or current status of this initiative?

Do you have an existing development plan? If so, does it incorporate the construction of a fence or wall? It is evident that the 15-foot natural barrier will leave only a handful of trees, which are likely to fall onto our property during the next windstorm.

If a fence or wall is not put in place, how will the town enhance the overall safety and security of our neighborhood, particularly in terms of preventing potential theft and unwanted interactions with commercial or hotel guests?

As ground works commence at Nova's Landing, concerns arise regarding the significant drop-off just a few feet away from some backyards. In the event of an injury resulting from the absence of a fence or wall, who bears the responsibility for liability?

Has there been any consultation with local law enforcement agencies or security experts to assess the potential benefits of installing a retaining wall or fence in terms of crime prevention and public safety?

Currently, there exists a 15-foot natural barrier between the properties of Keating Court residents and the ongoing construction at Nova's Landing. Given the escalating frequency of hurricanes and natural disasters, any remaining trees stand vulnerable without sufficient protection, posing risks to our properties, including sheds, children's play areas, and more. In the event of damages caused by trees not situated on Keating Court residents' properties, who will bear the responsibility for tree removal and associated damages?

Keating Court boasts a vibrant community, home to over 40 children and numerous pets. However, the absence of a protective wall or fence raises valid concerns among residents, particularly regarding the proximity of the highway and the adjacent hotel, which heightens fears of potential kidnapping incidents. Introducing a fence or wall would provide parents with peace of mind, enabling children to safely enjoy outdoor playtime without the constant worry

lingering in the background. In the unfortunate event of a child being abducted from a Keating Court backyard, it's crucial for all involved to recognize that the decision regarding the installation of a fence or wall directly impacts the safety and security of our community. Would you be able to sleep at night knowing you could have stopped this?

Was there any consideration given to the environmental impact when removing natural habitats and trees? Our neighborhood is frequently visited by rabbits, deer, and other wildlife, who call these areas their home. Destroying these habitats will undoubtedly disrupt their ecosystems.

Was there any consideration given to the residents of Keating Court?

Can you outline the timeline and next steps for moving forward with the installation of the retaining wall or fence, and how can residents support and participate in this process?

Could you let us know the dates when your next meetings will be held, so that Keating Court residents can attend.

Thank you for your time,

Rémi Maillet and the residents of Keating Court

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MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

MEMO FOR INFORMATION

TO: MUNICIPAL COUNCIL
FROM: SHIRLYN DONOVAN, INTERIM CAO
SUBJECT: ***BROADBAND AND CELLULAR CONNECTIVITY UPDATES***
DATE: SEPTEMBER 10, 2024

Background

Build Nova Scotia is leading the Internet for Nova Scotia Initiative and more recently the Cellular for Nova Scotia Program.

Broadband Connectivity

The projects in Antigonish County are starting to wrap up. As of September 2024, the Antigonish scope expansion projects have 410 of 989 civic addresses remaining to get access. Cable placement is currently in progress and these addresses are expected to be connected in the coming weeks. As of August 2024, Monastery has 53 of 1306 addresses remaining. Railroad crossings are still to be complete and a collection of small areas with easement items are being reviewed, to finalize the overall project.

This has been several years in the making and it is very nice to see these projects coming to completed. We want to extend thanks to Build Nova Scotia for their attention to this project.

Cellular Connectivity

In 2022, Build Nova Scotia conducted a comprehensive Cell Gap Study for the Government of Nova Scotia to assess cell service levels and identify critical gaps across the province. Using desktop analysis and drive testing, the study validated cellular connectivity strength and provided a clear understanding of the scope of the cellular gaps.

The findings revealed over 20,000 unserved civic addresses and 1,010 kilometres of unserved primary roads.

An RFP was issued in November of 2023 for service providers to use existing infrastructure to enhance current cellular connectivity. On July 31, 2024, Rogers was selected to upgrade infrastructure at 27 existing sites and connect them to the Rogers 5G network.

Through an additional investment of \$18.6 million, the Province plans to add 27 new provincially owned telecommunication towers, which will be connected to a network provider later.

Enhanced cellular infrastructure will also help Nova Scotia keep pace with technology and population growth while improving safety in rural communities.

The first 27 site locations with existing usable infrastructure were chosen based on areas with the most unserved civic addresses and primary roads. An additional 27 sites have now been selected, and initial engineering studies show they can provide improved coverage for the largest remaining unserved areas.

The goals of the Cellular Program are to reach:

99% coverage for **basic voice call service** where Nova Scotians live, work, learn, and travel on primary roads. Basic voice call service provides clear audio calls.

95% coverage for **standard-definition service** where Nova Scotians live, work, learn, and travel on primary roads. Standard definition service provides quality audio or video transmission for emails, internet browsing, and social media.

85% coverage for **high-definition service** where Nova Scotians live, work, learn, and travel on primary roads. High-definition services provide high-quality audio or video transmission for emails, internet browsing, social media use, video conferencing, and movie streaming.

New towers will be constructed in Arisaig, Malignant Cove and North Lochaber.

Timeline for new builds: Initial site upgrades are underway, with the first locations operational by the spring 2025. Most sites are anticipated to be connected to the network by the end of 2026.

EXTERNAL: Floor Curling

Charlie Renouf <[REDACTED]>

Tue 8/27/2024 10:17 AM

To: Mary MacLellan <Mary.MacLellan@antigonishcounty.ca>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

I just received a quote from Floor Curl Canada for replacement bearings.

The total for 16 sets of 3 is \$507.15 which includes tax and delivery.

Anything you are able to do would be appreciated.

Thanks

Charlie

STAFF REPORT

TO: MUNICIPAL COUNCIL
FROM: BETH SCHUMACHER, DEPUTY CLERK
SUBJECT: PROPOSAL TO RENAME PRIVATE ROAD TO BROCHAN LANE
DATE: 10/09/2024

SUMMARY

Staff has received a road name change petition from residents on a private laneway off Highway 337 in Malignant Cove, proposing to rename an unnamed private lane to “**Brochan Lane**”.

DISCUSSION

Policy requires that a third building added to a driveway necessitates that road to be named, with two thirds of the homeowners on that road to agree with the proposed name. A petition was submitted to Bryne Butts, Civic Addressing Coordinator, on August 8, 2024.

The applicant for the road name change provided the following explanation for their selection of “Brochan Lane” for the proposed road name:

Brochan is the Gaelic word for porridge. Our grandfather Angus MacGillivray, born 1886, ran the North Shore Milling Company at Malignant Brook where he would grind wheat for the farmers. Our uncle Ronald was the last Miller at the Cove; he closed the mill in the late 30s. Our father was referred to as Joe Brochan, and his children as the Brochans.

Mr. Butts has confirmed that the proposed road name meets the road naming evaluation criteria, as outlined in the Naming and Renaming Municipal Streets and Private Roads policy (Municipal Policy 25).

RECOMMENDATION

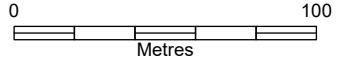
Staff is recommending that the Committee consider the following motion:

The Committee recommends that Municipal Council renames the private laneway off Highway 337 in Malignant Cove, as shown on the attached map, to “Brochan Lane”.

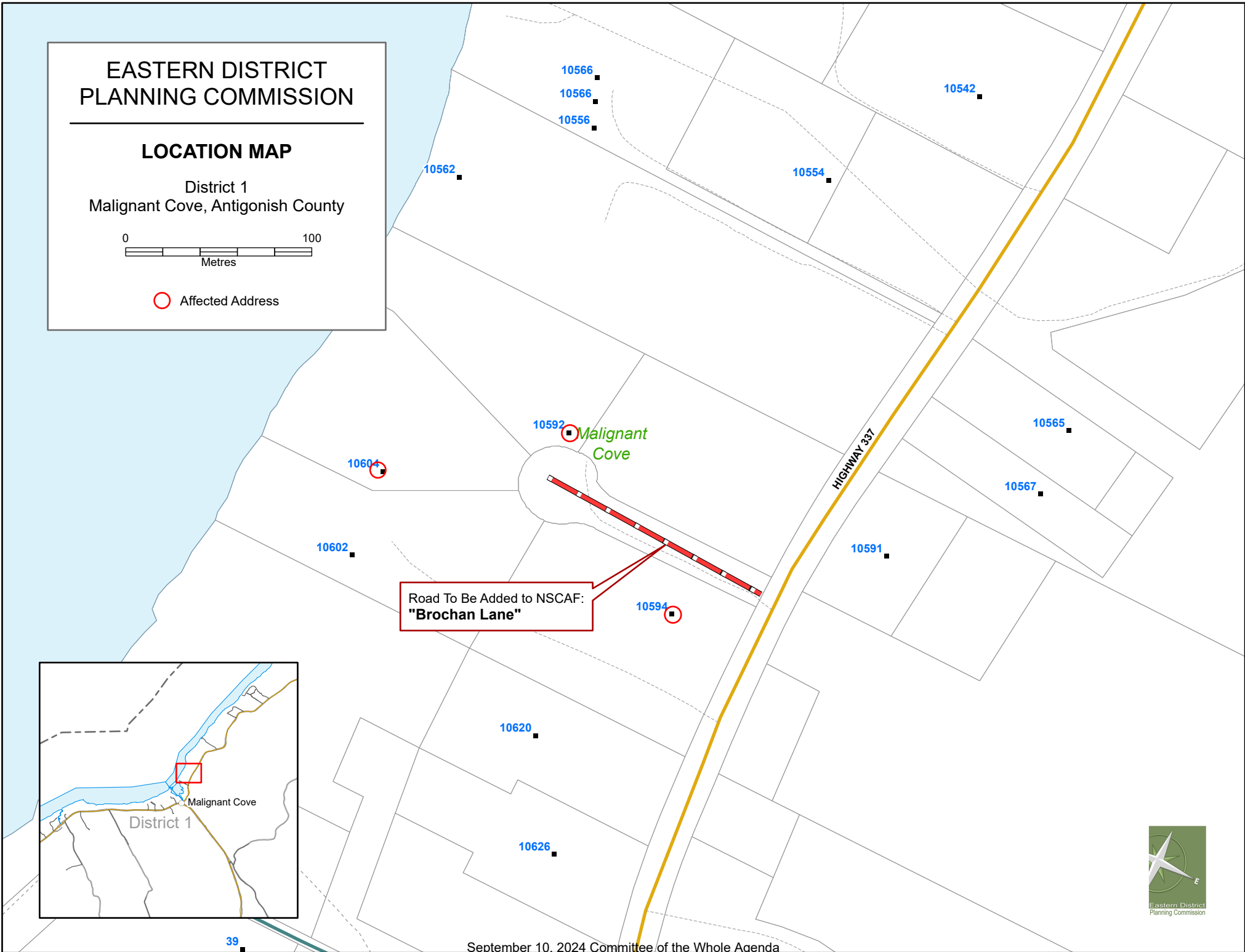
EASTERN DISTRICT PLANNING COMMISSION

LOCATION MAP

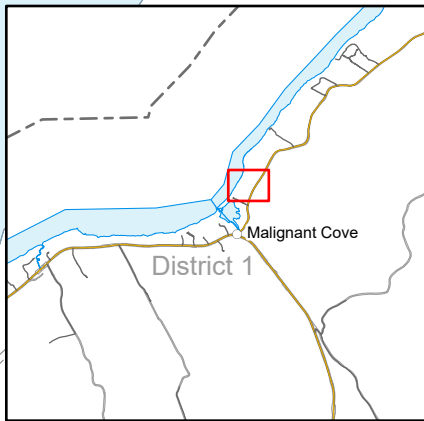
District 1
Malignant Cove, Antigonish County



○ Affected Address



Road To Be Added to NSCAF:
"Brochan Lane"



STAFF REPORT

TO: MUNICIPAL COUNCIL
FROM: BETH SCHUMACHER, DEPUTY CLERK
SUBJECT: **A BY-LAW RESPECTING COMMERCIAL DOG CARE AND KENNEL FACILITIES**
DATE: 10/09/2024

SUMMARY

A Kennel Licensing By-law has been prepared for consideration in conjunction with proposed amendments to planning documents in several Plan Areas in the municipality, to permit kennels as of right subject to special restrictions. The proposed by-law would require commercial dog care and kennel facility operators to make application to the Municipality, where staff would verify that their operations meets specific standards for siting to ensure compatibility with adjacent land uses. The proposed Licensing By-law also establishes design standards for outdoor dog enclosures and runs to help minimize noise from barking dogs.

BACKGROUND

Staff at the Eastern District Planning Commission (EDPC) received complaints regarding kennels in the Central Antigonish Plan Area. In response to discussions with landowners who have kennels located on their properties EDPC staff were asked by the Municipality to examine the Municipal Planning Strategies and Land Use By-laws of all the Plan Areas in the County with the intention of permitting kennels as of right subject special restrictions and in conjunction with a kennel licensing by-law in order to minimize impacts to adjacent properties.

The proposed amendments to the West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mountain Municipal Planning Strategies and Land Use By-laws to allow kennels as of right with special restrictions in specific rural zones were presented to the Planning Advisory Committee on Tuesday, September 3rd. A copy of this staff report is appended to this report for further background information.

DISCUSSION

The intent of the proposed by-law is to create a process to provide confirmation that kennel operations meet the setback and location requirements outlined in the land use by-law, and to also provide minimum standards for insulation to reduce the transmission of noise, as well as restricting the hours during which dogs can be left outdoors. Staff feels that this proposed by-law will round out the measures that can be used to help mitigate concerns regarding the use should the land use by-law amendments allow it more broadly throughout the County.

ALTERNATIVE OPTIONS

The Committee may decide not to proceed with the proposed by-law, in which case the wording of the proposed Land Use By-law amendments will need to be modified, likely to increase setbacks to try to mitigate sound concerns posed by the use.

RECOMMENDATION

Staff is recommending that the Committee proceed with the proposed by-law in conjunction with the amendments to the West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mount Municipal Planning Strategies and Land Use By-laws, and consider the following motion:

The Committee recommends that Municipal Council gives first reading to the By-law Respecting Commercial Dog Care and Kennel Facilities, and schedules second reading of the proposed by-law at a future Municipal Council meeting.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

BY-LAW 01-2024

BEING A BY-LAW RESPECTING COMMERCIAL DOG CARE AND KENNEL FACILITIES

WHEREAS Section 172(1) of the Nova Scotia Municipal Government Act (MGA) provides Municipalities with the power to make by-laws, for Municipal purposes, respecting the health, well-being, safety and protection of persons; the safety and protection of property; the regulation of businesses and respecting nuisances, activities and things that, in the opinion of Council, may be or may cause nuisances, including noise; and,

WHEREAS Section 174(f) of the MGA provides Municipalities with the power to make by-laws respecting wild and domestic animals and activities in relation to them; and,

WHEREAS Section 175 of the MGA provides Municipalities with the power to make by-laws specifically pertaining to dogs.

NOW THERE BE IT ENACTED AS FOLLOWS:

INTERPRETATION

1. Short Title

- 1.1. This Bylaw shall be known and may be cited as the “Commercial Dog Care and Kennel Facility Bylaw” of the Municipality of the County of Antigonish and shall apply to all lands within the Municipality of the County of Antigonish.

2. Purpose and Scope

- 2.1. The purpose of this Bylaw is to establish standards for the siting of commercial dog care and kennel facilities to ensure compatibility with adjacent land uses and to establish design standards for outdoor dog enclosures and runs to help minimize noise from barking dogs.
- 2.2. This Bylaw does not exempt any individual from complying with the requirements of other bylaws or regulations in force within the Municipality of the County of Antigonish and from obtaining any license, permission, permit, authority or approval required by the Municipality, the Province of Nova Scotia, and/or the Federal Government of Canada.
- 2.3. The Bylaw shall apply to all commercial dog care and kennel facilities existing before the adoption of this Bylaw except as exempted by herein.

Notwithstanding Subsection 4.6.2, the requirements of Section 5 shall not apply to facilities legally operating on the date of the passing of this By-law.

3. Definitions

For the purposes of this Bylaw:

- 3.1. **“Adjacent Dwelling”** means any dwelling unit not on the property on which a Commercial Dog Care and/or Kennel Facility is located.
- 3.2. **“Commercial Dog Care and Kennel Facility”, “Facility” or “Facilities”** means any land, building, structure, outdoor enclosure or other facility where dogs are kept, boarded or bred for commercial purposes. A commercial dog care facility may include daily and overnight boarding, breeding facilities, kennels and dog daycare or combination thereof. For greater clarity, activities exempt from this Bylaw include:
 - 3.2.1. Veterinary clinics;
 - 3.2.2. Pet grooming businesses that do not provide any form of unattended care and do not have an outdoor dog enclosure or run;
 - 3.2.3. Pet training facilities where each attending dog is handled at all times either by the dog owner or trainer and in which the facility has no boarding capacity;
 - 3.2.4. Hobby or occasional breeding where no more than two litters are bred per calendar year on the premises to be sold for commercial purposes or monetary gain; and
 - 3.2.5. Personal ownership or fostering through a recognized animal welfare organization of any number of dogs for which there is no financial remuneration made for any care or services provided.
- 3.3. **“Council”** means the Council of the Municipality of the County of Antigonish.
- 3.4. **“Dog Control Officer”** means a person appointed or authorized by the Municipality to enforce this by-law, a by-law enforcement officer appointed under the Police Act, or a peace officer.
- 3.5. **“Development Officer”** shall mean a Development Officer appointed by the Council of the Municipality of the County of Antigonish.
- 3.6. **“Permit”** means a Commercial Dog Care and Kennel Facility Permit issued pursuant to this Bylaw.
- 3.7. **“Municipality”** means the Municipality of the County of Antigonish.

- 3.8. **“Municipal Staff”** means the Municipality’s Dog Control Officer or a person appointed by the CAO or Council to act on the Municipality’s behalf for the purposes of this By-law.
- 3.9. **“Outdoor Dog Enclosure”** or **“Run”** means an area of land that is fenced in accordance with the requirements of this Bylaw and is intended to provide a secure outdoor area for dogs to socialize, exercise and/or relieve themselves.
- 3.10. **“Owner”** and **“Operator”** mean respectively any owner or operator of a commercial dog care and kennel facility for which a Permit is required under this Bylaw.
- 3.11. Any term not defined herein shall have that meaning given in the *Municipal Government Act*, or any replacement or successor legislation that empowers the Municipality to enact a by-law regulating dogs.
- 3.12. Where a word is not defined under Section 3, the word shall have the meaning or meanings assigned by accepted Canadian English dictionaries.

4. Administration

- 4.1. No person shall establish, alter, expand or modify a commercial dog care or kennel facility in the Municipality of the County of Antigonish without first having obtained a Commercial Dog Care and Kennel Facility Permit from Municipal Staff and a Development Permit from the Development Officer.
- 4.2. Notwithstanding Section 4.1 above, a commercial dog care or kennel facility lawfully existing on the effective date of this Bylaw shall be deemed to be permitted under Section 4.1 above and may continue to exist without being required to meet the requirements and conditions of Sections 5. Any expansion, alteration, or modification to such a facility after the effective date of this Bylaw will be subject to such requirements and conditions and these shall only apply to the expansion, alteration or modification.
- 4.3. In reviewing an application for a Permit, Municipal Staff will provide a copy of the application to the Development Officer, then the Development Officer will advise the Permit Administrator.
- 4.4. Eastern District Planning Commission will determine all planning and zoning requirements of the applicable Land Use By-Law and Municipal Planning Strategy for the proposed Permit location(s) identified in the application. Eastern District Planning Commission will advise the Applicant of such requirements, which may include obtaining a development permit from Eastern District Planning Commission. A fee for a development permit may apply.

- 4.5. A Permit for a commercial dog care or kennel facility shall be issued by Municipal Staff subject to the following requirements:
 - 4.5.1. The owner/operator shall submit a completed application form hereto attached as Schedule “A”;
 - 4.5.2. The Application Form shall be co-signed by all registered property owners, if the premises is not owned by the commercial dog care and kennel facility owner and/or operator.
 - 4.5.3. A completed application form is accompanied with an application fee as approved by Council.
 - 4.5.4. The requirements contained in Section 5 of this Bylaw have been met.
 - 4.5.5. Any additional requirements prescribed under the Municipality’s Land Use Bylaws have been met.
- 4.6. Duration of Permit
 - 4.6.1. A Permit issued or deemed pursuant to Section 4.1 and 4.2 under this Bylaw shall remain in effect during the continuous operation of the commercial dog care and kennel facility;
 - 4.6.2. Should a commercial dog care and kennel facility cease to operate for a period of twelve (12) months or more, the facility owner and/or operator will be required to reapply for a Permit to re-establish the facility provided all requirements of this By-law, including Section 5, can be satisfied.
 - 4.6.3. A Permit issued or deemed pursuant to Section 4.1 and Section 4.2 under this Bylaw shall automatically lapse and become null and void if the commercial dog care and kennel facility has not been established within one (1) year of the issuance of the Permit.
- 4.7. Notice of Decision:
 - 4.7.1. Within a reasonable amount of time of receiving the completed application for a Commercial Dog Care and Kennel Facility Permit, Municipal Staff shall either issue the Permit or notify the Applicant of a decision to refuse issuance of the Permit;
 - 4.7.2. A decision to refuse an application for a Commercial Dog Care and Kennel Facility Permit shall be served to the Applicant in writing by

ordinary mail and shall include the reasons for not issuing the permit.

5. Requirements and Conditions

- 5.1. All requirements pertaining to “kennels” prescribed under the Municipality’s corresponding Land Use Bylaws have been met.
- 5.2. Buildings that house, hold, board, kennel or otherwise contain a dog or dogs devoted to the commercial dog care and kennel facility shall include:
 - 5.2.1. A wholly enclosed building that is properly ventilated in accordance with the National Building Code;
 - 5.2.2. Soundproofing of the walls and ceiling to a sound transmission class of at least 50 decibels as prescribed by the National Building Code;
 - 5.2.3. A minimum insulating value of R-12 for walls and R-20 for ceiling in accordance with the National Building Code
- 5.3. **Reserved for a clause regarding kennel facility building area to number of dogs permitted ratio based on Planning Advisory Committee Recommendation made September 3, 2024.**
- 5.4. All soundproofing and/or aesthetic buffering required to receive the Commercial Dog Care and Kennel Facility Permit and Development Permit must be maintained in good working order for the duration of the operation of the facility. Failure to maintain the required soundproofing and/or aesthetic buffering may result in the suspension or revocation of the Commercial Dog Care and Kennel Facility Permit.
- 5.5. All dogs shall be confined indoors during the hours of 8:00pm to 7:00am.

6. Enforcement

- 6.1. Right of Inspection:

Subject to any restrictions or limitations contained in valid and applicable constitutional, federal or provincial law, any employees of the Municipality authorized by the CAO or Council to act on the Municipality’s behalf for the purposes of this By-law, including but not limited to a Development Officer, Dog Control Officer, By-law Enforcement Officer and/or Peace Officer, for the purposes of inspection, maintenance and enforcement, including attempting to determine whether this Bylaw is being or has been contravened, gathering evidence of a possible contravention, or attempting to prevent a contravention or a continuation of a contravention of the Bylaw, with a

warrant or other legal process where required by law, but otherwise without a warrant enter upon or into private property, take photographs, video tape or otherwise record or preserve evidence, and disturb or interfere with people or properties to the extent reasonably necessary therefore.

6.2. Offence:

It shall be an offence to:

- 6.2.1. Contravene any provision of this Bylaw, including permit requirements, requirements and conditions or condition of operation;
- 6.2.2. Contravene any condition specified on a Commercial Dog Care and Kennel Facility Permit;
- 6.2.3. Fail to comply with any representations contained within an application in respect of which a permit has been issued.

6.3. Punishment:

Offences pursuant to Section 6.2 are punishable on summary conviction by a fine of not less than \$1,000 and not more than \$10,000 and to imprisonment of not more than two months in default of payment thereof.

6.4. Appeals

Any person who, upon application, is refused a Commercial Dog Care and Kennel Facility Permit or whose Commercial Dog Care and Kennel Facility Permit is suspended or revoked may, by written notification of the refusal, suspension, or revocation, file an appeal to Council. Council shall hear the appeal at a hearing scheduled within 60 days of the filing of the appeal and Council may allow the appeal, dismiss the appeal or vary the decision under the appeal.

7. Severability

It is hereby declared that each and every of the foregoing Sections of this By-law is severable and that if any provision of this Bylaw should for any reason be declared invalid by any court, it is the intention and desire of the Council that each and every of the then remaining provisions hereof should remain in full force and effect.

CERTIFICATION PAGE

By-law 01-2024; Being a By-Law Respecting Commercial Dog Care and Kennel Facilities

READ a first time this

____ day of _____, 2024

READ a second time and passed
this

____ day of _____, 2024

Warden

CAO

Notice of Adoption Published _____, 2024

Kennel Application Form

Schedule "A" to the By-law Respecting Commercial Dog Care and Kennel Facilities

Date Application Received:	
-----------------------------------	--

Type of Facility	Fee
Breeding Kennel	<input type="checkbox"/>
Boarding Kennel	<input type="checkbox"/>

Applicant Information			
Full Name	Last	First	MI
Mailing Address	Street Name and Number		P.O. Box
	Apt#	City/Town	Postal Code
Home Phone:		Business Phone:	
Email:			
Name of Commercial Dog Care and Kennel Facility:			
Kennel Civic Address:			

Required Information For Your Application	
<input type="checkbox"/>	Authorization from the Property Owner for this use of the property, if the Commercial Dog Care and Kennel Facility Owner does not own the property
<input type="checkbox"/>	Confirmation from Planning that the Zoning Permits the Commercial Dog Care and Kennel Facility
Confirmation of compliance with the requirements of the Commercial Dog Care and Kennel Facility By-law, specifically:	
<input type="checkbox"/>	A wholly enclosed building that is properly ventilated in accordance with the National Building Code
<input type="checkbox"/>	Soundproofing of the walls and ceiling to a sound transmission class of at least 50 decibels as prescribed by the National Building Code
<input type="checkbox"/>	A minimum insulation value of R-12 for walls and R-20 for ceiling in accordance with the National Building Code.

How many dogs are currently kept on the property?	
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How many dogs are proposed to be kept on the property?	
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MEMO FOR INFORMATION

TO: Committee of the Whole
FROM: SHIRLYN DONOVAN, INTERIM CAO
SUBJECT: **SEPTEMBER 2024 STAFF REPORT**
DATE: 10/09/2024

ADMINISTRATION DEPARTMENT

- CAO Glenn Horne departed July 12, 2024; Shirlyn Donovan was appointed Interim CAO starting July 13, 2024.
- Over the summer, nearly 500 new homes and businesses have been added to addresses eligible for connection to Bell Fibre. These addresses are in areas such as Beaulieu, Caledonia Mills, Beech Hill, Ohio, Ashdale. Addington Forks, Brierly Brook, Fairmont and Cloverville areas. The remaining portions of Antigonish County that are still to be serviced this fall.
- Blaise MacDonald, Interim CAO Shirlyn Donovan and Deputy Clerk Beth Schumacher along with colleagues from the Town of Antigonish participated in an Alert Ready training, learning the process to send an emergency alert.
- Emergency Shelter Updates:
 - **CACL/Royal Canadian Legion** - Automatic Transfer Switch (ATS) ordered and should arrive by end of Sept., generator ordered and should arrive onsite by end of September, electrical groundwork and pad for generator installed, hookup and commissioning to be completed by end of Nov. There have been two new showers installed, rooms still being modified with minor electrical and drywall work. Moving shelter supplies (Cots/ Blankets/ Pillows/ Hygiene supplies) from Heatherton to CACL/ RCL in progress. Canadian Red Cross planning mock exercise at CACL/ Legion for late October.
 - **Heatherton** - Automatic Transfer Switch ordered and should be onsite soon, generator ordered and should be onsite soon, electrical groundwork and pad for generator installed, hookup and commissioning to be completed by end of Nov., shelter supplies (Cots/ Blankets/ Pillows/ Hygiene supplies) onsite
- Housing Accelerator Fund Coordinator Denise Dunn started on June 3rd and will be working out of both the Town and County offices. Meetings were held with Canadian Mortgage and Housing Corporation (CMHC) regarding the Contribution Agreement, status update of all milestones. The County has 8 Initiatives with 24 associated Milestones. 3 milestones have been completed, 6 are in progress. Denise is currently working on initiatives associated with the Active Transportation Connector, Modernization of the Permitting Process and Community Transit Review.
- MIP application approved for funding to work on partnership development with Municipality of the County of Antigonish, Town of Antigonish and Paqtnkek Mi'kmaw Nation. This work was identified during our tri council and work committee

meetings. This is a short-term project, ending March 2025, and would look at identifying areas of common work and development of a plan to support that work. Director of Sustainable Communities is meeting with To and PMN week of September 10th to follow up.

- Murals Project – Staff is working with the mini pitch team for installation of the murals on the endzones and made application for funding with Community Beautification fund. Councillor Brophy and Director of Sustainable Communities are part of the jury process incorporating input from the staff team at large. As of jury meeting on September 5th, there will be a round two with two finalists revisiting and further developing their concepts for the artwork, Updates to follow.

The Heatherton mural will be unveiled in September, just waiting on date to be confirmed. We have a second print of the Heatherton mural and are looking at installation on the municipal building outside of Council Chambers.



- OHS Updates
 - a security review is ongoing, as components of report come in Council will receive updates, looking for 2-3 councillors to have a conversation with the auditor so that tips and practices for community meetings and working from home can be included both in report and in follow up training and policy development. Please contact Director of Sustainable Communities if you are available for 20 mins.
 - 3rd annual Safety Day for the municipal team is scheduled for November 21st. Planning will ramp up in coming days, any suggestions or ideas from Councillors are welcome.
- Municipal Office Repairs and Upgrades
 - Front step and patio will be leveled fixed week of September 23rd, delays due to work and weather conflicts in August. Cleaning, power spraying of all entrances and windows to occur week of the 10th to reduce growth, bugs, dirt etc and clean up entrances.
 - Accessible Washroom tender will be released asap, following a delay with plan completion.
- ICIP Community Net Zero Buildings project- Havre Boucher work is underway, we have three buildings that need final inspection and power up. Challenge to find contractors to install insulation, two RFPs had 0 responses. Working with Strait Engineering and the team with AH Roy to find options. ICIP team will present at October meeting with detailed update.

FINANCE DEPARTMENT

- Following the passing of the 2024/2025 Municipal Budget, staff printed and mail over 14,800 tax bills. Last month, approximately 2,900 tax reminder notices were

sent out. Tax revenue collections are consistently strong this fiscal year in comparison with previous years.

- 1,737 Water bills were prepared and sent out during the first week of August.
- Senior's Tax Rebate application window opens during the first week of July and closes in December.
- Presently, approximately 185 households have utilized the County's Low Income Tax Exemption Policy.
- Tax Sale date has been set at November 6, 2024.
- Ongoing day to day operations (collections, reconciliations, payroll, property tax and utility customer maintenance, monthly HST remittances, ad hoc provincial reporting, etc.).
- Strait IT Board meetings occur monthly.
- Finance staff support the Antigonish Arena in the role of financial accounting (day to day accounting, year end audit preparation, HST remittances, reconciliations, etc.).
- Fire departments receive their levies in two installments. The first installment payment was made to them in August.

RECREATION DEPARTMENT

Scotiabank Mini-Pitch

- The Antigonish Scotiabank Mini-Pitch is progressing well, site preparations are underway, and we are hoping for an early November completion of the project.
- An official opening and community celebration of the mini pitch will be held either this fall or next spring.

New initiatives with the EDIA Navigator

- Beginning conversations with YREACH Settlement staff to bring new programming to Antigonish. Hoping to build relationships with the Y, as program coordinators.
- Cricket is a hot topic! Lots of folks looking for places to play. Working with StFX to introduce programming.

Sport Hub

- Sport Hub platform is working extremely well for local sport organizations. And we continue to receive good feedback from families now that they use it for multiple sports/children/seasons.
- The recreation department is continuing its use of the Sport Hub platform for program registrations, the equipment loan program, and more recently more extensive use of the facility scheduling component.
- Community Use of school bookings for SAJS and AEC are being gathered and entered into Sport Hub

Summer 2024

- Summer Camp Wrap up – Very successful summer at camp at various communities throughout Antigonish County. Camps were led by a great crew of summer students and were well attended.
- Return of Swim Lessons
- The Alumni Center has recently reopened and plans are in the works to bring back the learn to swim program.
- Rec staff is working with ST.FX to plan and schedule Bronze Medallion and Bronze Cross courses, as well as Swim Instructor courses. Staff hopes to have courses completed by end of October 4, 2024, resulting in a new crew of certified swim instructors.
- Staff is working on a schedule that will hopefully see swim lessons being offered again by November.

Active Transportation

- Phase 3A (Church St. Roundabout) of Trunk 4 AT corridor has been delayed and is expected to resume in the Spring of 2025.
- Construction of the connector trail at St. Martha's Regional Hospital is underway and is expected to be completed this fall.
- An ongoing streetscaping initiative for the Trunk 4 corridor progressing well. This project is looking at signage, benches and other amenities for the corridor.

Recreation Nova Scotia (RNS) Conference

- The annual RNS conference is being hosted by the Highland Region (Antigonish, Pictou, & Guysborough) and is being hosted for the first time ever in Antigonish at StFX. Lots of great sessions planned. For additional information visit <https://www.recreationns.ns.ca/rns-annual-conference.html>.

PUBLIC WORKS DEPARTMENT

- Crews are still working on the St. Joseph's Water Tower.
- The Appleseed Paving has been completed.
- Keating Court is going well.