

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

**Committee of the Whole Meeting Minutes**

Tuesday, September 10, 2024, 5:30pm  
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  
Councillor John Dunbar  
Councillor Gary Mattie  
Councillor Harris McNamara

Regrets: Councillor Hugh Stewart

Staff Present: Shirlyn Donovan, Interim CAO  
Beth Schumacher, Deputy Clerk  
Marlene Melanson, Director of Recreation (by Zoom)

Others Present: Gallery (in person and on Zoom)

**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 5:32 pm.

**In-Camera Items**

Moved and Seconded

*That the Committee of the Whole adjourn to an in-camera session to discuss the Acquisition, Sale, Lease, and Security of Municipal Property and Contract Negotiations at 5:32 pm.*

**Motion Carried**

Moved and Seconded

*That the in-camera session adjourns at 6:14 pm.*

**Motion Carried**

### **Approval of Agenda**

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

Councillor McNamara requested an addition for discussion regarding a proposal to defer the selection of the new CAO until after the election, and to whether the new council should look to choose an interim warden.

Moved and Seconded

*That the Committee add an item to the agenda for a discussion regarding a proposal to defer the selection of the new CAO until after the election, and to whether the new council should look to choose an interim warden.*

**Motion Defeated  
(3 in favour, 6 against)**

Moved and Seconded

*That the agenda be approved as amended.*

**Motion Carried**

### **Approval of July 2, 2024 Committee of the Whole Minutes**

Warden McCarron called for any errors or omissions in the Committee of the Whole minutes of July 2, 2024.

Moved and Seconded

*That the minutes of July 2, 2024 be approved as presented.*

**Motion Carried**

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

There was no business arising from the minutes.

### **Delegations**

#### **Remi Maillet – Keating Court and Nova Landing Landscaping Buffer**

Mr. Maillet spoke to the Committee, as a resident of Keating Court, regarding a request to consider a retaining wall and landscaping buffer between the residences on Keating Court and the commercial development underway on Nova Landing. He outlined several concerns, including privacy, as well as personal and property safety. Mr. Maillet asked

for a timeline for the resident concerns to be addressed and whether the developer had been contacted to request this enhanced buffering be included in the development.

Warden McCarron then opened the floor for questions from the Committee. Questions were asked about the estimated length of fencing required to run the stretch of concern, opportunities when consultation with residents took place, and landscaping vs. fencing for buffering. Discussion regarding the possibility of negotiating with the developer through the Planning Department followed.

### Antigonish Affordable Housing

Colleen Cameron presented on behalf of the Antigonish Affordable Housing Society regarding the Antigonish Housing Crisis. She provided an overview of the projects done to date in the community by AAHS, being Riverside, Appleseed, and Appleseed Ph. 2. The next project on the horizon for AAHS is Sugarloaf, utilizing a donation of 20 hectares of land on Highway 337, and proposed to be developed in phases. Potential servicing and road development to support the project was reviewed, and opportunities for funding were summarized.

Warden McCarron then opened the floor to comments and questions from the Committee. Councillor MacDonald thanked Colleen and Bruce for their work on the project and asked whether information about the proposed public roadway would impact the project. Discussion followed. Around 56 units of housing are estimated to be included in the first phase of the proposed development. A question was asked about how many of the proposed units would be accessible.

Warden McCarron acknowledged the contribution of the land from the Hendricks Davie family and noted that discussions are underway with the CACL for potential cost-sharing for sewer servicing of the site. Additional opportunities for other funding for the project will continue to be monitored to find ways to try to support affordable housing in the community. The volunteers from AAHS were thanked on behalf of Municipal Council by the Warden.

### **Continuing Business**

#### Connectivity Update

Mrs. Donovan provided an update on the cellular and broadband advocacy projects that are currently underway. Numbers of addresses that remain to be connected were reviewed. Thanks were extended to Build Nova Scotia for their attention to the project to see the community reach 100% coverage. Information about cellular tower upgrades that are expected in upcoming years were reviewed. Members of the Committee thanked staff for their assistance in advocating for the project in the community and assisting with communicating progress to Council and the public.

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## **New Business**

### **Arisaig Floor Curling Funding Request**

Mrs. Donovan spoke to a request from the Arisaig Floor Curling group asking for consideration of funding for replacement bearings. The timing of this purchase is outside of the intake period for the Community Partnership Grants and Recreation Microgrants programs and falls after the post-election cut-off date for Special District Grants. Councillor MacLellan provided some additional information about the program held at the community centre. Discussion followed.

Moved and Seconded

*The Committee recommends that Municipal Council approves funding in the amount of \$507.15 for 16 sets of replacement bearings for the Arisaig Floor Curling group.*

**Motion Carried**  
(8 in favour, 1 opposed)

### **Dangerous and Unsightly Premises By-law Discussion**

Mr. Bain introduced a concern raised by Councillor Brophy regarding the condition of undeveloped lots in residential subdivisions, particularly with respect to the lawn maintenance of those properties. Mr. Bain noted that the Dangerous and Unsightly Premises By-law does have language that speaks to the condition of properties and shared that a property of concern has been raised with the owner and the grass was mown. Councillor Brophy shared his concern with the complaints needing to be lodged continually where this concern is raised each year, and the length of time that is required to bring unsightly properties into compliance.

Councillor Brophy would like to see standards in place for vacant properties in residential neighbourhoods, and timelines for bringing properties into compliance once a complaint is received. Councillor Mattie raised a concern where vacant properties in his district remain vacant and unaddressed because of a hesitancy of neighbours to lodge a complaint against their neighbours. Mr. Bain acknowledged the challenge with the complaints-driven process for enforcement of the by-law, and shared examples from neighbouring communities regarding repeat offences. Staff was directed to explore examples from other communities and bring the findings to PAC.

### **Road Name Change – Brochan Lane**

Ms. Schumacher reviewed a recommendation from the Civic Addressing Coordinator to rename a private roadway in Malignant Cove to Brochan Lane.

Moved and Seconded

*The Committee recommends that Municipal Council renames the private laneway off Highway 337 in Malignant Cove to Brochan Lane.*

**Motion Carried**

### Kennel Licensing By-law

Ms. Schumacher reviewed the proposed by-law regarding the creation of a permit process for commercial dog care facilities and kennels. She explained that the proposed by-law is intended to work with updates to the Municipal Planning Strategies and Land Use By-law updates that were considered and recommended to move forward by the Planning Advisory Committee at their meeting earlier in the month. Sections of the proposed by-law were highlighted for the Committee's benefit, specifically the requirements for insulation and maintenance of soundproofing measures for any permit issued to remain valid. The floor was opened for questions from the Committee and topics discussed included the possibility for rezonings and grandfathering of legal non-conforming uses.

Moved and Seconded

*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.*

**Motion Carried**

### Staff Reports

Mrs. Donovan highlighted several details from the staff report, noting updates regarding staff training, project updates, and upcoming events.

### Community Events

- Councillor Deveau shared that on August 16 Acadian Day events were held at Chez Deslauriers.
- Councillor Dunbar noted that the AGR softball tournament was held at the Heatherton and Area Community Centre and expressed his congratulations to the Heatherton Warriors.
- Councillor Brophy had attended the Eastern Nova Scotia Exhibition and felt that it was very well run and attended. He recommended sending a congratulations letter to the Eastern Nova Scotia Exhibition organizers for their work done to organize and run this event in the community.

- Councillor McNamara shared that Havre Boucher had a break-in earlier in the month, and the RCMP will be holding a meeting at the fire hall with the community later in September. He also noted that a community fashion show is coming up.
- Councillor Mattie shared some information about the Tracadie Fire Hall Classic Car Show attendance statistics and gave his congratulations to the event organizers on a successful event. He also noted that the Merlin Church had their annual mass this summer and it went well.
- Councillor MacLellan informed the Committee that Arisaig won a Community Spirit Award and are planning on September 14<sup>th</sup> to receive the award and have a community event with food and entertainment. She noted that twelve community volunteer groups gave presentations for that award.
- Councillor MacDonald had nothing to report.
- Deputy Warden MacFarlane will be attending the Spirit Award event in Arisaig on the 14<sup>th</sup> on behalf of the Warden.
- Warden McCarron share that the Kings United Church anniversary took place in Loch Katrine. He also attended Emancipation Day and India Independence Day events over the summer. He also noted the U13 Boys Softball Canadian Championships, where the Eastern 2.0 Bombers won the gold medal, as well as the Eastern Nova Scotia Exhibition. Earlier in the month he joined a walkabout event with the St. FX University President to welcome to new students to the community.

### **Additions to the Agenda**

#### **Leave of Absence for Councillor Stewart**

Mrs. Donovan 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 September 10, 2024 Council Meeting for medical reasons.*

**Motion Carried**

**Adjournment**

Moved

That the Committee of the Whole meeting be adjourned at 7:45pm.

**Motion Carried**

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Warden Owen McCarron

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Shirlyn Donovan, Interim CAO

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