

# MUNICIPALITY OF THE COUNTY OF ANTIGONISH

## COUNCIL MEETING AGENDA

Tuesday, September 10, 2024, 7:30pm  
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 15, 2024 Municipal Council Minutes
4. Business Arising from the Minutes
5. Delegations
  - a. Malcolm MacKinnon – Heatherton Community Centre
6. Correspondence
  - a. July 18, 2024 Correspondence from Hon. John Lohr, Minister of Municipal Affairs and Housing re: Canada Community-Building Fund (CCBF)
  - b. August 2, 2024 Correspondence from Hon. Timothy Halman, Minister of Environment and Climate Change re: concerns raised regarding undermined riverbank in Addington Forks.
  - c. August 9, 2024 Correspondence from Hon. John Lohr, Minister of Municipal Affairs and Housing re: Municipal and Villages Code of Conduct.
  - d. Antigonish Imagination Library Thank-you Card
  - e. August 21, 2024 Correspondence from Christina Lovitt, Provincial Director of Planning, Regarding the Plan Antigonish Municipal Planning Strategy and Land Use By-law.
7. Committee Reports
  - a. July 26, 2024 Committee of the Whole e-Poll Report
  - b. August 13, 2024 Asset Management e-Poll Report
  - c. August 21, 2024 Asset Management e-Poll Report
  - d. September 3, 2024 Planning Advisory Committee Report
  - e. September 10, 2024 Committee of the Whole Report
8. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities

9. Motions

- a. Proclamation of September as Fetal Alcohol Spectrum Disorder Awareness Month

10. Miscellaneous Business

11. In-Camera Items

- a. Personnel Matters

12. Adjournment

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

**Special Municipal Council Meeting- Minutes**

**Monday, July 15, 2024**  
**5:30pm**  
**Zoom**

**Councillors Present:**

Warden Owen McCarron  
Deputy Warden Bill MacFarlane  
Councillor Mary MacLellan

Councillor Shawn Brophy  
Councillor Remi Deveau  
Councillor Gary Mattie  
Councillor Harris McNamara

**Regrets:**

Councillor Hugh Stewart  
Councillor Donnie MacDonald

Councillor John Dunbar

**Staff Present:**

Shirlyn Donovan, Interim CAO  
Marlene Melanson, Director of Recreation

Beth Schumacher, Deputy Clerk  
Maria Fraser, Community Sport EDI  
Navigator

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

Warden McCarron called the meeting to order at 5:33pm.

**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.

**Min # 2024-103**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

**Approval of July 2, 2024 Municipal Council Minutes**

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

**Min # 2024-104**

Moved and Seconded

That the Municipal Council Minutes of July 2, 2024 be approved.

**Motion Carried**

**Business Arising from the Minutes**

There was no business arising from the minutes.

**Leave of Absence for Councillor Stewart**

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

**Min # 2024-105**

Moved and Seconded

That Municipal Council provide a leave of absence to Councillor Stewart for the July 15, 2024 Council Meeting for medical reasons.

**Motion Carried.**

**In-Camera Items**

**Min # 2024-106**

Moved and Seconded

That the Committee of the Whole adjourn to an in-camera session to discuss Contract Negotiations at 5:36 pm.

**Motion Carried**

**Min # 2024-107**

Moved and Seconded

That the in-camera session adjourns at 6:07 pm.

**Motion Carried**

**Min # 2024-108**

Moved and Seconded

That Municipal Council approves up to a maximum funding amount of \$583k towards the Mini Pitch Project to include the following amended project scope:

- 1 Mini-Pitch (funded by Scotiabank)
- Site Works completed for footprint of double sized Mini-Pitch
- No canteen/washroom building
- Trench Utility Service to be complete for future canteen/washroom building.

- Concrete sidewalk
- Smaller parking lot that includes:
  - 3 paved accessible parking spots
  - paved driveway
  - 4-6 paved parking spots

contingent on a funding contribution also being made by the Town of Antigonish.

And that staff be directed to continue to pursue additional funding for the inclusion of an accessible washroom area for the site.

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**Motion Carried**

**Adjournment**

**Min # 2024-109**

Moved

That the Council meeting adjourns at 6:08 pm.

**Motion Carried**

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Warden Owen McCarron

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Shirlyn Donovan, Interim CAO

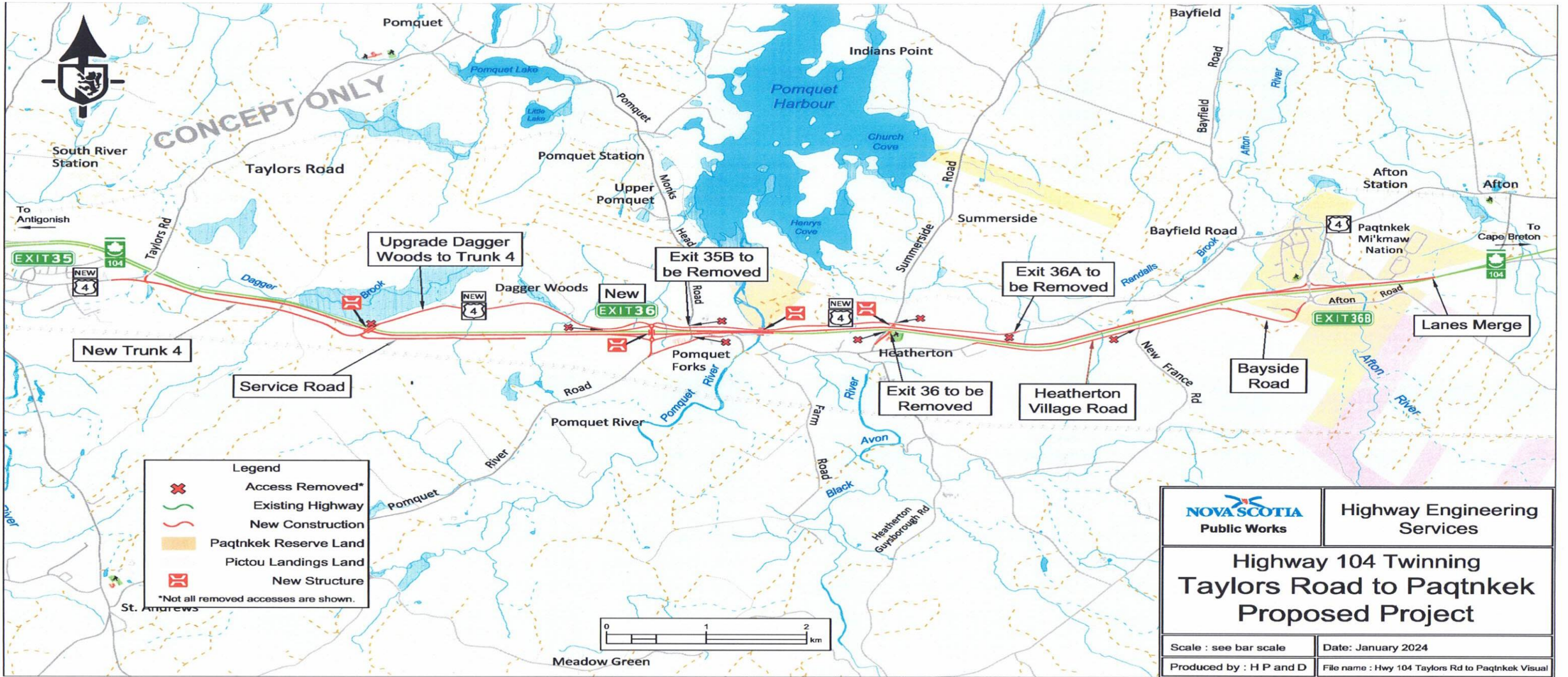
# Highway 104 Twinning

## Taylor's Road to Paqtnkek

### Removal of Exit 36

# Exclusion of Exit 36

- These communities had direct access to the highway prior to 1955 and with the existing highway 104 today. Why the change?
- Social and economic development.
- The Heatherton Community Centre is designated as the evacuation centre for the Municipality of the County of Antigonish and the Town of Antigonish.
- Catchment of Exit 36 includes 330 residences, farms, trucking companies, post office and several churches.



		<b>Highway Engineering Services</b>	
<h3>Highway 104 Twinning Taylors Road to Paqtnkek Proposed Project</h3>			
Scale : see bar scale		Date: January 2024	
Produced by : H P and D		File name : Hwy 104 Taylors Rd to Paqtnkek Visual	





# Community Centre

- How close to the community centre is the “new” Summerside road?
- Playground? Parking Lot?
- Will we be able to have a second entrance?
- Financial impact – rentals and tenants enjoy the convenience of being located just off the highway.
- Strait Regional School Board – Bus transfer location – shared cost of snow removal.



PARCEL "24-62" Macintyre

PARCEL "24-63"-Cath. Parish

BH25

BH26  
TP28

TP64

BH24  
TP27

TP63

EL "24-58"-Teasdale  
dale

Sunrise Trail

PARCEL "24-65"Cat

Trans-Canada Hwy

36

4

PARCEL "24-61"-H.D.C.W. Assoc.

Heatherton Community Center

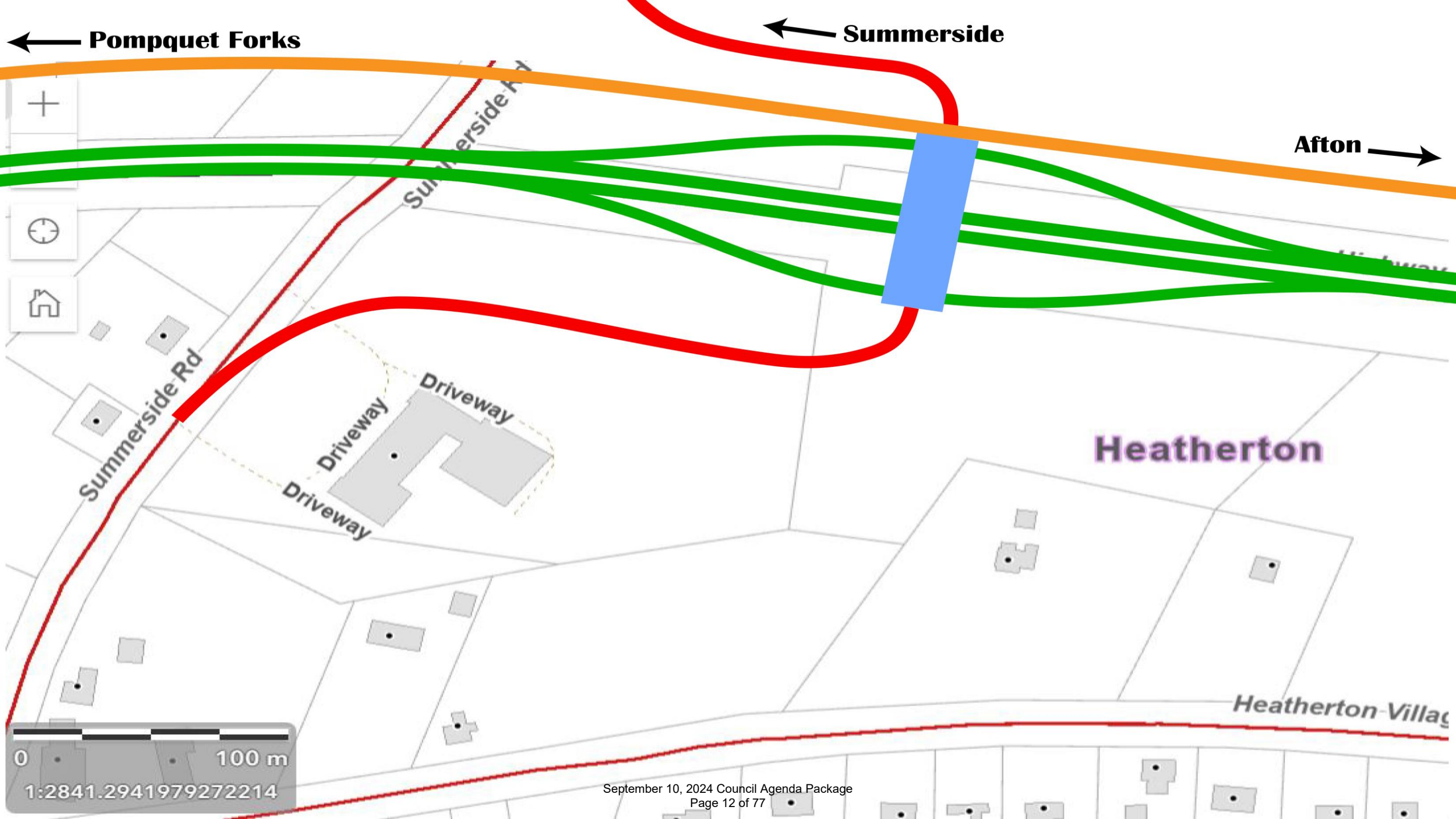
-56"-DPW

PARCEL "24-60"-H.D.C.W. Assoc.

PARCEL "24-59"-I.M. Church

Heatherton Small Options

Village Rd



**Pompquet Forks**

**Summerside**

**Afton**

Summerside Hwy

Summerside Rd

Driveway  
Driveway  
Driveway

**Heatherton**

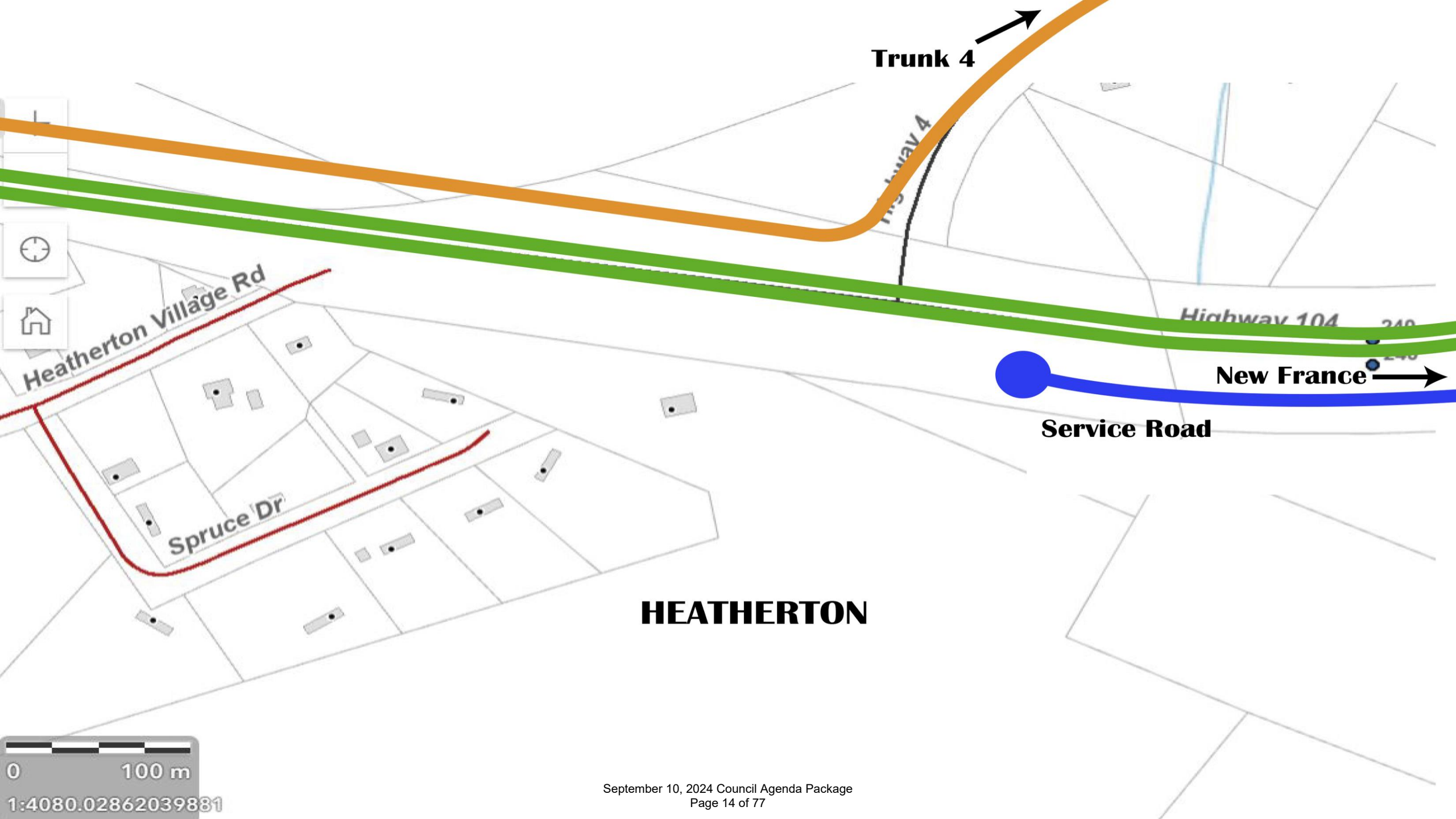
Heatherton Village

0 100 m

1:2841.2941979272214

# Service Road

- Why connect service road to the village road? Properties can still be accessed from New France road with a cul de sac at the end.



**Trunk 4**

Highway 4

Highway 104

Heatherton Village Rd

Spruce Dr

**HEATHERTON**

**New France**

**Service Road**



1:4080.02862039881

# Removal of Exit 36 Impact

## **Subject Life: Removal of Exit 36 Bayfield/Heatherton**

“Acting in good faith and fidelity”

1. Impact on Community Centre – financially & future viability
2. Community Centre hosts Bingo (financial support for church), small business, Highland Academy & events
3. Service Road - impact on village road – public use – Group Home residents – **increased ATV traffic**
4. Post Office (future)? Fire Department?
5. Forgotten Community - isolated

July 18, 2024

Dear Mayors and Wardens:

I am pleased to inform you that the Province has signed a new 10-year agreement with the federal government under the Canada Community-Building Fund (CCBF). This agreement will provide \$318 million in the first five years to our 49 municipalities, offering up-front and predictable long-term funding to help address local infrastructure priorities.

The CCBF will continue to play a crucial role in upgrading the municipal infrastructure that our residents rely on. This includes projects related to drinking water, wastewater, public transit, and community energy. As you are aware, enhancing our infrastructure is a key component in addressing the housing crisis. With the renewal of this agreement, we can ensure that critical infrastructure will continue to be built, maintained, and expanded, fostering a more sustainable and resilient Nova Scotia.

Together with our municipal partners, we can build and revitalize the public infrastructure necessary to improve housing supply and affordability, foster economic growth, and enhance the quality of life for all Nova Scotians. The commitment of both the federal and provincial governments to this partnership underscores our collective dedication to the well-being of our communities.

If you have any questions or require further information, please do not hesitate to reach out to our office using the CCBF program email: [CCBF@novascotia.ca](mailto:CCBF@novascotia.ca). We look forward to continuing our collaboration to create stronger and more vibrant communities across Nova Scotia.

Sincerely,



Honourable John A. Lohr  
Minister of Municipal Affairs and Housing

c: Chief Administrative Officers



August 2, 2024

Glenn Horne, CAO  
Municipality of the County of Antigonish  
[glenn.horne@antigonishcounty.ca](mailto:glenn.horne@antigonishcounty.ca)

Dear Glenn Horne:

Thank you for your correspondence dated June 20, 2024, regarding an undermined riverbank in Addington Forks, NS. I appreciate you taking the time to share your concerns with me.

Nova Scotia Environment and Climate Change (ECC) does not alter watercourses as per our mandate. However, ECC is responsible for regulating the alteration of watercourses which includes providing education, reviewing applications and issuing approvals. In addition, we conduct inspections, audits and enforcement activities associated with watercourse alterations.

Further information can be found at: [Watercourse Alteration | Watercourse Alteration \(novascotia.ca\)](#). Working within our mandate, we are committed to help in any way we can to resolve this issue.

Please feel free to contact Marc Theriault, District Manager for our Antigonish District Office at (902) 396-8347 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Halman', written in a cursive style.

Honourable Timothy Halman, MLA  
Minister of Environment and Climate Change

c: Marc Theriault

August 9, 2024

To All Nova Scotia Elected Officials and Chief Administrative Officers/Village Clerks:

I am writing to inform you of an update on the municipal and village codes of conduct. In January 2022, the Code of Conduct Working Group was established to develop a set of recommendations on the code of conduct framework, which included content to include in the code, sanctions that may be imposed if a breach occurred, and options for an investigator model. This collaborative working group included representatives from the Nova Scotia Federation of Municipalities (NSFM), the Association of Municipal Administrators of Nova Scotia (AMANS), the Association of Nova Scotia Villages (ANSV), and the Department of Municipal Affairs and Housing (DMAH).

Following significant consultation with municipalities in September 2022, March 2023, and September 2023 on the code of conduct framework, the Code of Conduct Working Group developed 25 recommendations for me to consider as Minister. I am pleased to advise, after careful consideration, I am accepting all 25 recommendations presented by the Code of Conduct Working Group. The recommendations, along with the anticipated framework are appended to this letter for your reference.

The code of conduct framework will be coming into effect following the October municipal election. The legislative provisions require municipalities and villages to adopt a code of conduct consisting of the model code of conduct as outlined in the regulations. As Minister, I will prescribe that all municipalities and villages must adopt the model code of conduct within 60 days following the October election and provide confirmation of their notice of adoption. Should a municipality or village fail to meet the above requirements, municipal funding will be withheld pursuant to the *Municipal Grants Act*. As one of the first items to discuss on your agendas, I trust this will bring an unequivocal understanding of the conduct to uphold as an elected official in Nova Scotia.

I understand and recognize that code of conduct training is an important component to make the framework successful. The NSFM will be the lead organization on the development of a robust code of conduct training module, and it is expected this module will be available in early 2025. To bridge the gap between when the regulations will be in place to when the robust training module will be ready in early 2025, the Department will provide municipalities and villages resources that can be shared with councils and commissions.

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As we move toward a new standard for elected officials following the election, I would encourage you to share the documents appended in this letter with all candidates running in the upcoming municipal election. Candidates should be notified about the new expectations surrounding the code of conduct.

In closing, I would like to thank the Code of Conduct Working Group members for their hard work and dedication to this initiative over the past two years. This initiative is a wonderful example of collaboration between the Department and our municipal partners.

Sincerely,



Honourable John A. Lohr  
Minister of Municipal Affairs and Housing

Attached

c: Code of Conduct Working Group  
Mayor Carolyn Bolivar-Getson, NSFM  
Juanita Spencer, CEO NSFM  
Kim Ramsay, President AMANS  
David Campbell, Executive Director AMANS

## **Proposed Recommendations from Code of Conduct Working Group**

The Code of Conduct Working Group (COCWG) has developed their proposed recommendations for the code of conduct regulations for the Department of Municipal Affairs and Housing (DMAH) to review. The 25 recommendations below reflect the consensus opinion from the COCWG.

### **Application:**

- There should be one code for all municipalities and villages.
- The code of conduct should operate together and as a supplement to other applicable laws, including the bylaws and policies with the municipality or village.
- The code of conduct should apply to elected officials at all times with respect to their behaviour regarding any action that negatively impacts the municipality or tarnishes its reputation.
- Nothing in the code of conduct is intended to silence elected officials from sharing or expressing dissenting opinions.
- The code of conduct should apply from the time elected officials are declared elected until their resignation, their disqualification, or their successor being sworn into office.

### **Content to include:**

- The code will include 45 provisions under various headings (e.g. general conduct, confidential information, etc.) See Appendix A for detailed provisions.
- 13 possible sanctions that can be imposed on a member for breaching the code of conduct. See Appendix B for the sanctions.
- 7 considerations elected officials shall evaluate before they can impose a sanction. See Appendix B for detailed considerations.
- Failure to comply with a sanction imposed is considered a breach of the code itself and will go to council with the investigator's recommendation only.

### **Complaint and investigator process:**

- Municipalities and villages will appoint an investigator and have their contact information readily available on their website. See Appendix C for detailed complaint and investigator process.
- Investigators should have experience in conducting investigations, and experience applying the principles of natural justice and procedural fairness.
- No conflict of interest can exist between the investigator and the parties involved.
- A complaint can be submitted no later than 6 months from discoverability.
- The CAO/Clerk shall be notified by the investigator that a complaint has been received and Council/Commission shall be notified if a complaint makes it to the investigation stage.

- The investigators report shall be brought to council/commission no later than 6 months from the time the complaint is received by the investigator. Extensions may be granted by council/commission for extenuating circumstances.
- Any complaints brought forward during the municipal election period between nomination day and ordinary polling day will not be investigated until the election has concluded.
- A member who has a complaint lodged against them will be able to review and respond to the information in the investigators report prior to council's vote.
- A member who has had a complaint lodged against them, or who has made the complaint, may not participate in the vote on whether there was a breach, and if applicable, may not participate in the decision regarding what sanction to impose.
- The Code of Conduct will state that a decision of a Council on a code of conduct matter is final and binding on all parties.
- At the conclusion of the investigation, require public disclosure of the section a complaint was lodged under, and the investigator's recommendation.

Training:

- Elected officials should be required to complete the training within 30 days of being sworn into office and failure to do so is considered a breach of the code itself and may go to council without an investigation.
- Any breach of the code determined by council shall result in additional code of conduct training for the person who committed the breach.
- Training to be developed and delivered in an online module format with quizzes and a minimum pass rate to ensure a minimum level of understanding.

Review:

- A review on the code of conduct shall begin 3 years post implementation to consider the effectiveness for municipal elected officials.
- Review the Municipal Elections Act (MEA) to see if there is potential to reduce the gap between the sanctions in the code of conduct and the Municipal Elections Act.

## **Appendix A: Recommended Prescribed Code of Conduct**

The recommended prescribed code of conduct would be applicable to all municipalities and villages with separate codes being developed to reflect the difference in terminology (e.g. village versus municipality, Chief Administrative Officer versus Clerk).

Code of Conduct shall apply to elected officials from the time that they are declared elected until:

- a) their resignation;
- b) their disqualification while in office; or
- c) their successor is sworn into office, or, if there is no successor, until the meeting at which the successor would have been sworn into office if there was a successor

The guiding principles to be included are:

- a. Collegiality – members of council will work together to further the best interests of the municipality in an honest and honourable way.
- b. Respect – members of council will demonstrate respect towards one another, the democratic decision-making process, and the role of staff.
- c. Integrity – members of council are expected to act lawfully and adhere to strong ethical principles by giving the municipality or village interests priority over private individual interests.
- d. Professionalism – members of council will create and maintain an environment that is respectful and free from all forms of harassment, including sexual harassment and discrimination. They must show consideration for every person's values, beliefs and contributions, and supporting and encouraging others to participate in council activities.
- e. Transparency – members of council will be truthful and open regarding their decisions and actions and make every effort to accurately communicate information openly to the public.
- f. Responsibility – members of council are responsible for the decisions that they make and must be held accountable for their actions and outcomes. They must demonstrate awareness of their own conduct and consider how their words or actions may be perceived as offensive or demeaning.

### **General Conduct**

- Members of Council must be truthful and forthright, and not deceive or knowingly mislead Council, the CAO, or the public.

- Members of Council will respect the presiding officers, colleagues, staff and members of the public that present during the council meeting or other proceedings/meetings of the municipality.
- Members of Council will adhere to procedure and direction of presiding officers in respect to rules of procedure.
- Members of Council must conduct Council business and all of the member's duties in an open and transparent manner, other than for those matters which Council is authorized by law to deal with in private.
- Members of Council must ensure that they are not impaired by alcohol or drugs while attending any meeting of the municipality.

### **Confidential Information**

- No Member of Council will disclose or release by any means to any member of the public, any confidential information acquired by virtue of their office, in either oral or written form, except where required by policy or law or authorized by the Council to do so.
- No Member of Council will use confidential information for personal or private gain or for the gain of any other person or entity.
- Members of Council should not access or attempt to access confidential information in the custody of the municipality unless the information is necessary for the performance of their duties and its access is not prohibited by legislation or by the by-laws or policies of the Municipality.
- Members of council must not discuss any matters relating to an active investigation under this Code of Conduct with anyone other than the investigator or their own legal representative, unless required by law.

### **Gifts and Benefits**

- No Member of Council shall accept a fee, advance, cash, gift, gift certificate or personal benefit that is connected directly or indirectly with the performance of their duties of office, except for the following:
  - i. gifts or benefits that normally accompany the responsibilities of office and are received as an incident of protocol or social obligation;
  - ii. a suitable memento of a function honouring the member of Council;
  - iii. sponsorships and donations for community events organized or run by a member of Council or by a third party on behalf of a member of Council;
  - iv. compensation authorized by the municipality.

- A fee or advance paid, or a gift or benefit provided, with the Member's knowledge, to a person closely connected to a member is deemed to be a gift to the Member of Council.

### **Use of Municipal Property, Equipment and Services**

- No Member of Council shall use, or request the use of, any municipal property, including surplus material or equipment for personal convenience or profit, unless the property is:
  - i. available for such use by the public generally and the member of Council is receiving no special preference in its use; or,
  - ii. made available to the member of Council in the course of carrying out council activities and duties.
- No Member of Council shall use, or request the use of, for personal purpose any municipal property, equipment, services, supplies or other municipally-owned materials, other than for purposes connected with the discharge of municipal duties.
- No Member of Council shall obtain, or attempt to obtain, personal financial gain from the use or sale of municipally-developed intellectual property.
- No Member of Council shall use information, or attempt to use information, gained in the execution of their duties that is not available to the general public for any purposes other than carrying out their official duties.
- No Member of Council, or person closely connected to a member, shall tender on such items such as the sale of older and extra equipment.

### **Building, Development, Planning, or Procurement Proposals before Council**

- No Members of Council shall solicit or accept support in any form from an individual, group or corporation, with any building, development, planning, or procurement proposal before Council.

### **Improper Use of Influence**

- No Member of Council shall use the influence of their office for any purpose other than for the exercise of their official duties.

### **Business Relations**

- No Member of Council shall allow the prospect of their future employment by a person or entity to affect the performance of their duties to the municipality.
- No Member of Council shall borrow money from any person who regularly does business with the municipality, unless such person is an institution or company



whose shares are publicly traded and who is regularly in the business of lending money.

- No Member of Council shall act as an agent of a person or entity before Council or a committee of Council or any agency, board or committee of the municipality.

### **Employment of Persons Closely Connected to Members of Council**

- No Member of Council shall attempt to influence any municipal employee to hire or promote a person closely connected to the member.
- No Member of Council shall make any decision or participate in the process to hire, transfer, promote, demote, discipline or terminate any person closely connected to the member.

### **Fairness**

- No Member of Council shall give special consideration, treatment or advantage to any individual or entity beyond that which is accorded to all.
- No Member of Council shall give special consideration, treatment or advantage to an organization or group due to the member or person closely connected to the member being involved with or a member of the organization or group.

### **Adherence to Policies, Procedures, Bylaws and Other Laws**

- Members of Council will adhere to the Code of Conduct.
- Members of Council will adhere to the applicable national and provincial legislation.
- Members of Council will adhere to the procedures, policies and bylaws of the municipality.
- Members of Council will adhere to the expense and hospitality policy of the municipality.

### **Respect for Council as a decision-making body**

- A Member of Council must abide by and act in accordance with any decision made by Council, whether or not the member voted in favour of the decision.
- Members of Council must not encourage non-compliance with a statute, regulation, bylaw, policy or procedure.

## **Communicating on behalf of Council**

- A Member, other than the Mayor/Warden, must not claim to speak on behalf of Council unless the member has been authorized to do so.
- The Mayor/Warden/designated individual may speak on behalf of Council and must make every effort to convey the intent of Councils' decision accurately.

## **Interactions of Council with Staff and Service Providers**

- Members of Council must respect the role of the CAO as head of the administrative branch of government of the municipality and must not involve themselves directly in the administration of the affairs of the municipality, including, without limitation, the administration of contracts.
- No Member of Council shall direct, or attempt to direct, the CAO, other than through a direction provided by the Council as a whole.
- Members of Council shall be respectful of the role of CAO and municipal employees to advise based on political neutrality and objectivity and without undue influence from any individual member or faction of the Council.
- Members of Council must not direct or influence, or attempt to direct or influence any municipal employees in the exercise of their duties or functions.
- Council cannot direct municipal employees except through the CAO.
- Members of Council are not to issue instructions to any of the contractors, tenderers, consultants or other service providers to the municipality.
- No Member of Council shall require or request that a municipal employee undertake personal chores or tasks for the Council member unrelated to municipal business.
- Members of council shall refrain from making public statements that are critical of specific and/or identifiable municipal employees and/or service providers.

## **Respectful Interactions**

- A Member of Council must not engage in discrimination or harassment on the grounds articulated in the Human Rights Act of Nova Scotia.
- A Member of Council must not sexually harass any person.
- A Member of Council must not engage in any discriminatory or harassing action or conduct, verbal or non-verbal, directed at one or more individuals or groups that creates a poisoned environment.

## **Reprisal**

- A Member must not undertake any act of reprisal or threaten reprisal against a complainant in a matter under this Code of Conduct or any person providing relevant information in relation to a matter under this Code of Conduct.

## **Appendix B: Recommended Sanctions Framework and Possible Sanctions to be imposed**

### **Sanctions Framework:**

A Council or Commission shall consider all of the following criteria prior to imposing a sanction or sanctions:

1. The nature of the code contravention;
2. The length or persistence of the code contravention;
3. If the member intentionally contravened the code of conduct;
4. Has the member taken any steps to remedy the contravention;
5. If the member previously contravened the code of conduct;
6. Any external factors that exist to the member's contravention (e.g. family situation, mental health); and
7. The resources the member will need to complete their job.

### **Sanctions:**

1. Member will receive a letter of formal reprimand or warning, as directed by council.
2. Member will issue a letter to include acknowledgement of breach of code and an apology within 15 days.
3. Require the member to attend training, appropriate to the incident, as directed by council.
4. Censure the member publicly.
5. Limit the member's access to certain local government facilities, equipment and/or property.
6. Suspending or removing the member as deputy head of council and/or the chair of a committee, if applicable.
7. Suspending or removing the member for no longer than 6 months from some or all committees and/or boards.
8. Impose a limit on the member's participation on behalf of the municipality.
9. Impose a limit on the member's travel and/or expense reimbursement on behalf of the municipality.
10. Impose a fine on the member for up to \$1,000 per occurrence, which is to be paid no later than 6 months from the decision of council and to be collected in the same manner as other taxes.
11. Impose an appropriate reduction in remuneration to the member for no longer than 6 months.
12. Make member repay any direct monetary loss realized by the municipality as a result of the member's action in any amounts determined by the investigator.
13. Make member repay any direct monetary gain they obtained from their actions in any amounts determined by the investigator.

## **Appendix C: Recommended Complaint and Investigator Process**

1. Municipality or village will appoint a person or entity other than a Council Member or an employee of the municipality to receive and investigate complaints.
  - a. The person or entity appointed must have experience in conducting investigations and in applying the principles of natural justice and procedural fairness. No conflict of interest can exist between the investigator and the parties involved.
  - b. Municipalities must include the investigator's contact information on their publicly accessible website.
2. A complaint must be submitted to the investigator no later than 6 months from discoverability.
  - a. Any complaints brought forward during the municipal election period of nomination day until ordinary polling day will not be investigated until the election has concluded.
3. When a complaint is received by the investigator, the investigator shall notify the CAO/clerk of the fact that a complaint has been received.
4. Investigator will determine if there is validity to the complaint. If no validity, then complaint can be dismissed.
5. If the investigator finds that the complaint is valid, the investigator shall notify the member who is the subject of the complaint that a complaint has been made about them, and it is proceeding to an investigation.
6. The investigator will begin their investigation and notify Council/the Commission through a confidential email or in camera of the fact that a complaint is proceeding to the investigation phase.
7. The investigator shall protect the confidentiality of the complainant, the subject(s) of the complaint, and all persons involved in the investigation, to the greatest extent possible, while still applying the principles of natural justice and ensuring procedural fairness.
8. The investigator shall present a report to Council, no later than 6 months from the time the complaint is brought forward, on the investigation and include a

recommendation regarding the validity of the complaint and, if applicable, a recommendation regarding an appropriate sanction.

- a. If complaint is brought forward during the municipal election period of nomination day until ordinary polling day it will not be investigated until the election has concluded. Investigations already in progress at the time of nomination day will continue;
  - b. Council may grant the investigator an extension on when the report can be brought to council for extenuating circumstances, including a delay during a municipal election period;
  - c. Council is able to discuss the investigators report in camera; and
  - d. The member who had the complaint lodged against them will have the opportunity to review and respond to the information in the investigator's report, and make submissions to Council, prior to the Council's vote.
9. Council determines if a breach occurred and determines the sanction(s) to impose. If a councillor is the subject of the complaint or has made the complaint under the Code the councillor shall:
- a. In the case of a closed meeting, leave the room in which the meeting is held
  - b. In the case of a public meeting, either leave the room or remain in the room in the part of the room for general public; and
  - c. Refrain from voting on any question relating to the matter
10. Any breach of the code determined by councils shall automatically retrigger the required Code of Conduct training.
11. The section under the Code of Conduct the complaint was lodged and the investigators recommendations are made public.
12. The decision or penalty of Council/Commission on a Code of Conduct matter is final and binding on all parties.

Aug 12-4

Wardens & Councillors;

We want to thank you again for your generous donation to the Antigonish Imagination Library. Your support allows us to continue to provide this wonderful program for the children in our community.

The gals from A.I.L

“from the brush of Kathy Hinchey”

Printed by CACL Antigonish





VIA E-MAIL: [beth.schumacher@antigonishcounty.ns.ca](mailto:beth.schumacher@antigonishcounty.ns.ca)

August 21, 2024

Beth Schumacher  
Deputy Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Beech Hill, NS B2G 0B4

Dear Beth Schumacher:

**Re: Plan Antigonish Municipal Planning Strategy and Land Use By-law**

**Approved by Council of the Municipality of the County of Antigonish: June 11, 2024**

**MATTER REFERRED TO MINISTER OF MUNICIPAL AFFAIRS AND HOUSING**

Pursuant to Section 208 of the *Municipal Government Act*, I have completed the mandatory review of the above-noted documents and have determined that they may fall within at least one of the categories requiring approval listed in Subsection 208(3); therefore, the documents are subject to approval by the Minister of Municipal Affairs and Housing.

Specifically, there are concerns regarding the policies being inconsistent with the Statement of Provincial Interest Regarding Agricultural Land.

If no decision is made by the Minister within 60 days of the date of this letter, the documents are deemed to be approved on the 61st day, and the notice requirements of Section 208(7) of the Act shall apply.

Should you have any questions, please contact either Saira Smith, Senior Planner (902.424.2394 / [Saira.Smith@novascotia.ca](mailto:Saira.Smith@novascotia.ca)) or me.

Kind regards,



Christina Lovitt, MCIP, LPP, PMP  
Provincial Director of Planning  
([Christina.Lovitt@novascotia.ca](mailto:Christina.Lovitt@novascotia.ca) / 902.943.0408)

c: John Bain, Director, Eastern District Planning Commission ([jdbain@edpc.ca](mailto:jdbain@edpc.ca))  
Mikayla Tait, Eastern District Planning Commission ([mtait@edpc.ca](mailto:mtait@edpc.ca))

/ss\*kz

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Shirlyn Donovan, Interim CAO  
**SUBJECT:** July 26, 2024 COMMITTEE OF THE WHOLE E-POLL REPORT  
**DATE:** September 10, 2024

---

The Committee of the Whole was queried by e-poll on July 26, 2024. The following Councillors participated:

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

**The following recommendation was made:**

*The Committee of the Whole recommends to Municipal Council that the tender for the Multi-Use Pathway be awarded to Allan MacNeil Construction for a bid price of \$154,916 + HST.*

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Deputy Warden Bill MacFarlane  
**SUBJECT:** **August 13, 2024 Asset Management Committee E-poll Report**  
**DATE:** September 10, 2024

---

The Asset Management Committee was queried by e-poll on August 13, 2024. The following Councillors participated:

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

**The following recommendation was made:**

*The Asset Management Committee recommends that Municipal Council award the tender for the Highway 337 sewer extension to Ron Chisholm Hydroseeding for the bid price of \$148,396.60 + HST.*

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** MUNICIPAL COUNCIL  
**FROM:** Deputy Warden Bill MacFarlane  
**SUBJECT:** August 21, 2024 Asset Management Committee E-poll Report  
**DATE:** September 10, 2024

---

The Asset Management Committee was queried by e-poll on August 21, 2024. The following Councillors participated:

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

**The following recommendation was made:**

*The Asset Management Committee recommends that Municipal Council award the tender for a ½ tonne truck purchase to Ron MacGillivray Chev Buick GMC for a cost of \$54,379 + HST.*

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

TO: MUNICIPAL COUNCIL  
FROM: COUNCILLOR MARY MACLELLAN, CHAIR  
SUBJECT: PLANNING ADVISORY COMMITTEE  
REPORT DATE: September 3, 2024

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The Planning Advisory Committee was convened at 6:30 pm on Tuesday, September 3, 2024, at the Municipal Office. The following committee members were in attendance:

Councillor John Dunbar, Acting Chair  
Deputy Warden Bill MacFarlane  
Morgan Peters (by Zoom)  
Mike MacEachern

**The Following Recommendations Were Made:**

That the Planning Advisory Committee gives their approval and recommends that Municipal Council give first reading to, and schedules a public hearing for, the following plan and by-law amendments:

1. West River Antigonish Harbour Plan Area Municipal Planning Strategy
  - a. Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RG-1) Zone.
  - b. Amendment to Policy L-4.8 to add kennels to the list of permitted uses in the Business Commercial (BC-1) Zone.
2. West River Antigonish Harbour Plan Area Land Use By-law
  - a. Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.
  - b. Amendment to Part 8, "Rural General (RG-1) Zone", to add clauses regarding kennels.
  - c. Amendment to subsection 15.1 to include kennels as a permitted use in the Local Commercial (C-1) Zone.
  - d. Amendment to Part 15, "Local Commercial (C-1) Zone", to add clauses regarding kennels.
  - e. Amendment to subsection 16.1 to include kennels as a permitted use in the General Commercial (C-2) Zone.

- 
- f. Amendment to Part 16, “General Commercial (C-2) Zone, to add clauses regarding kennels.
  - g. Amendment to subsection 21.1 to include kennels as a permitted use in the Business Commercial (BC-1) Zone.
  - h. Amendment to Part 21, “Business Commercial (BC-1) Zone, to add clauses regarding kennels.
  - i. Amendment to Part 25, to update the definition of KENNEL.
3. Central Antigonish Plan Area Municipal Planning Strategy
- a. Amendment to the preamble of Section 3.1 to note kennels in a list of example uses under Rural Development.
  - b. Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RD-1) Zone.
  - c. Amendment to Policy L-3.1 to add kennels to the list of permitted uses in the Rural Commercial (RC-1) Zone.
  - d. Amendment to the preamble of Section 3.2.4 to note kennels in a list of example uses under Hamlet Commercial.
  - e. Amendment to Policy L-12.1 to add kennels to the list of permitted uses in the Hamlet Commercial (HC-1) Zone.
  - f. Amendment to the preamble of Section 3.2.5 to note kennels in a list of example uses under Hamlet Highway Commercial.
  - g. Amendment to Policy L-13.1 to add kennels to the list of permitted uses in the Hamlet Highway Commercial (HHC-1) Zone.
4. Central Antigonish Plan Area Land Use By-law
- a. Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.
  - b. Amendment to Subsection 8.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.
  - c. Amendment to Part 8, “Rural Development (RD-1) Zone”, to add clauses regarding kennels.
  - d. Amendment to subsection 10.1 to add kennels as a permitted use in the Rural Commercial (RC-1) Zone.

- 
- e. Amendment to Part 10, "Rural Commercial (RC-1) Zone", to add clauses regarding kennels.
  - f. Amendment to subsection 16.1 to add kennels as a permitted use in the Hamlet Commercial (HC-1) Zone.
  - g. Amendment to Part 16, "Hamlet Commercial (HC-1) Zone", to add clauses regarding kennels.
  - h. Amendment to subsection 17.1 to add kennels as a permitted use in the Hamlet Highway Commercial (HHC-1) Zone.
  - i. Amendment to Part 17, "Hamlet Highway Commercial Zone", to add clauses regarding kennels.
  - j. Amendment to Part 19, to update the definition of KENNEL.
5. Keppoch Beaver Mountain Plan Area Municipal Planning Strategy
    - a. Amendment to Policy 3.3 to include kennels in the list of uses permitted in the Rural Development (RD-1) Zone.
  6. Keppoch Beaver Mountain Plan Area Land Use By-law
    - a. Amendment to subsection 5.9 to exclude kennel uses from undersized lots.
    - b. Amendment to subsection 6.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.
    - c. Amendment to Part 6, "Rural Development (RD-1) Zone, to add Special Requirement clauses regarding kennels.
    - d. Amendment to Part 9 to create a definition for KENNEL.

That the Committee recommends that Municipal Council consider a by-law to license kennels, subject to that by-law including additional restrictions regarding the maximum number of dogs allowed to board overnight on the premises based on the kennel building's size.

That the Planning Advisory Committee recommends that Municipal Council give First Reading and set a Public Hearing date for the rezoning of a portion of a property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle Antigonish Landing, Antigonish County from the Residential (R-1) Zone to the Residential Multi-unit (R-2) Zone to allow for the development of a quadplex residential development.

To: **Antigonish County Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **September 03, 2024**

Reference: **Review of Kennel Provisions within the: West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mountain Plan Areas**

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**Recommendation:**

That Antigonish County Council **approve** 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.

**Background Information:**

The Eastern District Planning Commission received complaints regarding kennels in the Central Antigonish Plan Area. In response to discussions with landowners who have kennels located on their properties, Staff were asked by the Municipality to examine the Municipal Planning Strategies and Land Use By-laws of all the Plan Areas 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. On February 20, 2024, Joshua Knocton made a Planning Application for a text amendment to the Central Antigonish Plan Area to permit kennels in the Rural Development (RD-1) Zone

The Central Antigonish Plan Area Municipal Planning Strategy only permits existing kennels in the Hamlet Residential (HR-1) Zone. While the Land Use By-law does not list kennels as a permitted use in any zone it does define “kennel” in the definition section. The Keppoch Beaver Mountain Plan Area does not mention kennels in any capacity in its Municipal Planning Strategy and Land Use By-law. Under the West River Antigonish Harbour Plan Area and current Eastern Antigonish Plan Area kennels are permitted as of right with no special restrictions in the rural zone; the Rural General (RG-1) Zone and Rural (R-1) Zone respectively.

**Analysis:**

A policy analysis was conducted that examined the Land Use By-laws of 22 rural municipalities in the Province of Nova Scotia. It should be noted that there are some municipalities that have more than one plan area (secondary plan areas) and that there is not always consistency among the policies relating to kennels in each plan area, similar to Antigonish County. Kennels are permitted and considered in varying degrees throughout the 22 rural municipalities’ planning documents as seen in the table in Appendix A.



### *Kennels as a Permitted Use*

Most (18 of the 22 municipalities) permit new kennels as-of-right in at least one zone. Sixteen permit new kennels as of right in all listed permitted zones while 9 of those municipalities permit new kennels as of right subject to special/additional requirements. Two municipalities permit kennels in some zones via Development Agreement or Site Plan. Staff are of the opinion that kennels should be permitted in appropriate, mostly rural zones, as of right subject to special restrictions to mitigate impacts to neighbouring properties.

In several municipalities only existing kennels are permitted in a plan area and no new kennels are permitted. Staff do not recommend this type of policy. The need to permit kennels is important as kennels provide a significant residential service. As of 2020, 1 in 5 households have a dog (Made in CA, 2024).<sup>1</sup> Since the Covid Pandemic pet ownership in Canada has increased (Canadian Animal Health Institute, 2023).<sup>2</sup> Dogs require more personal exercise and play as opposed to some other pets. Their additional need for extra exercise and attention can make it more difficult for an individual or household to go on a trip without having a professional kennel available. Kennels also provide a safe location for dogs to socialize with supervision and to be dropped off during working hours for proper exercise. Pet ownership is on the rise, meaning new kennel facilities will be required to meet this demand.

The current definition for “kennel” in the Central Antigonish Land Use By-law is so vague and broad that not-for-profit animal rescues are caught under the definition. Animal rescues often run at full capacity under the kindness of volunteers who try to help as many animals as possible. Animal rescues alleviate some of the stress on the provincially run Society for the Prevention to Cruelty to Animals (SPCA). It should be noted that the increase in pet ownership because of the recent covid pandemic has also led to surge of more pets being abandoned. The need for animal rescues is great, especially in recent times as pet ownership increases.

### *Minimum Lot Areas and Setbacks*

Just 4 municipalities have minimum lot area requirements for new kennels: The District of East Hants, District of Guysborough, District of Argyle and Queens Regional Municipality. The District of Argyle has a 3,717 square metre (40,000 square feet) or Nova Scotia Department of Environment and Climate Change approval minimum lot area requirement for kennels. The rest of the municipalities have a minimum lot area requirement of 10,000 square metres roughly. Staff believe a minimum lot area requirement should be implemented to ensure that a kennel has adequate space to operate and more land to help buffer the use from neighbouring properties.

Eight municipalities have special setback requirements for new kennels. These setbacks include yard and adjacent dwelling setbacks, though of the 8 municipalities with setback requirements for kennels only 2 municipalities include setbacks from dwellings.

Five of the 22 municipalities researched have additional policy requirements that are not minimum area or setback requirements. The Municipality of the District of Argyle classifies “kennels” as a “light industrial use” and requires new kennels to conform to the Light Industrial Zone lot standards. West Hants Regional Municipality has requirements embedded in their Land Use By-law that regulate kennel building construction for soundproofing and the hours of outdoor kenneling. The District of East Hants and District of Guysborough only permit kennels as home occupations that are in the side or rear yard and have an additional setback of 30 metres from wells and watercourses.

Staff feels that special restrictions for kennels to mitigate impacts on neighbouring properties should be implemented. According to Sales et al. (1997), a single dog’s bark can reach up to 100 decibels whereas the recorded sound levels of a kennel can range between 85 decibels and 122 decibels.<sup>3</sup> On average, sound levels for kennels range from 85 decibels to 100 decibels (Garvey et al., 2016).<sup>4</sup> For comparison, hearing loss in humans can occur at 85 decibels and exposure to sounds larger than 90 decibels for more than eight hours can result in serious hearing damage (Garvey et al., 2016). For these reasons, Staff believe adequate buffering is required to reduce the impact of kennels on neighbouring properties, even in rural areas.

The most common ways to reduce noise from kennels is the use of soundproofing materials such as acoustic baffles, panels and blankets that can be used for indoor kennels and outdoor kennels. However, from a planning perspective the Municipal Government Act does not give the Land Use By-law the authority to require the use of these materials in an indoor kennel. Therefore, Staff propose implementing special setback and landscaping requirements as part of the amendments to the Land Use By-laws.

#### *Dog Control By-laws*

All 22 rural municipalities analyzed have separate dog by-laws. Of those 22 dog by-laws, 11 mention kennels and only 1 dog by-law has a relationship to its municipality’s land use by-law. Under Colchester County’s Commercial Dog Care and Kennel Facility By-law, acoustic buffers, kennel building insulation standards, opaque screening and barking control are all requirements on top of property line and adjacent dwelling setbacks.

#### *Plan Antigonish and Eastern Antigonish Plan Area*

Kennels in the current proposed Antigonish County planning documents are subject to special requirements: a minimum lot area requirement of 10,000 square metres (107,639 square feet) as well as a minimum side yard and rear yard of 15.0 metres (50 feet). This policy seems to align with the modes of the policy analysis regarding minimum lot area requirements and minimum side yard and rear yard setbacks.

Staff are not proposing amendments to the Eastern Antigonish Plan Area within the set of amendments under this file because the new Eastern Antigonish planning documents from the Eastern Antigonish Plan Review are ready to move forward and will contain the same kennel provisions as the ones being proposed by Staff in this file.

## Conclusion:

Staff believe the proposed amendments will help promote consistency throughout the County by aligning the secondary plan areas' policies more closely regarding kennels and will help residents of the county receive an important service concerning the care of their pets while minimizing impacts to abutting property owners with the implementation of special requirements for kennels.

Planning staff recommends that the Planning Advisory Committee approves the following motion:

*That the Planning Advisory Committee gives their approval and recommends that Municipal Council give first reading to, and schedules a public hearing for, the following plan and by-law amendments:*

1. West River Antigonish Harbour Plan Area Municipal Planning Strategy
  - a. *Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RG-1) Zone.*
  - b. *Amendment to Policy L-4.8 to add kennels to the list of permitted uses in the Business Commercial (BC-1) Zone.*
2. West River Antigonish Harbour Plan Area Land Use By-law
  - a. *Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.*
  - b. *Amendment to Part 8, "Rural General (RG-1) Zone", to add clauses regarding kennels.*
  - c. *Amendment to subsection 15.1 to include kennels as a permitted use in the Local Commercial (C-1) Zone.*
  - d. *Amendment to Part 15, "Local Commercial (C-1) Zone", to add clauses regarding kennels.*
  - e. *Amendment to subsection 16.1 to include kennels as a permitted use in the General Commercial (C-2) Zone.*
  - f. *Amendment to Part 16, "General Commercial (C-2) Zone, to add clauses regarding kennels.*
  - g. *Amendment to subsection 21.1 to include kennels as a permitted use in the Business Commercial (BC-1) Zone.*
  - h. *Amendment to Part 21, "Business Commercial (BC-1) Zone, to add clauses regarding kennels.*
  - i. *Amendment to Part 25, to update the definition of KENNEL.*

3. Central Antigonish Plan Area Municipal Planning Strategy

- a. *Amendment to the preamble of Section 3.1 to note kennels in a list of example uses under Rural Development.*
- b. *Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RD-1) Zone.*
- c. *Amendment to Policy L-3.1 to add kennels to the list of permitted uses in the Rural Commercial (RC-1) Zone.*
- d. *Amendment to the preamble of Section 3.2.4 to note kennels in a list of example uses under Hamlet Commercial.*
- e. *Amendment to Policy L-12.1 to add kennels to the list of permitted uses in the Hamlet Commercial (HC-1) Zone.*
- f. *Amendment to the preamble of Section 3.2.5 to note kennels in a list of example uses under Hamlet Highway Commercial.*
- g. *Amendment to Policy L-13.1 to add kennels to the list of permitted uses in the Hamlet Highway Commercial (HHC-1) Zone.*

4. Central Antigonish Plan Area Land Use By-law

- a. *Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.*
- b. *Amendment to Subsection 8.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.*
- c. *Amendment to Part 8, "Rural Development (RD-1) Zone", to add clauses regarding kennels.*
- d. *Amendment to subsection 10.1 to add kennels as a permitted use in the Rural Commercial (RC-1) Zone.*
- e. *Amendment to Part 10, "Rural Commercial (RC-1) Zone", to add clauses regarding kennels.*
- f. *Amendment to subsection 16.1 to add kennels as a permitted use in the Hamlet Commercial (HC-1) Zone.*
- g. *Amendment to Part 16, "Hamlet Commercial (HC-1) Zone", to add clauses regarding kennels.*
- h. *Amendment to subsection 17.1 to add kennels as a permitted use in the Hamlet Highway Commercial (HHC-1) Zone.*
- i. *Amendment to Part 17, "Hamlet Highway Commercial Zone", to add clauses regarding kennels.*

- j. *Amendment to Part 19, to update the definition of KENNEL.*
- 5. *Keppoch Beaver Mountain Plan Area Municipal Planning Strategy*
  - a. *Amendment to Policy 3.3 to include kennels in the list of uses permitted in the Rural Development (RD-1) Zone.*
- 6. *Keppoch Beaver Mountain Plan Area Land Use By-law*
  - a. *Amendment to subsection 5.9 to exclude kennel uses from undersized lots.*
  - b. *Amendment to subsection 6.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.*
  - c. *Amendment to Part 6, "Rural Development (RD-1) Zone, to add Special Requirement clauses regarding kennels.*
  - d. *Amendment to Part 9 to create a definition for KENNEL.*

**Endnotes:**

1. "Pet Ownership Statistics In Canada," Made in CA. Accessed February 28, 2024.  
<https://madeinca.ca/pet-ownership-statistics-canada/>.
2. "2022 - Latest Canadian Pet Population Figures Released," Canadian Animal Health Institute. Accessed February 28, 2024.<https://cahi-icsa.ca/press-releases/2022-latest-canadian-pet-population-figures-released>.
3. G. Sales., et al., "Noise in Dog Kennelling: Is Barking a Welfare Problem for Dogs?" *Applied Animal Behaviour Science* 52, no 3-4 (1997), 321, doi:10.1016/s0168-1591(96)01132-x.
4. Morgan Garvey, Judith Stella and Candance Croney, "Auditory Stress: Implications for Kennelled Dog Welfare," *Purdue Extension VA*, 18 (2016): 1,  
<https://extension.purdue.edu/extmedia/VA/VA-18-W.pdf>.

**Appendices:**

- Appendix A: Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)
- Appendix B: Proposed Amending By-laws

## Appendix A: Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)

Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)						
Municipality	As-of-Right	DA	SP	Min Area Requirement	Min Yard Requirements	Other Policies
Cape Breton Regional Municipality	Yes	X	X	N/A	N/A	N/A
Queens Regional	Yes	✓	X	10,000 m <sup>2</sup>	N/A	N/A
West Hants Regional	Yes	X	X	N/A	30.48 m (100 ft) [Front], 15.24 m (50 ft) [Rear & Side], & 91.44 m (300 ft) [Adjacent Dwelling]	Yes
Annapolis County	Yes	X	X	N/A	N/A	N/A
Colchester County (w Dog By-law)	Yes	X	X	N/A	15 m (50 ft) [Any Lot Line] & 150 m (492 ft) [Adjacent Dwelling]	Yes
Cumberland County	Yes	X	X	N/A	N/A	N/A
Inverness County	Yes	X	X	N/A	N/A	N/A
Kings County	Yes	X	X	N/A	3.05 m (10 ft) [Any Lot Line]	N/A
Pictou County	Yes	X	X	N/A	N/A	N/A
Richmond County	Yes	X	X	N/A	N/A	N/A
Victoria County	No	X	X	N/A	N/A	N/A
District of Argyle	Yes	X	X	3,717 m <sup>2</sup> (40,000 ft <sup>2</sup> )*	7.6 m (25 ft) [Front & Rear] & 6 m (20 ft.) [Side]	Yes
District of Barrington	Yes	X	X	N/A	N/A	N/A
District of Chester	Yes	X	X	N/A	100 m (328 ft) [Any Lot Line]	N/A
District of Clare	No	X	X	N/A	N/A	N/A

District of Digby	Yes	X	X	N/A	3.04 m (10 ft) [Rear & Side]	N/A
District of East Hants	Yes	✓	✓	10,000 m <sup>2</sup>	8 m (26.3 ft) [Front] & 15 m (50 ft) [Rear & Side]	Yes
District of Guysborough	Yes	X	X	10,117 m <sup>2</sup> (2.5 Acres/1 Hectare)	7.6 m (25 ft) [Front] & 15 m (50 ft) [Rear & Side]	Yes
District of Lunenburg	No	X	X	N/A	N/A	N/A
District of Shelburne (No MPS & LUB)	N/A (No Municipal Planning Strategy & Land Use By-law)					
District of St. Mary's	Yes	X	X	N/A	N/A	N/A
District of Yarmouth	Yes	X	X	N/A	N/A	N/A

\* Or pending Nova Scotia Department of Environment and Climate Change approval

**Appendix B: Amending Pages**

**A BYLAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR PLAN AREA  
MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the West River Antigonish Harbour Plan Area is hereby amended by:

1. Adding to the following text in bold to Policy L-1.2:

Policy L-1.2 Within the Rural Development Designation it shall be the policy of Council to establish a Rural General (RG-1) Zone in the Land Use By-law which permits the following and similar types of uses: agricultural uses including commercial livestock operations and related uses, **kennels**, forestry and related uses, fishery and related uses, single detached dwellings, institutional uses and recreational uses, and boarding and guest houses.

2. Adding to the following text in bold to Policy L-4.8:

Policy L-4.8 Within the Business Park Designation it shall be the policy of Council to establish a Business Commercial (BC-1) Zone in the Land Use By-law which permits the following and similar types of uses: building supply, equipment depots, display courts, **kennels**, construction operations and rentals, light industrial manufacturing or assembly, warehousing, transportation and maintenance depots, automobile services, gas stations, garages, storage facilities, professional offices, wholesale or retail sales, and offices necessary to the administration of permitted uses.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO



## A BY-LAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR PLAN AREA

### LAND USE BY-LAW

1. Part 6: “General Provisions for All Zones” is hereby amended by adding the following **text in bold** to Subsection 6.A.11 titled “Existing Undersized Lots”:
  - a. Notwithstanding anything else in this By-law, a lot in existence on the effective date of this By-law having less than the minimum frontage or area required by this By-law may be used for a purpose permitted in the zone in which the lot is located **except for the use of kennels**, and a building may be erected on the lot, provided that all other applicable provisions in this By-law are satisfied.
2. Part 8: “Rural General (RG-1) Zone” is hereby amended by adding the following **text in bold** following the subsection titled “Special Provision: Lots with Frontage on a Local Road” and before the subsection titled “Intensive Livestock Operations” and renumbering accordingly:

...

#### ***Special Provision: Lots with Frontage on a Local Road***

- 8.5 Any new un-serviced lot fronting on a local road in the RG-1 zone shall be permitted to have the following requirements: Minimum lot area of 3,716 m<sup>2</sup> (40,000 ft<sup>2</sup>); and minimum lot frontage of 18.3 metres (60 feet).

#### ***Kennels***

- 8.6 **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**
- 8.7 **Kennels shall only be permitted in the side yard and rear yard.**
- 8.8 **Notwithstanding Section 8.2 of this Part, the minimum lot area for a kennel in the Rural General (RG-1) Zone shall be 10,000 square metres (107,639 square feet).**
- 8.9 **Notwithstanding Section 8.2 of this Part, the minimum side yard and rear yard for a kennel in the Rural General (RG-1) Zone shall be 15.0 metres (50 feet).**
- 8.10 **Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**
  - a. **a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**
  - b. **a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or**
  - c. **a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.**

*Intensive Livestock Operations*

...

3. Part 15: “Local Commercial (C-1) Zone” is hereby amended by adding the following text in bold to Subsection 15.1 titled “C-1 Uses Permitted” and renumbering accordingly:

15.1 No development permit shall be issued in a Local Commercial (C-1) zone except for one or more of the following uses:

a. Autobody shops

...

j. Health clinics

**k. Kennels**

l. Liquor stores

...

4. Part 15: “Local Commercial (C-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Garbage Bins” and before the subsection titled “Landscaping” and renumbering accordingly:

...

*Garbage Bins*

15.2 Preferably, garbage and recycling should be stored inside of a building, whether the main building or an accessory building. Where this is not possible, all garbage and recycling bins associated with a commercial use shall be screened by an opaque visual barrier at a height adequate to visually screen the bin from all adjacent properties and roadways.

***Kennels***

**15.3 A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**15.4 Kennels shall only be permitted in the side yard and rear yard.**

**15.5 Notwithstanding Section 15.2 of this Part, the minimum lot area for a kennel in the Local Commercial (C-1) Zone shall be 10,000 square metres (107,639 square feet).**

**15.6 Notwithstanding Section 15.2 of this Part, the minimum side yard and rear yard for a kennel in the Local Commercial (C-1) Zone shall be 15.0 metres (50 feet).**

**15.7 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

**a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

**b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or**

**c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.**

## *Landscaping*

15.8 Where a new commercial use abuts a residential use, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

...

5. Part 16: “General Commercial (C-2) Zone” is hereby amended by adding the following text in bold to Subsection 16.1 titled “C-2 Uses Permitted” and renumbering accordingly:

16.1 No development permit shall be issued in a General Commercial (C-2) zone except for one or more of the following uses:

a. Autobody shops

...

i. Hotels, motels or tourist inns

j. **Kennels**

k. Laundromats

...

6. Part 16: “General Commercial (C-2) Zone” is hereby amended by adding the following text in bold following the subsection titled “Automobile Service Stations” and before the subsection titled “Waste Bins” and renumbering accordingly:

...

## ***Kennels***

**16.2 Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**16.3 Kennels shall only be permitted in the side yard and rear yard.**

**16.4 Notwithstanding Section 16.2 of this Part, the minimum lot area for a kennel in the General Commercial (C-2) Zone shall be 10,000 square metres (107,639 square feet).**

**16.5 Notwithstanding Section 17.2 of this Part, the minimum side yard and rear yard for a kennel in the General Commercial (C-2) Zone shall be 15.0 metres (50 feet).**

**16.6 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or

b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or

c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Waste Bins*

16.7 All garbage and recycling bins associated with a commercial use shall be stored indoors, within an accessory structure, or wholly screened by an opaque visual barrier so as to not be seen from any adjacent non-commercial properties or roadways.

...

7. Part 21: "Business Commercial (BC-1) Zone" is hereby amended by adding the following text in bold to Subsection 21.1 titled "BC-1 Uses Permitted" and renumbering accordingly:

21.1 No development permit shall be issued in a Business Commercial (BC-1) zone except for one or more of the following uses:

a. Building supply or equipment depots

...

e. Industrial manufacturing or assembly

f. **Kennels**

g. Warehousing or storage facilities

...

8. Part 21: "Business Commercial (BC-1) Zone" is hereby amended by adding the following text in bold following the subsection titled "BC-1 Zone Lot Requirements" and before the subsection titled "Landscaping" and renumbering accordingly:

...

***Kennels***

**21.3 Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**21.4 Kennels shall only be permitted in the side yard and rear yard.**

**21.5 Notwithstanding Section 21.2 of this Part, the minimum lot area for a kennel in the Business Commercial (BC-1) Zone shall be 10,000 square metres (107,639 square feet).**

**21.6 Notwithstanding Section 21.2 of this Part, the minimum side yard and rear yard for a kennel in the Business Commercial (BC-1) Zone shall be 15.0 metres (50 feet).**

**21.7 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

- a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**
- b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure's fencing; or**
- c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer's specifications to the outdoor enclosure's fencing.**

*Landscaping*

21.8 A minimum front landscaping buffer of no less than 1.25 metres high and at least 3.0 metres wide shall be required. A landscaping buffer of at least 3.0 metres wide shall be required along shared lot line(s).

...

9. Part 25: "Definitions" is hereby amended by removing the following text in strikethrough and adding the following text in bold:

...

~~KENNEL means a building or premises for domestic canine or feline boarding, breeding, grooming or training.~~ **the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Shirlyn Donovan  
INTERIM CAO

**A BYLAW TO AMEND THE CENTRAL ANTIGONISH PLAN AREA**  
**MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the Central Antigonish Plan Area is hereby amended by:

1. Adding to the following text in bold to the preamble of Section 3.1 titled “Rural Development”:

...

In keeping with the current land use patterns and the potential for future development in rural areas of the county, it is the intention of Council to establish a Rural Development Designation that will apply to all lands outside of the established hamlets. To implement this Designation, Council intends to establish a Rural Development Zone that will permit low-impact rural development, mixed-use developments as well as developments on larger lot sizes (usually privately serviced). These would include low-density residential, forestry and forestry-related uses, fisheries and fishery-related uses, **kennels**, small boarding houses, recreational uses and some local commercial uses. The Rural Development designation and zoning would exclude large scale tourist commercial uses as being permitted as-of-right. Recognizing agricultural uses as a dominant land use in Antigonish County and a major local source of employment, those uses, including intensive livestock facilities and value added operations such as dairy processing facilities, will be allowed. Bed and Breakfasts shall also be permitted, but will be restricted to a maximum of 5 housekeeping units in order to ensure that the operation maintains a low-density neighbourhood scale. Higher-impact uses, including existing rural commercial and industrial developments located within the Rural Development Designation will be zoned Rural Commercial and Rural Industrial. As municipal services expand into rural areas, or as more intensive developments are proposed, Council shall require that any such development be assessed through the Land Use By-law amendment process.

...

2. Adding to the following text in bold to Policy L-1.2:

Policy L-1.2      Within the Rural Development Designation it shall be the policy of Council to establish a Rural Development (RD-1) Zone in the Land Use By-law that permits the following and similar types of uses: agricultural uses including commercial livestock and dairy processing facilities, **kennels**, bed and breakfast establishments to a maximum of 5 rooms, boarding homes to a maximum of 5 rooms, existing tourist commercial uses, fisheries and fishery-related uses, forestry and forestry-related uses, greenhouses, open space, repair shops including auto body shops, existing salvage yards, and all uses permitted in the Hamlet Residential (HR-1) Zone.

3. Adding to the following text in bold to Policy L-3.1:

Policy L-3.1      Within the Rural Development Designation it shall be the policy of Council to establish a Rural Commercial (RC-1) Zone in the Land Use By-law, which permits the following and similar types of uses: automobile sales and service centres (including gasoline stations); **kennels**; banks and other professional offices; country markets; convenience stores; day cares; general merchandise stores; liquor stores; recycling depots; restaurants and licensed establishments; residential units within a commercial building; veterinary clinics; and existing uses subject to the requirements of the RD-1 Zone.

4. Adding to the following text in bold to the preamble of Section 3.2.4 titled “Hamlet Commercial”:

Unlike large-scale commercial developments along the Trans-Canada Highway and closer to the Town of Antigonish, small-scale commercial developments in the heart of the hamlet communities in the Central Plan Area are primarily geared to serve the residents of those hamlets and the immediate outlying areas. Any such commercial developments will be accommodated by the Hamlet Commercial Zone, which will allow most types of commercial development including retail, restaurants, service shops and professional offices that are suitable in a primarily residential area on small municipally serviced lots. While automobile service stations **and kennels** will be permitted in the zone, they will be subject to greater setbacks due to potentially obnoxious impacts on surrounding uses. Likewise, outdoor storage will also be regulated in the Land Use By-law. Existing residential uses will be permitted (and thus be allowed to expand or be rebuilt) and new residential uses permitted at the rear or upper levels of commercial buildings.

...

5. Adding to the following text in bold to Policy L-12.1:

Policy L-12.1 Within the hamlet designation it shall be the policy of Council to establish a Hamlet Commercial (HC-1) zone in the Land Use By-law that permits the following and similar types of uses: automobile sales and service centres; **kennels**; banks and other financial institutions; business and professional offices; country markets; convenience stores; day care facilities; general merchandise stores; grocery stores; liquor stores; restaurants and licensed establishments; residential dwelling units within a commercial building; and existing residential uses subject to the requirements of the HR-1 Zone.

6. Adding to the following text in bold to the preamble of Section 3.2.5 titled “Hamlet Highway Commercial”:

...

A Hamlet Highway Commercial zone will be established within the Hamlet designation in order to address the existing businesses in the high traffic areas along Highway 104 in the Lower South River hamlet. This zone will allow a wide range of commercial establishments similar to what is permitted in the Hamlet Commercial zone, but will also include such uses as hotels and motels, display courts (including prefabricated homes), **kennels**, equipment rental businesses and visitor information centres. Special setbacks will be established for automobile service stations and for expansions to existing recycling depots. New and existing residential uses will be permitted subject to the same standards as applies in the Hamlet Commercial Zone. Due to the size and scale of businesses locating in this zone as well as current traffic and access concerns, (particularly the number of driveways on the Trans-Canada Highway), large minimum lot size, frontage and setback requirements will be established in the Land Use By-law.

...

7. Adding to the following text in bold to Policy L-13.1:

Policy L-13.1 Within the hamlet designation it shall be the policy of Council to establish a Hamlet Highway Commercial (HHC-1) zone in the Land Use By-law that permits the following and similar types of uses: automobile sales establishments; automobile service centres (including gas stations and car washes); **kennels**; display courts including prefabrication

homes and mobile homes; convenience stores, hotels, motels or tourist inns and associate uses, laundromats, leasing or rental establishments, tourist commercial uses, residential units in a commercial establishment, restaurants and licensed establishments, retail stores, visitor information centres, veterinary clinics, agricultural uses, existing recycling depots and existing residential dwellings.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Shirlyn Donovan  
INTERIM CAO



## A BY-LAW TO AMEND THE CENTRAL ANTIGONISH PLAN AREA

### LAND USE BY-LAW

1. Part 6: “General Provisions for All Zones)” is hereby amended by adding the following **text in bold** to Subsection 6.A.11 titled “Existing Undersized Lots”:
  - a. Notwithstanding anything else in this By-law, a lot in existence on the effective date of this By-law having less than the minimum frontage or area required by this By-law may be used for a purpose permitted in the zone in which the lot is located **except for the use of kennels**, and a building may be erected on the lot, provided that all other applicable provisions in this By-law are satisfied.
2. Part 8: “Rural Development Zone (RD-1)” is hereby amended by adding the following **text in bold** to Subsection 8.1 titled “RD-1 Uses Permitted” and renumbering accordingly:
  - 8.1 No development permit shall be issued in a Rural Development (RD-1) zone except for one or more of the following uses:
    - a. Agricultural uses, including intensive livestock operations
    - ...
    - h. Institutional uses
    - i. **Kennels**
    - j. Open space uses
    - ...
3. Part 8: “Rural Development Zone (RD-1)” is hereby amended by adding the following **text in bold** following the subsection titled “Boarding Homes” and before the subsection titled “Intensive Livestock Operations” and renumbering accordingly:

...

#### *Boarding Homes*

- 8.6. Boarding Homes shall be limited to a maximum of five (5) lodging rooms.

#### *Kennels*

- 8.7 **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**
- 8.8 **Kennels shall only be permitted in the side yard and rear yard.**
- 8.9 **Notwithstanding Section 8.2 of this Part, the minimum lot area for a kennel in the Rural General (RG-1) Zone shall be 10,000 square metres (107,639 square feet).**
- 8.10 **Notwithstanding Section 8.2 of this Part, the minimum side yard and rear yard for a kennel in the Rural General (RG-1) Zone shall be 15.0 metres (50 feet).**
- 8.11 **Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**
  - a. **a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

- b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
- c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Intensive Livestock Operations*

...

- 4. Part 10: “Rural Commercial (RC-1) Zone” is hereby amended by adding the following text in bold to Subsection 10.1 titled “RC-1 Uses Permitted” and renumbering accordingly:

10.1 No development permit shall be issued in a Rural Commercial (RC-1) zone except for one or more of the following uses:

- a. Agricultural uses, including intensive livestock operations
- ...
- g. Day care centres
- h. Kennels**
- i. Leasing or rental of commercial equipment
- ...

- 5. Part 10: “Rural Commercial (RC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Automobile Service Stations” and before the subsection titled “Landscaping” and renumbering accordingly:

...

***Kennels***

**10.4 A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**10.5 Kennels shall only be permitted in the side yard and rear yard.**

**10.6 Notwithstanding Section 15.2 of this Part, the minimum lot area for a kennel in the Local Commercial (C-1) Zone shall be 10,000 square metres (107,639 square feet).**

**10.7 Notwithstanding Section 15.2 of this Part, the minimum side yard and rear yard for a kennel in the Local Commercial (C-1) Zone shall be 15.0 metres (50 feet).**

**10.8 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

- a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or
- b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
- c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

### *Landscaping*

- a. Where a new rural commercial use abuts a hamlet residential zone, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s), which must be maintained for the life of the development.

...

6. Part 16: “Hamlet Commercial (HC-1) Zone” is hereby amended by adding the following text in bold to Subsection 16.1 titled “HC-1 Uses Permitted” and renumbering accordingly:

- 16.1. No development permit shall be issued in a Hamlet Commercial (HC-1) zone except for one or more of the following uses:

- a. Automobile service centres

...

- j. Grocery stores

- k. **Kennels**

- l. Liquor stores

...

7. Part 16: “Hamlet Commercial (HC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Garbage Bins” and before the subsection titled “Landscaping” and renumbering accordingly:

...

### *Kennels*

- 16.5. **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

- 16.6. **Kennels shall only be permitted in the side yard and rear yard.**

- 16.7. **Notwithstanding Section 16.2 of this Part, the minimum lot area for a kennel in the Hamlet Commercial (HC-1) Zone shall be 10,000 square metres (107,639 square feet).**

- 16.8. **Notwithstanding Section 10.2 of this Part, the minimum side yard and rear yard for a kennel in the Hamlet Commercial (HC-1) Zone shall be 15.0 metres (50 feet).**

- 16.9. **Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

- a. **a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

- b. **a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or**

- c. **a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.**

### *Landscaping*

16.10. Where a new hamlet commercial use abuts a hamlet residential use, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

...

8. Part 17: “Hamlet Highway Commercial (HHC-1) Zone” is hereby amended by adding the following text in bold to Subsection 17.1 titled “HHC-1 Uses Permitted” and renumbering accordingly:

17.1 No development permit shall be issued in a Business Commercial (BC-1) zone except for one or more of the following uses:

b. Building supply or equipment depots

...

k. Hotels, motels or tourist inns

l. **Kennels**

m. Laundromats

...

9. Part 17: “Hamlet Highway Commercial (HHC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Gas Stations and Car Washes” and before the subsection titled “Landscaping” and renumbering accordingly:

...

### *Kennels*

**17.11. Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**17.12. Kennels shall only be permitted in the side yard and rear yard.**

**17.13. Notwithstanding Section 17.2 of this Part, the minimum lot area for a kennel in the Hamlet Highway Commercial (HHC-1) Zone shall be 10,000 square metres (107,639 square feet).**

**17.14. Notwithstanding Section 17.2 of this Part, the minimum side yard and rear yard for a kennel in the Hamlet Highway Commercial (HHC-1) Zone shall be 15.0 metres (50 feet).**

**17.15. Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or

b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or

c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

...

10. Part 19: “Definitions” is hereby amended by removing the following text in strikethrough and adding the following text in bold:

...

**KENNEL means a building where domestic household animals and birds are kept, boarded and/or bred the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Shirlyn Donovan  
INTERIM CAO

**A BYLAW TO AMEND THE KEPPOCH BEAVER MOUNTAIN PLAN AREA**  
**MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the Keppoch Beaver Mountain Plan Area is hereby amended by:

1. Adding to the following text in bold to Policy 3.3:

*Policy 3.3: It shall be the policy of Council to permit in the Rural Development (RD-1) Zone low-density residential uses including single-unit detached dwellings, mobile or mini-homes on individual lots, two-unit dwellings including converted dwellings, one accessory apartment for single unit dwellings, home occupations, open space and parks uses, recreational uses, institutional uses, agricultural uses including the selling of agricultural produce, **kennels**, public utilities, bed and breakfasts/tourist and guest homes or chalets containing no more than six (6) sleeping rooms for overnight accommodation, personal services, senior citizens' housing, institutional uses and cemeteries.*

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Shirlyn Donovan  
INTERIM CAO

**A BY-LAW TO AMEND THE KEPPOCH BEAVER MOUNTAIN PLAN AREA**

**LAND USE BY-LAW**

1. Part 5: “General Provisions for All Zones” is hereby amended by adding the following **text in bold** to Subsection 5.9 titled “Existing Undersized Lots”:

9. Notwithstanding anything else in this Bylaw, a vacant lot held in separate ownership from adjoining parcels in existence prior to the effective date of this Bylaw, having less than the minimum frontage or area or both required by this Bylaw, may be used for a purpose permitted in the Zone in which the lot is located **except for the use of kennels** and a building may be erected on the lot provided that all other applicable provisions in this Bylaw are satisfied. In addition, where such lots are increased in size but remain undersized, they are deemed to be existing undersized lots.

2. Part 6: “Rural Development (RD-1) Zone” is hereby amended by adding the following **text in bold** to Subsection 6.1 titled “RD-1 Zone Permitted Uses”:

1 The following uses shall be permitted in the Rural Development (RD - 1) Zone:

Agricultural Uses

...

Home occupations

**Kennels**

Medical clinics

...

3. Part 6: “Rural Development (RD-1) Zone” is hereby amended by adding the following **text in bold** following the subsection titled “Special Requirement – Agricultural Guidelines” and before the subsection titled “Special Requirement – Site Plan Approval Requirements” and renumbering accordingly:

...

*Special Requirement – Agricultural Guidelines*

1. Agriculture and related uses are permitted in the Rural Development Zone in accordance with Nova Scotia Agriculture Manure Management Guidelines.

*Special Requirement – Kennel Requirements*

2. **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

3. **Kennels shall only be permitted in the side yard and rear yard.**

4. **Notwithstanding Section 2 of this Part, the minimum lot area for a kennel in the Rural Development (RD - 1) Zone shall be 10 000 square metres (107 639 square feet).**

5. **Notwithstanding Section 2 of this Part, the minimum side yard and rear yard for a kennel in the Rural Development (RD - 1) Zone shall be 15.0 metres (50 feet).**

6. Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) of the enclosure that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:
  - a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or
  - b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
  - c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Special Requirement – Site Plan Approval Requirements*

...

4. Part 9: “Definitions” is hereby amended by adding the following **text in bold** following the INSTITUTION definition:

...

**KENNEL means the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Shirlyn Donovan  
INTERIM CAO



To: **Antigonish County Planning Advisory Committee  
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **September 3, 2024**

Reference: **Application to rezone a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle (extensions to Harbour View Drive and Duykers Drive) as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle, Antigonish Landing, Antigonish County from the Residential (R-1) Zone to the Residential Multi-unit (R-2) Zone to allow for the development of a quadplex residential development.**

**Recommendation:**

That Municipal Council approve the proposed rezoning of a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle Antigonish Landing, Antigonish County from the Residential (R-1) Zone to the Residential Multi-unit (R-2) Zone to allow for the development of a quadplex residential development.

**Information:**

On May 9<sup>th</sup> 2024, Commission staff received an application from the Vice President of SF Smith (The Maples) Retirement Living asking to amend the by-law "...to allow for the construction of fourplex residential buildings without having to go through the development agreement process." Effectively the request was to rezone four properties located on Mount Cameron circle which they would then consolidate into two lots to allow for the construction of two "multiple unit dwellings to a maximum of four units" as permitted in the R-2 Zone. Staff then reached out to the applicant to confirm they had only wanted to rezone the four lots on Mount Cameron Circle and received a revised plan with thirteen more proposed lots off extensions to Harbour View Drive and Duykers Drive. The complete rezoning would allow for the construction of fifteen quadplexes for a total of sixty (60) units as opposed to twenty-five duplexes for a total of fifty (50) units.

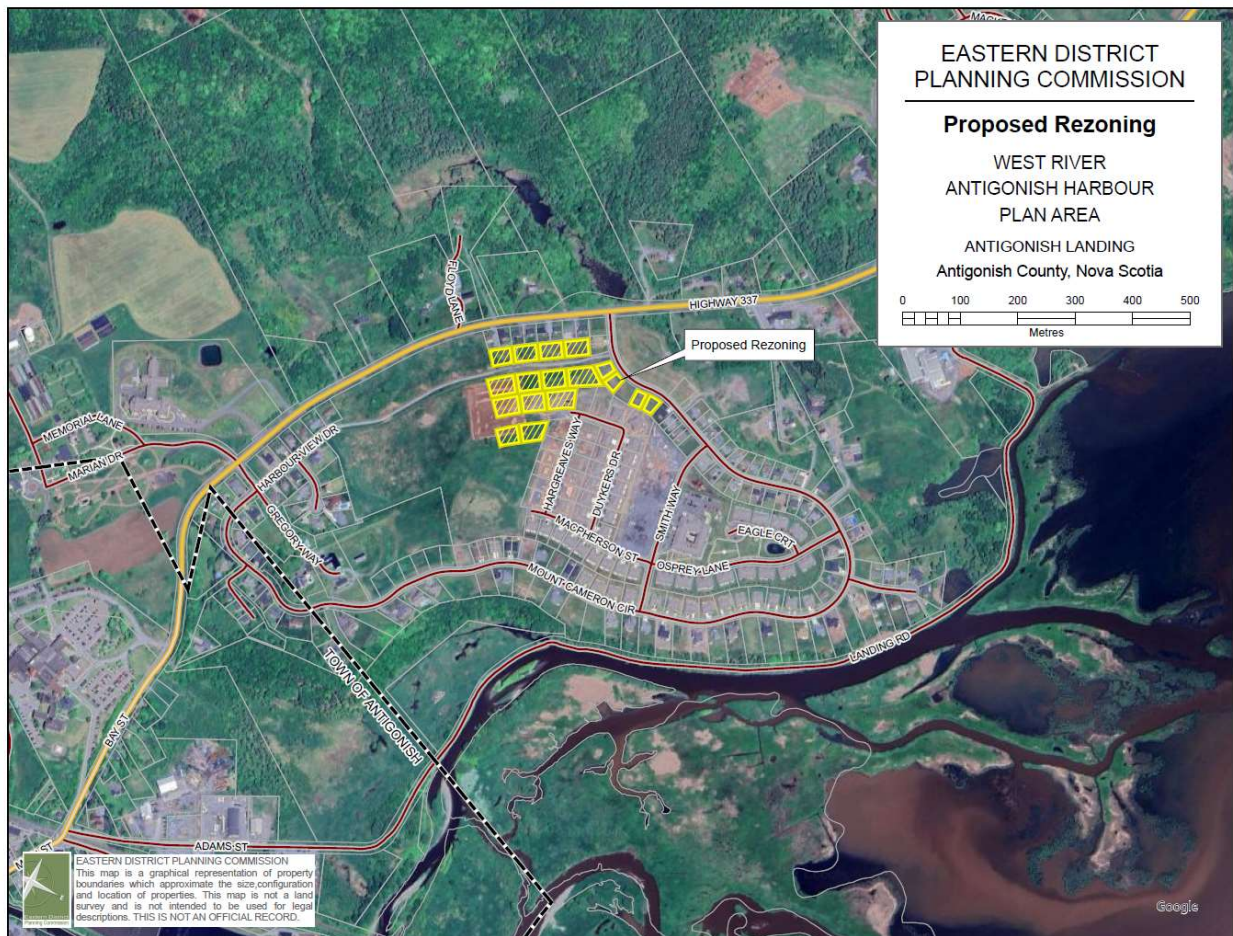
Description	
<b>Plan Area:</b>	West River Antigonish Harbour
<b>Designation:</b>	Residential
<b>Zoning:</b>	Residential (R-1) Zone
<b>Context Map:</b>	Figure 1, Page 2
<b>Parcel Areas:</b>	Portion of PID 10132611 Approximately 26,000 square metres (13 lots)
	Lots 6 and 8 1,739.0 square metres
	Lots 12 and 14 1,649.4 square metres
<b>Proposed Lot size (Average):</b>	1,625 square metres
<b>Site Visit:</b>	August 16, 2024

## Staff Report

A site visit was completed August 16, 2024, when staff walked the extent of the properties. The first phase of the development would be the four lots on Mount Cameron Circle which is a public Municipal Road built to the County's public road standards. The properties are vacant, sodded lots which back onto a berm behind the duplexes on Duykers Drive. The larger parcel, which would be located on an extension to both Harbour View Drive and Duykers Drive is partially excavated and/or covered with wild grasses.

The properties are designated Residential on the Generalized Future Land Use Map in the *Municipal Planning Strategy*. Council's intent for development within the residential designation is to recognize two unique and distinct types of development: moderately dense and serviced development located close to the Town, and un-serviced, low-density development dispersed throughout the rest of the Planning Area. The Residential designation allows for higher densities in serviced areas through three different land use provisions. Residential dwellings including duplexes and triplexes are permitted as of right within the R-1 Zone. Converted dwellings; Garden Suites, Grouped Dwellings and Multiple Unit dwellings to a maximum of four units; and townhouses are permitted by rezoning to the R-2 Zone. Finally multiple unit dwellings with more than four units can be considered by development agreement within the designation.

Figure 1: Context Map



**Analysis:**

Rezoning provides an approach to development control which allows for a Council to consider a number of criteria prior to allowing a development to move forward. When considering such a rezoning, staff will refer to the evaluation criteria written in the Municipal Planning Strategy (MPS) and review the relevant items as part of their recommendations to Council. There are typically two sections of an MPS that apply to rezonings: the specific policy enabling the rezoning with its associated criteria and the implementation section.

The specific enabling policy for this rezoning is found Policy L-2.9 which states that Council shall consider the rezoning of properties to the Residential Multi-Unit (R-2) Zone within the serviced portion of the Residential Designation subject to a number of criteria and also references the general implementation Policy I-1.10. (See Figure 2, Page 4.)

A general enabling policy for this rezoning is also found in Implementation policy I-1.8 which lists every instance of where a rezoning is identified as an option for a development. This policy states: *“It shall be the intent of Council that the following uses, within the designations specified, shall be considered only by amendment to the land-use by-law... e) multiple unit residential uses with four (4) or fewer units according to Policy L-2.9...”*

The final applicable section of the MPS is the implementation section which includes two separate policies (I-1.9 and I-1.10) which apply to all applications for rezoning. Policy I-1.9 deals with procedure and notification requirements external to the staff report. Policy I-1.10 includes general criteria which can be considered as part of any rezoning in addition to the specific criteria found in Policy L-2.9

*Design of Proposed Development*

Policy L-2.9 permits multi-unit dwellings up to four (4) units by rezoning to the Multi-unit (R-2) Zone subject to the provisions of within the policy. Policy L-2.9 (a) prescribes that the proposed development be compatible with adjacent residential uses with respect to **“scale, mass and use.”** It should be noted that this proposal is part of a larger planned development which includes seniors’ apartments, an apartment building through a recently approved development agreement, as well as single, two unit and three-unit dwellings. The proposal to move from two-unit dwellings to four-unit dwellings is an incremental increase of ten units in density and consistent with the proponent’s overall plan for the community. Also the property could be developed as of right with three-unit dwelling meaning the incremental increase in density is arguably less than ten units. This incremental increase in density plays a key role in the evaluation of the rezoning criteria.

*Municipal Services:*

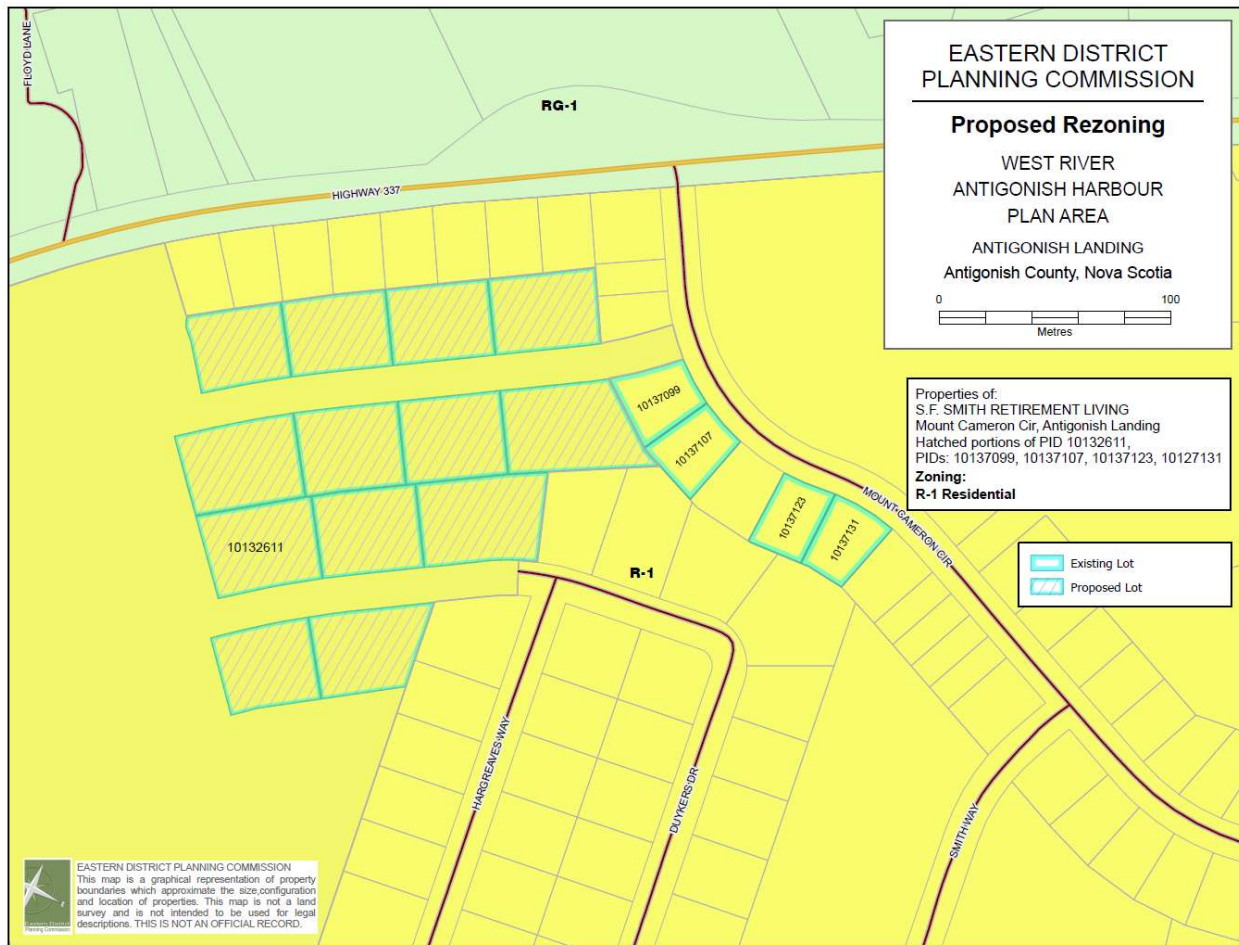
Policy L-2.9 (b) and (c) require Council to consider the impact of the development on traffic generation and municipal water and sewer services. The comments from the municipal Department of Public Works stated that the proposed development is capable of being serviced by municipal water and sewer and the proposed development will not strain the capacities of

## Staff Report

these services. Planning staff observed the road network to be adequate and that the incremental increase in density will not create any major traffic problems. As noted earlier, the proposed development has a minimal impact on density. Phase one, for example, will take four lots which would permit four two-unit dwellings and then combine them so that they can build two four-unit buildings with no impact on overall density.

Policy L-2.9 (d) requires Council to consider if capacities of local schools and parks will be strained. Enrollment in the Strait Regional School Board has been consistent over the last decade around 6,240 students. Last school year enrollment in the school district was 6,269 students which is approximately 100 students less than peak enrollment in 2018/19. No schools in the region exceed the Provincial “Class Cap Guidelines” regardless that classes may exceed defined caps due to school capacity or as a result of exceptional circumstances. This development should have minimal impact on the capacity of local schools. The development also has sidewalk access (less than a kilometer) to the trails in the Antigonish Wildlife Management area on the Rights River.

Figure 2: Rezoning Map



Finally, policy L-2.9 (e) relates to site specific requirements relative to parking; whether the parking area proposed on the site is of sufficient size to satisfy the needs of the development; is well designed and properly related to the building and landscaped areas. Parking will be subject

to the zone standards in the R-2 Zone. Also, each unit has been designed with an attached one-vehicle garage and room for a second vehicle in the driveway. The zoning requires 1.5 spaces for every dwelling unit.

*Implementation Provisions*

The proposed rezoning must also be consistent with the Implementation Section of the Municipal Planning Strategy which stipulates the Evaluation Criteria and Terms for any rezoning. The following is a synopsis of the criteria, evaluation, agreements and conditions (See Appendix A).

The development proposal is not deemed to be premature based on a number of criteria. With respect to the financial capabilities of the Municipality to absorb any cost related to the development none have been identified which would be the responsibility of the County apart from those which would be typical in taking over a public road. Nevertheless, the Municipality has the financial capabilities to absorb any municipal costs associated with the development. Municipal public works staff have had the chance to inspect and confirm that the lots in the development proposal are capable of being serviced with municipal water and sewer services. Both properties are presently vacant so there are no historic buildings nor sites impacted by the development.

**Statements of Provincial Interest:**

The purpose of the Statements of Provincial Interest (SPI) is to protect the common public interest and encourage sustainable development in municipalities. The SPI are policy statements adopted by the provincial government under the powers of the Municipal Government Act (MGA s.193). Legislation requires that municipal planning documents are “reasonably consistent” with the SPI. Upon review of the SPI, Staff conclude that the proposed development is reasonably consistent with all the relevant statements. The location is not in an identified floodplain and will be using existing municipal infrastructure and extending it. Furthermore, it will positively impact the housing supply in the area, but not necessarily the affordable housing supply. Therefore, Staff find that the proposed development is reasonably consistent with the Statements of Provincial Interest.

**Conclusion:**

Analysis of the site and proposal, completed through a review of relevant policies the Municipal Planning Strategy indicate that this proposed development is reasonably consistent with the relevant policies of the West River Antigonish Harbour Municipal Planning Strategy. Staff recommend that Municipal Council approve the proposed rezoning of a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle Antigonish Landing, Antigonish County from the Residential (R-1) Zone to the Residential Multi-unit(R-2) Zone to allow for the development of a quadplex residential development.

## Staff Report

### Proposed Motions for the Planning Advisory Committee:

Based upon the staff recommendation, the proposed motions for PAC are:

1. *That the Planning Advisory Committee accept the recommendation of staff and recommend Municipal Council rezone a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle Antigonish Landing, Antigonish County from the Residential (R-1) Zone to the Residential Multi-unit(R-2) Zone; and*
2. *That Municipal Council give First Reading and schedule a Public Hearing.*

### Proposed Motions for Council:

Based upon a positive recommendation from the PAC, the proposed motions for Council are:

FIRST READING AND SETTING A PUBLIC HEARING DATE:

1. *That Municipal Council give First Reading and schedule a Public Hearing regarding the rezoning of a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137115 and 10137131) located on Mount Cameron Circle Antigonish Landing, Antigonish County.*

### Appendices:

Appendix A: Summary of Policies

Appendix B: Site Plans

Appendix C: Amending Page

**Appendix A: Summary of Evaluation Criteria**

<b>Policy L-2.9</b>	It shall be the policy of Council to consider the rezoning of properties to the Residential Multi-Unit (R-2) Zone within the serviced portion of the Residential Designation. In evaluating such proposals, Council shall have regard to the following:	
a)	the proposed development is compatible with adjacent residential uses with respect to scale, mass and use;	Complies (See Staff Report)
b)	that the location of the proposed development does not create any major traffic problems;	Complies (See Staff Report)
c)	that the proposed development is to be served by municipal sewer or sewer and water and that it will not strain the capacities of those services;	Complies (See Staff Report)
d)	the capacities of local schools and parks will not be strained;	Complies
e)	whether the parking area proposed on the site is of sufficient size to satisfy the needs of the particular development; is well designed and properly related to the building and landscaped areas;	Complies (See site plan)
f)	the proposal is consistent with the criteria to amend the Land Use By-law, found in Policy I-1.10	Complies
<b>Policy L-2.10</b>	It shall be the policy of Council to set out in the LUB requirements for landscaping in the Residential Multi-Unit (R-2) Zone where a multiple unit residential development abuts a residential, recreational or institutional use.	Complies

<b>Policy I-1.9 In considering amendments to the Land Use By-law it shall be the policy of Council to:</b>		
a.	request a report from the Eastern District Planning Commission;	Yes
b)	request the Planning Advisory Committee and the Area Advisory Committee to consider the report prepared by the Planning Commission with respect to Policy I-1.10 (Criteria for Amendment to the Land Use By-law), and any other policies of this Strategy that affect the proposed amendment;	September 3, 2024
c)	refer the matter to the appropriate individual municipal and provincial government departments (as identified in this Strategy) where special expert advice is required;	See Staff Report
d)	comply with all legal requirements concerning amendments to the Land Use Bylaw as set out in the <i>Municipal Government Act</i> ; and	To be advertised in accordance with provisions.
e)	require the applicant to pay the cost for advertising with respect to the public notice, as provided for in the <i>Municipal Government Act</i> .	Deposit received.

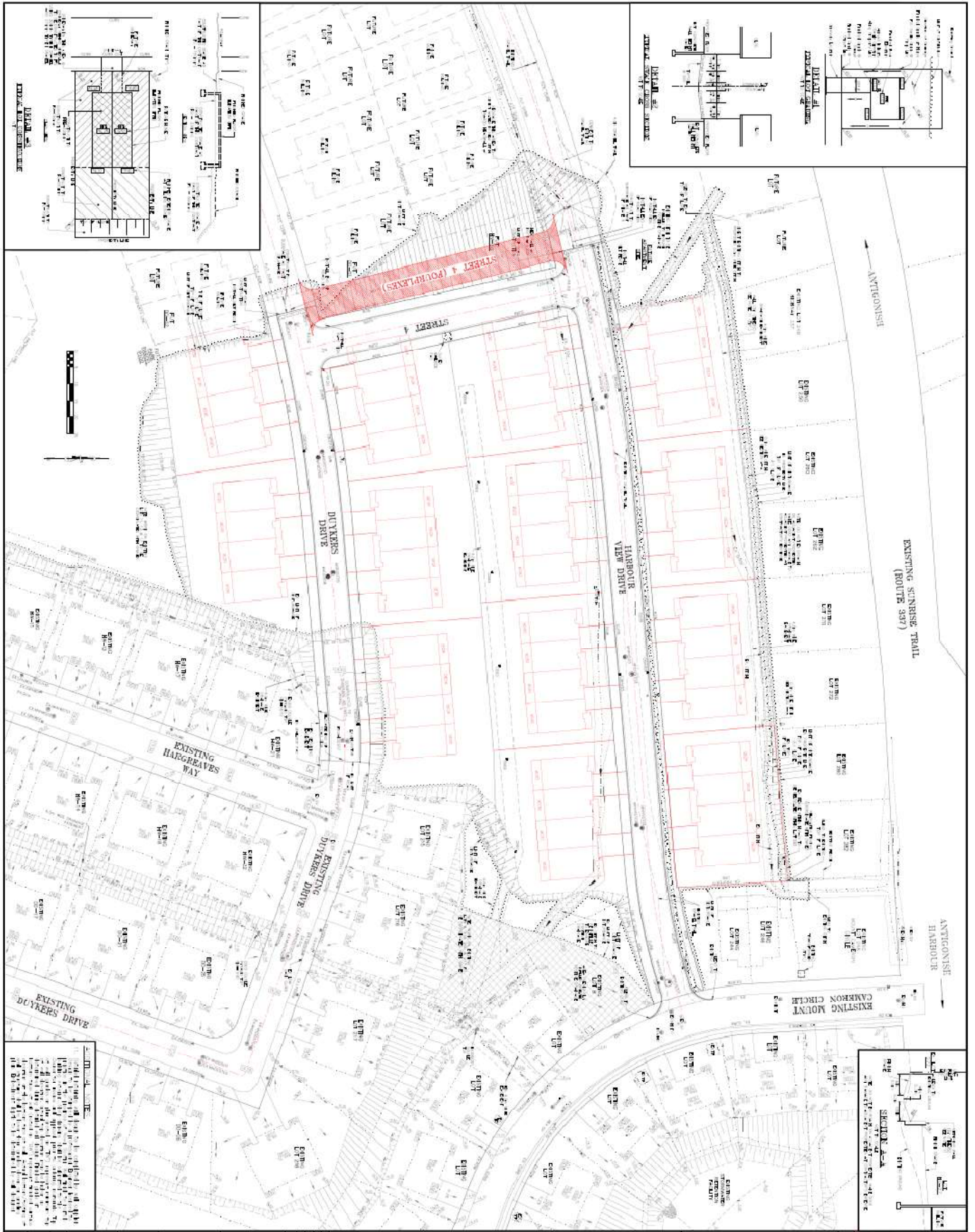
**Staff Report**

<b>Policy I-1.10</b> In considering amendments to the LUB, in addition to all other criteria set out in various policies of this planning strategy, Council shall have regard for the following matters:	
a. The proposal is in conformance with the intents of this Strategy and with the requirements of all other Municipal by-laws and regulations;	Yes, complies with the intents of the MPS
b. The proposal is not premature or inappropriate by reason of:	
i) the financial capability of the Municipality to absorb any costs relating to the development;	Complies
ii) the adequacy of sewer and water services to support the proposed development;	Complies
iii) the adequacy and proximity of school, recreation and other community facilities;	Complies
iv) the adequacy of road networks adjacent to, or leading to the development;	Complies
v) the potential for the contamination of watercourses or the creation of erosion or sedimentation; and	To be addressed during building permit process.
vi) the potential for damage to or destruction of historical buildings and sites.	N.A.
c. Whether the proposal conforms to the requirements contained in the Land Use By-law relating to the following:	
i) the type of use;	Complies – Zone requirement
ii) setbacks, height, bulk, and lot coverage of a proposed building or expansion to an existing structure;	Complies – Zone Requirement
iii) traffic generation, access to and egress from the site, and parking;	Complies
iv) open storage;	N.A.
v) signs;	N.A.
vi) provisions for buffering, landscaping, screening and access control to reduce potential incompatibility with adjacent land uses and traffic;	No incompatibilities with adjacent land uses identified
vii) the location of the development so as not to obstruct any natural drainage channels or watercourses;	To be addressed during building permit process.
viii) sufficient building separations to permit access to firefighting equipment and to prevent the spread of fire.	All unit front on a proposed or existing public street
d. Suitability and costs of the proposed development in terms of steepness of grades, soil and geological conditions, marshes, swamps or bogs and proximity of highway ramps, railway rights-of-way and other nuisance factors.	No issues identified



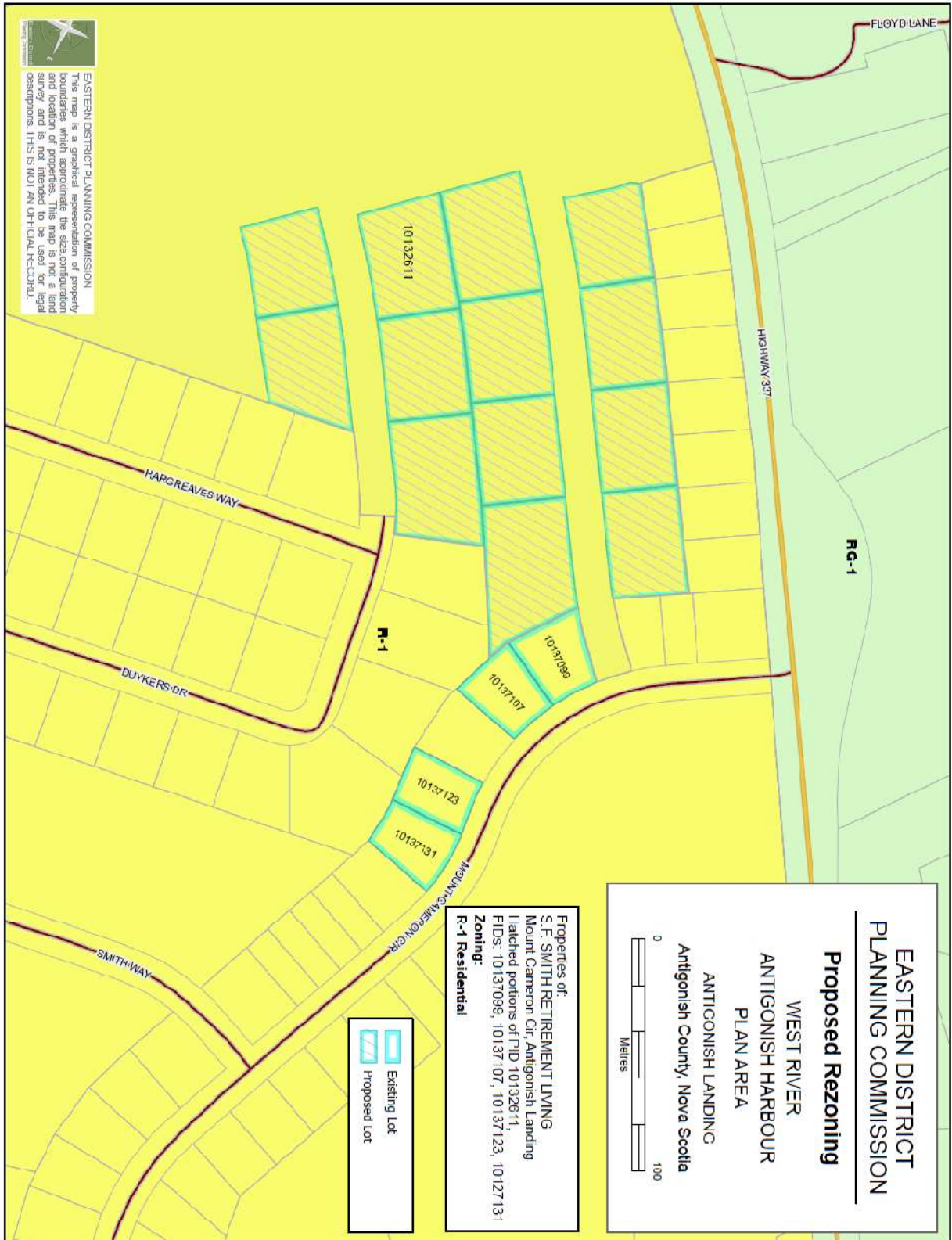
Appendix B: Site Plans





### Appendix C: Amending Page

The *West River Antigonish Harbour Land Use By-law* shall be amended as shown on the Rezoning Map below.



## Staff Report

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024. Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
Interim CAO

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

**PROCLAMATION**

**September as *National Fetal Alcohol Spectrum Disorder Awareness Month***

WHEREAS, National Fetal Alcohol Spectrum Disorder (FASD) Day was first held in 1999 in Canada and the United States, and since then on the 9<sup>th</sup> day of the 9<sup>th</sup> month to highlight the importance of going alcohol-free during the full 9 months of pregnancy; and

WHEREAS, FASD is a life-long invisible brain and full-body disability with no cure, and the only effective treatments being society understanding and changing its expectations of independence, school, social behaviour, and how these families are supported; and

WHEREAS, FASD is the leading neurodevelopmental disability in Canada, and is 2.5 times more prevalent than autism, and 19 times more prevalent than cerebral palsy or Down Syndrome, and occur across all socio-economic strata it is often overlooked due to the stigma associated with alcohol consumption; and

WHEREAS, this year's theme for the FASD Awareness Month is "Everyone Plays a Part", the goal of the campaign goes beyond framing FASD as an individual issue, as the impacts of FASD matter to the whole community; and

WHEREAS, September is FASD Awareness Month, landmarks and monuments coast to coast to coast will be lighting up in red on September 9, FASD Awareness Day, and throughout the month to create awareness that we all have a role to play in preventing and supporting families impacted by FASD.

Therefore, be it resolved that I, Owen McCarron, Warden of the Municipality of Antigonish County, do hereby proclaim September as

***"National Fetal Alcohol Spectrum Disorder Awareness Month"***

in the County of Antigonish, Nova Scotia.

In Witness Whereof, I have hereunto set my hand and have caused the Official Seal of the Municipality of the County of Antigonish to be affixed this 10<sup>th</sup> day of September, 2024.

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Owen McCarron  
Warden of the Municipality of the  
County of Antigonish

