

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Municipal Council Meeting- Minutes

Tuesday September 10, 2024

5:30pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

Councillors Present:

Warden Owen McCarron

Deputy Warden Bill MacFarlane

Councillor Mary MacLellan

Councillor Donnie MacDonald

Councillor Shawn Brophy

Councillor Remi Deveau

Councillor John Dunbar

Councillor Gary Mattie

Councillor Harris McNamara

Regrets:

Councillor Hugh Stewart

Staff Present:

Shirlyn Donovan, Interim CAO

John Bain, EDPC

Beth Schumacher, Deputy Clerk

Also Present:

Gallery

Drake Lowthers, The Reporter

Call to Order- Chairman, Warden Owen McCarron

Warden McCarron called the meeting to order at 7:50pm.

Approval of Agenda

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

Min # 2024-110

Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Approval of July 15, 2024 Municipal Council Minutes

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

Min # 2024-111

Moved and Seconded

That the Municipal Council Minutes of July 15, 2024 be approved.

Motion Carried

Business Arising from the Minutes

There was no business arising from the minutes.

Delegations

Mr. Malcolm MacKinnon provided a presentation regarding concerns with the proposed removal of Exit 36 at Heatherton on Highway 104 as part of the highway twinning project. Concerns with the loss of direct access to the Highway for the community was raised, noting that the Heatherton Community Centre is a designated evacuation centre for the Town and County. A copy of the map for the proposed development by the Province was shared. A number of questions regarding the community centre lands and financial impacts to that facility were also raised

A map of the proposed tunnel alignment relative to the community centre was shared, and timelines of communications with provincial representatives was outlined. Given the proposed impact on the community centre, alternative structures to navigate across the twinned highway to a tunnel are being explored. Mr. MacKinnon is looking for a design that incorporates on and off-ramps instead of roundabouts. Questions were also raised regarding the proposed service road connecting the Village Road to the New France Road to Bayside. Concerns are being raised regarding ATV traffic on the service road.

Mr. MacKinnon asked for support from Municipal Council to request that the Department of Public Works to modify their design for the interchange at Heatherton to not have the service road extended into the village, and to have further discussion about the use of ramps instead of roundabouts for an exit in Heatherton.

Warden McCarron then opened the floor for questions from Municipal Council. Councillor Dunbar noted his support for the motion request brought forward by Mr. MacKinnon, noting the importance of the community centre in Heatherton and the surrounding area, and the investment made by the community in developing and improving the facility.

Deputy Warden MacFarlane shared the involvement of the Community Liaison Committee used when the first part of the by-pass moved through Antigonish, and asked why a similar structure is not being utilized in this latest phase of the highway twinning.

Councillor Deveau shared his experience with meeting with the Community Liaison regarding the Dagger Woods Roadway to advocate for a left-turn lane for that roadway. Questions were raised about the concerns with roundabouts at an intersection being the land mass that they occupy. A question was asked about whether the community centre could be purchased by the Province and relocated.

Min #2024-112

Moved and Seconded

That Municipal Council write a letter to Minister Masland of the Provincial Department of Public Works, and copy Ministers Minister Thompson and Morrow, asking for revision to the proposed design of the twinning of Highway 104 to have on and off ramps at Heatherton, and to not connect the proposed service road to the Heatherton Village Road, and to improve communications with residents of Heatherton impacted by the highway twinning going forward.

Motion Carried

Correspondence

Mrs. Donovan provided a summary of the correspondence included in the agenda package.

Committee Reports

July 26, 2024 Committee of the Whole e-Poll Report

Min # 2024-113

Moved and Seconded

That Municipal Council awards the tender for the Multi-Use Pathway to Allan MacNeil Construction for a bid price of \$154,916 + HST.

Motion Carried

August 13, 2024 Asset Management Committee e-Poll Report

Min # 2024-114

Moved and Seconded

That Municipal Council awards the tender for the Highway 337 sewer extension to Ron Chisholm Hydroseeding for the bid price of \$148,396.60 + HST.

Motion Carried

August 21, 2024 Committee of the Whole Report

Min # 2024-115

Moved and Seconded

That Municipal Council awards the tender for a ½ tonne truck purchase to Ron MacGillivray Chev Buick GMC for a cost of \$54,379 + HST.

September 3, 2024 Planning Advisory Committee Report

Min # 2024-116

Moved and Seconded

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.

Motion Carried

Min # 2024-117

Moved and Seconded

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.

Motion Carried

Min # 2024-118

Moved and Seconded

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.

Motion Carried

September 10, 2024 Committee of the Whole Report

Min # 2024-119

Moved and Seconded

That Municipal Council approves funding in the amount of \$507.15 for 16 sets of replacement bearings for the Arisaig Floor Curling group.

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

Min # 2024-120

Moved and Seconded

That Municipal Council renames the private laneway off Highway 337 in Malignant Cove to Brochan Lane.

Motion Carried

Min # 2024-121

Moved and Seconded

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

Motion Carried

Min # 2024-122

Moved and Seconded

That the Committee recommends that Municipal Council provide a leave of absence to Councillor Stewart for the September 10, 2024 Council Meeting for medical reasons.

Motion Carried

Reports from Councillors

Councillor Dunbar shared that the Museum Board met on September 9th, providing updates including that the Peace by Chocolate display development work is underway, and that the stolen sandwich sign was not recovered. Councillor Dunbar noted that Curator Barry MacKenzie developed an escape room that was very successful over the summer.

Councillor Mattie shared that the RK MacDonald Board meetings start next week.

Councillor MacLellan shared that the Library Board will be meeting on Thursday September 12th.

Deputy Warden MacFarlane shared that the Eastern District Planning Commission Board will be meeting on September 26th.

Miscellaneous Business

There was no miscellaneous business.

Motions

Min # 2024-123

Moved and Seconded

That Municipal Council proclaims September 2024 as National Fetal Alcohol Spectrum Disorder Awareness Month.

Motion Carried

Additions to the Agenda

There were no further additions to the agenda, with the exception of in-camera business to be discussed following a brief adjournment for the media scrum.

Min # 2024-124

Moved

That the Council meeting adjourns at 8:36 pm.

Motion Carried

The Municipal Council meeting was called back to order at 8:50pm.

Warden McCarron raised that in the last two weeks two members of the community passed, being Dianne Wilson, the recently retired Deputy Clerk from the Town of Antigonish, and Debbie Donovan, mother of staff member Sean Donovan and mother-in-law to Shirlyn. A moment of silence was held to honour the memory of these two individuals.

In-Camera Items

Min # 2024-125

Moved and Seconded

That the Committee of the Whole adjourn to an in-camera session to discuss Personnel Matters at 8:52 pm.

Motion Carried

Min # 2024-126

Moved and Seconded

That the in-camera session adjourns at 9:19 pm.

Motion Carried

Min # 2024-127

Moved and Seconded

That Municipal Council offer the position of CAO to Shirlyn Donovan.

Motion Carried
(8 in favour, 1 opposed)

Adjournment

Min # 2024-128

Moved

That the Council meeting adjourns at 9:22 pm.

Motion Carried

Warden Owen McCarron

Shirlyn Donovan, Interim CAO

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