

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

SPECIAL COUNCIL MEETING AGENDA

Monday, November 25, 2024, 7:30pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

1. Call to Order – Warden Nicolas MacInnis
2. Approval of the Agenda
3. Approval of November 12, 2024 Municipal Council Minutes
4. Business Arising from the Minutes
5. Committee Reports
 - a. November 25, 2024 Committee of the Whole Report
6. Motions
 - a. Rezone a portion of property (PID 10132611) located between Highway 337 and Mount Cameron Circle as well as four properties (PIDs 10137099, 10137107, 10137123 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
 - b. Proclamation of December 3, 2024 as the International Day of Persons with Disabilities
7. Correspondence
 - a. Antigonish Food Bank
8. Miscellaneous Business
9. Adjournment

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Municipal Council Meeting- Minutes

Tuesday November 12, 2024

6:00pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

Councillors Present:

Mary MacLellan

Adam Baden-Clay

Richelle MacLaughlin

Shawn Brophy

Wayne Melanson

Nicholas MacInnis

John Dunbar

Gary Mattie

Harris McNamara

Sterling Garvie

Regrets:

None

Staff Present:

Shirlyn Donovan, CAO

John Bain, EDPC

Allison Duggan, Director of Finance

Tammy Feltmate, Director of Sustainable Communities

Beth Schumacher, Deputy Clerk

Meghan MacGillivray-Case, Solicitor

Marlene Melanson, Director of Recreation

Also Present:

Gallery (in person and on Zoom)

Corey LeBlanc (by Zoom)

Matt Draper, XFM

Call to Order- Shirlyn Donovan, CAO

Mrs. Donovan called the meeting to order at 6:01pm

Approval of Agenda

Mrs. Donovan called for any additions or deletions to the agenda.

Min # 2024-148

Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Review of the 2024 Municipal Election Results

Ms. Schumacher read out the official results of the 2024 Municipal Election. The Councillors-elect were provided with copies of the recapitulation sheets from the October 19th election as well as those for the Judicial Recount for District 1, which was held on Friday, November 8, 2024.

Swearing in of Municipal Council Members

Mrs. Donovan directed the Councillors-elect to the Oath of Office provided at each of their desks. Mrs. Donovan administered the oath to the members of Municipal Council. The new members of Council were congratulated and welcomed.

In-Camera Items

Min # 2024-149

Moved and Seconded

That the Committee of the Whole adjourn to an in-camera session to discuss Legal Advice Eligible for Solicitor-Client Privilege at 6:11 pm.

Motion Carried

Min # 2024-150

Moved and Seconded

That the in-camera session adjourns at 6:53 pm.

Motion Carried

Election of Warden

Mrs. Donovan reviewed the process for the selection of Warden and called for nominations for the position. Councillor John Dunbar was nominated with that nomination being seconded, and Councillor Dunbar accepted the nomination. Nicholas MacInnis was nominated with that nomination being seconded, and Councillor MacInnis accepted the nomination.

A vote was held, and Councillor Nicholas MacInnis was selected as Warden.

Min # 2024-151

Moved and Seconded

That Municipal Council appoint Nicholas MacInnis to the position of Warden for a four-year term.

Motion Carried

Mrs. Donovan handed over the role of meeting Chair to the newly elected Warden. Warden MacInnis provided his thanks to Council for selecting him for the position.

Election of Deputy Warden

Warden MacInnis reviewed the process for nominating a candidate for Deputy Warden. A call was made for nominations for Deputy Warden. Councillor John Dunbar was nominated with that nomination being seconded, and Councillor Dunbar accepted the nomination. Councillor Shawn Brophy was nominated with that nomination being seconded, and accepted the nomination. Richelle MacLaughlin was nominated with that nomination being seconded, and accepted the nomination.

Three rounds of voting were held, and Councillor John Dunbar was selected by a majority of Council as Deputy Warden.

Min # 2024-152

Moved and Seconded

That Municipal Council appoint Councillor John Dunbar to the position of Deputy Warden for a four-year term.

Motion Carried

At the Door – Municipal Councillor Goals for This Term

Warden MacInnis invited members of Council with the opportunity to share any comments or experiences from the campaign trail.

- Councillor McNamara noted this his goal is to provide more transparency from Council and to talk to the public more regarding decisions. Water and sewer issues and decisions are expected.
- Councillor Mattie noted that his priority is accessibility in the municipality and noted that water and sewer issues are expected to be issues during this term.
- Councillor MacLellan is looking forward to working with a strong and cohesive Council, keeping taxes low, and continuing to do good quality work.
- Councillor Melanson is looking forward to working with new and returning councillors, water and sewer, staying connected to the community, working as a team
- Councillor Garvie noted priorities including working as a unit to grow, while keeping taxes low.
- Councillor Baden-Clay noted goals including transparency when making big decisions, meaningful communication, collaboration internally and with the Town.
- Councillor MacLaughlin noted local community engagement and support, to allow their uniqueness to be recognized. Build back trust of the community.

- Deputy Warden Dunbar noted accountability, transparency, and keeping taxes low while providing great levels of service. He also noted the importance of doing what can be done to help those who need the Municipality's support, particularly those who are unhoused or needing housing, as well as accessibility.
- Councillor Brophy would like to see the creation of a Joint Water and Sewer Committee with the Town, to address concerns with the sewer plant and look to develop a new water source.
- Warden MacInnis noted his goals to be improved transparency, and a focus on making sound decisions of governance.

Min # 2024-153

Moved and Seconded

That the Municipal Council meeting be recessed at 7:22pm.

Motion Carried

Warden MacInnis called the meeting back to order at 7:34.

Public Hearings

Mrs. Donovan reviewed the Public Hearing Protocol for the benefit of those in attendance.

Rezoning on Mount Cameron Circle from Residential (R-1) Zone to Residential Multi-Unit (R-2) Zone

Councillor MacLaughlin raised a concern with the business being brought forward to Council at their first meeting. Mr. Bain noted that he would be providing a full briefing on the application before them for consideration.

Mr. Bain introduced himself and the format of the staff reports that are provided to Councillors for their consideration when applications are brought forward for Council's consideration. Mr. Bain proceeded through his presentation. Mr. Bain noted that there is a mis-identified PID in the staff report, and that a corrected map was included in the presentation.

Mr. Bain spoke to the process with the previous decision being tabled by the previous Council, and the public hearing being readvertised for this evening. Mr. Bain provided guidance to Council regarding their options for considering the application following the statutory public hearing, being to decide if the application meets the existing policy criteria for rezoning or to table the application requesting further information.

A request was made to clarify the process of addressing the previous motion that was made by Council to table the decision on the previous meeting. Legal Counsel offered to look into that matter further if it was the request of Council.

Mr. Bain continued with the presentation, with photographs and maps of the properties in question. The size of the lots was summarized, and Mr. Bain noted that the total increase in residential units proposed by the rezoning application is ten. Mr. Bain noted that the subdivision by-law does not require sidewalks, and that the parking proposed meets the requirements of the Land Use By-law. Mr. Bain reviewed in detail the Policy L-2.9 Specific Criteria for consideration of the proposal.

Mr. Bain then reviewed the issues that were raised at the October 8, 2024 Public Hearing that was held regarding this application. With respect to the water and sewer services concern, Public Works noted that there was not a capacity issue. Further, a CBCL Antigonish Lagoon Preliminary Aeration Evaluation Report was released that noted that there was a maintenance issue and mitigation measures are underway to address those issues. Mr. Bain also identified the lands that were provided to the Municipality for parkland dedication for the full subdivision, with an excess of the minimum 5% dedication being provided in 2008 at the beginning of the subdivision process.

Following Mr. Bain's presentation, the floor was opened to questions from Council. Councillor McNamara that his concern with the availability of water remains. He feels that the new Council needs to deal with the water issue. Councillor Brophy noted that the maintenance of the sewer plant needs to be kept up, and that water conservation measures are in effect each summer. With build-out of the units in this proposed rezoning not expected for a few years, there could be time to work on the issue.

Councillor MacLaughlin asked a question of clarification regarding advertising, and whether additional advertising was done to notify the public about the hearing. Mr. Bain noted that the advertisements as done were in accordance with the existing policy of the Municipality. He shared additional methods of notification that are done by the Town of Antigonish in accordance with their policy and suggested that Council may wish to review their policy.

Councillor MacLellan noted that the need for housing in the community is a consideration, and that the other concerns that were raised earlier have been addressed in the staff report. Warden MacInnis noted that the Municipality pays 1/3 of the upkeep of the sewer treatment plant in accordance with the agreement with the Town.

Councillor Garvie stressed the importance of providing housing and felt that the water and sewer issues should be rectified before the development as proposed is completed. Deputy Warden Dunbar agreed regarding the need for housing but

expressed his concern with the proposal coming before a new Council so quickly. He noted that the sewer concerns raised in October appear to have been addressed in the correspondence from the Town. He thanked Mr. Bain for the work that he had done on the proposal and asked that the staff report include copies of the correspondence from the different departments consulted on a proposal to be included in the staff report.

Warden MacInnis then called for any individuals in the gallery wishing to speak against or in favour of the application.

Parties wanting to speak against the proposal

- Andrea Pumphrey
- Helen Ketch
- Kim Ketch
- Theresa Donovan

Parties wanting to speak in favour of the proposal

- Joe MacDonald
- Steve Smith

Andrea Pumphrey

The speaker raised a concern with the date on the report, the PID being an error, the count of what is permitted now vs. what the rezoning would permit, the requirement for a visual barrier between the zones, and the way the report words items (e.g. “incremental increase of ten units”). The speaker does not feel that the proposal meets the criteria for development (sidewalks, parking spots), sewer maintenance issue hasn’t been resolved yet, diversity of housing being provided was noted, and has a concern about the loss of the trail that is there where the development is proposed.

Helen Ketch

The speaker noted that they are not in favour of rezoning to R2 in the community, cited concerns with sewer system strain, additional traffic, loss of pathway to a road with no sidewalk, and would like to see it stay zoned R1.

Kim Ketch

The speaker raised concerns with staff report and felt that where the studies were only done in the summer months, instead of in the winter, they do not take into consideration on-street parking with snow accumulation on the road. Capacity of schools and parks was challenged because current bussing challenges mean that kids are not getting to school on time because of the volume of kids in Mount Cameron. A concern was noted that the units are not walkable to Town and the speaker feels that there could be two vehicles per unit.

The speaker acknowledges that housing is needed, but feels that housing needs to be good, safe, and sustainable.

Theresa Donovan

The speaker raised concerns with flooding that was taking place along the back yards of the housing fronting Highway 337 and wanted to know what was being done for stormwater if the ditch that is currently in place along the back property line of those houses is modified with the proposed development. Noted that the loss of the trail and replacement with a roadway that does not have a sidewalk is a concern, particularly given how much pedestrian traffic is seen along that trail. Also, the speaker raised a concern that the proposed development is not compatible with the homes along Highway 337.

Joe MacDonald

The speaker moved to Mount Cameron and saw that it was a community where there would be further development. Feels that it is a good community that is safe, and they walk and bike without a traffic issue in the area. Feels that this development is the next phase of the growth of the community, and feels that it will enhance the area that they live in.

Steve Smith

The speaker noted that a neighbour to the development, Mr. Dee, could not be added to the list of those in support of the application as he arrived late, but is in support. The speaker noted that he has not received any complaints about the development and feels that he could address the concerns and would be happy to provide share information with those who raised concerns if asked. He noted that this development is happening at a much lower density than most new residential developments, particularly with being built as single-story developments, even with this proposed rezoning. He noted that the traffic patterns of those who typically reside within the subdivision given that most are seniors. He provided some history on the provision of sidewalks and the trails in the community. He noted that the new road will have a sidewalk and tie into Harbour View Drive, with another roadway providing access to Highway 337. Stormwater control systems in the development will follow the same high standard that has been built throughout the rest of the community.

Mr. Bain was provided the opportunity to address the items raised during the presentations. He noted that the Town has released the RFP to have the dredging of the sewage treatment plant as soon as possible and approved it at a special Council meeting on November 8th. He noted that there was not a second staff report as noted by the first speaker, and that the calculations noted in the staff report used duplexes. Mr. Bain noted that the provision of sidewalks is outside of the scope of

the proposed rezoning. He also noted that the STRUM plan does show an extension of the drainage ditching along the back of the proposed fourplexes.

Councillor MacLaughlin asked what was used to evaluate compatibility with a single-unit home. Mr. Bain noted that the comparison of the various development types was a professional opinion/determination by planning staff, noting that the design applies to the subdivision as a whole, and not exclusively those units fronting Highway 337.

Councillor Baden-Clay expressed that he heard from many residents when campaigning voicing concern with rent increases, and he hopes that any rebates received by the developer from other levels of government are passed along to renters. He noted that Mr. Smith's company provides employment for a lot of people in the community. He raised Mr. Bain's point regarding concerns raised regarding issues that are outside of the scope of a rezoning application, but also noted a concern with the timeline for Council to consider the staff report and the complexity of the planning terms in the staff report that a new councillor wouldn't be familiar with, and made a motion to table the decision and schedule a special meeting to take place in two weeks for a vote on the proposal.

Min #2024-154

Moved and Seconded

That Municipal Council extend the table of motion by two weeks 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, 10137123 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.

Following discussion, the motion was withdrawn by the party that put it forward.

Min #2024-155

Moved and Seconded

That Municipal Council table of motion by two weeks 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, 10137123 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, and that a new staff report be prepared and that legal advice regarding the status of the tabled motion be presented.

Motion Carried

Correspondence

There was no correspondence in the agenda package.

Additions to the Agenda

There were no additions to the agenda.

Miscellaneous Business

There was no miscellaneous business.

Adjournment

Min # 2024-156

Moved

That the Council meeting adjourns at 9:08 pm.

Motion Carried

Warden Nicholas MacInnis

Shirlyn Donovan, CAO

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

From: **Planning Staff (EDPC)**

Date: **September 3, 2024 (Corrected)**

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~~ 10137123 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~~ 10137123 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 9th 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.

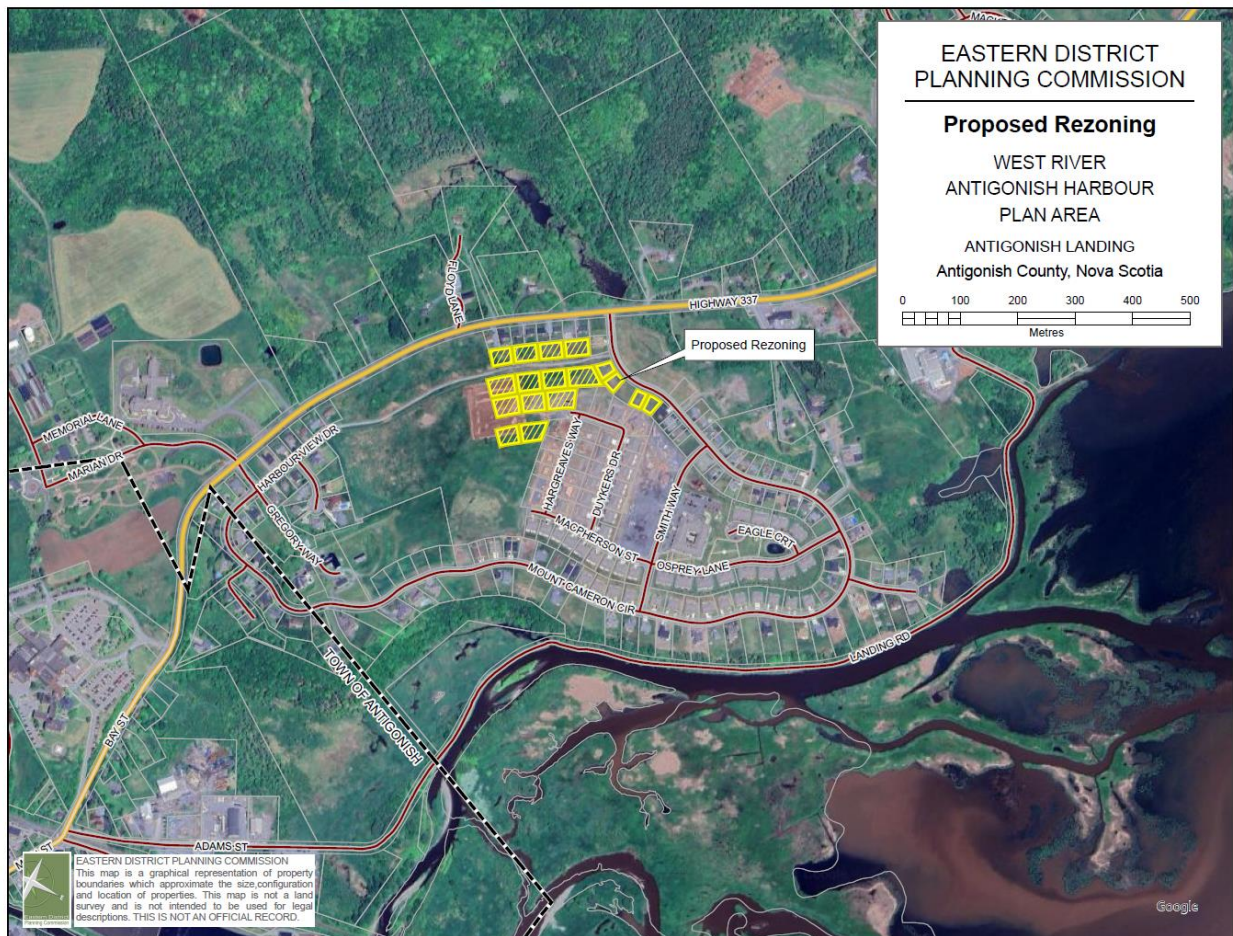
Description	
Plan Area:	West River Antigonish Harbour
Designation:	Residential
Zoning:	Residential (R-1) Zone
Context Map:	Figure 1, Page 2
Parcel Areas:	Portion of PID 10132611 Approximately 26,000 square metres (13 lots)
	Lots 6 and 8 1,739.0 square metres
	Lots 12 and 14 1,649.4 square metres
Proposed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

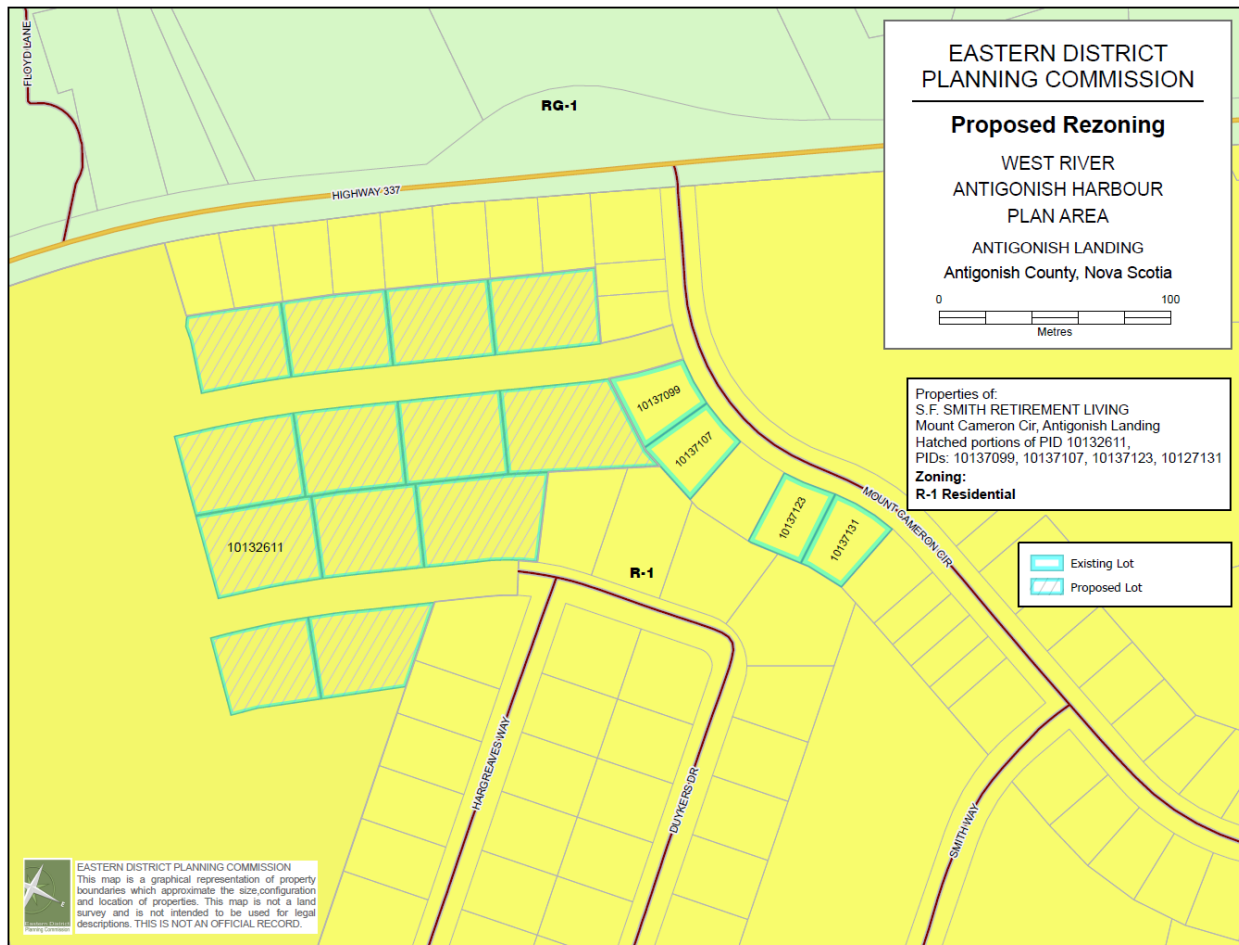
Policy L-2.9 (b) and (c) require Council to consider the impact of the development on traffic generation and municipal water and sewer services. The comments from the municipal Department of Public Works stated that the proposed development is capable of being serviced by municipal water and sewer and 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~~ **10137123** 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~~ **10137123** 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~~ **10137123** 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

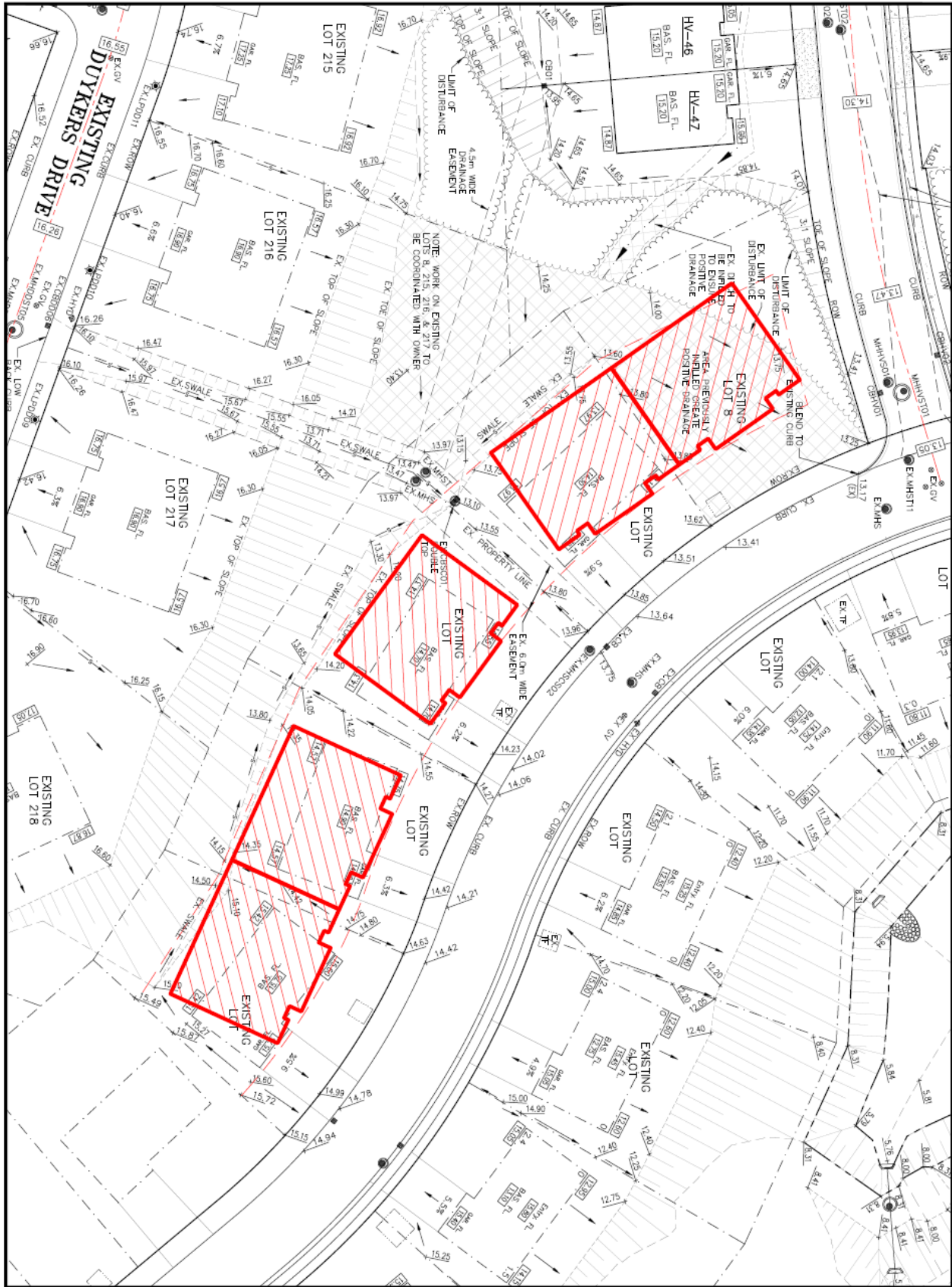
Policy L-2.9 It shall be the policy of Council to consider the rezoning of properties to the Residential Multi-Unit (R-2) Zone within the serviced portion of the Residential Designation. In evaluating such proposals, Council shall have regard to the following:	
a) the proposed development is compatible 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
Policy L-2.10 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

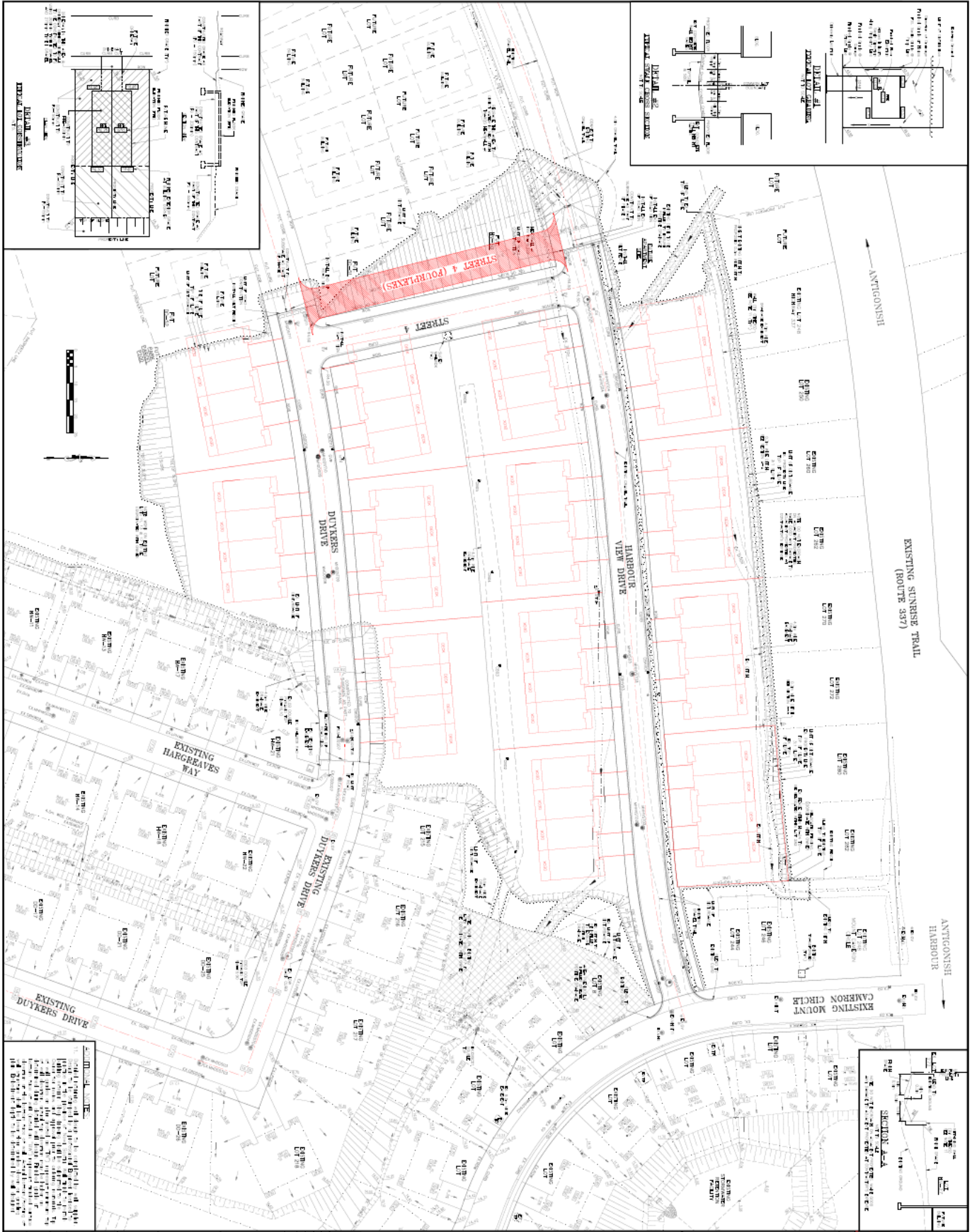
Policy I-1.9 In considering amendments to the Land Use By-law it shall be the policy of Council to:	
a. request a report from the Eastern District Planning Commission;	Yes
b) request the Planning Advisory Committee and the Area Advisory Committee to consider the report prepared by the Planning Commission 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

Policy I-1.10 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

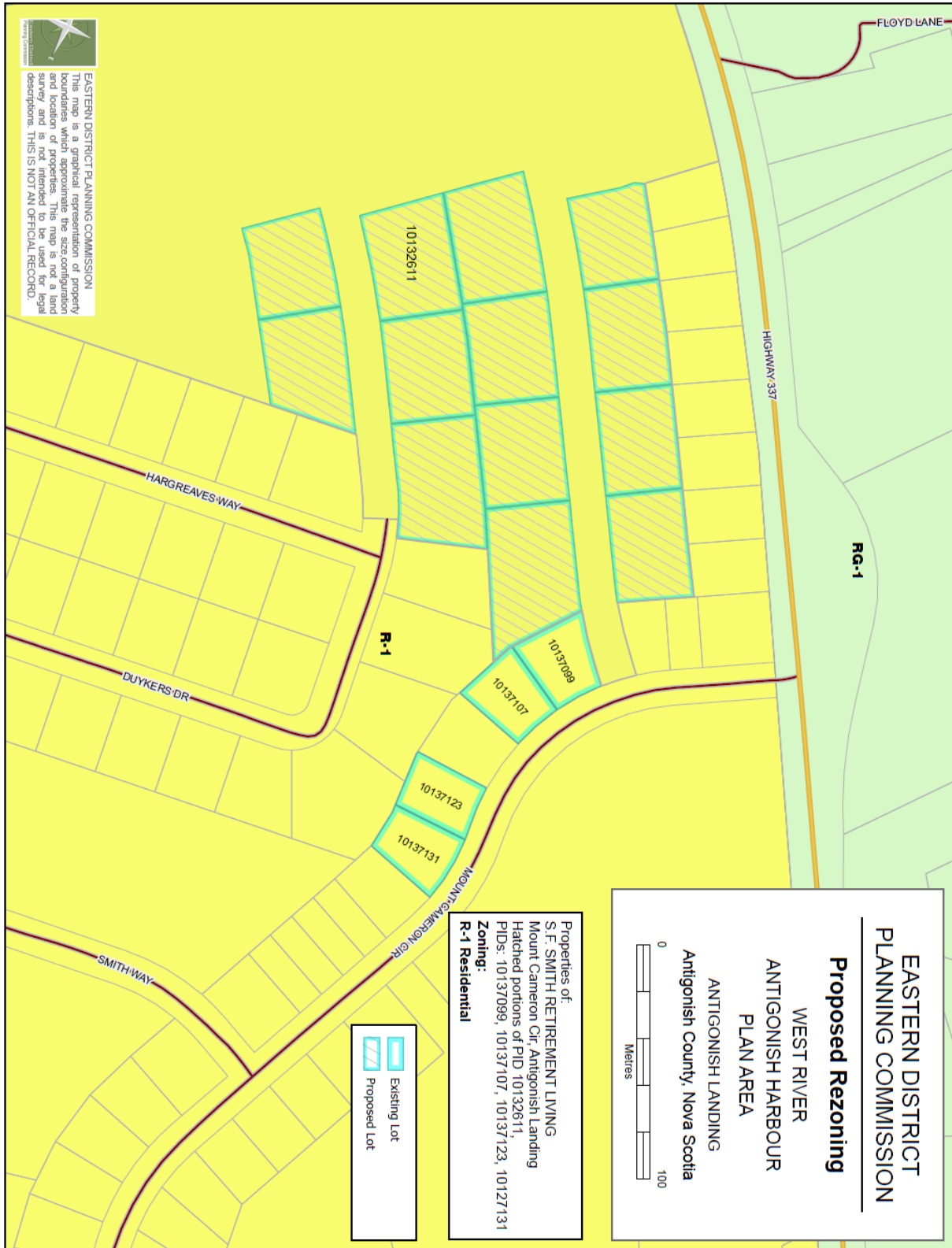
Appendix B: Site Plans





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

December 3rd as *International Day of Persons with Disabilities*

WHEREAS, December 3 is recognized globally by the United Nations as International Day for Persons with Disabilities; and

WHEREAS, Canada is a signatory to the United Nations Convention on the Rights of People with Disability, and two out of five Nova Scotians live with a disability; and

WHEREAS, Nova Scotia has proclaimed the *Accessibility Act* that recognizes accessibility is a human right and set a goal of an accessible province by 2030; and

WHEREAS, International Day of Persons with Disabilities promotes an understanding of disability issues and the importance of equal access for Nova Scotians with disabilities in all aspects of society; and

WHEREAS, through public awareness, community partnerships, and municipal accessibility initiatives this day aims to foster an environment of equal participation of individuals with disabilities within Antigonish County.

Therefore, be it resolved that I, Nicolas MacInnis, Warden of the Municipality of Antigonish County, do hereby proclaim December 3rd, 2024 as

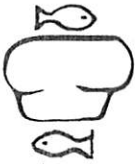
“International Day of Persons with Disabilities”

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 25th day of November, 2024.

Nicolas MacInnis

Warden of the Municipality of the
County of Antigonish



November 5, 2024.

The **ANTIGONISH COMMUNITY FOOD BANK** has been in operation for the past thirty-two (32) years. Over that period of time and recently, we are serving 350 families per month in the Antigonish Town & County. One-third of the people helped are children under the age of 18 years.

As we face the rising cost of basic necessities, more and more people in communities across Nova Scotia have had to ask for help. Having a higher education isn't a guarantee of adequate income for food.

With cold winter months approaching, expenses increase for struggling individuals and families. We are thankful that the scope of need is offset by the generous outpouring of support that will be received in the next two months.

Please be generous and assist us in our work to feed the less fortunate in our communities this Holiday Season and throughout the New Year!

Many blessings to you and your families this Christmas Season !

Tom Montrose
Operations Manager -
Antigonish Community Food Bank.

