

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

**Planning Advisory Committee Meeting Minutes**

Monday, January 20 2025, 6:30 pm

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

In Attendance: Councillor Mary MacLellan, Chair (by Zoom)  
Deputy Warden John Dunbar  
Councillor Richelle MacLaughlin  
Mike MacEachern

Staff Present: Shirlyn Donovan, Interim CAO  
Beth Schumacher, Deputy Clerk  
John Bain, EDPC  
Andrew Jones, EDPC  
Brendan MacDonald, EDPC

Regrets: Morgan Peters  
Colleen Briand

Also Present: Gallery

**Call to Order – Chair, Councillor Mary MacLellan**

The meeting of the Planning Advisory Committee was called together by the Chair, Councillor Mary MacLellan, at 6:31 pm.

**Approval of Agenda**

Councillor MacLellan called for any additions or deletions to the agenda. There were no additions or deletions to the agenda.

Moved and Seconded

*THAT the agenda be approved as presented.*

**Motion Carried**

**Minutes from the PAC Meeting of September 3, 2024**

Councillor MacLellan called for any errors or omissions to the minutes of the meeting of September 3, 2024.

Moved and Seconded

*THAT the minutes be approved as presented.*

**Motion Carried**

## **Staff Planning Reports**

### **Tallgrazz Adventures Limited Rezoning (PID 01252956) East Tracadie Road**

Mr. Jones provided the Committee with an overview of the proposed rezoning, reviewing the mapping in the staff report that identified the extent of the rezoning and showing a site plan that identified the layout of the proposed duplexes. Mr. Jones reviewed applicable policies from the Municipal Planning Strategy, and how the proposal complied with those policies.

Councillor Dunbar thanked Mr. Jones for his presentation. He noted that the development does not rely on municipal servicing, and the local school is able to handle the proposed capacity. Councillor Dunbar asked if there were any comments from the public, and Mr. Jones noted that there were not.

Councillor MacLaughlin asked for a question of clarification regarding the proposed area to be subject to the rezoning. Mr. Jones confirmed that it was only the portion of the PID that was identified in the mapping in the staff report is all that is subject to the rezoning.

#### **Moved and seconded**

That the Planning Advisory Committee recommends that Municipal Council gives First Reading and set a Statutory Public Hearing date for the proposed amendment to the East Antigonish Land Use By-law to rezone a portion of 385 East Tracadie Road, PID 01252956, East Tracadie from Rural (R-1) to Residential Multi-Unit (R-2) as per the rezoning map.

**Motion Carried**

### **Foston's Gas Station Redesignation and Rezoning (PID 01212117) Highway 7**

Mr. Jones reviewed the proposed redesignation and rezoning of Foston's Gas Station on Highway 7. Staff is recommending changing the designation in the Municipal Planning Strategy from Rural Development to Commercial, and to rezone the parcel from Local Commercial (C-1) to General Commercial (C-2) Zone. Mr. Jones explained that the proposed redesignation would be a better reflection of the actual use of the building as a commercial use, while the change in zoning would permit the existing gas station. A provision to amend the C-2 zone to allow small-scale automobile sales (maximum twelve (12) vehicles) subject to buffering where adjacent to residential uses was proposed as well. Mr. Jones noted that the applicant was looking to open a small restaurant and have limited auto sales on site.

A question was asked about whether the rezoning would still permit residences on the upper floor of the building. Mr. Jones noted that dwelling units were still a permitted use in the C-2 zone. A question of clarification was asked regarding how many cars could be on the lot for sale, as opposed to how many vehicles could be on site awaiting repair. Clarification was provided that the wording in the by-law specifically referenced vehicles for sale.

**Moved and seconded**

That the Planning Advisory Committee recommends that Municipal Council give First Reading and set a Public Hearing date for the redesignation of the property identified as PID01212117 from Rural Development to Commercial Designation on the West River Antigonish Harbour Municipal Planning Strategy Generalized Future Land Use Map, and for the rezoning of the same property from Local Commercial (C-1) Zone to the General Commercial (C-2) zone on the West River Antigonish Harbour Land Use By-law Zoning Map, and for the addition of small-scale automobile sales as a permitted use in the General Commercial (C-2) Zone in the West River Antigonish Harbour Land Use By-law.

**Motion Carried**

Rezoning Two Properties (PIDs 10137115 and 10137131) Mount Cameron Circle

Mr. MacDonald reviewed the proposed rezoning of two parcels to change the zoning to correct an error in the application made in May of 2024, which mis-identified the location of a duplex and four-plex in the redevelopment plan. Mr. MacDonald explained that the effect of the proposal would be to change the zoning of one parcel (Lot 12) from Residential (R-1) to Residential Multi-Unit (R-2) to permit a four-plex use, while the second parcel (Lot 16) would be rezoned from R-2 to R-1 to permit a duplex-use. Lot 16 had been rezoned from R-1 to R-2 at the end of 2024.

Councillor Dunbar welcomed Mr. MacDonald to the Planning Advisory Committee and thanked him for his presentation. There were no further questions regarding the proposed rezoning.

**Moved and seconded**

That the Planning Advisory Committee recommends that Municipal Council give First Reading and set a Public Hearing date for the rezoning of PID10137115 from the Residential (R-1) Zone to the Residential Multi-Unit (R-2) Zone of the West River Antigonish Harbour Plan Area to allow for the construction of a fourplex, and for the rezoning PID10137131 from Residential Multi-Unit (R-2) Zone to the Residential (R-1) Zone.

**Motion Carried**

Rezoning 1648 Addington Forks Road from Local Commercial and Rural General Zones to Residential

Mr. Bain reviewed the application on the former England Paving & Contracting Ltd. Property at 1648 Addington Forks Road. The owner is looking to rezone the property from Commercial to Residential, to reflect that the property has been used exclusively for residential use since 2013. Mr. Bain cited policy L-2.2 in the West River Antigonish Harbour Secondary Municipal Planning Strategy, which establishes that the Residential (R-1) zone applies to the majority of the lands designated Residential, and that staff felt that a portion of the property can be rezoned to Residential (R-1) subject

to compliance with the general implementation policy. With respect to the section of the property designated rural, Mr. Bain noted that Policy I-1.6 enables Council to consider rezoning the rear portion of the property to R-1.

A question was asked about whether the rezoning would affect the ability to utilize the shop on the property as a business. Mr. Bain noted that the rezoning would remove the commercial rights from the property, but that the building could still be used for home occupation.

**Moved and seconded**

That the Planning Advisory Committee recommends that Municipal Council give First Reading and set a Public Hearing date for the rezoning of 1648 Addington Forks Road, Addington Forks, Antigonish County (PID 01210582) from the Local Commercial (C-1) and Rural General (RG-1) Zone to the Residential (R-1) Zone.

**Motion Carried**

**Discussion Items**

There were no discussion items.

**Other Business Arising**

There was no business arising.

**Adjournment**

**Moved**

THAT, there being no further business, the meeting be adjourned at 7:08pm.

**Motion Carried**