

MUNICIPALITY OF THE COUNTY OF ANTIGONISH

COUNCIL MEETING AGENDA

Tuesday, March 11, 2025, 7:30pm

Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

1. Call to Order – Chair Nicholas MacInnis
2. Approval of Agenda
3. Approval of February 26, 2025 Municipal Council Minutes
4. Business Arising from the Minutes
5. Delegations
 - a. Antigonish Culture Alive
 - b. Antigonish Rivers Association
6. Correspondence
 - a. Council of Regional Librarians – Request to Communities, Culture, Tourism, and Heritage
 - b. Havre Boucher Community Fridge Thank-you Letter
 - c. Letter from Hon. John Lohr - Minimum Planning Requirements - Wind Regulations
7. Committee Reports
 - a. February 26, 2025 Asset Management Committee Report
 - b. February 26, 2025 Committee of the Whole Report
 - c. March 3, 2025 Planning Advisory Committee Report
 - d. March 11, 2025 Committee of the Whole Report
8. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities
9. Motions
 - a. Purple Day Proclamation
10. Miscellaneous Business
 - a. Coldest Night of the Year Fundraiser Thank-you
11. Adjournment

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Special Municipal Council Meeting- Minutes

Wednesday February 26, 2025

7:30pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

Councillors Present:

Warden Nicholas MacInnis

Deputy Warden John Dunbar

Councillor Mary MacLellan

Councillor Adam Baden-Clay

Councillor Richelle MacLaughlin

Councillor Shawn Brophy

Councillor Wayne Melanson (by Zoom)

Councillor Gary Mattie

Councillor Harris McNamara

Councillor Sterling Garvie

Regrets:

None

Staff Present:

Shirlyn Donovan, CAO

John Bain, EDPC

Brendan MacDonald, EDPC

Beth Schumacher, Deputy Clerk

Andrew Jones, EDPC

Others Present:

Gallery (in person and by Zoom)

Call to Order- Warden MacInnis

Warden MacInnis called the meeting to order at 7:45pm

Approval of Agenda

Warden MacInnis called for approval of the Council meeting agenda.

Min # 2025-029

Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Statutory Public Hearings

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

Eastern Antigonish Land Use By-law Amendment - 385 East Tracadie Road Rezoning

Mr. Jones provided a presentation regarding an application made to rezone a portion of a property at 385 East Tracadie Road from Rural (R-1) to Residential Multi-unit (R-2). This proposal would permit for the development of several additional housing units on the property. Mr. Jones' presentation included photographs of the site along with a proposed plan of the development, and he provided an overview of the policy compliance, consultation with other authorities regarding roads and services, and the presentation to the Planning Advisory Committee.

The floor was then opened for questions. A question was asked regarding the proposed servicing of the development, and Mr. Jones noted that the subdivision application would be made following the zoning and would require Department of Environment approval for any septic systems. A comment was made noting that it was great to see additional housing units being developed in the community.

There were no parties in the gallery that identified that they wished to speak in favour of, or against, the proposed rezoning. No written submissions were received regarding the proposed amendment.

Min # 2025-030

Moved and Seconded

That Municipal Council approves an amendment to the Eastern 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).

Motion Carried.

West River Antigonish Harbour Land Use By-law Amendment – Rezoning Properties on Mount Cameron Circle

Mr. MacDonald introduced himself to the Council and provided an overview of the proposal to rezone two parcels in the Mount Cameron development. One of the parcels had been rezoned to a higher density in the fall of 2024, but a change in the development concept to move the location of one of the proposed four-plexes has resulted in this application to change one parcel to the R-2 zone from the R-1 zone, and to change the other parcel from the R-1 zone to the R-2 zone.

There were no questions from Council regarding the proposal. There were no parties in the gallery that identified that they wished to speak in favour of, or against, the

proposed rezoning. No written submissions were received regarding the proposed amendment.

Min # 2025-031

Moved and Seconded

That Municipal Council approves amendments to the West River Antigonish Harbour Land Use By-law as follows:

- a. Rezone PID 10137115 from the Residential (R-1) to the Residential Multi-unit (R-2) zone, to allow for the construction of fourplex instead of duplex units.
- b. Rezone PID 10137131 from Residential Multi-unit (R-2) to the Residential (R-1) zone to allow for the construction of a duplex instead of a fourplex.

Motion Carried.

West River Antigonish Harbour Land Use By-law Amendment – Rezoning 1648 Additonton Forks Road

Mr. Bain spoke to an application to rezone the old England Paving and Contracting Ltd. site, to recognize that the site has been used for residential purposes since 2013. Mr. Bain reviewed policy support for returning the parcel to the “base zone” for the designation of the property in the Municipal Planning Strategy. Mr. Bain noted that the Planning Advisory Committee recommended approval of the proposal.

There were no questions from Council regarding the proposal. There were no parties in the gallery that identified that they wished to speak in favour of, or against, the proposed rezoning. No written submissions were received regarding the proposed amendment.

Min # 2025-032

Moved and Seconded

That Municipal Council approves amendments to the West River Antigonish Harbour Land Use By-law to rezone 1648 Addington Forks Road (PID 01210582), Addington Forks from the Local Commercial (C-1) and Rural General (RG-1) Zone to the Residential (R-1) Zone.

Motion Carried.

West River Antigonish Harbour Municipal Planning Strategy and Land Use By-law Amendments

Mr. Jones provided a presentation giving an overview of the proposal to redesignate and rezone a property on Highway 7, and to permit small scale auto sales in the C-2 Zone in the West River Antigonish Harbour Land Use By-law. Mr. Jones noted that during the last update to the Plan, the property was not zoned C-2 as other gas

stations in the plan area were, and this redesignation and rezoning are a correction of this oversight.

Mr. Jones also provided an overview of the proposed amendment to permit small-scale auto sales in the C-2 zone, including examples considered by staff in their consideration of the concept.

Mr. Jones reviewed the advertising utilized to inform the public of this public hearing, including letters sent to abutting neighbours. Mr. Jones also noted that the Planning Advisory Committee approved the proposal at their meeting on January 20th.

The floor was then opened for questions. A question was asked about enforcement of compliance to the number of vehicles for sale on the property if an issue arose. A question was also asked if parking requirements created any limitations to the variety of uses that the property owner is looking to utilize the property for. Mr. Jones noted that parking provisions would be taken into consideration when an application is made for a restaurant use.

A concern was raised about where any vehicles intended for sale would be positioned on the lot relative to the road, and what impact that could have on visibility for those turning in and out of the site. A question was asked about whether there should be a set-back for where vehicles are parked along the property line.

There were no parties in the gallery that identified that they wished to speak in favour of, or against, the proposed rezoning. No written submissions were received regarding the proposed amendment.

Min # 2025-033

Moved and Seconded

That Municipal Council approves an amendment to the West River Antigonish Harbour Municipal Planning Strategy to redesignate PID 01212117 to the Commercial Designation on the Generalized Future Land Use Map,

and

That Municipal Council approves the following amendments to the West River Antigonish Harbour Land Use By-law:

- To rezone PID01212117 from the Local Commercial (C-1) Zone to the General Commercial (C-2) Zone.
- To add small-scale automobile sales as a permitted use in the General Commercial (C-2) Zone with specific provisions if the property abuts a residential use.

Motion Carried.

Motions

There were no motions.

Adjournment

Min # 2025-028

Moved

That the Council meeting adjourns at 8:25 pm.

Motion Carried

Warden Nicholas MacInnis

Shirlyn Donovan, CAO



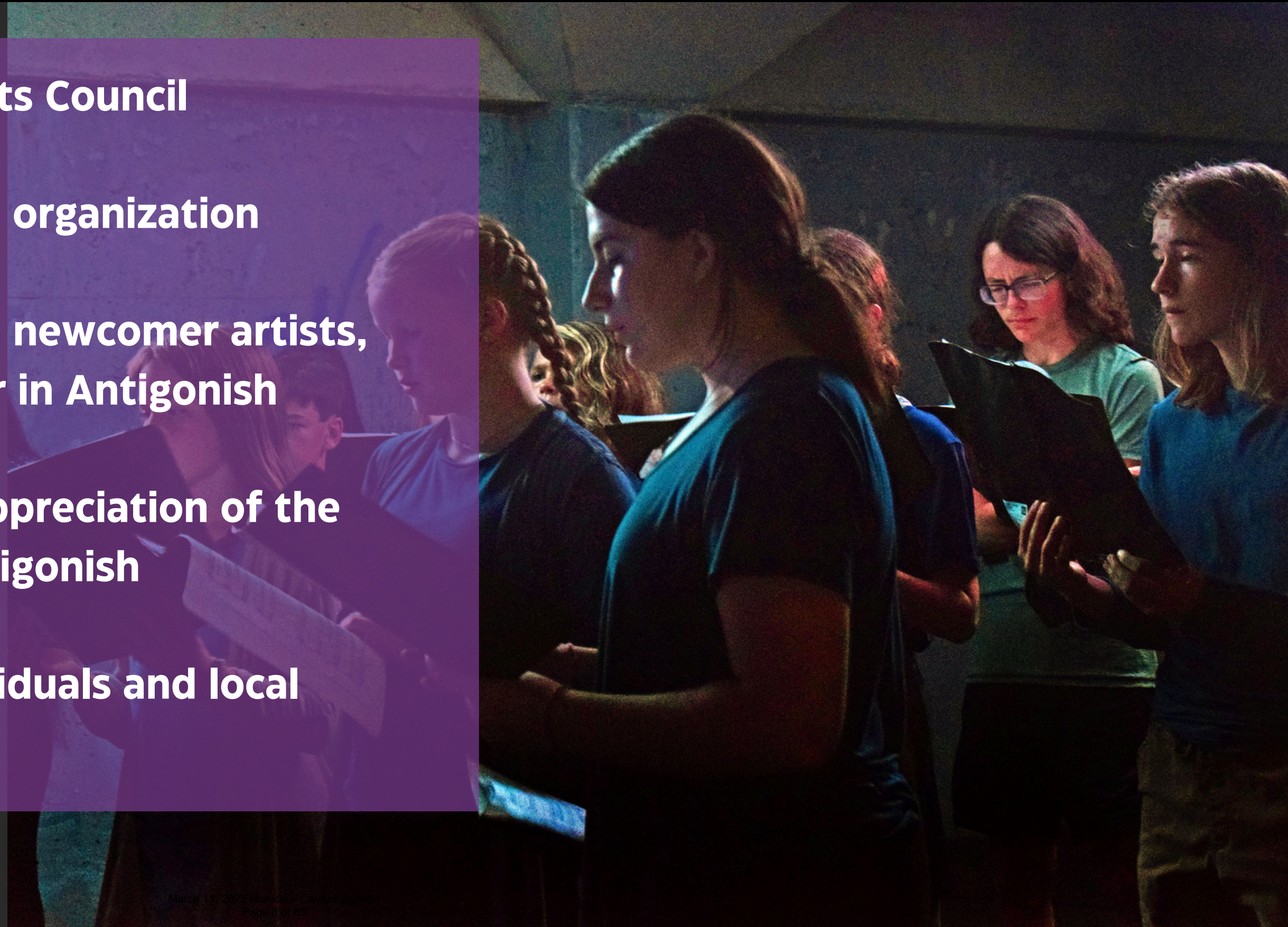
**ANTIGONISH
CULTURE ALIVE**

Presentation to the Municipality of the County of Antigonish Council

March 11, 2025

Who we are

- **Volunteer run Community Arts Council**
- **Not-for-profit and Charitable organization**
- **Entry point for emerging and newcomer artists, to the arts and culture sector in Antigonish**
- **Fostering the creation and appreciation of the arts in the community of Antigonish**
- **Advice and supports to individuals and local creative communities.**



SUPPORTING OUR PARTNERS

- CHARITABLE TAX SERVICES
- ARTIST RESIDENCY PROGRAM
- PROFESSIONAL DEVELOPMENT



Our Annual Programs

Art After  Dark Festival

ANTIGONIGHT

★ Since 2010 ★



Grace Lane Smith, 2022



ANTIGONISH
CULTURE ALIVE

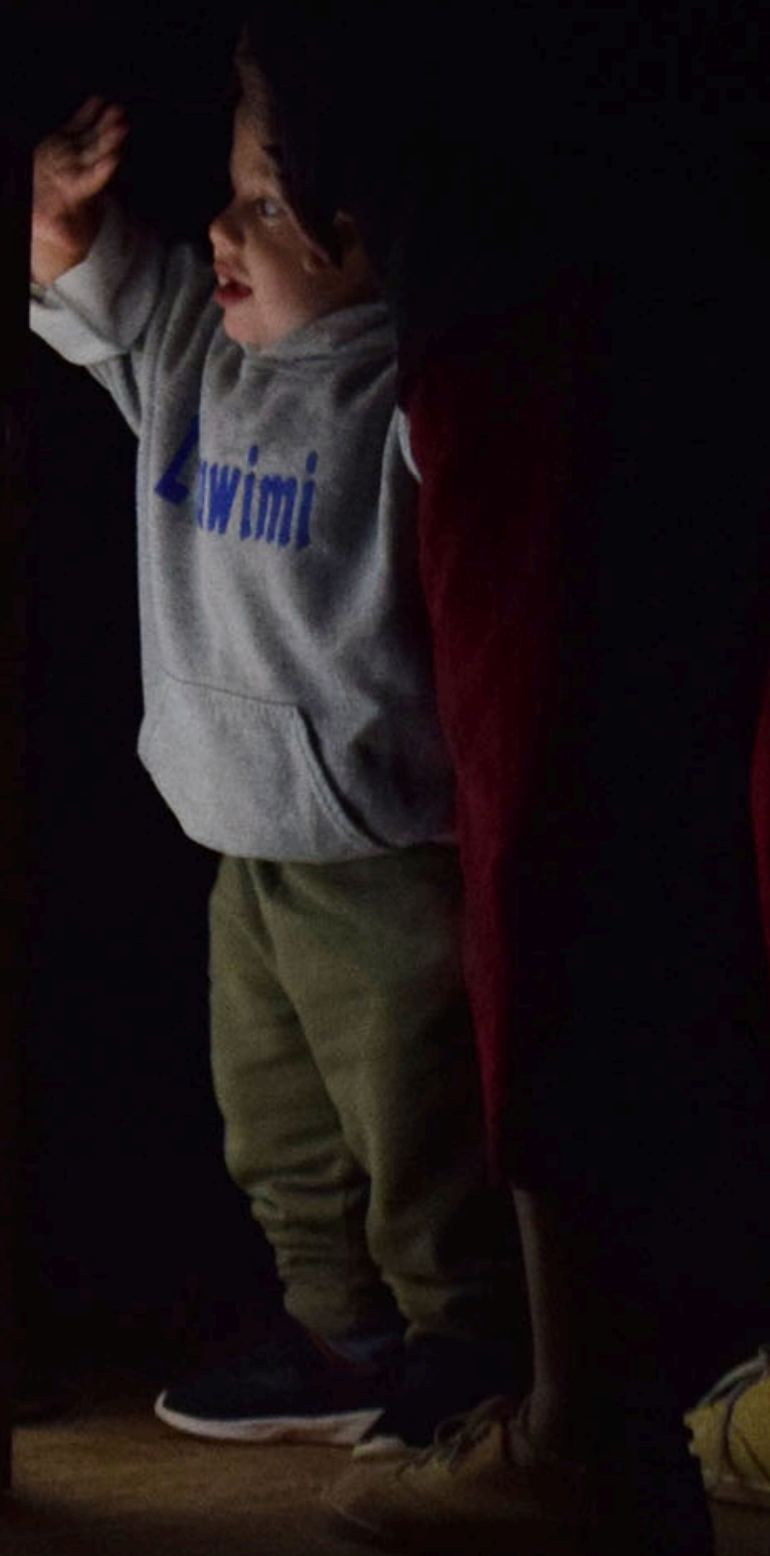
THE TOWN OF
ANTIGONISH

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

CALL FOR
SUBMISSIONS
PUBLIC ART

Antigonight

- **Since its inception in 2010, Antigonight: Art After Dark has been Antigonish Culture Alive's most recognizable and popular outdoor, public art event.**
- **Free and Accessible**
- **Features and pays local artists**
- **On average 3000 festival goers annually**













Mural Program

Antigonish Culture Alive has been partnering with the Town of Antigonish since 2022 on the Public Art Program. In 2024, we also partnered with Municipality of the County of Antigonish.

This program is an investment for the community, elevating Antigonish and its growth as a cultural hub within Northeastern Mi'kma'ki.

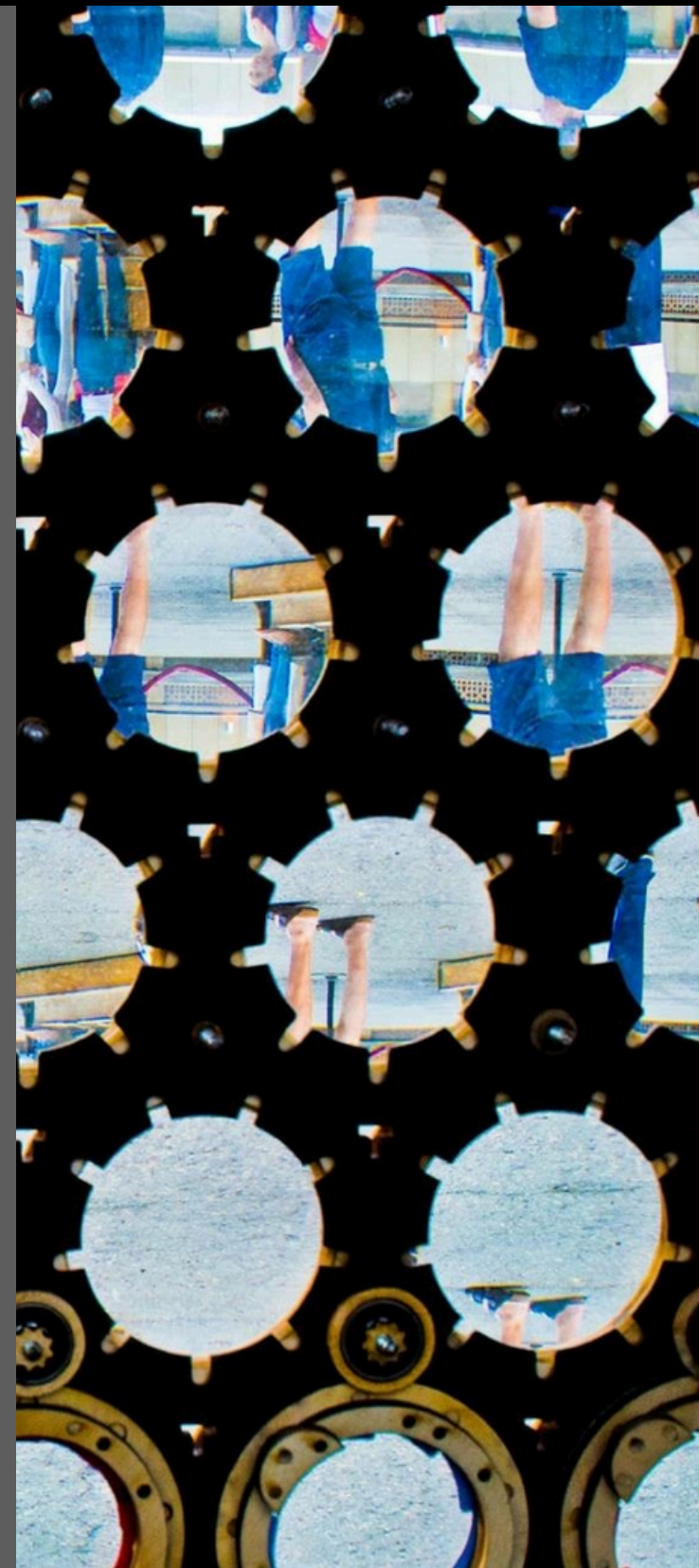






COMMUNITY PARTNERSHIPS

- **SUMMER PROGRAMMING**
- **JOHN HUGH GILLIS REGIONAL HIGHSCHOOL BURSARY**
- **CREATIVE PICTOU COUNTY EXECUTIVE DIRECTOR JOB SHARE**
- **ANTIGONISH VISION FOR THE ARTS (AVA)**
- **FLOATCHELLA**
- **PUBLIC LIBRARY GALLERY MANAGEMENT- UPCOMING**



FUNDRAISING & COMMUNITY

- ALL YOU NEED IS CAKE FUNDRAISER
- ADIRONDACK CHAIR RAFFLE
- STATE OF THE WORLD FILM PREMIER

ALL YOU NEED IS

Cake!

TUESDAY, FEB 14, 6-9 PM
@ CANDID BREWING COMPANY

\$10 EACH,
INCLUDES A
CUPCAKE AND
CARD!



Visit Candid to purchase tickets!



OUR BOARD

- **Our volunteer board meets monthly and is composed of an executive (chair, vice-chair, secretary, and treasurer) and board membership at-large that includes representation from our partner organizations.**
- **ACA is accountable to our funders, community stakeholders, and partners by means of regular reporting, AGM, and community consultations.**
- **ACA maintains a website and social media presence, with the by-laws and mission statement publicly available.**



2024 SNAPSHOT

\$20,000+ PAID TO ARTISTS

2,000+ PEOPLE ENGAGED

20+ EVENTS ORGANIZED



CAPTURE THIS QR CODE



ANTIGONIGHT
SEPTEMBER 14, 2024

LONE GULL CREATIVE MEDIA - VIDEO OF ANTIGONIGHT 2024



THANK YOU!

FROM ANTIGONISH CULTURE ALIVE



ANTIGONISH RIVERS ASSOCIATION

An overview of local projects, benefits to the community and important partnerships



Through a significant funding contribution from Environment and Climate Change Canada (ECCC), the ARA was able to complete an aquatic restoration project in the Ohio River and put together this informative presentation with the purpose of educating our community in freshwater issues and to promote the partnerships that allow us to successfully complete high-impact projects.



**Government
of Canada**

**Gouvernement
du Canada**

What is the ARA?

ARA's mandate is to protect and enhance the ecological integrity of the aquatic ecosystems in Antigonish Town & Country with the goal of:

- Sustaining a healthy fishery resource
- Promoting responsible angling for all community members
- Supporting angler education



2024 Funding Partners



OUTDOOR FUND



- The ARA is a non-profit and is largely run by volunteers
- Ecological-centered funding
- Core Funding:
 - ARA's Biennial Salmon Dinner and Auction (\$15,000/yr)
 - Sportfish Habitat Fund (\$25,000/yr)
 - Town of Antigonish (\$10,000/yr)
- Leverage core funding to increase annual budget by x4 the amount

Collaboration

- Working with other conservancy groups, local governments, and community members:
 - Nova Scotia Salmon Association
 - Foundation for the Conservation of Atlantic Salmon
 - Atlantic Salmon Federation
 - Confederacy of Mainland Mi'kmaq
 - Town of Antigonish
 - Local river/angling associations in the province
 - St. FX and NSCC
 - Local landowners/farmers



The Confederacy of
Mainland Mi'kmaq



nscc



**ST. FRANCIS XAVIER
UNIVERSITY**



Local Connections

- Developing connections with local landowners and farmers is highly valued
- Riparian planting/reforestation, bank erosion remediation and flood control
- ARA could be a resource for the Town & County
- 2 Billion Trees Initiative
 - Provides funding to the ARA which in turn provides trees, equipment and labour at no cost to the landowner
 - No contingencies about river/riparian proximity

Economic Potential of Thriving Watersheds

- Healthy watersheds provide opportunities for physical and mental wellness, as well as economic potential for our community
- Recreational fishing has low-cost barrier to participate
- Economic Impact Assessment Survey:
 - 100 anglers surveyed
 - West River and tributaries
 - Amount of money participants spent on food, accommodations, equipment, entertainment, guides, etc. in Antigonish during fishing season
 - \$1,000,000 spent annually
- Ongoing restoration projects help to limit flooding and ice jams through Town



Project Overview

Why river restoration is done and
its importance





2021 - Over Widened



2024 - Channel Narrowed

BRIERLY BROOK

- Nursery stream, has been severely degraded
- Research and restoration site for over 30 years
- Highway 104 Twinning offsetting project results:
 - 4.5km of river restored in upper Brierly Brook
 - 5000+ trees planted
 - Channel significantly over-widened in 2021, in 2024 found to have narrowed by 50%
 - A significant increase in Salmon and trout numbers since 2021 in all freshwater life stages

JAMES RIVER

- James River dam creates unique challenges:
 - Barrier to fish passage and sediment flow
 - Low flow throughout the summer
 - Channel over-widened and straightened
- Town of Antigonish provides ARA a yearly budget for habitat restoration in James River
- 2021 Spawning gravel project:
 - 2km restored area
 - Over 160 tons of clean spawning gravel annually
 - Since 2021, the number of adult salmon and trout returning to spawn has drastically increased and the abundance of juvenile salmonids has gone up





OHIO RIVER

- Logging had long-lasting impacts on the river:
 - Over-widened
 - Disconnected from floodplains
 - Straightened
- Ohio River provides excellent cold water refuge areas
- The 2024 Ohio Project resulted in 2.5km of stream restored with 560 trees planted
- This project site was the scene of multiple training sessions that ARA hosted for CMM, another way to collaborate
- This project was one of the first selected in Canada as part of the Atlantic Salmon Federations expansion of the Headwaters Program
- Environment and Climate Change Canada was a major funding partner



Community Connection Projects

- Annual Brierly Brook Garbage Clean-up
- Annual Fishing Derby
- Winter Fly Tying Sessions
- Designated angler parking area at Six Maples Farm in Addington Forks
- Cameron Lake Barrier-Free Recreation Area

Cameron Lake Barrier-Free Recreation Area

- Located in Pinevale
- The County of Antigonish was a significant funding partner for this project
- The site includes:
 - Accessible Ramp and Floating Dock
 - Boat Launch
 - Picnic Shelter
 - Small parking area



To Conclude

- ARA works with and for the County of Antigonish to address serious freshwater issues affecting the environment, landowners, farmers and businesses
- Healthy populations of Atlantic Salmon and Brook Trout has proven to be an economic stimulus to Antigonish
- Restoration efforts aid in flood control and ice jams through Town
- Any Questions?



CORL – COUNCIL OF REGIONAL LIBRARIANS

February 24, 2025

Stephanie Smith, Executive Director
Archives, Libraries, and Museums
Communities, Culture, Tourism and Heritage
1741 Brunswick Street, 3rd Floor
PO Box 456, Station Central
Halifax, NS B3J 2R5

Dear Stephanie Smith,

Please accept this letter on behalf of all Nova Scotia regional library boards requesting emergency bridge funding for the fiscal year 2025-26. Also, we ask that the department continue to work towards an equitable funding formula solution so libraries can fully play their part in helping to create safe, healthy, and prosperous communities across Nova Scotia.

It was with disappointment that regional library boards learned that a new funding formula for public libraries had not been included in the 2025-26 provincial budget. While fully understanding the global situation, we believed the work of the Funding Review Committee, and the data approach taken, would have helped government understand the critical role libraries play during times of uncertainty. From early literacy programming to helping citizens access online health and other government services, libraries are becoming “the” community hubs across the province.

Status quo funding for 2025-26 was identified as carrying significant risk by the Funding Review Committee in its September 2024 final report. The committee went further, saying it would represent a decrease in services due to salary pressures and inflation. This is now proven as a fair and accurate prediction as all regional libraries are reporting to be at the end of what they can do fiscally without significantly harming collections, programs and services.

- The reductions outlined below mean reduced library staff, creating layoffs to a workforce that is underpaid compared to “like” jobs in government sectors and to local living-wage levels. While we laud government’s decision to increase the minimum wage, it has significant budget implications for many regional libraries.
- Some regions are reporting they will have deficit year-ends in this fiscal year.
- In 2025-26 many regions will move from reducing services and programs to eliminating services and programs. A few have already done so.
- Most regions will reduce open hours to balance budgets. These reductions will be spread across the province impacting large and small communities.
- Collection spending has been reduced, already some regions are 50% below the bare minimum identified by Funding Formula Committee research, as required for supporting communities’ literacy and information needs.

These are just a few of the risks for public libraries and the Nova Scotians we serve. But what is at risk for government and its priorities in this uncertain world?

- Without additional provincial funding, municipalities are unlikely to invest in new operating funds for public libraries, viewing it as downloading. As well, the ability of boards to generate more local community funding for operations is at capacity.
- Our ability to reach out to communities and deliver help to Nova Scotians – from technical orientation and training using government apps and websites to helping local food security efforts – will be severely limited or eliminated. Every week government departments and agencies approach libraries to support access to their services, libraries have said yes.
- New and innovative library facilities, that make Nova Scotia a safe and healthy place to live and work, are at risk of fewer open hours and reduced services and programs. Nova Scotians want “more public library” not less and the Funding Formula Committee research, as well as Culture Survey data, backs this up.
- Public libraries are important partners in supporting the key determinants of health, the same determinants outlined by Government in the recent *Speech from The Throne*. Libraries do this in many ways, including early reading services and programs, by creating supportive environments for families and offering safe and central spaces for all community members, regardless of income or social status. Again, communities need more of what libraries offer, not less.

From recent polling of regional libraries and research carried out by the Funding Review Committee, we are requesting \$1.6 million in funding for 2025-26 to stabilize the Nova Scotia public library system. We emphasize this is only to stabilize the system. What is truly needed is for recommendations of the Funding Review Committee to be implemented. We respectfully urge government to revisit the Committee’s report and invest in libraries going forward so we can support communities and Nova Scotians across the province.

Should you have any questions or require further information, please do not hesitate to contact me at any time. Thank you for the consideration of this request.

Sincerely,



Eric Stackhouse, Chair
Council of Regional Librarians

estackhouse@parl.ns.ca
(902) 755-6031
PO Box 276, New Glasgow, NS B2H 5E3

cc. Lynn Somers

Municipality of the County of Antigonish
Antigonish, NS

Dear Members of the Municipality of the County of Antigonish,

I hope this letter finds you well. On behalf of the Havre Boucher Community Fridge team, I would like to express our heartfelt gratitude for your continued support of our initiative and for your recent generous donation.

Your commitment to fostering community well-being and addressing food insecurity is truly commendable. The resources provided by the Municipality of the County of Antigonish have played an essential role in sustaining our efforts to provide fresh, nutritious food to those in need within our community. Your support enables us to keep the fridge stocked and to extend our outreach to more individuals and families who may be struggling.

We genuinely appreciate your belief in our mission and your willingness to invest in our community's health and vitality.

Once again, thank you for your continued support.

Warm regards,

Mitchell & Katie Williams
Havre Boucher Community Fridge



**Municipal Affairs
Office of the Minister**

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902 424-5550 Fax 902 424-0581 • novascotia.ca

March 7, 2025

Dear Mayors and Wardens:

I am writing to inform you that the Minimum Planning Regulations under Section 214 of the *Municipal Government Act* (MGA) and Section 229 of the *Halifax Regional Municipality Charter* (HRMC) have been amended to implement a maximum setback for commercial wind turbines.

The new regulations will require that the maximum distance between a commercial wind turbine and a dwelling cannot be more than either four times the height of the turbine, or the distance needed to keep noise levels below 40 decibels outside the home and limit shadow flicker to no more than 30 minutes a day or 30 hours a year.

Additionally, the amendments stipulate that visual impact or aesthetic appearance of a wind turbine development is not a matter Council can consider prior to approval.

The Government of Nova Scotia is committed to reaching 80% renewables by 2030. These regulatory amendments will support this goal by providing consistent standards across Nova Scotia's municipalities, making it easier for wind energy projects to move forward, while also protecting residents from negative impacts from wind development projects such as noise and shadows.

You can find the updated Minimum Planning Regulations using the following links:

- *Halifax Regional Municipality Charter*
<https://novascotia.ca/just/regulations/rxaa-l.htm#hrmcmpr>
- *Municipal Government Act*
<https://novascotia.ca/just/regulations/rxam-z.htm#mgampr>

I have also included a Question-and-Answer document that provides further information about the updated regulations.

I want to thank you for taking the time to participate in the online survey from earlier this summer. Your feedback was invaluable throughout the regulation development process.

Sincerely,

Honourable John A. Lohr
Minister of Municipal Affairs and Housing

c: Juanita Spencer, NSFM
Chief Administrative Officers

Wind Turbine Setbacks

Summary of Changes

The Department of Municipal Affairs is making amendments to the Minimum Planning Requirements Regulations under Section 214 of the *Municipal Government Act* (MGA) and Section 229 of the *Halifax Regional Municipality Charter* (HRMC) to implement a provincial standard for wind turbine setbacks.

The new regulations will require that the maximum distance between a commercial wind turbine and a dwelling cannot be more than either four times the height of the turbine or the distance needed to keep noise levels below 40 decibels outside the home and limit shadow flicker to no more than 30 minutes a day or 30 hours a year.

Additionally, the amendments stipulate that visual impact or aesthetic appearance of a wind turbine development is not a matter Council can consider prior to approval.

Nova Scotia is committed to reaching 80% renewables by 2030. These changes support this goal by providing consistent standards across Nova Scotia's municipalities, making it easier for wind energy projects to move forward while protecting residents from negative impacts from wind development projects such as noise and shadows.

FAQ

Q: What are the benefits of Wind Energy in Nova Scotia

Wind energy does not result in emissions that cause the health problems associated with fossil fuels, such as sulfur dioxide, nitrous oxide, mercury, or the environmental problems that come from carbon dioxide - one of the greenhouse gases that contribute to climate change. Every megawatt of wind energy can reduce our greenhouse gas emissions by as much as 2,500 tonnes per year—enough clean energy to power 350–400 Nova Scotian homes.

Wind energy does not use up natural resources. Capturing and transforming the energy of wind into the energy of electricity is infinitely renewable.

Nova Scotia has legislated goals in the *Environmental Goals and Climate Change Reduction Act* (PDF) to get off coal and have 80% of electricity generated with renewables by 2030 – and to reach net zero by 2050. [Learn more here.](#)

Q: Should residents be concerned about the resulting noise and light flicker of Wind Turbines? What about concerns with the turbines causing illness?

It's important to remember that potential wind farms over 2 megawatts must undergo an environmental assessment which requires companies to identify the benefits of their project, its potential impacts on the environment and human health, and their plans to mitigate impacts. Projects must also obtain other required authorizations, permits and permissions from various levels of government before being built. There is no scientific evidence to support the belief that wind turbines cause illnesses.

The proposed regulatory changes will ensure municipalities have consistent standards regarding wind turbine setback distances that will ensure that residents will not be impacted by noise and light flicker.

Q: What about the threat to migratory birds that turbines present?

Wind turbines are attributable to less bird deaths than cats and tall buildings. Consideration of potential impacts to migratory birds as a result of a wind turbine project are included within the Government of Nova Scotia’s environmental assessment process. Companies must ensure that they comply with federal migratory bird legislation.

Q: Why is the Nova Scotia Government Making this change?

Wind turbines do create noise and may not be appropriate for all locations. The Government of Nova Scotia is making this change to ensure that wind projects are properly developed and managed consistently across all municipalities.

Q: How would distance required for sound and shadow flicker be established?

Distance for sound and shadow flicker is based on project specific factors. The provincial Environmental Assessment process considers these factors prior to granting approval of commercial Wind Turbine projects (at least 2MW). A municipality may decide to incorporate the *Minimum Planning Requirements Regulations* about setbacks from wind turbines to dwellings, as written, into their Planning Documents for ease of implementation.

Q: How does a municipality determine if their existing requirements are consistent with the proposed maximums?

We understand that many municipalities who regulate wind turbines, have policies or bylaws including a distance setback (i.e., Kms). These policies or bylaws may be contrary to the *Minimum Planning Requirements Regulations* amendments. The Provincial Planners supporting your region and the NRR contact provided can help you consider how your existing requirements relate to the amendments to the *Minimum Planning Requirements Regulations*. You should also seek advice from your solicitor should you have questions regarding the regulations.

Q: Will there be a deadline for when municipalities that have existing wind requirements should be consistent with the new requirements?

There is no specific deadline set. It is expected that municipalities bring their setback requirements in line with the newly amended *Minimum Planning Requirements Regulations* as soon as reasonably possible.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: MUNICIPAL COUNCIL
FROM: Deputy Warden John Dunbar
SUBJECT: **February 26, 2025 Asset Management Committee Report**
DATE: March 11, 2025

The Asset Management Committee was convened on Wednesday, February 26, 2025.
The following Councillors were present:

Deputy Warden Dunbar, Chair
Warden MacInnis
Councillor MacLellan
Councillor Baden-Clay
Councillor MacLaughlin
Councillor Brophy
Councillor Melanson (by Zoom)
Councillor Mattie
Councillor McNamara
Councillor Garvie

The following recommendation was made:

That the Asset Management Committee approve adding a sidewalk along the east side of the Church Street Extension from Trunk 4 to the new R.K. MacDonald Nursing Home Facility to the municipality's capital plan.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: MUNICIPAL COUNCIL
FROM: Shirlyn Donovan, CAO
SUBJECT: February 26, 2025 COMMITTEE OF THE WHOLE REPORT
DATE: March 11, 2025

The Committee of the Whole was convened on Wednesday, February 26, 2025. The following Councillors were present:

Warden MacInnis
Deputy Warden Dunbar
Councillor MacLellan
Councillor Baden-Clay
Councillor MacLaughlin
Councillor Brophy
Councillor Melanson
Councillor Mattie
Councillor McNamara
Councillor Garvie

The following recommendations were made:

The Committee recommends that Municipal Council utilize the results of the first phase of the 2023/24 boundary review and proceed with ten districts for the second phase of the review.

The Committee recommends that Municipal Council approve a sponsorship for the 2025 Football Canada Cup & Eastern Regional Challenge in the amount of \$5,000.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: MUNICIPAL COUNCIL
FROM: COUNCILLOR MARY MACLELLAN, CHAIR
SUBJECT: PLANNING ADVISORY COMMITTEE
REPORT DATE: March 11, 2025

The Planning Advisory Committee was convened at 7:00 pm on Monday, March 3, 2025, at the Municipal Office. The following committee members were in attendance:

Councillor Mary MacLellan, Chair
Deputy Warden John Dunbar
Councillor Richelle MacLaughlin
Mike MacEachern

The Following Recommendations Were Made:

File No. AT-DA2025-002:

That the Planning Advisory Committee recommends that Municipal Council gives First Reading and set a Statutory Public Hearing regarding entering into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.

and,

That the Planning Advisory Committee recommends that the Development Agreement be amended to include a clause to require that the sidewalk adjacent to the proposed building meet any accessibility requirements and be kept free of any obstructions.

Application to Demolish the Rectory – St. Margaret’s of Scotland, Arisaig

That the Planning Advisory Committee recommends that Municipal Council approve the application to demolish the Rectory at St. Margaret’s of Scotland Church in Arisaig.

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

From: **Planning Staff (EDPC)**

Date: **March 03, 2025**

Reference: **File No. AT-DA2025-002; Application to enter into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County**

Staff Recommendation:

Staff recommend that the Antigonish County Planning Advisory Committee forward the following recommendations: That Municipal Council approve the Municipality entering into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County; and that Municipal Council give First Reading and schedule a Public Hearing.

	Description
Designation:	Commercial
Current Zoning:	General Commercial (C-2)
Heritage Property:	No
Request:	Development Agreement
Identification No:	PID 10140010
Total Lot Area:	2.30 Acres
Site Visit:	January 11 th , 2025

Background Information:

On January 1st, 2025, the Eastern District Planning Commission (EDPC) received a complete application from Island Construction and Environmental Limited seeking to enter into a Development Agreement for Lot 9, PID 10140010, Beech Hill Road to construct a gas station with a convenience store and restaurant. PID 10140010 is presently owned by Ron MacGillivray Holdings Ltd.

Currently the property is designated “Commercial” and zoned as “General Commercial (C-2)” under the West River Antigonish Harbour Plan Area in the Municipality of Antigonish County. Restaurants and Convenience Stores are permitted as of right under the General Commercial (C-2) Zone and, while Automobile Service Stations are not permitted as of right, the West River Antigonish Harbour Land Use By-law permits “*automobile sales in the local commercial zone subject to Policy L-3.10*” by development agreement under Part 5.1 (a) of the West River Antigonish Harbour Land Use Bylaws and Policy L-3.9 of the West River Antigonish Harbour Municipal Planning Strategy.

Part 5.1 of the West River Antigonish Land Use By-Law states: “*The following developments shall be permitted only by development agreement, in accordance with the Municipal Government Act*”

Staff Report

and the Municipal Planning Strategy:

a. *Automobile sales in the local commercial zone subject to Policy L-3.10"*

In 2017, a Development Agreement Application by Marble Holdings Limited and John MacDonald to allow for the construction of an automatic and self-serve carwash on the subject property was made. The Development Agreement was approved by the Municipal Council but was never registered against the property.

Site Visit:

The subject property, PID 10140010, is bound by Catherine Drive, Highway 4 and Beech Hill Road (Figure 1). PID 10140010 is located immediately across from 124 Beech Hill Road (Shell Gas Station, Needs Convenience and Tim Horton's) and runs east up the grade (Figure 2).

The site has a notable western facing slope towards the east end of the property seen in Figure 3. At the bottom of the property parallel with Beech Hill Road is a large existing wetland and marsh area (Figure 3). According to the survey plan the property rises from the marsh at approximately 11.0 metres to a height of 19.0 metres.

The lot has been cleared, leveled and sloped with gravel and fill resulting in no vegetation nor natural buffering from adjacent properties. In the time that the land was originally altered, some areas of the lot have naturally grassed over especially along the back slope and is currently vacant as shown in Figure 4.

The only abutting property is also owned by Ron MacGillivray Holdings Ltd. and zoned as General Commercial (C-2). Both properties are part of the same Commercial Business Park (East Gate Ridge). All adjacent properties along Catherine Drive are also zoned as General Commercial (C-2) and part of the same East Gate Ridge Commercial Business Park. Properties across the street, directly fronting on Beech Hill Road are zoned as General Commercial (C-2) (Shell Gas Station, Needs Convenience and Tim

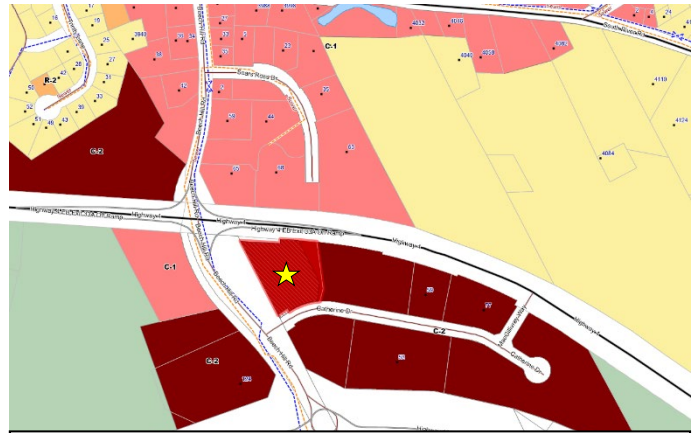


Figure 1. Context Map



Figure 2. Photo of Site from Google Streetview (May 2024)

Horton’s) and Local Commercial (C-1). North of the Highway 4 and Beech Hill Road Intersection virtually all properties are zoned as Local Commercial (C-1). The zoning of these properties reflects the Generalized Future Land Use Map that this area is predominately commercial.

Some of the commercial land uses in the area include but are not limited to a pharmacy, personal service uses, professional offices, automobile sales and repair, gas station with convenience store and restaurant, and retail. Most commercial buildings in the neighbourhood are one storey. Staff are of the opinion that there will be minimal impact on abutting properties since the scale and type of developments in the area are similar.

Additionally, the proposed development is generally in line with the Statements of Provincial Interest (SPI).

Analysis:

Development Agreements allow a municipality to review and consider a development proposal for certain uses that are not otherwise permitted by the Land Use By-law. A development agreement is a legal contract that is negotiated between the Municipality and the applicant. The agreement is registered and runs with the title of the land. Subsequent owners of the property are bound by the terms of the development agreement.

Policy L-3.9 of the West River Antigonish Harbour Municipal Planning Strategy (MPS) sets out that:

“It shall be the policy of Council to consider approval of automobile sales and automobile service stations within the General Commercial (C-2) Zone according to the development agreement provisions of the Municipal Government Act. In considering such an agreement, Council shall have regard to the following: ...”

As such, the proposed use proceeds by way of the development agreement approval process.

The Developer, as per section “2.5 Cost, Expenses, Liabilities, and Obligations” of the



Figure 3. Photo of Site from Google Streetview (July 2024)



Figure 4. Photo of Site from Site Visit (Jan 11, 2025)

Staff Report

Development agreement, is liable and obligated to meet all Federal, Provincial, and Municipal laws, by-laws, regulations, and codes applicable to the Property. This includes the fire protection requirements of the Municipality and the National Building Code. These requirements shall be met prior to the issuance of a building permit.

Policy L-3.9 and Policy I-1.12 of the West River Antigonish Harbour Municipal Planning Strategy set out criteria to which Council shall have regard to in its consideration of a development agreement. Please refer to Appendix A for a summary of Policy L-3.9 and Policy I-1.12.

Municipal Council is required to consider whether the proposal is premature or inappropriate by reason of Policy I-1.12 (b) i) the financial capability of the Municipality to absorb any costs relating to the development, ii) the adequacy of sewer and water services to support the proposed development, iii) the adequacy and proximity of school, recreation and other community facilities, iv) adequacy of road networks adjacent to, or leading to the development and v) the potential for the contamination of watercourses or the creation of erosion and sedimentation. Staff solicited input on the proposal for Policy I.1.12 i) the financial capability of the Municipality to absorb any costs relating to the development, ii) the adequacy of sewer and water services to support the proposed development, and iv) adequacy of road networks adjacent to, or leading to the development.

The property has frontage on “Catherine Drive” which is a municipally owned road. On January 10, 2025, Staff received comment from the Antigonish County Department of Public Works. The Municipal Department of Public Works has stated the road network adjacent to or leading to the proposed development is adequate and does not require any upgrades due to the development.

The property also has frontage on “Highway 4” and “Beech Hill Road” which are provincially owned roads. On January 20, 2025, Staff received comment from the Nova Scotia Department of Public Works. The Nova Scotia Department of Public Works has stated that they currently do not have any concerns regarding the road network adjacent to or leading to the proposed development. A Working Right-of-Way Permit will be required prior to any construction activities and at that time, the Department can offer further comments on the offset from the Beech Hill Road intersection, adequacy of proposed accessing and parking facilities.

Based on the comment(s) received, the proposal satisfies the criteria for Policy I.1.12 (b) iv) adequacy of road networks adjacent to or leading to the development.

Policy I.1.12 (b) ii) refers to the adequacy of sewer and water services to support the proposed development. Staff obtained comment on January 10, 2025, from the Antigonish County Department of Public Works. The Municipal Department of Public Works stated that municipal sewer and water services were adequate to support the proposed development and that no upgrades are required due to the development. The proposal therefore complies with Policy I.1.12 (b) ii).

On January 28, 2025, Staff received input from the Municipality of Antigonish County's Department of finance regarding Policy I-1.12 (b) i) the financial capability of the Municipality to absorb any costs relating to the development. In the official letter received, the Director of Finance confirmed that this proposal is not premature or inappropriate by reason of the financial capability of the Municipality to absorb any cost relating to the development. The proposed development meets Policy I-1.12 (b) i based on the above comment received.

Regarding Policy I-1.12 (b) iii) the adequacy and proximity of school, recreation and other community facilities, the adequacy and proximity of school(s), neither the Antigonish County Recreation Department nor the Strait Regional School Board were asked to comment on this proposal as it is a commercial development.

Policy I-1.12 (b) v) references the potential for the contamination of watercourses or the creation of erosion and sedimentation. The Developer will be required to follow the Erosion and Sedimentation Control section of the Development Agreement. In accordance with Policy I.1.12 (d) An erosion and sedimentation control plan prepared by a qualified individual or company and (e) A storm water management plan prepared by a qualified individual or company, there are provisions within the Development Agreement requiring these plans before a Development Permit can be granted. For these reasons the proposal complies with Policy I-1.12 (b) v).

Policy I.1.12 (c) Whether the development has potential for damage to or destruction of historical buildings and sites, is not applicable to this development. Since the proposal complies with all of Policy I.1.12, the proposal also meets Policy L-3.9 (e), whether the proposal is consistent with the criteria for development agreements, found in Policy I-1.12.

Policy L-3.9 states Council shall have regard that (a) the proposed use meets the C-2 Zone Requirements; (b) The height, bulk lot coverage, use, and appearance of any buildings are compatible with adjacent land uses; (c) consideration is given to building design and the provision of barriers, berms, fences and/or landscaping as part of the development to minimize effect on adjacent land uses; and (d) the parking and storage areas on each site are sufficient size to satisfy the needs of the particular development; that they are well designed and properly related to the building, landscaped areas and adjacent public streets .

The proposed development requires one (1) parking space for every 28 sq. m. (301 sq. ft.) of commercial floor area in accordance with the West River Antigonish Harbour Land Use By-law. Since the approximate commercial floor area for the development is 469 sq. m. a total of 17 parking spaces (after rounding up) are required. As shown on the site plan, the proposed development will provide thirty-six (36) parking spaces which more than meets the required amount. Two (2) of these parking spaces shall be barrier free.

Since the development provides more than four (4) parking spaces, the parking area must meet the "Parking Area Standards" laid out in the West River Antigonish Harbour Land Use By-law.

Staff Report

Additionally, outdoor storage area provisions, including screening policies, are laid out in the West River Antigonish Harbour Land Use By-law as well as embedded in the Development Agreement. Staff feel that for the purposes of meeting Policy L-3.9 (d), these reasons satisfy the policy.

Policy L-3.9 (c) asks that “consideration is given to building design and the provision of barriers, berms, fences and/or landscaping as part of the development to minimize effect on adjacent land uses”. The West River Antigonish Harbour Land Use By-law lays out buffering requirements for commercial developments, particularly those abutting residential uses. The proposed Site Plan is assessed against any such policy prior to a recommendation from Staff. The proposed Site Plan meets all the applicable buffering requirements of the West River Antigonish Harbour Land Use By-law.

As noted in the Site Visit Section of this report, the only abutting property is also owned by Ron MacGillivray Holdings Ltd. with both properties not only zoned as General Commercial (C-2) but also as part of the same Commercial Business Park (East Gate Ridge). All adjacent properties in the vicinity are zoned as General Commercial (C-2) (Shell Gas Station, Needs Convenience and Tim Horton’s) and Local Commercial (C-1). The zoning of these properties reflects the Generalized Future Land Use Map that this area is predominately commercial and commercially designated. Most, if not almost all, commercial buildings in the locality are 1 story. Staff are of the opinion that there will be minimal impact on abutting properties since the scale and type of developments in the area are similar. As evidenced above, Staff believe this the proposed development constitutes considerate and well thought building/site design which satisfies Policy L-3.9 (b).

Policy L-3.9 refers to if (a) the proposed use meets the C-2 Zone Requirements. The proposed Site Plan was assessed against the C-2 Zone Requirements, and where applicable, C-2 Zone Requirements were included in the Development Agreement. Aside from the “no parking between the front façade and street” requirement, the proposal does meet the C-2 zone requirements. Development Agreements allow for the negotiation and flexibility of terms of some policies found in the Land Use By-law in exchange for concessions from the developer or in consideration of the unique circumstances of the development. In this case, both apply. For example, while Catherine Drive is considered the front lot line as per the definition of the *West River Antigonish Harbour Land Use By-law*, the property has frontage on two other roadways that have much more traffic: Highway 4 and Beech Hill Road. There are no parking spaces between the building and these roadways. Additionally, the developer has agreed to provide an EV Charging Station. As per the *West River Antigonish Harbour Municipal Planning Strategy* Section 4.4.1 Preamble: “The Antigonish County Integrated Community Sustainability Plan has as one of its objectives to “Position the community to be more economically viable and environmentally-sustainable by lowering dependence on fossil-fuel based energy.”, which this concession helps contribute to. Thus, Staff consider Policy L-3.9 (a) is satisfied.

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). They are set out in Schedule “B” of the MGA and came into effect on April 1, 1999. Legislation requires that municipal planning documents are “reasonably consistent” with the SPI. As such, the following comments are offered with respect to consistency of the proposal with the SPI:

1. Drinking Water: The proposed development does not impact the provision of drinking water. The property is not located within a well field or an area covered by a Source Water Protection Plan.
2. Flood Risk Areas: Not in an identified flood risk area.
3. Agricultural Land: Not considered agricultural land or impacting agricultural lands.
4. Infrastructure: Makes use of existing municipal sewer service.
5. Housing: This proposed development would provide additional housing nor remove housing.

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 of the Municipal Planning Strategy indicate that the draft development agreement is in keeping with the intent of policy as set by the Municipality of Antigonish County for the West River Antigonish Harbour Plan Area. After consideration, the Eastern District Planning Commission staff are advising that the Municipality enter into a development agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.

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 recommend that Municipal Council enter into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County; and 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:

DEVELOPMENT AGREEMENT:

- 1. That Municipal Council give First Reading and schedule a Public Hearing regarding entering into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.*

SECOND READING AND APPROVAL:

- 1. That Municipal Council give Second Reading and approve entering into the Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.*

Appendices:

Appendix A: Summary of Policies

Appendix B: Proposed Development Agreement

Appendix A: Summary of Policies

<p>Policy L-2.12</p> <p>It shall be the policy of Council to consider approval of automobile sales and automobile service stations within the General Commercial (C-2) Zone according to the development agreement provisions of the Municipal Government Act. In considering such an agreement, Council shall have regard to the following:</p>	
<p>(a) The proposed use meets the C-2 Zone Requirements;</p>	<p>Complies – See Staff Report</p>
<p>(b) The height, bulk lot coverage, use, and appearance of any buildings are compatible with adjacent land uses;</p>	<p>Complies – See Staff Report</p>
<p>(c) Consideration is given to building design and the provision of barriers, berms, fences and/or landscaping as part of the development to minimize effect on adjacent land uses;</p>	<p>Complies – See Staff Report</p>
<p>(d) The parking and storage areas on each site are sufficient size to satisfy the needs of the particular development; that they are well designed and properly related to the building, landscaped areas and adjacent public streets;</p>	<p>Complies – See Staff Report</p>
<p>(e) whether the proposal is consistent with the criteria for development agreements, found in Policy I-1.12.</p>	<p>Complies – See Table Below</p>

Staff Report

Policy I.1.12	
... In considering Development Agreements (DA), in addition to all other criteria as set out in various policies of this planning strategy, Council shall have regard to the following matters:	
(a) Whether the proposal is in conformance with the intent of this Strategy and with the requirements of all other applicable municipal by-laws and regulations;	Complies – See Staff Report
(b) Whether the proposal is premature or inappropriate by reason of:	
i) the financial capability of the Municipality to absorb any costs relating to the development;	Complies – See Staff Report
ii) the adequacy of sewer and water services to support the proposed development;	Complies – See Staff Report
iii) the adequacy and proximity of school, recreation and other community facilities;	N/A
iv) adequacy of road networks adjacent to, or leading to the development;	Complies – See Staff Report
v) the potential for the contamination of watercourses or the creation of erosion and sedimentation; and	Complies – See Staff Report
(c) Whether the development has potential for damage to or destruction of historical buildings and sites.	N/A
(d) An erosion and sedimentation control plan prepared by a qualified individual or company;	Complies – See Staff Report Provisions in DA
(e) A storm water management plan prepared by a qualified individual or company.	Complies – See Staff Report Provisions in DA

*DA: Development Agreement

*LUB : West River Antigonish Harbour Plan Area Land Use By-law

To: **Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **March 11, 2025**

Reference: **Planning Advisory Committee Reference: File No. AT-DA2025-002;
Emphasis on accessible and unobstructed sidewalks in the Development Agreement and the correct Site Plan in the Development Agreement**

Recommendation:

That the Municipality of Antigonish County Council **give Second Reading and approve** entering into the Development Agreement **as revised** and attached in this Memo.

Background

Staff received an application from Island Construction and Environmental Limited on January 01, 2025, seeking to enter into a Development Agreement for the above referenced development.

The File was presented to Planning Advisory Committee on Monday, March 03, 2025. During the PAC Meeting two concerns were raised:

1. Planning Advisory Committee noticed the old/original proposed Site Plan was attached to the Staff Report and attached Development Agreement.
 - This was an error on the Part of Planning Staff. The correct Site Plan has been attached in the Development Agreement found in Appendix A of this Memo.
2. Planning Advisory Committee had concerns regarding the accessibility of the public entrances of the building as part of continued maintenance. Concerns were specifically about outdoor storage and signage impeding the accessibility of public entrances by those in wheelchairs.
 - To address these concerns, Subsection 3.6.2 was added to ensure the accessibility of the sidewalks abutting the building.

The Development Agreement attached in Appendix A contains the revisions required and requested to address the concerns that arose at the Planning Advisory Committee Meeting

Conclusion

Planning Advisory Committee therefore is recommending the Municipality of Antigonish County Council **give Second Reading and approve** entering into the Development Agreement **as revised** and attached in this Memo.

Appendix A: Development Agreement

This is to certify that the resolution to adopt this development agreement, of which this is a true copy, was passed at a duly called meeting of the Municipal Council of the Municipality of the County of Antigonish:

_____ day of _____ 2025.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the Municipality this:

_____ day of _____ 2025.

Mrs. Shirlyn Donovan,
Chief Administrative Officer

THIS DEVELOPMENT AGREEMENT made this _____ day of _____ AD 2025, BETWEEN:

Island Construction & Environmental Ltd., a body corporate, with registered offices in Halifax, the City of Halifax, Province of Nova Scotia (hereinafter called the “Developer”).

OF THE FIRST PART

-and-

MUNICIPALITY OF THE COUNTY OF ANTIGONISH, a body corporate, in the County of Antigonish, Province of Nova Scotia (hereinafter call the “Municipality”).

OF THE SECOND PART

WHEREAS the Developer has good title to lands known as 10140010 located on Catherine Drive, Beech Hill in the Municipality of the County of Antigonish, Nova Scotia, and which said lands (hereinafter called the “Property”) are more particularly described in Schedule “A” of this Agreement; and

WHEREAS the Developer has requested permission to develop a gas station with a convenience store and restaurant by Development Agreement on the Property;

WHEREAS the Property is situated within an area designated Commercial on the Generalized Future Land Use Map of the West River Antigonish Harbour Plan Area, and General Commercial (C-2) Zone on the West River Antigonish Harbour Land Use By-law Zoning Map; and

WHEREAS Policy L-2.12 and I-1.11 (c) of the West River Antigonish Harbour Municipal Planning Strategy and Part 5.2.d. of the West River Antigonish Harbour Land Use By-law provide that the proposed use may be developed only if authorized by development agreement; and

WHEREAS the Developer has requested that the Municipality of the County of Antigonish enter into this development agreement pursuant to Section 255 of the *Municipal Government Act* so that the Developer may develop and use the Property in the manner specified;

WITNESS that in consideration of the sum of One Dollar (\$1.00) now paid by the Developer to the Municipality (the receipt of which is hereby acknowledged) the request to change the use of the Property is agreed upon by the Developer and the Municipality subject to the following:

PART 1: DEFINITIONS

1.1 Words Not Defined under this Agreement

All words unless otherwise specifically defined herein shall be as defined in the *West River Antigonish Harbour Land Use By-law of the Municipality of the County of Antigonish*, as amended from time to time. If a term is not defined in this document, its customary meaning shall apply.

PART 2: GENERAL REQUIREMENTS

2.1 Applicability of Agreement

2.2.1 The Developer agrees that the area of the Property shown on Schedule B shall be developed and used only in accordance with and subject to the terms and conditions of this Agreement.

2.2 Applicability of the Land Use By-law

Except as otherwise stipulated by this Agreement, the development of the Property shall comply with the West River Antigonish Harbour Land Use By-law of the Municipality of the County of Antigonish and the Land Use By-law for the Municipality of the County of Antigonish (Concerning the Regulation of Wind Turbine Development).

2.3 Applicability of Other By-laws, Statutes, and Regulations

2.3.1 Subject to the provisions of this Agreement, the Developer shall be bound by all By-laws and regulations of the Municipality as well as by any applicable statutes and regulations of the Province of Nova Scotia and the Government of Canada;

2.3.2 Further to Subsection 2.3.1, the Developer shall receive any necessary approvals from the Municipal Department of Public Works with respect to access to the site prior to any development or building permits being issued;

2.4 Conflict

2.4.1 Where the provisions of this Agreement conflict with those of any other applicable Municipal by-law (other than the *Subdivision or Land Use By-law* to the extent varied by this Agreement), or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

2.4.2 Where the written text of this Agreement conflict with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.

2.5 Cost, Expenses, Liabilities, and Obligations

2.5.1 The Developer shall be responsible for all cost, expenses, liabilities, and obligations imposed under or incurred in order to satisfy the terms of this Agreement and all Federal, Provincial, and Municipal laws, by-laws, regulations, and codes applicable to the Property.

2.5.2 The Developer shall be responsible for all cost, expenses, liabilities, and obligations necessary to meet the fire protection requirements of the National Building Code.

2.6 Provisions Severable

The provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision.

PART 3: USE OF LANDS AND DEVELOPMENT PROVISIONS

3.1 Schedules

The Developer shall develop the Property in a manner, which, in the opinion of the Development Officer, conforms to this agreement and the following Schedules attached to this Agreement.

Schedule A Parcel Description

Schedule B Site Plan

Schedule C Building Elevations

3.2 Future Subdivision of Land

No alterations to the Property are permitted without a substantive amendment to this Agreement except lands not occupied by uses enabled in this Agreement may be subdivided, subject to the requirements of

the Land Use By-law, the Subdivision By-law, and *Municipal Government Act* relating to the notice of intent to discharge the Agreement (for a portion of the lands).

3.3 Requirements Prior to Approval

3.3.1 No development permit shall be granted for the development unless:

- a) The Developer has provided proof that all requirements of Schedule(s) B and C were complied with, except for modifications authorized in Subsections 3.4.6;
- b) Detailed signage and lighting plans as per Section 3.5 are submitted;
- c) Erosion and sedimentation control measures as per Section 4.2 were implemented; and
- d) A copy of the 'Storm Water Management Plan' prepared by a qualified professional as per Section 4.3.1 is submitted.

3.3.2 The Developer shall not occupy or use the Property for any of the uses permitted by this Agreement unless Building and Occupancy Permits have been issued by the Municipality. No Occupancy Permit shall be issued by the Municipality unless and until the Developer has complied with all applicable provisions of this Agreement and the Land Use By-law (except to the extent that the provisions of the Land Use By-law are varied by this Agreement) and with the terms and conditions of all permits, licenses, and approvals required to be obtained by the Developer pursuant to this Agreement.

3.4 General Description of Land Use

3.4.1 The use of the Property permitted by this Agreement shall be a gas station with a convenience store and restaurant.

3.4.2 The front lot line shall be the property line with frontage on Catherine Drive.

3.4.3 No building shall exceed a maximum of 10.7 metres or 35 feet in height.

3.4.4 The minimum setbacks from the main building to the property lines are as follows:

Front Yard Setback	12.2 m (40 ft)
Side Yard Setback	6.1 m (20 ft)
Rear Yard Setback	12.2 m (40 ft)

3.4.5 Notwithstanding the *West River Antigonish Harbour Land Use By-law* off-street parking may be located between the front façade of a building and any street line.

3.4.6 The location of Building A and driveways shall be governed by Schedule B. Minor alterations to driveways that do not result in traffic circulation outside of the area subject to the development agreement shall be accepted by the Development Officer and do not require an amendment to this Agreement.

3.5 Commercial Site Lighting, Signage, Storage, Landscaping & Fencing

3.5.1 Lighting, signage and storage shall adhere to the requirements of the *West River Antigonish Harbour Land Use By-law of the Municipality of the County of Antigonish*.

3.5.2 The type and location of all outdoor lighting shall be designed as full cut-off with no light directed at the night sky.

- 3.5.3 The Developer shall include lighting details on the detailed plans submitted for Development Permits when submitted to the Development Officer for review to determine compliance with this Agreement.
- 3.5.4 The Developer shall provide signage details on the detailed plans submitted for Development Permits when submitted to the Development Officer for review to determine compliance with this Agreement.
- 3.5.5 The Developer shall wholly screen any and all waste bins (including but not limited to garbage and recycling bins) that are stored outside with an opaque visual barrier.
- 3.5.6 The Developer shall wholly screen the outdoor storage of any and all equipment or material that is not for sale with an opaque visual barrier.
- 3.5.7 Loading spaces/facilities shall be located at the rear of the main structure and the location of a drive thru between the loading spaces/facilities and any roadway shall constitute adequate screening/buffering.

3.6 Maintenance

- 3.6.1 The Developer shall maintain and keep in good repair all portions of the development on the Property, including but not limited to, the exterior of the building, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal, snow and ice control, and the salting of walkways and driveways.
- 3.6.2 Further to Subsection 3.6.1, the Developer shall ensure the sidewalks along the building remain unobstructed and accessible in accordance with the *Nova Scotia Accessibility Act*.

3.7 Hours of Operation

Hours of operation shall be 24 hours a day, seven days a week.

PART 4: STREETS, MUNICIPAL SERVICES, AND ENVIRONMENTAL PROTECTION

4.1 Off-Site Disturbance

- 4.1.1 Any disturbance to existing off-site infrastructure resulting from the development, including but not limited to streets, sidewalks, curbs and gutters, street trees, landscaped areas, and utilities shall be the responsibility of the Developer, and shall be reinstated, removed, replaced, or relocated by the Developer as directed by the Development Officer, in consultation with the Municipal Engineer.

4.2 Erosion and Sedimentation Control

- 4.2.1 An Erosion and Sedimentation Control plan designed for the development by a professional engineer must be prepared before and implemented during construction;
 - (a) exposed soils must be stabilized by such measures as covering soil stockpiles with hay/straw, and;
 - (b) any water pumped or drained from the excavation must have a Suspended Solid (SS) concentration below 25 mg/l (ppm) before it crosses a lot line.
- 4.2.2 During the commencement of on-site works, the Developer shall comply with the *Erosion and Sedimentation Control Handbook for Construction Sites* as prepared and revised from time to time

by Nova Scotia Environment.

4.3 Storm Water Management

- 4.3.1 The Developer shall prepare a 'Storm and Surface Water Management Plan' that is prepared by an adequately qualified professional.
- 4.3.2 All private storm water facilities shall be maintained in good order to maintain full storage capacity by the owner of the lot on which they are situated.
- 4.3.3 Where private storm systems cross multiple properties, the Developer shall provide easements in favour of the affected properties to permit the flow of storm water.

PART 5: AMENDMENTS

5.1 Non-Substantive Amendments

- 5.1.1 The following item is considered by both parties to be non-substantive and may be amended by resolution of Council:
 - a) The granting of an extension to the date of commencement or completion of construction as identified in Section 6.3 of this Agreement;
 - b) A change of use within the main building to a use permitted in the zone provided that no additions are made to the main building.

5.2 Substantive Amendments

Amendments to any matters not identified under Section 5.1 shall be deemed substantive and may only be amended in accordance with the approval requirements of the *Municipal Government Act*.

5.3 Discharge

Notwithstanding the foregoing, discharge of this Agreement is not a substantive matter and this Agreement may be discharged by Council without a public hearing.

PART 6: REGISTRATION, EFFECT OF CONVEYANCES, AND DISCHARGE

6.1 Registration

A copy of this Agreement and every amendment or discharge of this Agreement shall be recorded at the Registry of Deeds or Land Registry Office.

6.2 Subsequent Owners

- 6.2.1 This Agreement shall be binding upon the parties hereto, their heirs, successors, assigns, mortgagees, lessees, and all subsequent owners, and shall run with the Property that is the subject of this Agreement until this Agreement is discharged by Council.
- 6.2.2 Upon the transfer of title to any lot(s), the subsequent owner(s) thereof shall observe and perform the terms and conditions of this Agreement to the extent applicable to the lot(s).

6.3 Commencement of Development

- 6.3.1 This agreement or portions of it may be discharged at the discretion of the Municipality with or without the concurrence of the property owner if construction has not commenced within two (2)

years and/or construction has not been completed within five (5) years of the registration of the agreement.

- 6.3.2 For the purpose of this section, Council may consider granting an extension of the commencement or completion of development time period through a resolution under Section 5.1, if the Municipality receives a written request from the Developer at least sixty (60) calendar days prior to the expiry of the commencement of development time period.

6.4 Completion of Development

This agreement may be discharged at the discretion of the Municipality upon the completion of the project and the satisfactory fulfillment of the terms of the Agreement.

PART 7: COMPLIANCE AND RIGHTS AND REMEDIES ON DEFAULT

7.1 Enforcement

The Developer agrees that any officer appointed by the Municipality to enforce this Agreement shall be granted access onto the Property during all reasonable hours without obtaining consent of the Developer.

7.2 Failure to Comply

If the Developer fails to observe or perform any condition of this Agreement after the Municipality has given the Developer thirty (30) days written notice of the failure or default, then in each such case:

- a) The Municipality shall be entitled to apply to any court of competent jurisdiction for injunction relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;
- b) The Municipality may enter onto the Property and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a break of the Agreement, whereupon all reasonable expenses, whether arising out of the entry onto the Property or from the performance of the covenants or remedial action, shall be a first lien on the Property and be shown on any tax certificate issued under the Assessment Act; or,
- c) The Municipality may, by resolution, discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Property shall conform with the provisions of the Land Use By-law.

7.3 Municipal Responsibility

The Municipality does not make any representation to the Developer about the suitability of the Property for the development proposed by this Agreement. The Developer assumes all risks and must ensure that any proposed development complies with this Agreement and all other laws pertaining to the development.

7.4 Warranties by the Developer

The Developer warrants as follows:

- a) The Developer has good title in fee simple to the Property or good beneficial title subject to normal financing encumbrance or is the sole holder of a Registered Interest in the Property. No other entity has an interest in the Property which would require their signature on this Agreement to validly bind the Property or Developer has obtained the approval of every other entity which has an interest in the Property whose authorization is required for the

Developers to sign the Agreement to validly bind the Property.

- b) The Developer has taken all steps necessary to, and it has full authority to, enter the Agreement.

7.5 Onus for Compliance on Developer

Any failure of the Municipality to insist upon a strict performance of any requirements or conditions contained in the Agreement shall not be deemed a waiver of any subsequent breach or default in the conditions or requirement contained in this Agreement.

7.6 Costs

The Developer is responsible for all costs associated with recording this Agreement in the Registry of Deeds or Land Registration Office, as applicable, and all costs of advertising for and recording any amendments.

7.7 Full Agreement

The Agreement constitutes the entire agreement and contract entered into by the Municipality and the Developer. No other agreement or representation, oral or written, shall be binding.

7.8 Interpretation

- 7.8.1 Where context requires, the singular shall include the plural, and the use of words in one gender shall include the masculine, feminine, and neutral genders as circumstances warrant;
- 7.8.2 Where the written text of this Agreement conflicts with information provided in the Schedules attached to this Agreement, the written text of this Agreement shall prevail.
- 7.8.3 References to particular sections of statutes and by-laws shall be deemed to the references to any successor legislation and by-laws even if the content has been amended, unless the context otherwise requires.

SCHEDULE "A"

Parcel Description

Registration County: ANTIGONISH COUNTY

Street/Place Name: CATHERINE DRIVE /BEECH HILL

Title of Plan: PLAN OF SUBDIVISION SHOWING LOT 9 BEING LANDS OF RON
MACGILLIVRAY HOLDINGS LTD. AT CATHERINE DRIVE, BEECH HILL

Designation of Parcel on Plan: LOT 9

Registration Number of Plan: 124827024

Registration Date of Plan: 2024-10-08 11:47:59

*** Municipal Government Act, Part IX Compliance ***

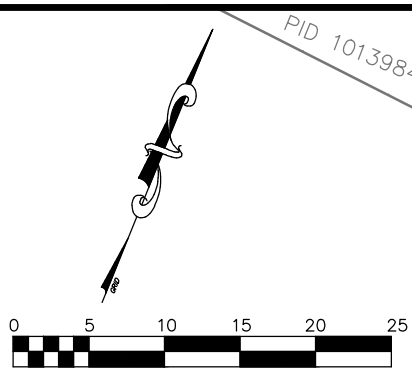
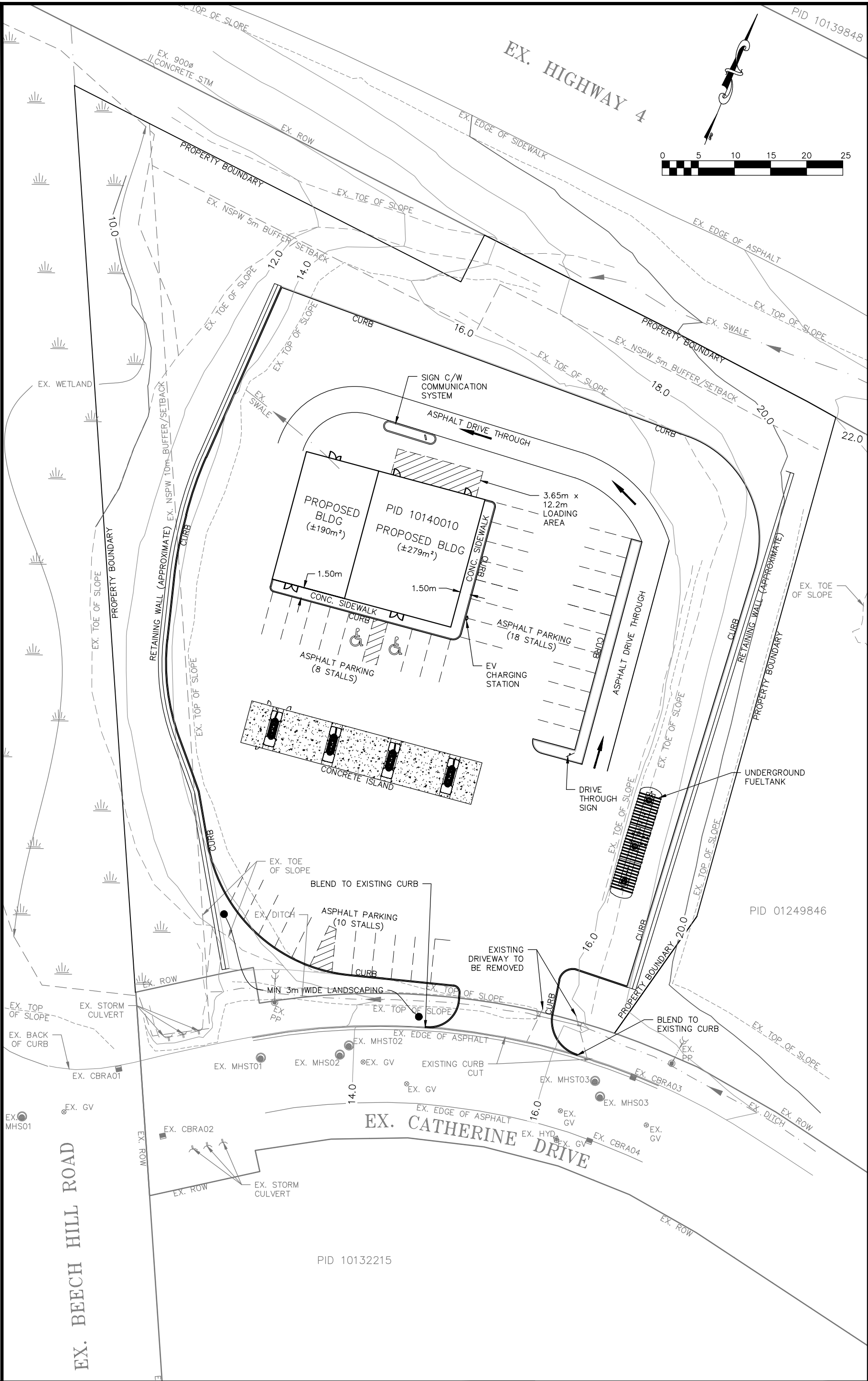
Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: ANTIGONISH COUNTY

Registration Year: 2024

Plan or Document Number: 124827024



LOT 9 - BEECH HILL, ANTIGONISH
 PROPOSED SITE LAYOUT

Revision			
No.	Comments	Date	By
0.	XXXXXXXX	XXXXXXXX	XXXXXXXX

- NOTES:
1. Elevations are Geodetic NAD83 MTM Zone 4 NSCM @203047 Elev = 33.163.
 2. Contours are 2.0m intervals and represent existing ground.
 3. All dimensions are in meters unless noted otherwise.

Date: XXXXXXXX	Project No.: 24-10740
Scale: 1:500	Drawing No.: SK01

This drawing was created in Mi'kma'ki; the ancestral, cultural, and spiritual lands of the Mi'kmaq People.

General Notes
1. PRELIMINARY. NOT TO BE USED FOR CONSTRUCTION.

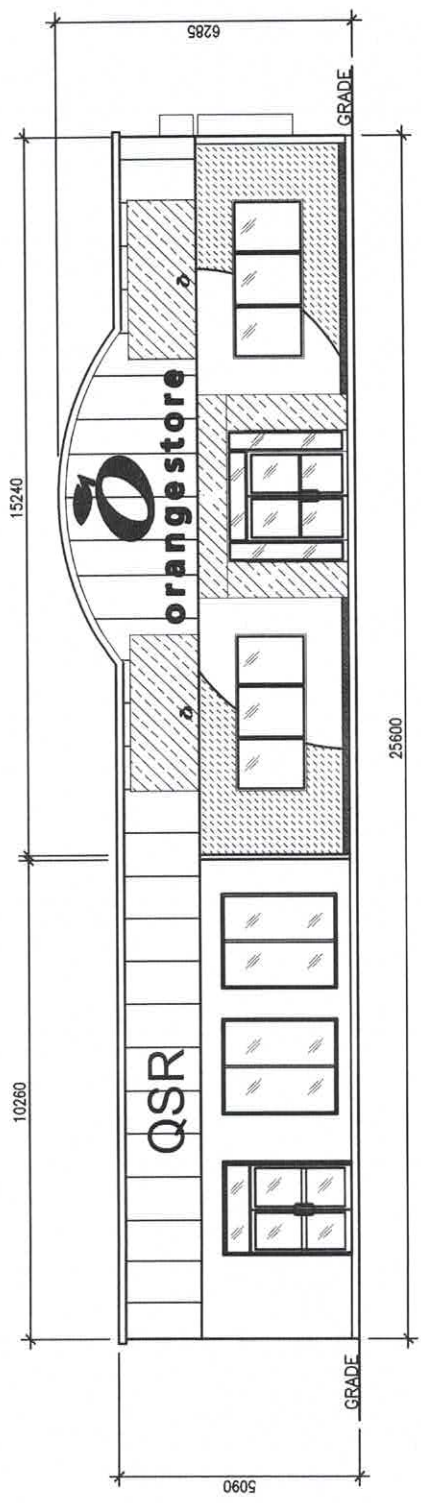
NO.	ISSUED FOR REVIEW	DATE	BY

GENERAL CONTRACTOR
CELEBRITY INDUSTRIES & ENVIRONMENTAL LTD.
 18 Dundas Avenue
 Mount Pleasant, N.E.
 TEL: (905) 302-3889
 FAX: (905) 302-3887

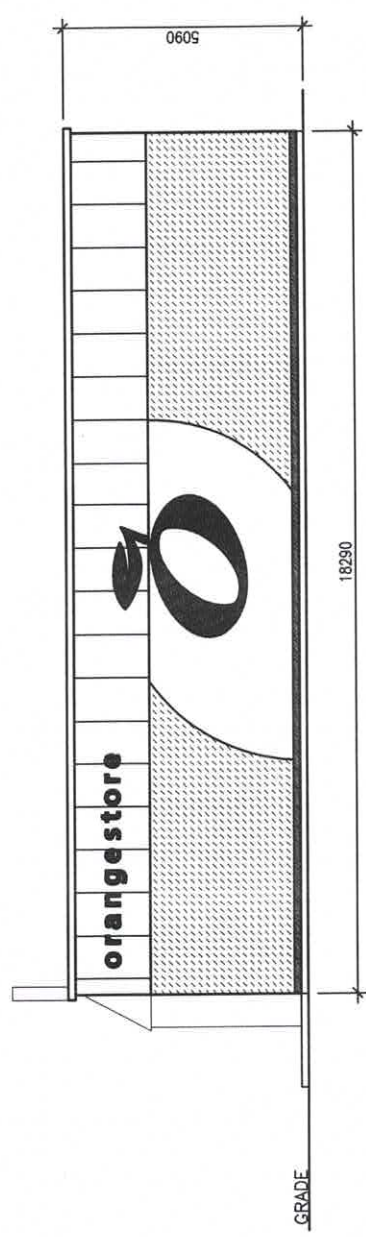
CLIENT
Atlantic Planning & Management Ltd.
 St. Thomas Line
 Paradise, Newfoundland
 TEL: (709) 791-2222

PROJECT NAME AND ADDRESS
ANTIGONISH PROPOSED EXTERIOR ELEVATIONS

Drawn By:	JL	Sheet:	S01
Designed By:	JN		
Checked By:	JL		
Approved By:	RS	Date:	2024-11-08
Scale:	1:100		



1 FRONT ELEVATION
S01 1:100



2 RIGHT ELEVATION
S01 1:100

General Notes
 1. PRELIMINARY NOT TO BE USED FOR CONSTRUCTION.

NO.	REVISION/DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-11-08

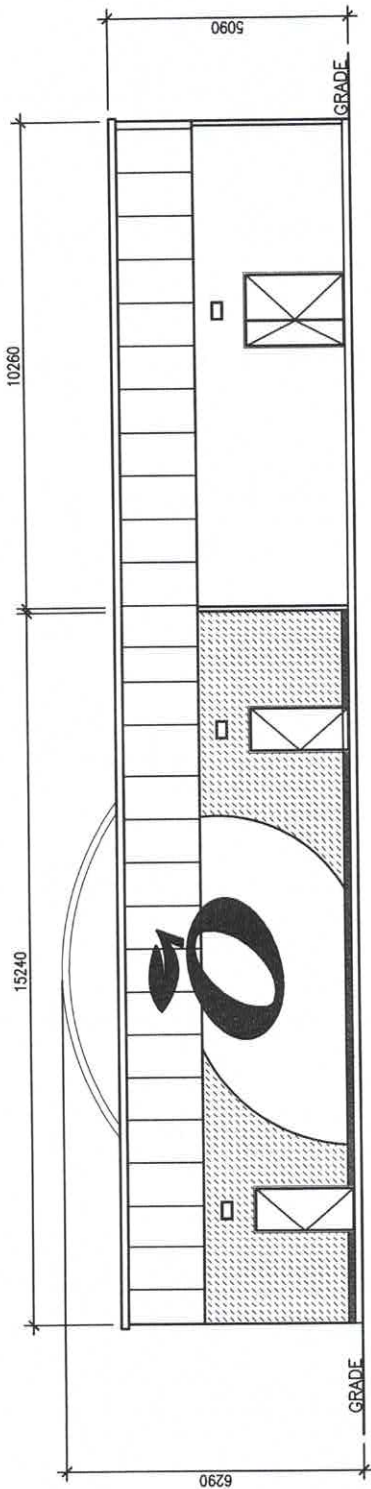
GENERAL CONTRACTOR
ACOR
 18000 Highway 101
 Suite 100
 St. Thomas, VI
 Tel: (340) 392-2200
 Fax: (340) 392-2210

Architect
Atlantic Planning & Management Ltd.
 St. Thomas Line
 Paradise, Neeroundland
 Tel: (340) 391-2222

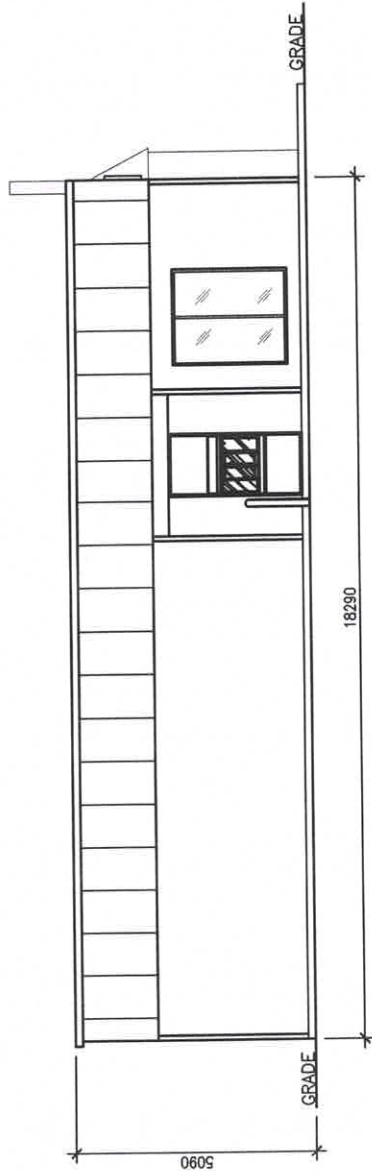
Project Name and Address
ANTIGONISH PROPOSED EXTERIOR ELEVATIONS

Drawn By:	JL
Designed By:	JN
Checked By:	JL
Approved By:	RS
Date:	2024-11-08
Scale:	1:100

S02



1 REAR ELEVATION
 S02 1:100



2 LEFT ELEVATION
 S02 1:100

REQUEST FOR DIRECTON

TO: PLANNING ADVISORY COMMITTEE
FROM: BETH SCHUMACHER, DEPUTY CLERK
SUBJECT: APPLICATION TO DEMOLISH THE RECTORY – ST. MARGARET’S OF SCOTLAND, ARISAIG
DATE: 26/02/2025

RECOMMENDATION

That the Planning Advisory Committee recommend that Municipal Council approve the application to demolish the Rectory at St. Margaret’s of Scotland Church in Arisaig.

SUMMARY

Representatives from the St. Margaret’s of Scotland Parish have made application to demolish the rectory located adjacent to the St. Margaret’s of Scotland church in Arisaig. The property that the structure is situated on was first identified for municipal heritage registration in 1991 and was designated and registered in 2023. Where the Statement of Significance references the surrounding property being subject to the designation, staff is bringing the demolition request to the Planning Advisory Committee for their consideration in accordance with Section 17 of the Heritage Property Act.

BACKGROUND

In June of 2024, representatives from the Parish Council approached municipal staff enquiring about the process of demolishing the rectory adjacent to the church, directly across Highway 245 from the Arisaig Community Centre. Staff conducted a review documentation online regarding the heritage designation on the property, reached out to the Antigonish Heritage Museum for information, and conducted an informal site visit to see the building. In consultation with staff from EDPC, a form for *An Application for Substantial Alterations or Demolition of a Registered Heritage Property* was developed and was sent to the representatives from the Parish Council by email in early July. The application to demolish the rectory was received at the Municipal Office on January 22, 2025.

The applicant noted the rectory (or glebe house) was built in 1892, having a cellar basement, with parts added on later (living room, office and garage). The building has not been used by the priest for the last five years, but it is rented to seasonal workers from May to September. Due to the condition and age of the building, heating costs are very high, and the congregation is looking to remove the building instead of trying to continue to repair it given its limited use.

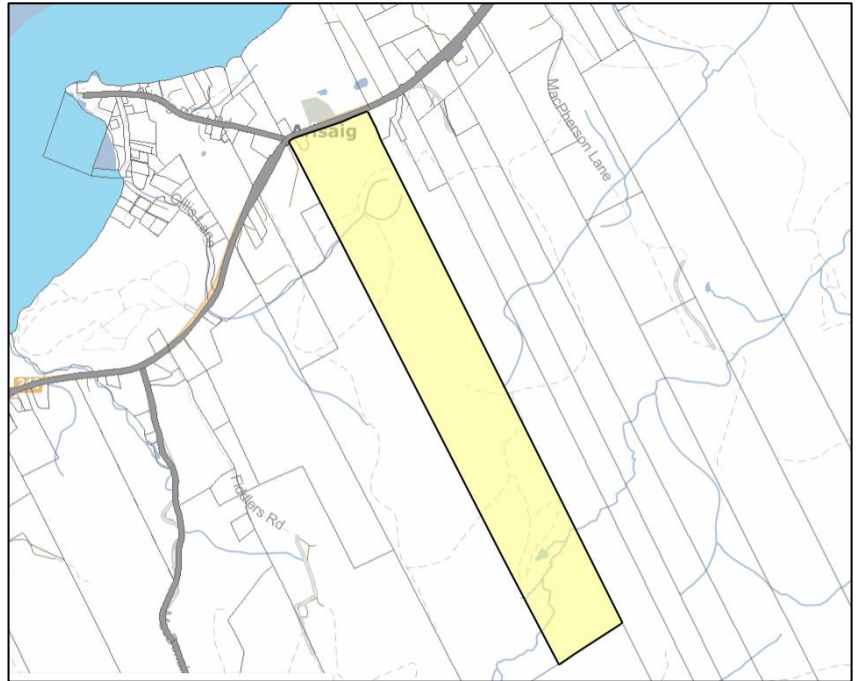
The applicant has provided the following rationale for demolishing the Glebe House building:

After having a red seal carpenter from Dora Construction Ltd. inspect the Glebe house, and after the building committee making a decision based on his report to replace said building, and the St. Margaret parish council president personally accompanying said carpenter and seeing firsthand the extreme condition of said house, all agreed that the building should be replaced. Both parish councils (St. Margaret’s of Scotland, Arisaig parish and St. Mary’s, Lismore), voted to replace said building (the two parishes share the expenses, etc. so are acting jointly on this project).

Excessive rot, daylight coming in where it is not supposed to, and birds making nests in the house make the house not only inefficient, but unsafe as well. An estimated price for substantial remodeling was between \$200k and \$400k. That figure was decided to be better spent on a new dwelling, and not

remodeling, which would still be an old inefficient building. The attached garage is in good shape and will be saved and connected to the new Glebe house. Water and sewer facilities on site will be made use of.

The Statement of Significance found on the Parks Canada Historic Places in Canada website online (attached as Appendix A) focusses primarily on the church structure, but does specifically note that the building, cemetery and surrounding property are included in the municipal designation. Staff interprets this to include the Rectory, as it is all located on the same parcel (see map insert). Photographs of the Rectory provided by the applicant are attached as Appendix B.



DIRECTION FROM THE HERITAGE PROPERTY ACT

Approval to alter or demolish municipal heritage property

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
- (2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
- (3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
- (4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.
- (5) The municipality may grant the application either with or without conditions or may refuse it.
- (6) The municipality shall advise the applicant of its determination. R.S., c. 199, s. 17; 2010, c. 54, s. 13.

DISCUSSION

Given the condition of the Rectory and the financial challenges posed by heating the structure efficiently without significant renovations, and where the Statement of Significance primarily references the church structure and not the Rectory, staff is recommending support of the application to demolish the Rectory.

As part of this recommendation, staff is suggesting that the applicant take steps during the demolition to document any notable finishes or features within the building (or discovered during demolition) and provide that information to the municipality for documentation as part of the file for the heritage designation of the property.

Staff also notes that any development to replace the Rectory building with a new structure will require an application to alter a heritage property, providing the Planning Advisory Committee with the opportunity to evaluate whether any proposed new buildings are sympathetic to the heritage elements of the site.




NEXT STEPS

Should the Committee and Council give consent to the demolition of the Rectory, staff will notify the applicant. A Demolition Application has already been submitted to the EDC.

St. Margaret's Church

Formally Recognized: 1991/06/21

5559 Highway 245, Arisaig, Nova Scotia, Canada

		
St. Margaret's Church without steeple, 1928	Front Perspective	Front and Side Perspective

Other Name(s)

St. Margaret's Church
St. Margaret of Scotland Church

Construction Date(s)

1874/01/01 to 1878/12/31

Listed on the Canadian Register: 2010/01/29

Statement of Significance

Description of Historic Place

St. Margaret's Church is a Neo-classical style, Roman Catholic church located along the Northumberland Shore in the rural fishing community of Arisaig, Antigonish County, Nova Scotia. Built between 1874 and 1878, the building, cemetery and surrounding property are included in the municipal designation.

Heritage Value

St. Margaret's Church is valued for being the oldest Roman Catholic parish in Nova Scotia. The original St. Margaret's Church, built in 1792, was a small log church serving the 400 Catholics in the district from Merigomish to Antigonish. By 1827, the community had grown to approximately 1,400 persons, so a larger church was built to accommodate their needs. Construction of the present St. Margaret's Church was begun in 1874, and dedication ceremonies took place on July 16, 1878. Dougald Grant served as Chair of the Building Committee and directed Master Builder, Sylvester O'Donoghue to oversee construction activity. To finance the construction costs, regular church picnics were held to assist fundraising efforts. In 1882, Lewis MacDonald of McAra's Brook collected enough money from Nova Scotians living in Boston to pay off the debt of the church.

St. Margaret's Church is valued for the association with Master Builder, Sylvester O'Donoghue. A native of Wicklow, Culross, Ireland he is credited with supervising several important construction jobs in eastern Nova Scotia. He oversaw the construction of St. Ninian's Cathedral in Antigonish; Immaculate Conception Church, Mabou; Stella Maris Church, Canso; the installation of the tower on St. Patrick's Church, Merland; the expansion of the Trappist Monastery; and construction of a section of the Inverness Railway. He married twice: first to Cassie Spuhan of Halifax and later to Sarah Roche of Antigonish. A father of seven, he built a large home located at 64 Pleasant Street, Antigonish. Sylvester O'Donoghue died of pneumonia at Antigonish March 25, 1903 and is buried in St. Ninian's parish cemetery.

5559 Highway 245, Arisaig, Nova Scotia, Canada

In 1928, the steeple of St. Margaret's Church was hit by lightning and a fire erupted. The quick action of John Charleston MacDonald with the assistance of several onlookers, ensured that the flaming steeple was cut off from the main structure, thus ensuring the survival of the church building. A ten-metre tower and cross was rebuilt in November of that year.

St Margaret's Church is also valued for its association with Father Ronald MacGillivray, also known as "Sagart Arisaig." He served as pastor of St Margaret's Church from 1885 until his untimely death in 1892. He contributed a series of articles on local history and genealogy to Antigonish's weekly newspaper, "The Casket". The original manuscript has since been edited and published by R.A. MacLean in a book entitled "History of Antigonish". Father Ronald MacGillivray is valued for the contribution he made to Antigonish history.

St. Margaret's Church reflects the simplicity and elegance of Neo-classical style architecture. St. Margaret's Church stands at one-and-a-half storeys and features a simple gable roof and symmetrical three-bay façade with projecting tower and central double door. The windows of the church include Gothic, stained glass with religious motifs and round rose windows in the tower. Two small floral-shaped windows decorate the front façade. The building features simple, but decorative trim and mouldings.

St. Margaret's Church cemetery contains stones of early settlers in the Arisaig district. It is notable that the cemetery also contains the remains of clergy, including Reverend William MacLeod who became the first member of St. Margaret's Church parish and the Diocese of Arichat to be ordained a priest in 1824.

Source: Municipality of the County of Antigonish, Heritage Property file no. 678.

Character-Defining Elements

The character-defining elements of St. Margaret's Church include:

- symmetrical three-bay façade with central double door;
- exterior features including simple gable roof and projecting square tower;
- tower featuring a steeple and louvres in the octagonal lantern;
- tower featuring round rose windows;
- Gothic windows with thin glazing bars;
- double lancet windows incorporated into in the tower;
- stone entrance step;
- cemetery with stones of local pioneer families and clergy.

Recognition

Jurisdiction

Nova Scotia

Recognition Authority

Local Governments (NS)

Recognition Statute

Heritage Property Act

Recognition Type

Municipally Registered Property

Recognition Date

1991/06/21

5559 Highway 245, Arisaig, Nova Scotia, Canada

 **Historical Information**

Significant Date(s)

1928/01/01 to 1928/01/01

Theme - Category and Type

- Building Social and Community Life
- Religious Institutions
- Expressing Intellectual and Cultural Life
- Philosophy and Spirituality
- Expressing Intellectual and Cultural Life
- Architecture and Design
- Peopling the Land
- Settlement

Function - Category and Type

Current

- Religion, Ritual and Funeral
- Religious Facility or Place of Worship

Historic

- Community
- Settlement
- Religion, Ritual and Funeral
- Mortuary Site, Cemetery or Enclosure

Architect / Designer

- O'Donaghue, Sylvester

Builder

- n/a

 **Additional Information**

Location of Supporting Documentation

Municipality of the County of Antigonish Heritage Property File no. 678

Cross-Reference to Collection

Fed/Prov/Terr Identifier

05MNS2159

Status

Published

Related Places

n/a







Appendix B

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

PROCLAMATION

Purple Day for Epilepsy

WHEREAS, **Purple Day** is a global effort dedicated to promoting epilepsy awareness in countries around the world; and,

WHEREAS, epilepsy is one of the most common neurological conditions, estimated to affect more than 300,000 people in Canada, and more than 50 million people worldwide; and,

WHEREAS one in ten persons will have at least one seizure during their lifetime; and,

WHEREAS, the public is often unable recognize the common seizure types, or how to respond with appropriate first aid; and,

WHEREAS, **Purple Day** is celebrated on March 26th annually to increase understanding, reduce stigma, and improve the quality of life for people with epilepsy throughout the country and globally.

Therefore, be it resolved that I, Nicholas MacInnis, Warden of the Municipality of Antigonish County, do hereby proclaim March 26, 2025 as

“Purple Day”

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 11th day of March, 2025.

Nicholas MacInnis

Warden of the Municipality of the
County of Antigonish

