

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 # 2025-034

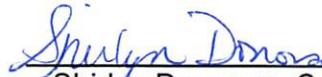
Moved

That the Council meeting adjourns at 8:25 pm.

Motion Carried



Warden Nicholas MacInnis



Shirlyn Donovan, CAO