

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**Municipal Council Meeting- Minutes**

**Tuesday April 8, 2025**

**Following the Committee of the Whole Meeting**

**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 (by Zoom)

Councillor Shawn Brophy

Councillor Wayne Melanson

Councillor Gary Mattie

Councillor Harris McNamara

Councillor Sterling Garvie

**Regrets:**

None

**Staff Present:**

Shirlyn Donovan, CAO

Megan MacInnis, Strategic Initiatives  
Coordinator

Mikayla Tait, Planner, EDPC

Beth Schumacher, Deputy Clerk

Chris Boyd, Municipal Solicitor

Heike Bruckner, Asst. Planner, EDPC

**Others Present:**

Gallery (in person and by Zoom)

Matt Draper, XFM

Corey LeBlanc (by Zoom)

---

**Call to Order- Warden MacInnis**

Warden MacInnis called the meeting to order at 7:38pm

**Approval of Agenda**

Warden MacInnis called for approval of the Council meeting agenda. In-camera items for Contract Negotiations and Personnel were requested.

**Min # 2025-047**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

---

## **Approval of the March 11, 2025 Municipal Council Minutes**

Warden MacInnis called for any errors or omissions in the minutes of March 11, 2025, which was distributed at the meeting. Hearing none, the minutes were considered approved.

## **Business Arising from the Minutes**

There was no business arising from the minutes.

## **Statutory Public Hearings**

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

File No. AT-DA2025-002 – Application to Enter into a Development Agreement for a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County

Ms. Tait provided Council with an overview of the development agreement application put forward by Island Construction & Environmental Ltd, noting that a previous development agreement application for a car wash was approved for the site but not registered. The applicable enabling policies and their criteria in the Municipal Planning Strategy were reviewed for the benefit of Council. With respect to site specific circumstances when contemplating the Land Use By-law, Ms. Tait noted consideration of Policy 16.5 limiting the inclusion of parking spaces along certain yards between the building façade and the property line. Where the building has three road frontages, a site-specific allowance for parking along one of those side yards was considered. In negotiating the terms of the development agreement, provision of an electric vehicle charging station was agreed upon.

Ms. Tait noted that an additional provision was built into the development agreement based on the feedback from the Planning Advisory Committee to address concerns about the obstruction of sidewalks on the property with goods for sale or signage. Enforceability of the development agreement clauses were noted.

The floor was then opened for questions from Council. A question was asked about the discussions with the developer regarding the concern about sidewalk obstruction that was raised by the Planning Advisory Committee. The applicant was present at the meeting and acknowledged that they understood that specific clause.

Warden MacInnis asked whether there was anyone present to speak in opposition or in favour of the proposal. No parties identified that they wished to speak when either question was asked. Ms. Tait was thanked for her presentation.

**Min # 2025-048**

Moved and Seconded

That Municipal Council give Second Reading and approve entering into the Development Agreement attached as Appendix A of the Memo from Staff dated March 11, 2025 to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.

**Motion Carried.**

**Delegations**

There were no delegations.

**Correspondence**

Minister of the Nova Scotia Department of Public Works – Cost Sharing Program for the Paving of J-Class Roads, March 27, 2025

Mrs. Donovan noted that correspondence had been received from the province, identifying that they had not approved the municipality's application for cost-sharing for the fiscal year 2025/26. Discussion followed.

**Committee Reports**

March 25, 2025 Asset Management Committee Report

**Min # 2025-049**

Moved and Seconded

That Municipal Council sell a piece of land at PID10078988 to the Provincial Department of Public Works for \$1, and that a public hearing date for this sale be set.

**Motion Carried**

**Min # 2025-050**

Moved and Seconded

That Municipal Council approves entering into an agreement with the Province of Nova Scotia and the Town of Antigonish to complete the Trunk 4 and Church Street roundabout, with a commitment of up to \$378,000 to cover two thirds (2/3) of municipal design/inspection costs and one half (1/2) of the municipal water line costs and 100% of the municipal sewer line costs.

**Motion Carried**

**Min # 2025-051**

Moved and Seconded

That Municipal Council approves the 2024-29 Capital Investment Plan as presented.

**Motion Carried**

March 25, 2025 Committee of the Whole Report

**Min # 2025-052**

Moved and Seconded

That Municipal Council approves and endorses the *Nalikitquniejik Antigonish Equity, Anti-Hate and Anti-Racism Plan* as presented and submit the plan to the province of Nova Scotia.

**Motion Carried**

**Min # 2025-053**

Moved and Seconded

That Municipal Council approves the installation of a streetlight at the intersection of Summerside Road and the Old Ferry Branch Road.

**Motion Carried**

**Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities**

- Deputy Warden Dunbar that the Antigonish Arena Board will meet on April 15th.
- Councillor MacLellan noted that the library board will be meeting at the new library in Pictou on the 10<sup>th</sup>.
- Councillor Mattie noted that the Antigonish Community Transit Society meeting will be coming up shortly.
- Councillor McNamara shared updates from the RK MacDonald Board.
- Councillor Brophy noted that the Antigonish Heritage Museum board met on April 7, where there was discussion about the Peace by Chocolate building. Staff was asked to look up the previous discussions regarding the funding request made for that building. A moment of silence was observed at the meeting for Mr. Chisholm, who was a community volunteer and long-time member of the museum board.

**Motions**

There were no motions.

**Miscellaneous Business**

There was no miscellaneous business.

---

**Recess of Council Meeting**

**Min # 2025-054**

Moved and Seconded

That the Municipal Council meeting recesses at 8:01pm.

**Motion Carried**

**Call to Order- Warden MacInnis**

Warden MacInnis called the meeting back to order at 8:12pm

**In-Camera Items**

**Min # 2025-054**

Moved and Seconded

That Municipal Council adjourn to an in-camera session to discuss Legal Matters Eligible for Solicitor-Client Privilege, Contract Negotiations, and Personnel Matters at 8:12 pm.

**Motion Carried**

**Min # 2025-055**

Moved and Seconded

That the in-camera session adjourns at 8:49 pm.

**Motion Carried**

**Adjournment**

**Min # 2025-056**

Moved

That the Municipal Council meeting adjourns at 8:49 pm.

**Motion Carried**

---

Warden Nicholas MacInnis

---

Shirlyn Donovan, CAO