

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

**Municipal Council Meeting- Minutes**

**Tuesday, October 14, 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 (by Zoom)

Councillor Shawn Brophy

Councillor Wayne Melanson

Councillor Gary Mattie

Councillor Harris McNamara

Councillor Sterling Garvie

**Regrets:**

None

**Staff Present:**

Shirlyn Donovan, CAO

Beth Schumacher, Municipal Clerk

**Also Present:**

Matt Draper, XFM

Gallery (in person and online)

Corey LeBlanc (by Zoom)

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**Call to Order- Warden MacInnis**

Warden MacInnis called the meeting to order at 7:46pm.

**Approval of Agenda**

Warden MacInnis called for approval of the Council meeting agenda. An addition was made: Flood Mapping within the West River Antigonish Harbour and Central Antigonish Plan Areas

**Min # 2025-122**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

**Approval of the September 9, 2025 Municipal Council Minutes**

Warden MacInnis called for any errors or omissions in the minutes of September 9, 2025. Hearing none, the minutes were considered accepted as presented.

**Business Arising from the Minutes**

There was no business arising from the minutes.

**Delegations**

There were no scheduled delegations.

**Correspondence**

Mrs. Donovan spoke to the letter from the Pictou Antigonish Regional Library (PARL) regarding funding increases from the province and municipal funding partners in response to the shortfall that they identified earlier in the year. The library plans that moving forward they will be offering status quo programming, but noted that the current funding formula puts them at risk for a deficit next year.

Ms. Schumacher provided a summary of a letter from the Office of the Information and Privacy Commissioner (OIPC) regarding proposed changes to legislation regarding Freedom of Information and Privacy in the province. From the letter, she highlighted the changes that OIPC is in favour of, and noted that implementation of April 1, 2027 was the timeline under consideration for proposed changes to take effect.

Mrs. Donovan spoke to a letter received from residents on the Church Street Extension regarding construction, zoning, ditching, sidewalks, streetlights, and by-law enforcement.

**Committee Reports**

**September 23, 2025 Asset Management Committee Report**

**Min # 2025-123**

Moved and Seconded

That Municipal Council approve the purchase of a new generator for the Havre Boucher Sewer Treatment Plant for \$96,728.80 plus HST.

**Motion Carried**

**Min # 2025-124**

Moved and Seconded

That Municipal Council renames the private laneway off Arthur's Point Lane in West Arm Tracadie, as shown on the attached map, to Pettipas Ranch Lane.

**Motion Carried**

Through discussion, it was clarified that the application submitted for the GRID program is requesting financial support for the installation of sidewalks in Mt. Cameron, on Appleseed Drive, Church Street Extension, Beech Hill Road including connections on South River Road and Sears Ross Road, and accessibility upgrades to the Municipal Office.

**Min # 2025-125**

Moved and Seconded

That Municipal Council approve the submission of an application to the GRID (Growth and Renewable Infrastructure and Development Program) for accessibility upgrades to municipal infrastructure including sidewalks and active transportation.

**Motion Carried**

September 23, 2025 Committee of the Whole Report

**Min # 2025-126**

Moved and Seconded

That Municipal Council approve the request from St. FX for a sponsorship in the amount of \$1,000 for their Genwell Human Connection Workshop taking place on October 29, 2025.

**Motion Carried**

**Min # 2025-127**

Moved and Seconded

That Municipal Council award the contract to PlayFinder Inc. for a Recreation Management Software Solution at a total cost of \$24,000 \* HST, to be cost shared with the Town of Antigonish with the County paying \$15,600 + HST.

**Motion Carried**

October 6, 2025 Planning Advisory Committee Report

**Min # 2025-128**

Moved and Seconded

That Municipal Council give first reading and schedule a statutory public hearing for the following:

1. A Development Agreement permitting Grouped Quadplexes on four (4) single lots to be subdivided out on PID10132611 as shown on the subdivision plan in Appendix C of the proposed Development Agreement, specifically as follows:

- a. Proposed subdivided lots shown as “PID 2” where eight (8) dwelling units constructed as two (2) quadplexes will be permitted on the single lot; and
  - b. Proposed subdivided lot shown as “PID 3” where twelve (12) dwelling units constructed as three (3) quadplexes will be permitted on the single lot; and
  - c. Proposed subdivided lot shown as “PID 4” where sixteen (16) dwelling units constructed as four (4) quadplexes will be permitted on the single lots; and
  - d. Proposed subdivided lot shown as “PID 5” where sixteen (16) dwelling units constructed as four (4) quadplexes will be permitted on the single lot.
2. A Development Agreement for grouped dwellings on a single lot (to be consolidated) for PID10137099, PID10137115, and PID10137131, Antigonish Landing, Antigonish County.

**Motion Carried**

**Min # 2025-129**

Moved and Seconded

That Municipal Council give first reading and schedule a statutory public hearing for a proposed amendment to rezone a portion of the property located at PID01231182 on Walsh Post Road from Rural General (RG-1) to Tourist Commercial (TC-1), based on meeting the requirements of the relevant policies found in the West River Antigonish Harbour Secondary Planning Strategy, be given first reading and a public hearing be scheduled.

**Motion Carried**

**Min # 2025-130**

Moved and Seconded

That Municipal Council give first reading and schedule a statutory public hearing for a proposed amendment to the Plan Antigonish Land Use By-law, to align with the new wind turbine setback regulations introduced by the Province of Nova Scotia, and further that amendments (with the exception of amendment 4 related to property line setback) be made to the required separation distances in accordance with recently accepted municipal practice.

**Motion Carried**

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October 14, 2025 Committee of the Whole Report

**Min # 2025-131**

Moved and Seconded

That Municipal Council approves proceeding with the draft mapping as presented showing the proposed reconfiguration of ten districts for use through the public consultation process of the 2025 boundary review.

**Motion Carried**

**Min # 2025-132**

Moved and Seconded

That Municipal Council approves the submission of D. MacIsaac Road, Macken Road, Tamara Drive, Whisper Avenue, and Wild Horse Drive as priority roads for cost-sharing with the province under the J-Class Roads program.

**Motion Carried**

**Min # 2025-133**

Moved and Seconded

That Municipal Council awards the tender for project 25-16-03 Mount Cameron Sidewalks to S.W. Weeks Construction Ltd. for the bid price of \$249,995.00 + HST.

**Motion Carried**

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

- Deputy Warden Dunbar provided a reminder of the NSFM fall conference in early November in Halifax. He summarized an email from NSFM communications regarding the nominations committee report. He also noted that the October 6<sup>th</sup> Museum Board meeting was cancelled, and the next meeting will be in early November.
- Councillor MacLellan has an ACALA meeting on October 15th
- Councillor Mattie attended the Active Transportation Workshop, and an ACTS meeting will take place next week.
- Councillor McNamara noted that there will be an RK MacDonald Board Meeting on October 15th.
- Councillor Melanson attended the Active Transportation Workshop, as well as the Police Advisory Committee meeting on October 9.

- Councillor Garvie provided an update from the ERSWM, where highlights included concerns with residents using black garbage bags. ERSWM is looking for a part-time educator to work in the community. Next meeting is scheduled for November 27<sup>th</sup>.
- Councillor Baden-Clay has an AAHS board meeting on October 15<sup>th</sup>. He shared that there is an event at St. James United Church Hall to recognize the Day to Eradicate Poverty on Friday October 17<sup>th</sup>. AAHS phase two opening on will take place on Friday October 17<sup>th</sup> as well.
- Councillor Brophy attended the RK MacDonald AGM, as well as their strategic planning exercise.
- Warden MacInnis attended the Paqtnekek Pow-wow opening ceremony earlier in the month.

### **Motions**

There were no motions.

### **Miscellaneous Business**

#### **November Council Meeting**

The regular meeting date falls on November 11<sup>th</sup>. Mrs. Donovan recommended rescheduling for Tuesday, November 18<sup>th</sup>, with Joint Council taking place on November 19<sup>th</sup>. Members of Council were in agreement with this suggestion.

#### **West River Antigonish Harbour and Central Antigonish Plan Areas**

Mrs. Donovan reviewed the staff report that was included in the Council agenda package. She noted that the Planning Advisory Committee felt that it was best that Council reviewed this proposal directly, where they received the presentation from the engineering team during the September Joint Council meeting. She shared that plans are underway to schedule community information sessions to review the proposed zoning changes at the Municipal Office, as well as in the community of St. Andrews.

Mrs. Donovan reviewed the maps of the areas proposed to be reviewed as part of the change in the floodplain zoning. Questions included whether berms and earthworks were considered in the rezoning.

#### **Min # 2025-134**

Moved and Seconded

That Municipal Council gives first reading to the proposed amendments to the West River Antigonish Harbour and Central Antigonish Plan Area Municipal Planning Strategies and Land Use By-laws, including amendments to the Generalized Future Land Use Maps and Zoning Maps, to include and update

policies regarding a Floodplain designation and zone, to reflect the to reflect the extent of the 1% AEP 2100 Time Horizon with Climate Change scenario in the 2023 Flood Line Mapping Study. Planning staff further recommends that Municipal Council schedules a Statutory Public Hearing for these proposed amendments.

**Motion Carried**

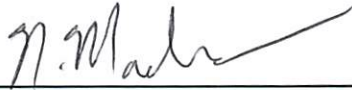
**Adjournment**

**Min # 2025-135**

Moved and Seconded

That Municipal Council meeting adjourn at 8:33 pm.

**Motion Carried**



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Warden Nicholas MacInnis



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Shirlyn Donovan, CAO