

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Planning Advisory Committee Meeting Minutes

Monday, October 6th, 2025, 6:00 pm
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

In Attendance: Councillor Mary MacLellan, Chair
Deputy Warden John Dunbar
Mike MacEachern
Ron Pumphrey
Fred Allen

Staff Present: Shirlyn Donovan, CAO
John Bain, Director, EDCP
Andrew Jones, Senior Planner, EDCP
Mikayla Tait, Planner, EDCP
Heike Bruckner, Assistant Planner, EDCP
Hetvi Joshi, Planner, EDCP

Regrets: Richelle MacLaughlin

Others Present:

Call to Order – Chair, Councillor Mary MacLellan

The meeting of the Planning Advisory Committee was called to order by the Chair, Councillor Mary MacLellan, at 6:05pm.

Approval of Agenda

Councillor MacLellan called for any additions or deletions to the agenda.

Moved and Seconded

THAT the agenda be approved as presented.

Motion Carried

Approval of the September 8th, 2025 Minutes

Councillor MacLellan asked if there were any errors or omissions in the minutes of the September 8th, 2025 meeting.

Moved and Seconded

THAT the minutes of the September 8th, 2025 meeting be approved as presented.

Motion Carried

Discussion Items

File NO. AT-DA2025-007 Application to enter into a Development Agreement for Grouped Quadplexes on a single lot

Moved and Seconded

That Municipal Council enter into a Development Agreement permitting Grouped Quadplexes on four (4) Single Lots to be Subdivided Out on PID 10132611 as shown on the subdivision plan in Appendix C of the proposed Development Agreement, specifically as follows:

- a. Proposed subdivided lot 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 lot; 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; and
2. That Municipal Council enter into a Development Agreements for Grouped Dwellings on a Single Lot (to be Consolidated) for PID #10137099, PID #10137115 and PID #10137131 Antigonish Landing, Antigonish County; and
 3. That Municipal Council give First Reading and schedule a Public Hearing.

Motion Carried

Application by Stephan Hilber and Andrea Rueedi to amend the West River Antigonish Harbour Land Use By-Law rezoning a portion of the property located at PID # 01231182 from Rural General (RG-1) to Residential Multi Unit (TC-1)

Moved and Seconded

That Planning Advisory Committee recommend to Council that the proposed amendment to rezone a portion of the property located at PID 01231182 on Walsh Post Road from Rural General (RG-1) to Tourist Commercial (TC-1), based on meeting the requirements of the relevant polices found in the West River Antigonish Harbour Secondary Planning Strategy, be given first reading and a public hearing be scheduled.

Motion Carried

Proposed amendments to the Plan Antigonish Land Use By-Law for the Municipality of the County of Antigonish in response to new Provincial setback requirements for the Utility Scale Wind Turbines

Moved and Seconded

That the Planning Advisory Committee recommend that Municipal Council gives first reading to proposed amendments to the Plan Antigonish Land Use Bylaw, to align with the new wind turbine setback regulations introduced by the Province of Nova Scotia, and further that amendments be made to the required separation distances in accordance with recently accepted municipal practice, and That a Statutory Public Hearing for these proposed amendments be scheduled.

Motion Carried

Review Flood Mapping within the West River Antigonish Harbour and Central Antigonish plan areas

Moved and Seconded

The Planning Advisory Committee recommends that planning staff takes the Flood Mapping recommendations directly to Municipal Council.

Motion Carried

Other Business Arising


There was no business arising.

Adjournment

Moved

THAT, there being no further business, the meeting be adjourned at 7:15pm.

Motion Carried


Councillor Mary MacLellan


Shirlyn Donovan, CAO