MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Special Municipal Council Meeting- Minutes

Tuesday, May 26, 2026
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
Councillor Gary Mattie
Councillor Harris McNamara
Councillor Sterling Garvie

Regrets:
None

Staff Present:
Shirlyn Donovan, CAO
Tammy Feltmate, Director of Public Works (Acting) and Sustainable Communities
Beth Schumacher, Municipal Clerk

Also Present:
Corey LeBlanc (by Zoom)
Gallery (in person and online)

Call to Order- Warden MacInnis

Warden MacInnis called the meeting to order at 6:53pm.

Approval of Agenda

Warden MacInnis called for approval of the Council meeting agenda. Ms. Schumacher asked to add an item: May 25, 2026 Committee of the Whole Report under Committee Reports.

Min # 2026-58
Moved and Seconded

That the agenda be approved as amended.

Motion Carried

Consideration of the May 12, 2026 Municipal Council Minutes

Warden MacInnis called for any errors or omissions in the minutes of May 12, 2026. Hearing none, the minutes were considered accepted as presented.

Business Arising from the Minutes

There was no business arising from the minutes.

Committee Reports

May 19, 2026 Committee of the Whole Report

Min # 2026-59
Moved and Seconded

That Municipal Council approve a proposal to amend the County of Antigonish Municipal Planning Strategy and Land Use By-law as follows:

County of Antigonish Municipal Planning Strategy

1. Subsection 4.6.2 of the Energy Section of the Municipal Planning Strategy is amended by adding the following text to the preamble immediately before Policy 4-39:

   In March 2025, the Province of Nova Scotia amended the Provincial Minimum Planning Requirements Regulations to establish maximum allowable setbacks for wind turbines within municipalities. Under the amended regulations, municipal planning documents are restricted with respect to certain wind turbine regulations to allow for a uniform approach to turbine development across the Province. The Municipality reviewed and amended their policies in alignment with these minimum planning regulations in 2026.

   Policy 4-39: Council shall adopt wind turbine regulations consistent with the Minimum Planning Regulations of the Province of Nova Scotia to help encourage a uniform approach to wind turbine development across the Province.

2. Renumber Policies 4-39 to 4-49 accordingly.

The Land Use By-law for the Municipality of the County of Antigonish

1. Section 7.4.2(a) of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold:

   a. *"Minimum setback from all residences, except residences located on the same lot as the wind turbine, shall be ~~600 metres (1969 feet)~~* **four (4) times turbine height. There is no setback requirement from residences located on the same lot."**

2. Section 7.4.2(b) of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold:

   b. *"Minimum setback for larger turbines or wind farms requiring environmental assessment from all residences, except residences located on the same lot as the wind turbine, shall be ~~1000 metres (3280 feet)~~* **four (4) times turbine height. There is no setback requirement from residences located on the same lot."**

3. Section 7.4.2(f) of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold:

   f. *"The minimum setbacks from public* ***roads*** *~~highways~~ shall be ~~60 metres or two~~* ***1.1*** *times the height of the turbine~~, whichever amount is greater~~."*

4. Section 7.4.2(g) of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold:

   g. *"Minimum setbacks from watercourses shall be ~~30 metres plus the blade length~~.* **60 metres."**

5. Section 7.4.2(i) of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold:

   i. *"The mean value of sound pressure level from a wind turbine shall not exceed 40dBA or above the existing background noise, whichever is greater, ~~at the nearest residence~~* **from the exterior of a residential dwelling."**

6. Section 30 of the Land Use By-law is amended by removing the text shown in strikethrough and adding the text shown in bold in the alphabetical order they should appear within the definitions section:

   Height of Wind Turbine refers to the distance from the bottom of the turbine to the height of a rotor blade in vertical position.

   Height of Rotor refers to the diameter of the swept area of the rotor blades.

   Public Road means ~~a public street or road as defined in the Subdivision By-law of the Municipality of the County of Antigonish~~. ***any street accepted and maintained by the Province of Nova Scotia or the Municipality as a public thoroughfare.***

   Residence refers to a structure used for human habitation, whether for seasonal or permanent occupancy, and is assessed for taxation purposes.

   Setback Wind turbine is measured from the base of the wind turbine tower.

   Supporting structure of a wind turbine includes all structures accessory to the turbine itself, including guy wires.

   Wind Farm refers to a grouping of more than one interconnected wind turbines on one lot or abutting lots used for the purpose of converting wind power to produce electricity. These typically require

a central computerized monitoring system that monitors the operation of the turbines.

Motion Carried

Min # 2026-60
Moved and Seconded

That Municipal Council approves the proposed Human Resources Policy, as presented.

Motion Carried

Min # 2026-61
Moved and Seconded

That Municipal Council adopts the new proposed Harassment Prevention in the Workplace Policy, as presented.

Motion Carried

Min # 2026-62
Moved and Seconded

That Municipal Council appoint Trevor Gould for the seat dedicated for residents of the Municipality who are ratepayers of the Municipality on the Antigonish Heritage Museum Board, for a three-year term (2026-2029).

Motion Carried

Min # 2026-63
Moved and Seconded

That Municipal Council approve the sale of a 3.8-acre parcel of land from PID 10018570 to Ron Chisholm Hydroseed Inc. for $30,000 + HST (if applicable).

Motion Carried

May 25, 2026 Committee of the Whole Report

Councillor Baden-Clay declared a conflict and abstained from voting on the matter. Councillor MacLaughlin spoke to the opportunity that the investment in this infrastructure creates for providing facilities for public recreation uses as identified in the Recreation Needs Assessment.

Min # 2026-64
Moved and Seconded

That Municipal Council approve the request from StFX University for $150,000 to support facility and accessibility upgrades of the turf, track and main arena, to be paid out over three (3) years at $50,000 per year.

Motion Carried

May 26, 2026 Committee of the Whole Report

Min # 2026-65
Moved and Seconded

That Municipal Council purchase the property at PID 01247824 for $127,000.

Motion Carried

Min # 2026-66
Moved and Seconded

That Municipal Council purchase the properties at PID 10124360 and 01298249 for $130,000.

Motion Carried

Min #2026-67
Moved and Seconded

That Municipal Council approve the 2026/27 Operating Budget as presented.

Motion Carried

Min # 2026-68
Moved and Seconded

That that Municipal Council adopt the budget and strike the tax rate as per the resolution presented and attached.

Motion Carried

Min # 2026-69
Moved and Seconded

That that Municipal Council approve the borrowing resolution as presented and attached.

Motion Carried

Min # 2026-70
Moved and Seconded

That Municipal Council approve the appointment of the Warden (or designate) as a voting member and the CAO (or designate) as a non-voting member on the James River Watershed Stewardship Board.

Motion Carried.

Min #2026-71
Moved and Seconded

That Municipal Council write-off the taxes for AAN 00584223, which was destroyed by fire, in the amount of $167.79.

Motion Carried.

Min #2026-72
Moved and Seconded

That Municipal Council approve signing the joint letter from the Strait Area Chiefs, Mayors and Wardens to Minister Nolan Young regarding the Strait Campus NSCC Sister Residence.

Motion Carried.

Motions

There are no motions.

Miscellaneous Business

There was no miscellaneous business.

Adjournment

Min # 2026-73
Moved and Seconded

That the Municipal Council meeting adjourn at 7:02pm.

Motion Carried

Warden Nicholas MacInnis

Shirlyn Donovan, CAO