MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Special Municipal Council Meeting- Minutes

Tuesday, September 8, 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

Absent:
None

Staff Present:
Shirlyn Donovan, CAO
Beth Schumacher, Municipal Clerk
Cole MacIsaac, Director of Public Works
John Bain, Director, EDPC
Denise Dunn, HAF Coordinator

Also Present:
Corey LeBlanc (by Zoom)
Gallery (in person and by Zoom)
Matt Draper, XFM News

DRAFT

Call to Order- Warden MacInnis

Warden MacInnis called the meeting to order at 7:30pm.

Approval of Agenda

Warden MacInnis called for approval of the Council meeting agenda.

Min # 2026-118
Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Consideration of the August 25, 2026 Special Municipal Council Minutes

Warden MacInnis called for any errors or omissions in the minutes of August 25, 2026. Hearing no concerns, the minutes were considered accepted as presented.

Business Arising from the Minutes

There was no business arising from the minutes.

Committee Reports

September 8, 2026 Committee of the Whole Report

Min # 2026-119
Moved and Seconded

That Municipal Council agree to accept the funding from the Build Communities Strong Fund and that the Municipality has the authority and capacity to enter into and execute the funding agreement with Canada.

Motion Carried

Councillor Melanson identified a conflict and abstained from voting on the following motion.

Min # 2026-120
Moved and Seconded

That Municipal Council that Municipal Council purchases one 2026 Chev Equinox LT AWD vehicle from Ron MacGillivray Chev Buick GMC at the quoted price of $42,85.75.

Motion Carried
9 in favour
1 abstained

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

- Deputy Warden Dunbar provided Museum Board updates, noting that visitor numbers were up, and summer students were busy uploading the Casket archives. He also provided Arena Board updates; arena has been busy, lobby renovations have been well received, dressing room upgrades have been underway, repair work was done on the Zamboni, as well as repairs to the stands. A new Zamboni has been ordered and will be arriving next summer.
- Councillor MacLellan shared that a Library Board meeting will take place next week.
- Councillor Mattie noted that Antigonish Community Transit met on August 28th, and reported that ridership number are up.
- Councillor Melanson shared that the next Police Advisory Committee meeting is scheduled for October 1st

DRAFT

- Councillor Garvie shared that Eastern Regional Solid Waste Management will be meeting later in the month.
- Councillor MacLaughlin shared that there is an upcoming Helping Healthcare in Antigonish meeting next week.
- Councillor Brophy shared that there are several RK MacDonald meetings for their various subcommittees in the upcoming weeks.
- Warden MacInnis shared that there was an Antigonish Regional EMO meeting at the end of August where they reviewed the draft evacuation plan and received an update on the Fire Training Facility. He also noted that they spoke about the accident on Highway 104 at Exit 36 in August that resulted in a detour through Heatherton.

Motions

Mrs. Donovan reviewed a memo that was provided to members of Council, providing an update from the applicant with respect to his withdrawal of his rezoning request. Mr. Bain then provided members of Council with a summary of his addendum report, which was prepared in response to questions that were raised during the Public Hearing in June. He spoke to the questions of sewer and water capacity, access to the site from Highway 4, and the scale of the development. He also spoke to the concerns that were raised at the public hearing about the notice that was provided for that meeting.
Mr. Bain noted that the addendum report recommends that Council approve the proposed Development Agreement

Councillor Garvie asked Mr. Bain to read the section of the Land Use By-law regarding building heights in the zone applicable to the subject site for the benefit of the members of Council. Mr. Bain explained that the Development Agreement tool facilitates the customization of the zoning requirements for a specific development on a specific property. He clarified that once the Development Agreement is registered on the property, it becomes the customized zoning standard for that development on that property. He noted that the parking standards are being addressed in a similar fashion. Discussion followed regarding the specifics of the Development Agreement process.

Councillor Brophy asked for specifics about the location of any parking relative to the proposed building and adjacent homes on Church Street Extension. Mr. Bain noted that requirements in the Development Agreement restrict parking and garbage between the proposed building and Church Street Extension. Councillor Brophy expressed some concern with the scale of the building and setbacks, but also noted that he visited the sites of other developments done by the applicant and feels that they are very well done and managed.

Councillor Baden-Clay asked whether Council had the ability for further negotiation, or if it was an approve/not approve process for Council. Mr. Bain confirmed that it was an approve/not approve step for Council, with any negotiation regarding the details of the Development Agreement having been handled by staff. Councillor Baden-Clay

DRAFT

expressed that Council was looking to balance the need for housing in the community with the concerns raised by the owners of the neighbouring properties, particularly the concern regarding the scale of the proposed building. He noted that he feels that it changes the nature of the neighbourhood. He asked for clarification on whether refusal of the proposal could provide the developer with the opportunity to revise his proposal to reduce the scale.

Mr. Bain outlined the different options to the developer if Council refused the proposal, being to appeal the decision to the NSUARB, or to resubmit a new application. Mr. Bain noted that he felt that the proposal was reasonably consistent with the Municipal Planning Strategy.

Councillor McNamara shared that he felt that the proposal met the policy, but if the policy is the issue, then the policy should be revised. He expressed that he would be voting against the proposal.

Councillor MacLaughlin noted that her concerns were with respect to the policy requirements for the notification process. She shared that she visited the site to try to visualize the proposed development and visited different developments of a similar nature in the community, including the Maples in Mount Cameron. She expressed that she was surprised how a development of that scale fit so well into that community, and spoke to other examples of infill development of higher densities, including the site redeveloped on Main Street between St. James United Church and the CIBC. She acknowledged the concerns raised by the neighbours, but cited the housing concerns as a reason to look at doing things differently, but working with developers for good housing that works for the community. She expressed her support for the proposal.

Councillor Garvie expressed his concern with the unknown of what could be developed on the front portion of the parcel at the corner of the roundabout. His specific concern is with regards to the elements that are unknown in the process, with the staff report referencing a range of stories or units instead of a static proposal for consideration.

Councillor Baden-Clay expressed his concern with the subjective nature of determining a fit with the surrounding area. He feels that an overall review of the by-laws and policies to better understand situations where application of regulations could be subjective is needed.

Warden MacInnis noted that where Councillor Baden-Clay was absent from the Statutory Public Hearing for this application, he cannot vote on the matter.

Min # 2026-121
Moved and Seconded

That Municipal Council give second reading approval to entering into a Development Agreement for a 40–60-unit apartment complex on Lots 1A (PID

DRAFT

01248673) and 2 (PID 01286475) Lands of Riavan Investments Limited, Church Street Extension, West River, Antigonish County.

Motion Carried

6 in favour: Councillors Melanson, Mattie, MacLellan, Brophy, MacLaughlin, and Warden MacInnis

3 opposed: Deputy Warden Dunbar, Councillors Garvie and McNamara

1 abstention: Councillor Baden-Clay

Miscellaneous Business

There was no miscellaneous business.

Adjournment

Min # 2026-122
Moved and Seconded

That the Municipal Council meeting adjourns at 8:10pm.

Motion Carried

Warden Nicholas MacInnis

Shirlyn Donovan, CAO

DRAFT