

Present:

Councillors:	Warden Owen McCarron	Deputy Warden Hugh Stewart
	Councillor Mary MacLellan	Councillor Rémi Deveau
	Councillor Donnie MacDonald	Councillor John Dunbar
	Councillor Vaughan Chisholm	Councillor Gary Mattie
		Councillor Bill MacFarlane

Regrets: Neil Corbett

Also present: Glenn Horne, Municipal Clerk/Treasurer
Beth Schumacher, Deputy Municipal Clerk
Adam Rodgers, Solicitor- Boudrot Rodgers Law Firm
John Bain – Director, EDPC
Kerby MacInnis – Planner, EDPC
Corey LeBlanc, The Casket
Gallery

The meeting was called to order at 5:32pm by the Chair, Warden McCarron.

APPROVAL OF AGENDA

Warden McCarron called for any additions or deletions to the agenda. The swearing-in of Neil Corbett, Councillor-elect for District 9, was deferred to a future meeting.

Min #2017-106 (Approval of Agenda)

MOVED by Councillor MacDonald, SECONDED by Deputy Warden Stewart that the agenda be approved as amended. Motion carried.

APPROVAL OF MINUTES

Warden McCarron called for the approval of the Municipal Council Minutes of July 25th, 2017.

Min #2017-107 (Approval of Minutes)

MOVED by Councillor MacLellan, SECONDED by Councillor Chisholm, that the Municipal Council minutes of July 25th, 2017 be approved. Motion carried.

BUSINESS ARISING FROM THE MINUTES

An update on the status of the Demolition Order for the property of Dianne Leblanc, 5417 Highway 7, West River (PID 01211952, AAN 00295825) was requested. Mr. Horne noted that the timeline given for the owner to respond to the Demolition Order had expired the day previous, and staff was putting the demolition work to tender.

STATUTORY PUBLIC HEARINGS

Development Agreement – Clifton Developments on Noah's Park

Mr. Bain provided Council with a presentation, outlining the proposal for a Development Agreement for a multiple-unit residential unit containing six (6) units at the end of the cul-de-sac of Noah's Park, which branches off of Vincent's Way. Mr. Bain noted that there were provisions in the

Planning Strategy permitting consideration of this type of development by means of Development Agreement, and provided Council with a brief policy overview and outline of the function of a Development Agreement. Site visit and advertisement dates were noted, and Mr. Bain highlighted that one email had been received in response to the letters mailed to abutting property owners; a request for more information to which Mr. Bain responded with the public hearing dates.

The presentation provided visuals of the location of the subject site, as well as a site plan of the proposed development. Some background on the modifications made to the original development concept was provided, with an emphasis on the features requested by staff in order to provide buffering to adjacent properties and amenity space for residents.

Councillor Chisholm asked about the distance between the proposed multi-unit building and the closest building adjacent on Annie's Bluff. Mr. Bain did not have that measurement, but noted that the proposed side yard setback along that property line appeared to exceed the requirement in the Land Use By-law. Councillor Deveau enquired about the concerns/questions raised in the email received by Mr. Bain in response to the letters/notices provided to neighbours. Mr. Bain noted that the concerns were primarily regarding their concern with not knowing that such a development (multiple-unit) was a possibility at the time of the house purchase.

Warden McCarron asked whether there was anyone present in the gallery who wished to speak against or in favour of the application. No responses were received. Mr. Bain was thanked for his presentation.

Min #2017-108 (Clifton Developments DA – Noah's Park)

MOVED by Deputy Warden Stewart, SECONDED by Councillor MacDonald, that Municipal Council approve a Development Agreement between the Municipality of the County of Antigonish and Clifton Developments Limited to construct a six (6) unit residential dwelling on a vacant lot at Property Identifier (PID) 10106037, Noah's Park. Motion carried.

Municipal Plan Amendment/Land Use By-law Amendment – GEA Developments, Lower South River

Ms. MacInnis provided Council with a presentation providing a summary of the proposal to amend the Fringe Municipal Plan and Zoning By-law, including mapping identifying the location of the properties impacted by the proposed amendments and the existing designations and zoning relative to the changes proposed. An overview of the background of the application was provided, and photographs of the site were shown as well. The applicant has requested to re-designate and re-zone the properties in question, in order to permit individual mini homes on each individual lot.

Warden McCarron asked whether there was anyone present in the gallery who wished to speak against or in favour of the application. Mr. George Arsenault, the property owner, spoke in support of the application. No one else spoke to the application. Ms. MacInnis was thanked for her presentation.

Min #2017-109 (Fringe MPA/ZBA – GEA Developments – Lower South River)

MOVED by Councillor MacLellan, SECONDED by Councillor MacFarlane, that Municipal Council:

- 1. Approve an amendment to the Generalized Future Land Use Map of the Antigonish Fringe Municipal Planning Strategy, to re-designate four parcels as shown in the map in the staff report dated July 24, 2017, from Commercial to Residential; and*
- 2. Approve an amendment to "Schedule A" of the Antigonish Fringe Land Use By-law, to re-*

zone PIDs 10127173 and 10127181 from General Commercial (C-2) to Mini Home Park (MHP-1); and,

3. Approve an amendment to Part 11, Section 11.3 of the Antigonish Fringe Land Use By-law, to add lot requirements for mini homes on individual lots with Municipal Sewer Services as noted below in bold text:

11.3 In any Mini Home Park (MHP-1) zone, no development permit shall be issued except in conformity with the following requirements:

Standard	Municipal Sewer Services	
	Park	Individual Lots
Minimum Lot Area	0.81 hectares (2 acres)	550m² (5,920 ft²)
Minimum Lot Frontage	30.5m (100ft)	15.25m (50ft)
Minimum Front Yard	7.6m (25ft)	7.6m (25ft)
Minimum Side Yard	3.0m (10ft)	3.0m (10ft)
Minimum Rear Yard	7.6m (25ft)	3.0m (10ft)

Motion carried.

COMMITTEE REPORTS

Committee of the Whole – July 25th, 2017

Min #2017-110 (Administration Building Roof Re-Shingling Tender)

MOVED by Councillor Deveau, SECONDED by Councillor MacFarlane, that Municipal Council permit a tender soliciting bids to re-shingle the roof at the Municipal Administration Office. Motion carried.

Min #2017-111 (Letter Expressing DTIR Concerns)

MOVED by Councillor Chisholm, SECONDED by Councillor Mattie, that Municipal Council send a letter to local MLAs and the Department of Transportation expressing concern with the ongoing vacancy of one of the three local roads supervisor positions. Motion carried.

Min #2017-112 (Nepean Junior Wildcats Player Guide Advertisement)

MOVED by Councillor MacFarlane, SECONDED by Councillor MacDonald, that Municipal Council purchase a ¼ page advertisement in the Nepean Junior Wildcats Player Guide, 2017-2018, at a cost of \$350. Motion carried.

E-Poll – Committee of the Whole – August 1st, 2017

Min #2017-113 (Truck Purchase)

MOVED by Deputy Warden Stewart, SECONDED by Councillor Deveau, that a 2009 Komatsu HM350 Articulated Truck be purchased for \$70,000.00 + HST from Nova Construction. Motion carried.

E-Poll – Committee of the Whole – August 16th, 2017

Min #2017-114 (Dozer Purchase)

MOVED by Councillor MacFarlane, SECONDED by Councillor Mattie, that a 2016 CAT D5K2XL Dozer be purchased for \$129,000.00 plus HST from Atlantic CAT. Motion carried.

E-Poll – Committee of the Whole – August 21st, 2017**Min #2017-115 (Administration Building Partial Roof Re-Shingle)**

MOVED by Councillor Deveau, SECONDED by Councillor MacLellan, that Municipal Council award the tender for the partial roof re-shingling of the Administration Building to Tate Construction Ltd. at a bid amount of \$31,500 + HST. Motion carried.

MISCELLANEOUS BUSINESS

Mr. Horne noted that Councillor MacFarlane and Deputy Warden Stewart had both expressed interest in serving as the Chair and Vice-Chair, respectively, of the new Asset Management Committee. Formal nominations and motions were now required to formalize these appointments.

Councillor MacFarlane was nominated as Chair of the Asset Management Committee by Deputy Warden Stewart. This nomination was seconded by Councillor Deveau.

Min #2017-116 (Asset Management Committee Chair)

MOVED by Councillor Deveau, SECONDED by Deputy Warden Stewart, that Councillor MacFarlane be appointed to the position of Chair of the Asset Management Committee. Motion carried.

Councillor Dunbar nominated Deputy Warden Stewart to the position of Vice-Chair of the Asset Management Committee. This nomination was seconded by Councillor Chisholm.

Min #2017-117 (Asset Management Committee Vice-Chair)

MOVED by Councillor Deveau, SECONDED by Councillor Mattie, that Deputy Warden Stewart be appointed to the position of Vice-Chair of the Asset Management Committee. Motion carried.

MOTION TO ADJOURN**Min #2017-118 (Motion to Adjourn)**

MOVED by Councillor Deveau, seconded by Deputy Warden Stewart that the Council meeting adjourns at 6:08pm. Motion carried.

Warden Owen McCarron

Glenn Horne, Municipal Clerk/Treasurer