

**COUNCIL MEETING AGENDA**  
**Tuesday, November 18, 2014 @ 7:30 pm**  
**Municipal Administration Centre (Council Chambers)**

Call to Order – Chairman, Warden Russell Boucher

Approval of Agenda

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1. Approval of Minutes: October 21, 2014

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2. Business Arising from the Minutes

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3. Public Hearing

- Public Hearing Protocol
  - Continuation of the October 21, 2014 Public Hearing concerning an amendment to the Zoning Map in the Land Use By-Law for the Antigonish Planning Area (Fringe Plan), to re-zone a property identified as PID #01249846 from Rural Development (RD-1) zone to Gateway Commercial (GC-1) zone
- .....

4. Presentations

- 1) Port Hawkesbury Paper - Andrew Fedora, Leader in Sustainability & Outreach
  - 2) The Future of Internet Services in Rural Antigonish County - Parker Donham, Seaside Communications
  - 3) Michelin Development Fund - John Tully
- .....

5. Correspondence

- 1) Town of Antigonish RE: Twinning Highway 104 West of Antigonish
- .....

6. Committee Reports

- 1) Committee of the Whole E-Poll – November 6, 2014
  - 2) Planning Advisory Committee, November 17, 2014 (Will be provided at meeting)
  - 3) Committee of the Whole – November 18, 2014 (Will be provided at meeting)
- .....

7. Reports from Individual Council Members on Outside Boards, Committees, and Commissions

.....

8. Motion to Adopt Winter Parking Regulations

.....

9. Miscellaneous Business

- 1. Dangerous & Unsightly Premises Updates:
    - 1) Property of Patrick Bennett, 984 Old Antigonish Road
    - 2) Frank and Margaret Bruno, Warf Road, East Tracadie
    - 3) Robert and Marlene Bayers, 986 Old Antigonish Road, Monastery
    - 4) Florence Teasdale, Highway 245, Maryvale
    - 5) John and Catherine MacDonald, 3328 Highway 245, Maryvale
  - 2. UNSM Long-Service Award
  - 3. People's Place Library - Canada's Great Public Space
- .....

10. Adjournment



Municipal Council Meeting - Minutes  
**Tuesday, October 21, 2014**  
**7:30 to 9:15 pm**

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Present: Warden Russell Boucher, Chairperson  
Deputy Warden Owen McCarron

Councillors: Vaughan Chisholm Angus Bowie  
Donnie MacDonald Bill MacFarlane  
Mary MacLellan Pierre Boucher  
Hughie Stewart

Regrets: Councillor Rémi Deveau

Also present: Glenn Horne, Municipal Clerk/Treasurer  
Chris Boyd, Solicitor – Boudrot & Rodgers Law Firm  
Joyce Levangie, Recorder  
Beth Schumacher, Senior Planner, Eastern District Planning Commission  
Trudy LeBlanc, Sr. Advisor Municipal Client Relations, PVSC  
Jeana MacLeod, Volunteer & Outreach Coordinator, Clean NS  
Corey LeBlanc, The Casket  
Adam Cooke, The Reporter  
Greg Morrow, The Hawk  
Bill MacCuish, 98.9 XFM  
Boyd MacIsaac, R.J. MacIsaac Construction  
Gallery

The meeting was called to order by the Chair, Warden Russell Boucher who welcomed everyone to the meeting.

### **APPROVAL OF AGENDA**

Warden Boucher called for any additions or deletions to the agenda.

The following items were added to the Agenda.

- 1) 2 Items under Correspondence
- 2) #8 Miscellaneous Business - AMA Spring Conference
- 3) Congratulatory Message

**Min #2014-150 (Approval of Agenda)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Councillor Bill MacFarlane that the agenda be approved as amended. Motion carried.*

## **APPROVAL OF THE MINUTES – September 16, 2014**

Warden Boucher called for any errors or omissions to the Minutes of September 15, 2014 Meeting of Municipal Council three times.

### **Min #2014-151 (Approval of Minutes – September 16, 2014)**

*MOVED by Councillor Bill MacFarlane, SECONDED by Councillor Mary MacLellan that the Minutes of the September 16, 2014 Meeting of Municipal Council be approved as presented. Motion carried.*

## **BUSINESS ARISING FROM THE MINUTES**

Councillor MacLellan noted that on Minute #2014-147, it is very important to keep showing the County's support on the twinning of Highway 104 west of Antigonish, as there has recently been another fatal accident at this intersection.

## **PUBLIC HEARING**

Mr. Horne reviewed the Public Hearing Protocol in accordance with the requirements of the *Municipal Government Act*.

## **Amendment to the Zoning Map in the Land Use By-Law in the Antigonish Planning Area**

Beth Schumacher, Senior Planner, EDPC appeared before Council to review an Amendment to the Zoning Map in the Land Use By-Law for the Antigonish Planning Area (Fringe Plan), to rezone a property identified as PID #01249846 from Rural Development (RD-1) zone to Gateway Commercial (GC-1) zone. Ms. Schumacher's Staff Report is attached to the minutes.

This amendment would allow any use in the Gateway Commercial zone to be considered for the site, subject to the regulations of that zone. A future development application would be subject to meeting the evaluation criteria for a Site Plan as noted in Part 12, Sections 4 through 7 in the Land Use By-Law.

Ms. Schumacher noted that Staff is recommending the approval of this amendment as per the Staff Report.

Ms. Schumacher was thanked for her report.

Council Members were given an opportunity to ask questions.

Warden Boucher asked if there was anyone present against the amendment.

Mr. Mark Oulette, Summerled, then approached Council. Mr. Oulette owns the property across from PID #01249846. Mr. Oulette has two concerns pertaining to planning matters, specifically regarding process and site access.

Ms. Schumacher will address these concerns and respond back to Mr. Horne.

Warden Boucher asked if there was anyone present in favor of the amendment. There was no one present to speak in favor.

**Min #2014-152 (Amendment to the Zoning Map – Antigonish Fringe Area)**

*MOVED by Councillor Mary MacLellan, SECONDED by Councillor Hughie Stewart that Municipal Council table the recommendation to amend the Zoning Map in the Land Use By-Law for the Antigonish Planning Area (Fringe Plan), to rezone a property identified as PID #01249846 from Rural Development (RD-1) zone to Gateway (GC-1) zone until two concerns pertaining to planning matters be addressed. Motion carried.*

**PRESENTATIONS**

**Property Valuation Services Corporation (PVSC)**

Trudy LeBlanc, Sr. Advisor Municipal Client Relations, appeared before Council with a presentation on Property Valuation Services. (Presentation attached to the Minutes)

Council Members were given an opportunity to ask questions.

Warden Boucher thanked Ms. LeBlanc for her presentation.

**Low Income Energy Efficiency Programming in Nova Scotia**

Jeana MacLeod, Clean NS appeared before Council with a presentation on the Low Income Energy Efficiency Programming in Nova Scotia. (Presentation attached to the Minutes)

Council Members were given an opportunity to ask questions.

Ms. MacLeod was thanked for her presentation.

**COMMITTEE REPORTS**

**Committee of the Whole Report, E-Poll – September 22, 2014**

**Min #2014-153 (Emergency Management Coordinator Position)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Deputy Warden Owen McCarron that the job description for Emergency Management Coordinator be approved and an advertisement be circulated to fill this vacancy. Motion carried.*

**Min #2014-154 (ERSWM Endorse Regulations)**

*MOVED by Councillor Vaughan Chisholm, SECONDED by Councillor Bill MacFarlane that the Eastern Regional Solid Waste Management Committee response to the solid waste regulation stakeholder consultation be endorsed. Motion carried.*

**Committee of the Whole Report – October 6, 2014**

**Min #2014-155 (Rename Highway #4 to South River Road)**

*MOVED by Councillor Bill MacFarlane, SECONDED by Councillor Angus Bowie that Highway #4 in the Fringe Area be renamed to South River Road effective November 1, 2014. Motion carried.*

**Min #2014-156 (Procurement Policy)**

*MOVED by Councillor Donnie MacDonald, SECONDED by Deputy Warden Owen McCarron that the updated Procurement Policy be adopted as presented. Motion carried.*

**Min #2014-157 (X-Men Hockey Media Guide Ad)**

*MOVED by Councillor Angus Bowie, SECONDED by Councillor Bill MacFarlane that the Municipality renew its sponsorship for the annual X-Men Hockey Media Guide in the amount of \$200.00. Motion carried.*

**Min #2014-158 (County Apparel for Employees)**

*MOVED by Councillor Vaughan Chisholm, SECONDED by Councillor Bill MacFarlane that a polo style shirt and a hat, with the County logo, be purchased for all Municipal Staff at an approximate cost of \$1,000.00. Motion carried.*

**Min #2014-159 (African Heritage Month)**

*MOVED by Councillor Mary MacLellan, SECONDED by Deputy Warden Owen McCarron that the County participate in the celebration for African Heritage Month to be held at the People's Place Library in early February 2015. The County would make a financial contribution of \$150.00 towards this event. Motion carried.*

**Finance Committee Report – October 21, 2014**

**Min #2014-160 (Financial Statements – FY 2013/14)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Hughie Stewart that the Financial Statements for Fiscal Year 2013/2014 be approved as presented by Sonny MacDougall. Motion carried.*

**Min #2014-161 (Capital Investment Plan)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Donnie MacDonald that the 5-year Capital Investment Plan for the Province be approved as presented. Motion carried.*

**Min #2014-162 (Paving Cost Share Agreement)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Vaughan Chisholm that another 3 year agreement be signed with Transportation and Infrastructure Renewal for paving of Subdivision Streets. The current agreement expires in March 31, 2015. Motion carried.*

**Min #2014-163 (Dr. J.H. Gillis High School Band Sponsorship)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Bill MacFarlane that the County sponsor a ½ page ad in the program for the “Music of the Night” performance by the Regional Band High School being held in November and December in the amount of \$250.00. Motion carried.*

**Min #2014-164 (Boundary Review Update)**

*MOVED by Deputy Warden Owen McCarron, SECONDED by Councillor Angus Bowie that the Boundary Review be approved as presented. Motion carried.*

**CORRESPONDENCE**

Correspondence has been received from the following:

- 1) Thank you letter – Town of Port Hawkesbury for the support letter regarding their funding application to Atlantic Canada Opportunities Agency (ACOA)
- 2) Request to Support to save Canada Post
- 3) Heatherton Development Culture & Wellness Association thanking Council for allowing the transfer ownership
- 4) Agriculture – Animal Protection Act
- 5) Minister of Transportation and Infrastructure Renewal – Twinning of Highway 4, west of Antigonish

**UPDATES/REPORTS FROM INDIVIDUAL COUNCIL MEMBERS**

Deputy Warden Owen McCarron reported that he attended:

- Poverty Reduction Luncheon
- Unveiling of New Veteran’s Memorial

Councillor Donnie MacDonald attended the official opening of Purlbrook Enterprises (DKI)

Councillor Mary MacLellan reported that she attended:

- Meeting at the Millennium Centre – Andrew Younger RE: Electricity
- Library Conference – September 26<sup>th</sup> to 29<sup>th</sup>
- October 7 – Library Exhibit – “Thunder Maker”
- Boundary Review Open House
- “Sharing the View” Arts Social

Councillor Pierre Boucher reported that he attended the Waste Diversion Conference in Halifax.

Councillor Angus Bowie reported that he is attending on-going meetings regarding the Heatherton School, and looking forward to the name transfer in November.

Warden Boucher reported that he attended:

- Chamber Breakfast, Premier MacNeil
- Exhibition in Truro
- Dr. Ken MacDonald Initiation, St. F.X.
- Meeting with Michelin
- Boundary Review Open House
- St. Andrews, laying of wreath on behalf of Council
- St. Joseph's, Priority Setting Workshop

### **MISCELLANEOUS BUSINESS**

Mr. Horne noted that the AMA Spring Conference is being held in June 2015. Glenn and Stephen Fiest will be hosting this event at St. F.X. University.

### **CONGRATULATORY**

Deputy Warden McCarron extended congratulations, on behalf of Council, to Hughie Stewart and family on their relocation of their business Purlbrook Enterprises (DKI).

*Moved by Councillor Mary MacLellan and seconded by Councillor Pierre Boucher that the meeting adjourn @ 9:15 pm.*

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**Warden Russell Boucher**

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**Glenn Horne, Municipal Clerk/Treasurer**



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## MUNICIPALITY OF THE COUNTY OF ANTIGONISH

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**SUBJECT:** PUBLIC HEARING PROTOCOL

**DATE:** November 18, 2014 @ 7:30 pm

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In accordance with the requirements of the *Municipal Government Act*, and as outlined in this *Municipality of the County of Antigonish Policy Regarding Rules of Order, Council Proceedings and Committees*, the proceedings of this Public Hearing will be conducted as follows:

- The presiding member will request planning staff to:
  - present the staff report,
  - outline the Planning Advisory Committee's recommendation, and
  - confirm the Public Hearing was advertised in accordance with the requirements of the *Municipal Government Act*.
- The presiding member will ask that anyone wishing to speak against the proposed amendment identify themselves. They will then ask that anyone wishing to speak in favour of the amendment identify themselves. Only those listed will be called upon to speak.
- Each resident called upon to speak shall be provided one opportunity to comment on the amendment being considered for a maximum of five (5) minutes.
- All comments shall be directed to the presiding member.
- Any questions shall be viewed as a matter for Municipal Council to consider in making a decision.
- The presiding member may place limits on any speaker to conduct an orderly meeting.
- When all residents seeking to provide comment on the amendment have had an opportunity, the presiding member shall entertain a motion to approve on second reading or to table.



**To:** Glenn Horne, Municipal Clerk/Treasurer  
**From:** Planning Staff (EDPC)  
**Date:** October 23, 2014  
**Reference:** Follow-up to Concerns Raised by Mr. Ouellette regarding the application to amend the *Land Use By-law for the Antigonish County Planning Area* to re-zone a parcel on Beech Hill Road between Highway 104 and Highway 4 (PID 01249846) from Rural Development (RD-1) to Gateway Commercial (GC-1).

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On Tuesday, October 21, 2014, EDPC staff attended the meeting of Council, where a Public Hearing for an application to amend the zoning of a site in the Antigonish County Planning Area (Fringe Plan), to re-zone PID 01249846 was discussed. Two concerns were raised by an attending member of the public, Mr. Ouellette, pertaining to planning matters, specifically regarding process and site access.

**Concern One:** Planning staff failed to follow the notification process for a Land Use By-law amendment as outlined in the policy document, by not directly notifying adjacent property owners.

Staff consulted the Municipal Planning Strategy for the Antigonish County Planning Area and identified that Policy 32 had been overlooked. This policy reads as follows:

*Notice to Property Owners*

*Policy 32*

*In considering amendments to the Land Use By-law, it shall be the intention of Council to require that property owners on abutting lots to the subject property be notified by mail, with all costs to be borne by the applicant.*

As the item was tabled, staff can remedy the situation by completing this mailing to notify the property owners on abutting lots of the proposal and any upcoming meetings where the proposal will be considered.

**Concern Two:** Survey stakes on the subject property that may be identifying a future driveway location do not line up with the proposed driveway location on Mr. Ouellette's holdings, which could have an impact on the ability to secure an access permit from DTIR.

As noted by EDPC staff at the Public Hearing, the re-zoning request was circulated to DTIR staff for comment. In correspondence received from this department, the existing roads were identified to be adequate for the re-zoning. However, DTIR identified that a Traffic Impact Study will have to be conducted before an access permit will be given, to determine if road upgrades will be needed.

The application before Council at this time is with regards to the zoning classification of the land, and does not deal with any specific development on the subject property. Should the property successfully be rezoned Gateway Commercial (GC-1), a Site Plan application will be required prior to issuance of a Development Permit. It is at this time that staff will be looking to confirm that any proposed access to the site identified on the plan submitted for approval complies with any of the terms for access required by DTIR.

**To:** Antigonish Planning Advisory Committee  
Antigonish County Council

**From:** Planning Staff (EDPC)

**Date:** September 16, 2014

**Reference:** Amendments to the *Land Use By-law for the Antigonish County Planning Area* to re-zone a parcel on Beech Hill Road between Highway 104 and Highway 4 (PID 01249846) from Rural Development (RD-1) to Gateway Commercial (GC-1).

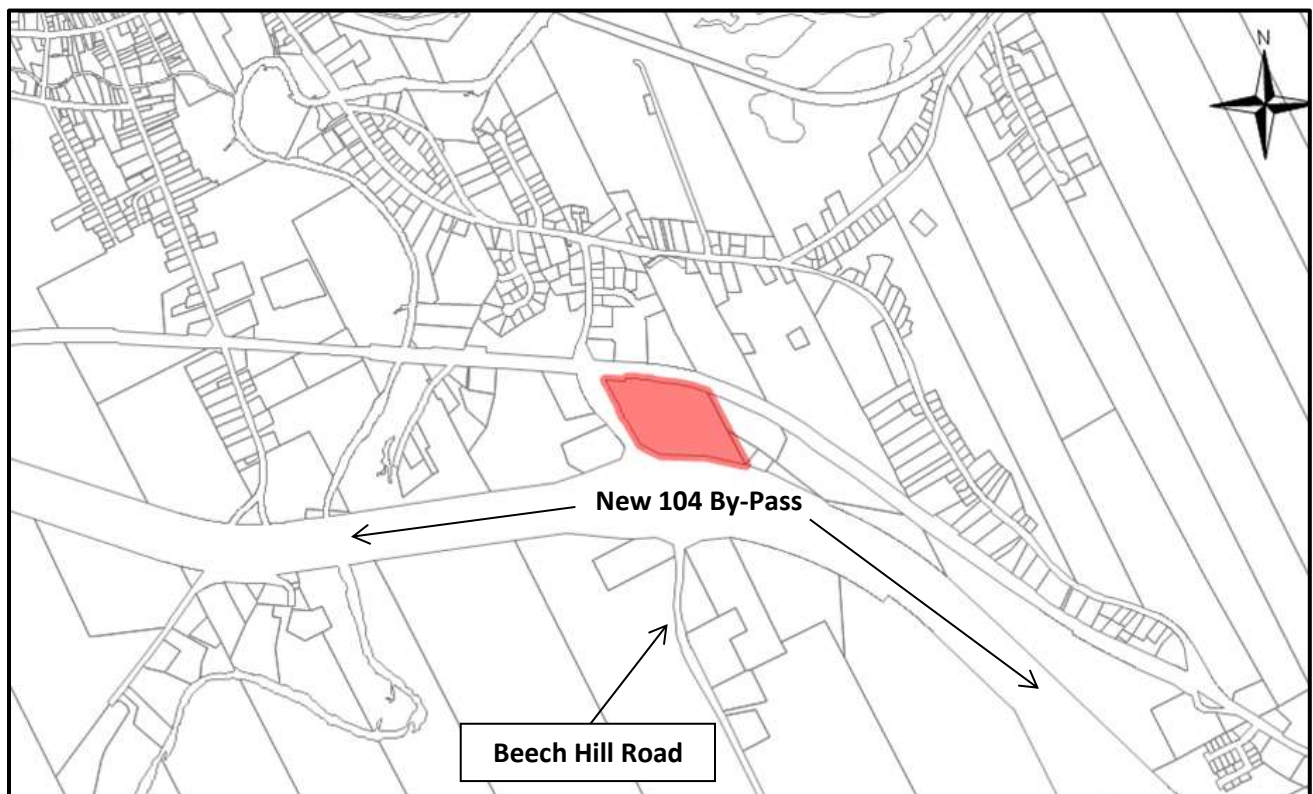
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**Recommendation:**

That Council:

- 1) **Approve** an amendment to the Zoning Map in the Land Use By-law for the Antigonish Planning Area (Fringe Plan), to re-zone a property identified as PID 01249846 from Rural Development (RD-1) zone to Gateway Commercial (GC-1) zone, as shown in Appendix "B"

This amendment would allow any use in the Gateway Commercial (GC-1) zone to be considered for the site, subject to the regulations of that zone. A future development application would be subject to meeting the evaluation criteria for a Site Plan as noted in Part 12, Sections 4 through 7 in the Land Use By-law.



**Figure A: Location of Subject Site Highlighted Red**

## Staff Report

### Information:

The parcel subject to this application sits on Beech Hill Road, between the new Highway 104 By-pass and the old Highway 104 route (currently closed to traffic). The applicant is looking to re-zone the lands from the general Rural Development (RD-1) zone to the Gateway Commercial (GC-1) zone. Staff notes that other properties in the immediate area are already zoned Gateway Commercial (GC-1) zone, including lands on the south side of the new Highway 104 By-pass, as well as a parcel immediately across Beech Hill Road from the subject site.

### Analysis:

#### Compatibility

In the Municipal Planning Strategy, the summary provided outlining the role of Gateway Commercial development notes that they are operations *“characterized by a heavy dependence on automobile access and off-street parking, large setbacks from the highway and are generally heavy traffic generators. By nature of location, these commercial areas are very visible to travelers and when the Highway 104 By-pass is completed around the Town, the remnant 104 route will become an important access and gateway to the Town of Antigonish.”* The policy pre-amble goes on to say that *“it is Council’s desire that such development not detract from existing small-scale commercial development in the Town’s downtown core. Instead the highway oriented commercial development would ideally complement the existing regional retail picture and satisfy retail and business needs that the core is ill suited to meet.”*

The subject site is currently zoned Rural Development (RD-1) zone. Prior to the construction of the Highway 104 By-pass, which opened in 2013, the old Highway 104 right-of-way served as a natural boundary between the built-up area adjacent to the Town and the rural countryside. The By-pass could now be interpreted to serve as this boundary, bringing several parcels, including the subject site, to the “urban” side of the line. The site also sits directly adjacent to the Highway 104 access ramp, and would satisfy the intent of the statements noted in the preceding paragraph regarding vehicular-oriented services and commercial areas.

Given the zoning and nature of existing developments in the area immediately adjacent to the site, being office and commercial, staff feel that consideration should be given to options for similar development on the subject site. The existing Rural Development zoning would permit uses such as offices, repair shops and agricultural uses. Changing the zoning to Gateway Commercial would expand the list of possible uses to include a variety of retail, institutional, and tourist establishments. A full list of the uses permitted in the existing and proposed zones for the subject site are provided in Appendix “C”.

#### Visual Impact

As noted in the Municipal Planning Strategy, Highway 104 provides a major link into Antigonish, but also gives travellers passing by an impression of the community. Development along the corridor is, therefore, a major factor when presenting visitors with a first and lasting impression of Antigonish. As a means of addressing this heightened importance of development within the community’s gateway, the planning policies outline a requirement for all development in the Gateway Commercial (GC-1) to obtain Site Plan Approval. This process and the expectations for development requiring such review are outlined in Part 12, Sections 4 through 7 of the Land Use By-law. Generally, Site Plan Approval requires the developer to submit a plan identifying the layout of

## Staff Report

any structures on the site, as well as vehicular access, landscaping, lighting and storm water management. Site Plan Approval is considered to be a less-onerous alternative to the Development Agreement process; the proponent has the confidence of knowing that their use is permitted as-of-right by the zoning, and is not required to enter into a detailed agreement for the development and management of the site; the municipality has input on site design in accordance with community standards.

Any concerns that staff may have regarding the design of the proposed development (building orientation, screening, and site lighting) can be addressed through the Site Plan Approval process. The requirement to undergo Site Plan review is anticipated to be carried over in the updates to the Planning Strategy and Land Use By-law to also apply to the General Commercial (C-2) zone.

### Evaluation Criteria

Policy 31(a) of the Planning Strategy outlines criteria that must be considered when evaluating a proposal to amend the Land Use by-law. To assist planning staff with determining if a proposal satisfies these criteria, details of the proposed amendment are circulated to other municipal staff and select provincial departments for comment. In general, responses received noted no concerns with the proposed re-zoning. At the time of Site Plan Approval, future consideration of traffic volumes, grading, and erosion control will need to be given. These items are being deferred as they are most accurately reviewed when a development proposal, as opposed to a general list of uses, are considered. A table summarizing the evaluation of the proposed amendment in relation to the criteria noted in the Planning Strategy are provided in a table found in Appendix "A" to this report.

A site visit, which involved observing the conditions of the site from its boundaries, was conducted on Wednesday September 3<sup>rd</sup>. Staff notes that the site is sloping from the back of the site down towards Beech Hill Road, and is partially vegetated. Whether any watercourses, such as small streams, were present on site, could not be determined. Any future development on the site will have to take into consideration the topography and overland flow, with Engineering plans prepared as part of the site plan review will need to identify driveway grades, retaining wall locations (if required) and any stormwater/drainage infrastructure that may be required.

### **Conclusion:**

Planning staff is recommending that Council **approve** an amendment to the Zoning Map in the Land Use By-law for the Antigonish Planning Area (Fringe Plan), to re-zone a property identified as PID 01249846 from Rural Development (RD-1) zone to Gateway Commercial (GC-1) zone, as shown in Appendix "B".

For the reasons noted in the analysis section of this report, staff feels that the zoning is compatible with neighbouring properties, and are of the opinion that the subject site is located in an ideal location for "gateway" commercial uses and will facilitate the creation of a commercial node around Highway Exit 33. Further, staff feels that the requirement for Site Plan Approval provides further assurance that development proposed within the Gateway Commercial (GC-1) zone will satisfy any development criteria, as outlined in the Land Use By-law.

## Policy 31(a) Criteria to Consider When Amending the Land Use By-law

In considering amendments to the Land Use By-law, in addition to all other criteria as set out in various policies of this Strategy, Council shall have regard for the following matters:

Policy	Criterion	How Addressed
31(a)(a)	That the proposal is in conformance with the intents of this Strategy and with the requirements of all other Municipal By-laws and regulations;	Complies with intent of Strategy – see Analysis section of staff report
31(a)(b)	That the proposal is not premature or inappropriate by reason of the following:	
...(i)	the financial capability of the Municipality to absorb any costs relating to the proposal;	Circulated to CAO – no concerns noted
...(ii)	the adequacy of sewer and/or water services to support the proposal	Circulated to Public Works – no concerns noted
...(iii)	the adequacy and proximity of school, recreation and other community facilities;	Not Applicable
...(iv)	the adequacy of road networks, in, adjacent to, or leading to the development and the adequacy of proposed accesses and parking facilities;	Circulated to DTIR - The existing roads are adequate for the re-zoning.  However, a Traffic Impact Study will have to be conducted before an access permit will be given, to determine if road upgrades will be needed.
...(v)	the potential for the contamination of abutting watercourses or the creation of erosion or sedimentation as a result of the development as determined by a qualified person from the appropriate government department	Best determined at time of Site Plan review when grading plans/information known
...(vi)	suitability of the proposed site in terms of steepness of grades, soil and geological conditions, marshes, swamps or bogs as determined by a qualified person from the appropriate government department and proximity of highway ramps and railway rights-of-way	Circulated to DTIR for feedback regarding highway ramp considerations – Traffic Impact Study will be required before an Access Permit is granted  No railway rights-of-way located on or near subject site  Grading information specific to proposal will be circulated for comment when Site Plan application provided

***A By-law to Amend the Land Use By-law  
for the Antigonish County Planning Area***

The *Land Use By-law for the Antigonish County Planning Area* is hereby amended by altering the Zoning Map as illustrated on the attached Map 1.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2014.

Given under the hand of the Municipal Clerk / Treasurer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2014.

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Glenn Horne  
Municipal Clerk / Treasurer

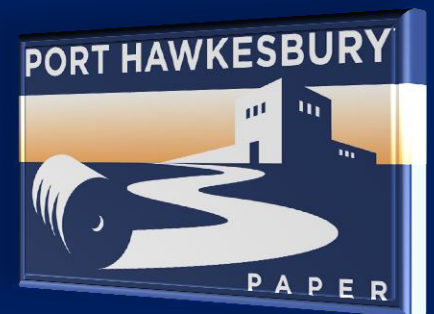
Appendix "C" – Permitted Land Use Comparison Between RD-1 and GC-1 Zones

RD-1 Zone Permitted Uses	GC-1 Zone Permitted Uses
<ul style="list-style-type: none"> <li>• All uses permitted in the Residential (R-1) Zone, subject to RD-1 requirements</li> <li>• Business and Professional Offices</li> <li>• Greenhouses</li> <li>• Repair Shops, including auto body shops</li> <li>• Agricultural uses including intensive livestock operations</li> <li>• Forestry and related uses</li> <li>• Fishery and related uses</li> <li>• Garden suites</li> </ul> <p><b>List of Uses Permitted in R-1 Zone</b></p> <ul style="list-style-type: none"> <li>• Single Detached Dwellings</li> <li>• Mobile Homes on individual lots</li> <li>• Semi-detached Dwellings</li> <li>• Duplex Dwellings</li> <li>• Converted Dwellings to a maximum of two units</li> <li>• Bed &amp; Breakfasts</li> <li>• Boarding Houses and Guest Homes</li> <li>• Day Nurseries</li> <li>• Senior Citizens' Housing</li> <li>• Institutional Uses</li> <li>• Nursing Homes</li> <li>• Recreational Uses</li> <li>• Agricultural Uses, excluding intensive livestock operations</li> <li>• Business and professional offices that are less than 2,500 square feet of floor area</li> </ul>	<ul style="list-style-type: none"> <li>• animal hospitals and veterinary establishments</li> <li>• automobile sales and service establishments</li> <li>• boat, trailer and snowmobile sales and rentals</li> <li>• building supplies, agriculture supplies and lumber outlets</li> <li>• business and professional offices</li> <li>• churches and religious institutions</li> <li>• clubs (whether fraternal or for profit)</li> <li>• commercial schools</li> <li>• display courts (including swimming pools, prefabricated cottages and mini homes)</li> <li>• existing residential uses.</li> <li>• Farm markets</li> <li>• funeral homes</li> <li>• garden and nursery supplies (including greenhouses)</li> <li>• hotels and motels</li> <li>• indoor recreation establishments</li> <li>• institutional uses</li> <li>• licensed liquor establishments</li> <li>• medical clinics</li> <li>• personal service shops</li> <li>• restaurants</li> <li>• retail stores</li> <li>• taxi and bus stations</li> <li>• tourist establishments (including visitor information centres)</li> </ul>

# Woodlands Activities & Operations



Antigonish County 2014/2015



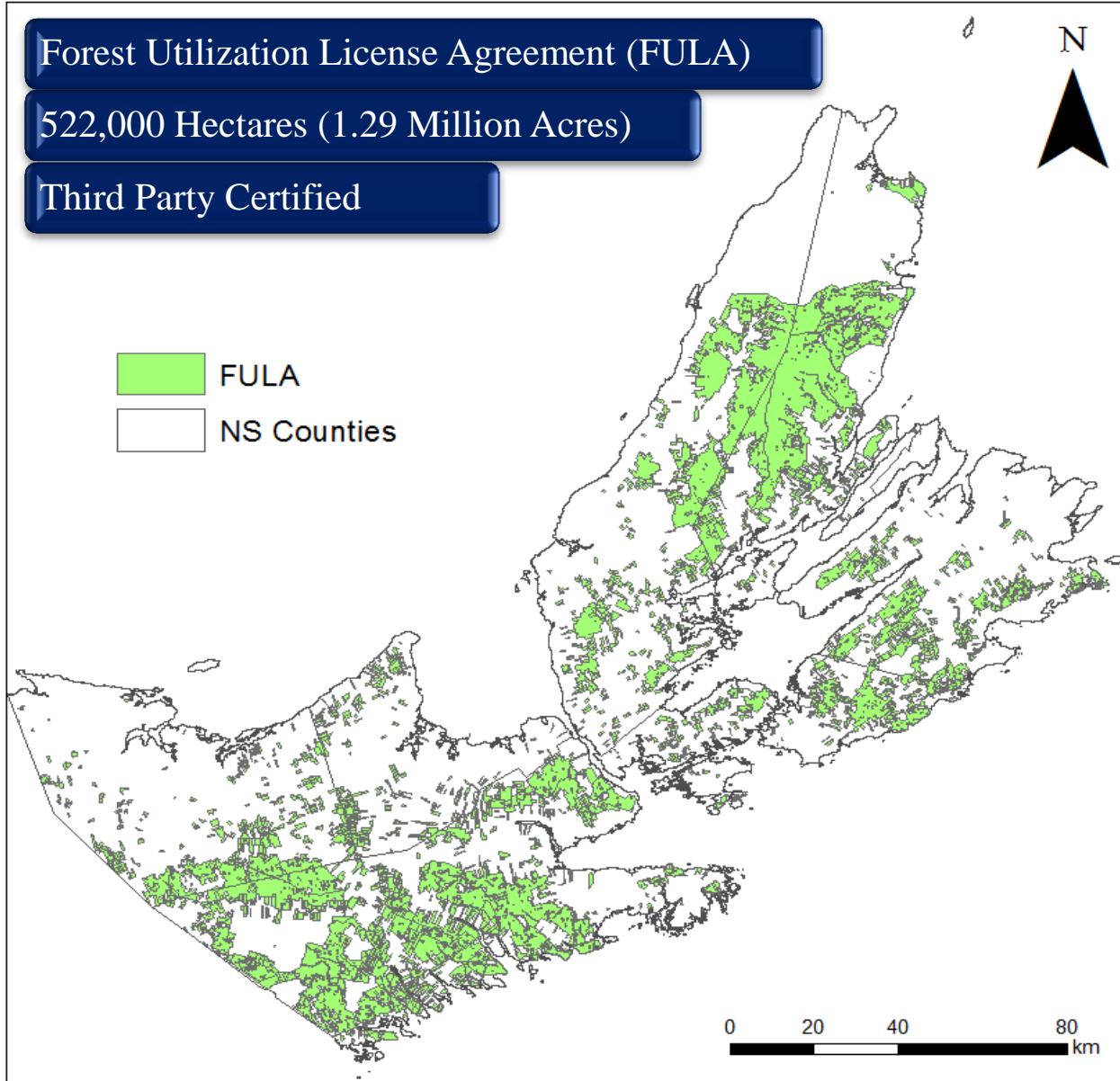


# PHP LP Provincially Licensed Crown Land

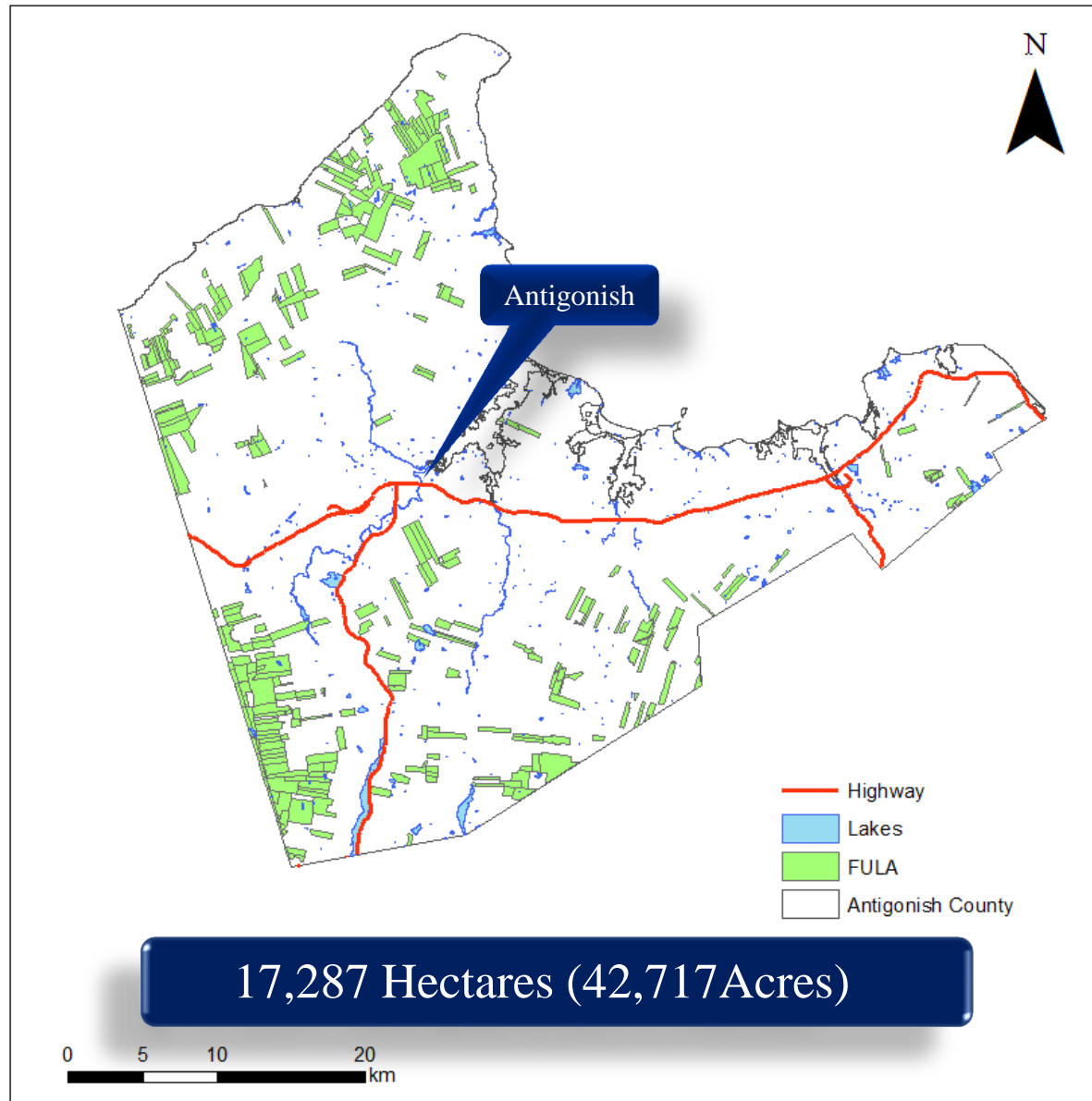
Forest Utilization License Agreement (FULA)

522,000 Hectares (1.29 Million Acres)

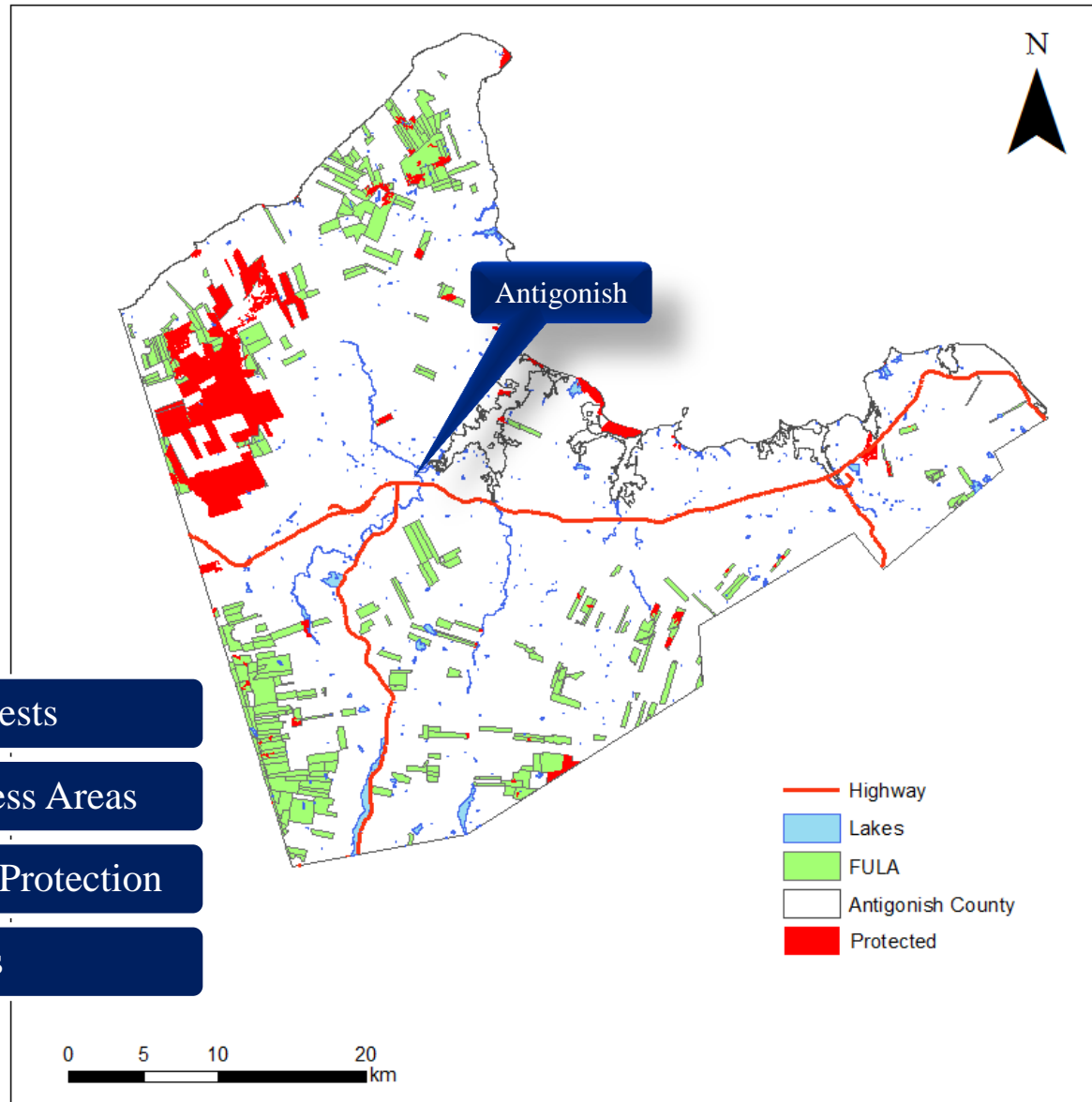
Third Party Certified



# Licensed Crown Land ~ Antigonish County



# Protected Areas ~ Antigonish County



Old Growth Forests

Crown Wilderness Areas

12% Provincial Protection

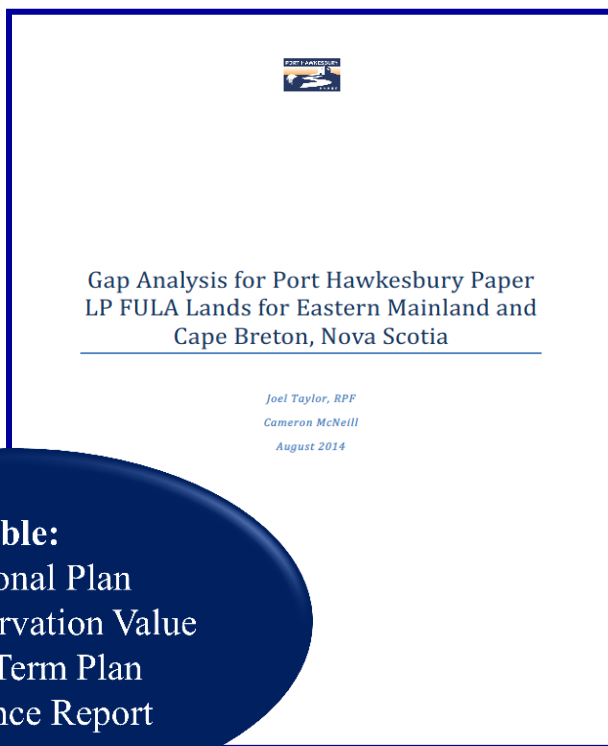
Nature Reserves

# Licensed Crown Land ~ Antigonish County

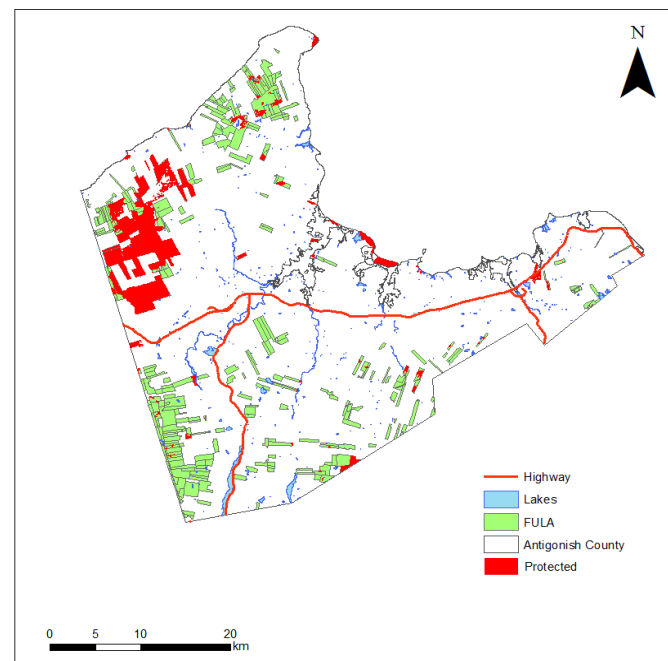
- Protected Area Analysis
- Representation
  - Area & Diversity
- Provincial Target: 12%
- Report Available

## Legally & Administratively Protected Antigonish County

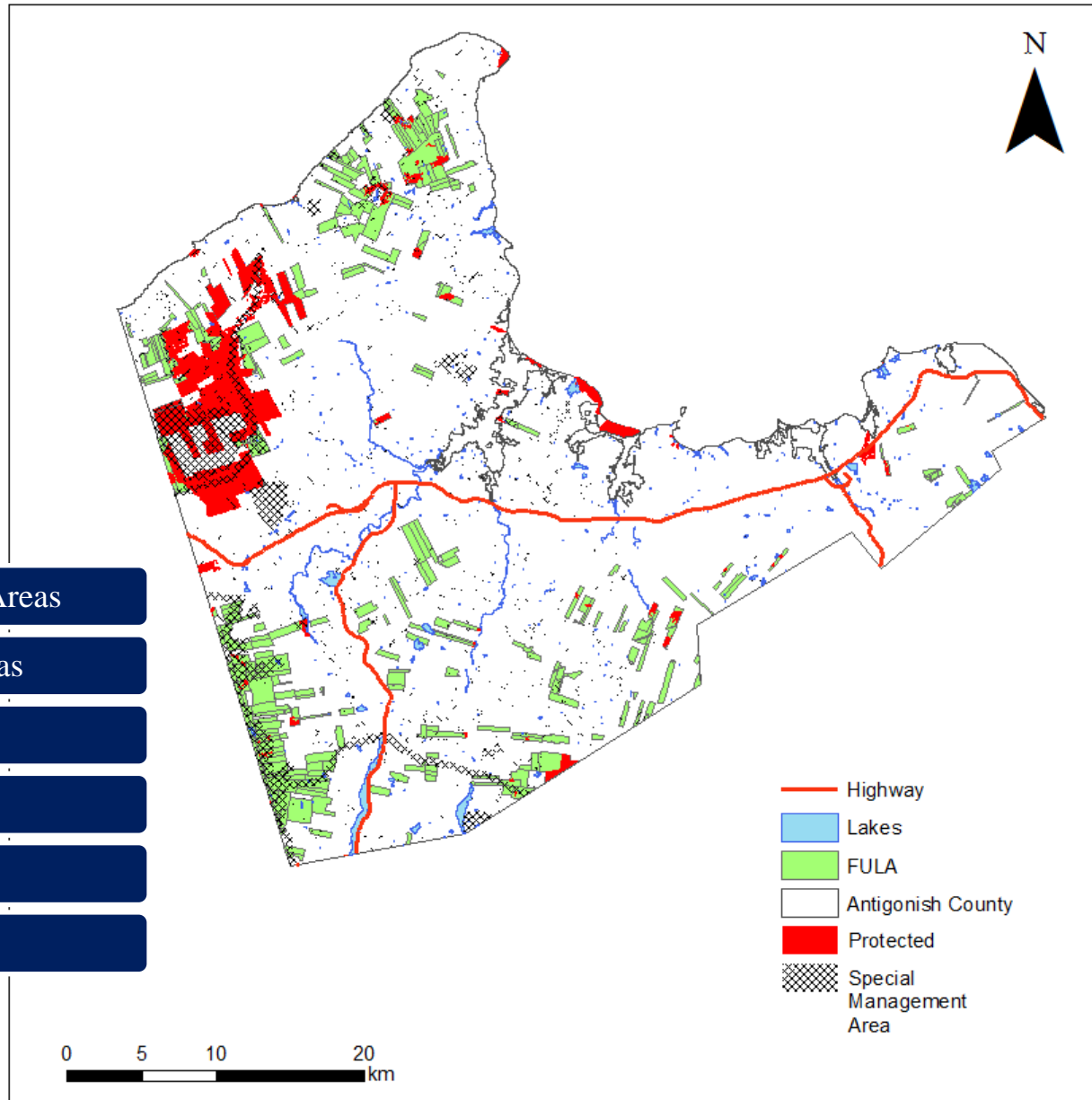
- FULA 17,287ha
- Protected Area: 2,442ha
- Percent Protected: 14%



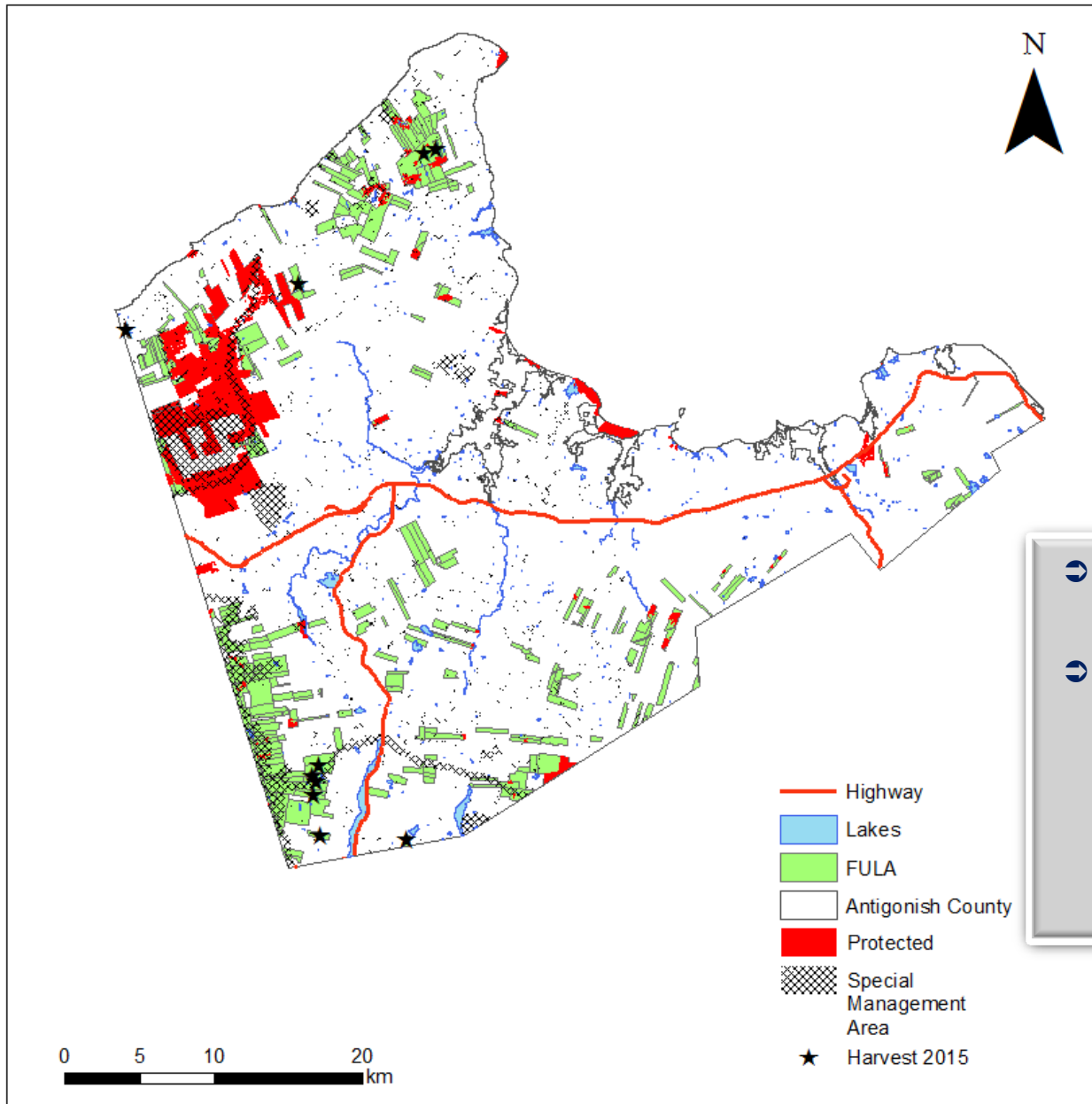
**Also Available:**  
5yr Operational Plan  
High Conservation Value  
80yr Long-Term Plan  
Green Balance Report



# Special Management Area's



# Proposed Crown Harvest 2015 ~ Antigonish Co



- Estimated Harvest
  - 690 ha planned
- Harvest Methods
  - Group & Single Tree Selection
  - Partial Cut
  - Commercial Thinning
  - Clearcut



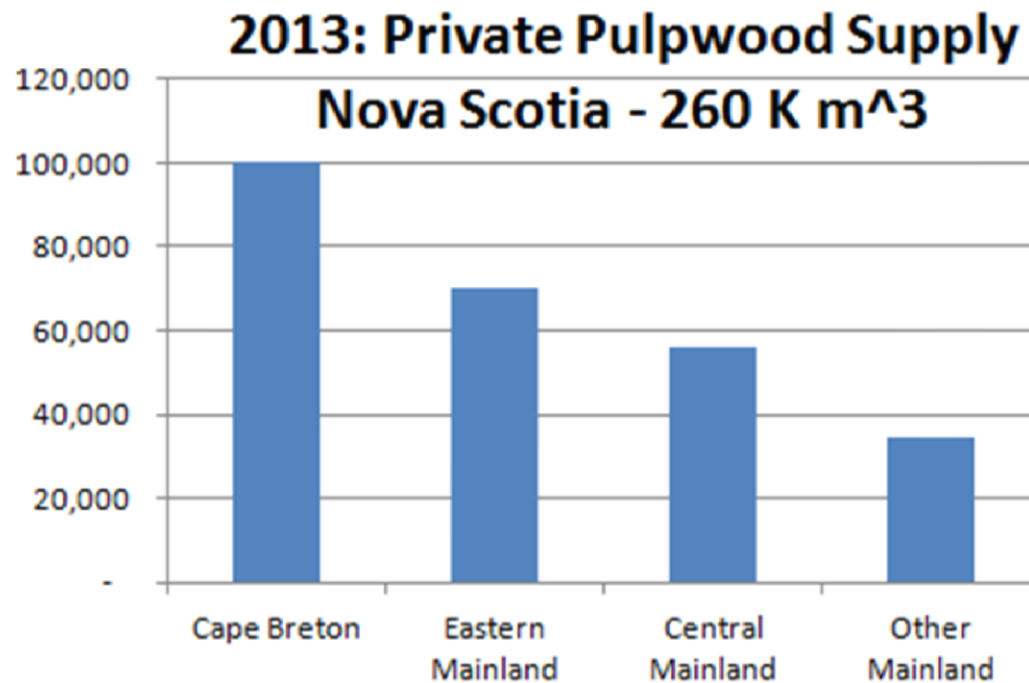
# Silviculture

Estimate Total Private Purchase of 250,000 m<sup>3</sup> Softwood

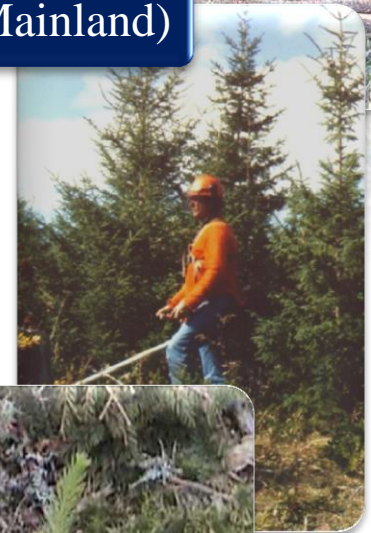
\$871,000 projected for 2015 (Private Land Province-wide)

Geographically Based

Silviculture Spend Aligned with Wood Purchase (CB / Mainland)



3/20/2014



# Forest Advisory Committee



3/20/2014



# Building Relationships

- Leasing Program
  - Offered across PHP Forest Management Area
  - Comprehensive woodland management services
  - Competitive stumpage rates



# Questions



## PROUDLY GROWING NOVA SCOTIA'S FORESTS

Port Hawkesbury Paper is proud to make some of the world's best paper right here in our home of Nova Scotia.

Locally based, our wood suppliers follow the most modern, sustainable forestry practices available. All of our woodland operations are FSC® & SFI® certified for responsible forest management.

This is our promise to future generations: that our province's greatest natural resource will be around for years to come.



[www.porthawkesburypaper.com](http://www.porthawkesburypaper.com)

3/20/2014

## PORT HAWKESBURY PAPER MILL ECONOMIC IMPACT

SPRING 2014

Port Hawkesbury Paper (PHP), the largest industrial employer in Cape Breton, produces supercalendered paper and manages over 500,000 hectares of Crown land. Through its direct and spinoff impacts, the mill is characterized as the economic mainstay of Inverness, Richmond and Guysborough counties, with its economic influence felt as far away as southwest Nova Scotia.

**MANAGES OVER  
500,000  
hectares  
OF CROWN LAND**

Annual spending in the province exceeds \$170 million. This spending triggers additional output in the rest of the Nova Scotia economy valued at an estimated \$168 million.

PHP creates an estimated 1,100 full-time equivalent jobs, with 325 at the mill and another 775 in spinoff activities.

Through its direct and spinoff activities, PHP generates over \$112 million in Nova Scotia GDP. Direct activities alone account for 1% of manufacturing GDP in the province as a whole.

PHP generates approximately \$24 million in direct labour income. This equates to an average of \$74,000 per employee, double the average industrial wage in Nova Scotia.

Tax revenues of all types, from both direct and spinoff activities, amounts to approximately \$23 million annually. This includes personal income tax, taxes on products and production, and municipal taxes.

**Value of output:  
EXCEEDS  
\$170 million**

**Jobs:  
AN ESTIMATED  
1,100 full-time  
EQUIVALENT JOBS**

**GDP:  
GENERATES OVER  
\$112 million**

**Income:  
Double  
THE AVERAGE INDUSTRIAL  
WAGE IN NOVA SCOTIA**

**Tax Revenue:  
\$23 million  
ANNUALLY**

## Frequently Asked Questions about Port Hawkesbury Paper

### Company Information

*How many people are employed by Port Hawkesbury Paper and its woodlands contractors?*

- Approximately 300 people work directly for the mill (25 in the Woodlands Unit)
- About 400 people are employed as contractors working on the licensed Crown resource, in road construction, silviculture, harvesting, and trucking of forest products from private woodlots

*What is the annual financial contribution to the local economy by Port Hawkesbury Paper?*

Port Hawkesbury Paper's annual direct contribution to businesses operating in Nova Scotia is \$160 million.

*How much land does the company manage?*

- The Company has a Crown license agreement to manage approximately 523,000 hectares of land
- The Company has short term agreements with private woodlot owners for wood harvesting and other forest management treatments

### Wood Supply

*How much wood does Port Hawkesbury Paper use annually?*

The Company uses 600,000 tonnes of softwood each year at the mill.

*Where does the wood supply come from?*

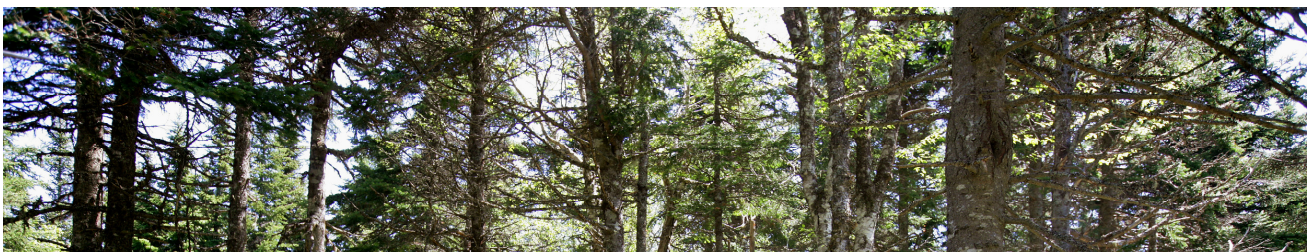
The wood comes mostly from the seven eastern counties of the province. Wood is also purchased in central Nova Scotia, PEI and New Brunswick.

- Approximately 55% of the wood is harvested from company managed lands
- About 45% is purchased from private suppliers

Most of the wood is processed at Port Hawkesbury Paper, but some goes to sawmills to be made into lumber. The by-products from lumber manufacturing are returned for use at the mill.

*How much area is harvested each year?*

Less than 1.5% of the total land managed by Port Hawkesbury Paper is harvested each year.





## Silviculture

*Are all harvested areas planted?*

All harvested areas are regenerated with new forests. However, not all areas need to be planted. Areas are checked prior to harvesting, and the presence of advanced natural regeneration is noted. Two years after harvest, the site is again assessed and if the natural stocking level is not acceptable, the area will be planted.

- Generally 40-50% of the annual harvest area needs to be planted
- The Company plants 3 million seedlings annually

*What species of trees does Port Hawkesbury Paper plant?*

The Company plants trees suited to the site, grown from nurseries within Nova Scotia. The species are native to the province:

- Red Spruce 38%
- White Spruce 32%
- Black Spruce 30%

Port Hawkesbury Paper has planted over 150 million trees since 1962.



## Sustainability

*What is Port Hawkesbury Paper doing to improve its environmental and sustainability performance in Nova Scotia?*

The Woodlands Unit has implemented and maintained a Sustainable Forest Management (SFM) program since 2001. Our SFM program includes third-party certification to the FSC® Maritime Standard (since 2008) for responsible forest management and the Sustainable Forest Initiative® (SFI) 2010-2014. These standards ensure that the company is meeting rigorous requirements for the management of ecological, social and economic forest values. The Woodlands Unit and mill are also certified to the FSC and SFI Chain of Custody standards, which trace the path logs take from the forest, through the mill, to when the product is sold to an end user.

*How does the public participate?*

Port Hawkesbury Paper is always open to receive broad-based input from local communities and interested parties in its SFM program. In addition, representatives with a particular interest in influencing our forest management decisions participate in our public Forest Advisory Committee.

*What are some of the non-timber values PHP manages for?*

Examples of non-timber values managed for include: old forests, wildlife corridors and habitat, special management zones, species at risk, unique ecosystems, indicator species, viewscapes, recreations, heritage and culture, and domestic watersheds.

**Subject:** Seaside Presentation to Council - November 18, 2014

**From:** Parker Donham <parker@donham.ca>

**Date:** 11/13/2014 2:49 PM

**To:** Joyce Levangie <joyce.levangie@antigonishcounty.ns.ca>

**CC:** Glenn Horne <glenn.horne@antigonishcounty.ns.ca>, Russell Boucher <rdboucher@antigonishcounty.ns.ca>

## Notes for Presentation to Antigonish County Council - November 18, 2014

Warden Boucher, Members of Council, Ladies and Gentlemen.

Thank you for the opportunity to appear before you today.

Seaside Wireless Communications is the contractor responsible for providing high speed internet to previously unserved areas of Antigonish under the Broadband for Rural Nova Scotia project (BRNS).

Having connected virtually every Antigonish County resident who sought service from under BRNS, Seaside has now shifted its focus to increasing the speeds we can provide your constituents.

On October 15, Industry Canada issued a call for proposals from Internet Service Providers under its [Connecting Canadians](#) program, which aims to give 98 percent of Canadians access to speeds of 5.0 Mbps, more than three times the speed targets of the BRNS project.

Seaside is preparing a response to Industry Canada's RFP. If our application is successful, we will be able to increase the speeds we can provide in Antigonish County. The application requires us to assemble a great deal of technical, geographic, and financial information, along with a number of required documents in time for a January 12, 2015, filing deadline.

Among many other things, the application requests a "Municipal Council Resolution indicating support/approval for the proposed project" from each of the municipalities where we propose to provide increased speeds.

My primary purpose appearing in before you today is to ask Council to provide us with a formal resolution indicating your support and approval for our proposed speed upgrades. As has so often been said, access to high speed internet is as important today as rural electrification was in the 1940s and '50s. I hope our request will meet with your approval.

My visit is also an opportunity to answer any questions and responds to any concerns

about Seaside's service in your area, whether from yourselves or your constituents.

Thank you very much for this opportunity to appear hear today.

In case it would be helpful, I also attach a draft resolution that would satisfy Industry Canada's request for municipal resolutions of support. I hope you won't think this presumptuous, and I leave it to your good judgement whether council would appreciate having a draft submitted by Seaside.

#### D R A F T Resolution

**Whereas:** Access to high speed internet service is as important to rural Canada today as rural electrification was in the 1940s and 1950s; and

**Whereas:** Seaside Wireless Communications Inc. was the contractor selected by the Province of Nova Scotia to provide internet access to unserved portions of Antigonish County under the Broadband for Rural Nova Scotia program, and

**Whereas:** Many Antigonish County residents and businesses are now seeking internet speeds greater than the 1.5 megabit per second download standard established under the Broadband for Rural Nova Scotia program, and

**Whereas:** The Government of Canada has established the Connecting Canadians program to help provide Canadians with access to internet services at speeds of at least 5 Megabits per second download, and

**Whereas:** Seaside Wireless Communications Inc. intends to apply for funding from the Connecting Canadians program to increase internet speeds available to its customers in Antigonish County,

**Be it therefore resolved** that the Municipality of Antigonish County supports Seaside's application to participate in the Connecting Canadians project.

Best regards,  
Parker Donham

--

Parker Donham  
Director of Communications  
**Seaside Wireless Communications**  
500 George St.,  
Sydney, Nova Scotia  
CANADA B1P1K6

[parker@donham.com](mailto:parker@donham.com)  
+1-902-565-5555

# Michelin Development Nova Scotia

Michelin Development Nova Scotia is a job creation program, which focuses on start-up and existing small businesses in the counties of Antigonish, Colchester, Guysborough and Pictou.

Working with our partners, Bergengren Credit Union, Northern Opportunities Businesses Limited (NOBL), Guysborough CBDC, and in conjunction with regional development agencies, local government and business support agencies, Michelin Development in North America is focused on:

- Stimulating employment by attracting new investment in the region.
- Supporting sustainable, quality employment within existing businesses.
- Assisting in the advancement of economic development projects with local business support agencies.
- Encouraging the development of skills and entrepreneurship to help support the long-term future of the region.

## Access to Finance and Expertise:

Michelin Development (\$2M), Bergengren (\$2M) and CBDCs (\$2M) offers a \$6M fund to new start-up, or existing small businesses up to 100 employees with the following support:

- Loans up to \$300,000, with no minimum
- At bank prime interest rate + 2%
- Repayment period up to 5 years, plus 1<sup>st</sup> 6 months interest only
- Free of charge access to independent advice from Partner's considerable business expertise, except for legal advice, websites, insurance or engineering advice
- Hard equity of 25% of requested loan amount
- Financial literacy education
- Business Plan required
- Quick Books or equivalent Accounting System is required

To date Michelin Development North America has established 4 programs which have awarded 88 loans with a total amount invested of over \$7,500,00 and created over 1400 actual jobs.

## MDNS Timeline:

<b>MDNS Website:</b>	<b>June, 2014</b>
<b>Banking Partnership (BCU):</b>	<b>July, 2014</b>
<b>Established MDNS SC:</b>	<b>August, 2014</b>
<b>Three Way Partnerships (CBDCs):</b>	<b>September, 2014</b>
<b>First MDNS Loan:</b>	<b>October, 2014</b>

## **Updated Status Report:**

**Two loans have been approved and funded:**

- A small engine repair shop in Thorburn for \$25,000; potentially creating three jobs
- An upscale hair salon and colour bar in New Glasgow for \$15,000; potentially creating six jobs

**Four loans have been approved and are waiting funding:**

- A small raw juice manufacturer in Bible Hill for \$75,000; potentially creating three jobs
- An indoor shooting range in Truro for \$100,000; potentially creating 8 jobs
- A convenience store in Brookfield, which is expanded to include an eat in restaurant for \$75,000; potentially creating 3 jobs
- A Car Care Service company in Westville for \$20,000; potentially creating 4 jobs

**There are at least 12 other loan applications on the MDNS website in various stages of processing. There are also other additional applications at BCU and the CBDCs.**

**Please contact us at:**

**Michelin Development Nova Scotia  
P.O. Box 399  
New Glasgow, NS B2H 5E6**

**John Tully  
902-753-1156  
[John.tully@ca.michelin.com](mailto:John.tully@ca.michelin.com)  
[www.michelindevelopment.ca](http://www.michelindevelopment.ca)**

To learn more, visit our website: [www.michelindevelopment.ca](http://www.michelindevelopment.ca)



THE TOWN OF  
**ANTIGONISH**

Town of Antigonish  
274 Main Street  
Antigonish, Nova Scotia  
Canada B2G 2C4

c: 902.863.2351  
f: 902.863.0460  
[www.townofantigonish.ca](http://www.townofantigonish.ca)

October 21, 2014

Honorable Geoff MacLellan  
Minister of Transportation and Infrastructure Renewal  
2<sup>nd</sup> Floor, Johnston Building  
1672 Granville Street  
Halifax, NS B3J 3Z8

**RE: Twinning Highway 104 West of Antigonish**

Minister MacLellan:

On behalf of Town Council, I am writing to express the Town's support for twinning Highway 104 from Sutherland River, Pictou County to the newly twinned section outside the Town of Antigonish. Twinning this 37 km stretch of highway can have significant impacts on our communities by way of improved safety and economic development.

As reported by our local emergency responders, there have been 130 motor vehicle accidents and 14 fatalities on this highway since 2009. At present, approximately 7500 vehicles use this highway each day; very similar to the traffic experienced on the Cobequid Pass, which averages 7800 per day. Twinning the highway will not eliminate all motor vehicle accidents, but it will go a long way to improving the safety of motorists through this busy corridor.

Twinning this stretch of Highway 104 will also support economic development across northeastern Nova Scotia as projects like the Maher Melford Terminal and Goldboro LNG come to fruition. As industrial and commercial development grows in the area, so too will the associated traffic. Upgrades to the transportation infrastructure will also have a positive impact on economic development in the area.

Thank you for your consideration.

Respectfully,



Carl Chisholm  
Mayor

cc: Honorable R. Delorey, MLA for Antigonish  
Russell Boucher, Warden, Municipality of the County of Antigonish  
Ronald Baillie, Warden, Municipality of the County of Pictou  
Joe MacDonald, Chief, Barney's River Fire Department



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## MUNICIPALITY OF THE COUNTY OF ANTIGONISH

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**TO:** MUNICIPAL COUNCIL  
**FROM:** GLENN HORNE, MUNICIPAL CLERK TREASURER  
**SUBJECT:** COMMITTEE OF THE WHOLE REPORT  
**DATE:** NOVEMBER 12, 2014

---

An e-Poll was circulated on November 7, 2014, to address one item of Municipal business.

**The following recommendation was made:**

The Committee recommends to Municipal Council that Black & MacDonald be awarded the furnace service contract for the Library at the bid price of \$43,044.00 + HST for a (3) year term.

**TOPIC:** Winter Parking Regulations

**BACKGROUND:** Section 139 of the Motor Vehicle Act (MVA) for the Province of Nova Scotia prohibits vehicles from obstructing snow removal or any other winter maintenance that may be necessary. The Act also allows for such vehicles to be removed at the owner's expense.

Each year Council approves Winter Parking Regulations and the Municipal Traffic Authority with the RCMP signs the Order setting out the details as prescribed in the MVA.

We have confirmed with the Town of Antigonish that once again this year their Winter Parking Regulations will be in effect from December 1, 2014 to April 15, 2015 between the hours of 12:01 a.m. and 7:00 a.m. Each year, to avoid confusion, the Town and County follow the same dates and times for Winter Parking Regulations.

**RECOMMENDATION:** Municipal Council approve the signing of the Order for Winter Parking Regulations for 2014/15 setting out the period from December 1, 2014 to April 15, 2014 between the hours of 12:01 a.m. and 7:00 a.m. as the time in which Winter Parking Regulations will be in effect on roads/streets under the jurisdiction of the County of Antigonish.

**Roads/streets under the jurisdiction of the County of Antigonish:**

- Appleseed Drive
- Arbor Drive Extension/Trotters Lane
- Beaton Court
- Celtic Drive - *Ceilidh Ridge Subdivision*
- Townsend Street, Crockett Court, Brierly Way and Brookside Way - *Crockett Country Subdivision*
- Florence Circle and Alex Terrace - *Hamlet Court Subdivision*
- Keating Court - *Lochaber Road Estates*
- Market Street
- Mount Cameron Circle (to Town line), Harbour View Drive, Harbour View Court, Parkway Circle - *Mount Cameron Estates*
- Old Highway 245 at Sylvan Valley
- Elliott Lane, MacInnis Way - *Parkhurst Subdivision*
- Pine Ridge Road, Lorraine Lane, Coady Court, David Street - *Pine Ridge Subdivision*
- Road D-38 (Off Beech Hill Road to Eastern Auto)
- Shieling Court
- Silver Birch Drive (portion), Linden Drive, Red Maple Drive - *Silver Birch Estates*
- Vincent's Way, Annie's Bluff, Bens Brea - *Thorne Ridge Subdivision*
- Triton Brook Road
- Village Lane



## Eastern District Planning Commission

32 Paint Street, Port Hawkesbury, NS B9A 3J8  
Tel: 902-625-5362  
Fax: 902-625-1559  
1-888-625-5361

Sean Donovan  
Administrator,  
Dangerous and Unsanitary Premises  
sdonovan@edpc.ca

November 7, 2014

Mr. Glenn Horne  
Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, Nova Scotia B2G 0B4

**Reference: Property of Patrick Bennett, 984 Old Antigonish Road,  
Monastery, NS, PID 01282227, AAN 01071041.**

**Reference: Property of Patrick Bennett, Old Antigonish Road,  
Monastery, NS, PID 01282219, AAN 09103767.**

Dear Mr. Horne,

As a final follow-up to our progress on the above referenced properties please note that Mattie Brother's Contracting was requested to demolish the structures and remove all debris from the above referenced properties after the owner failed to comply with an Order prepared by the Municipality's solicitor. On November 7<sup>th</sup>, 2014 I visited the sites and can confirm that the work has been completed in accordance with our instructions. We also submit the following as part of our report on the property.

On October 14<sup>th</sup>, 2014 we requested quotes from four local contractors to demolish the buildings on these properties and remove them along with all debris. All materials were to be disposed of in compliance with appropriate by-laws. Mattie Brother's Contracting was the low bid quoting us a **price of \$2875.00+ HST + tipping fees.**

This work was completed by Mattie Brother's Contracting as requested and we confirm that there were no other expenses related to this file accrued by the District Planning Commission.

Sincerely

  
Sean Donovan  
Administrator

Enc: Pictures  
CC: Property Owner

**House (Property #1)**



**Shed (Property #2)**





## **Eastern District Planning Commission**

32 Paint Street, Port Hawkesbury, NS B9A 3J8

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Sean Donovan

Administrator,

Dangerous and Unsightly Premises

sdonovan@edpc.ca

November 7, 2014

Mr. Glenn Horne  
Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, Nova Scotia B2G 0B4

**Reference: Property of Frank and Margaret Bruno, Warf Road, East  
Tracadie, NS, PID 01253400, AAN 03449149.**

Dear Mr. Horne,

As a follow up on the above referenced property as Administrator of dangerous and unsightly premises I revisited the above referenced property on November 7, 2014. I wish to inform you that the building on the above referenced property has been demolished and all the remaining debris has been removed from the property (See enclosed pictures). The property owner has complied with our requests and it is my recommendation that this site is no longer deemed "dangerous and unsightly". In doing so the file on this property is now being closed.

If you have any questions regarding the above please do not hesitate to give me a call.

Sincerely

Sean Donovan  
Administrator

Enc. Pictures  
CC Property Owner







## Eastern District Planning Commission

32 Paint Street, Port Hawkesbury, NS B9A 3J8  
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Sean Donovan  
Administrator,  
Dangerous and Unsightly Premises  
sdonovan@edpc.ca

November 7, 2014

Mr. Glenn Horne  
Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, Nova Scotia B2G 0B4

**Reference: Property of Robert and Marlene Bayers, 986 Old Antigonish Road, Monastery, NS, PID 01242213, AAN 01071033.**

Dear Mr. Horne,

As a follow up on the above referenced property as Administrator of dangerous and unsightly premises I revisited the above referenced property on November 7, 2014. I wish to inform you that the building on the above referenced property has been demolished and all the remaining debris has been removed from the property (See enclosed pictures). The property owner has complied with our requests and it is my recommendation that this site is no longer deemed "dangerous and unsightly". In doing so the file on this property is now being closed.

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Sincerely

Sean Donovan  
Administrator

Enc. Pictures  
CC Property Owner







## Eastern District Planning Commission

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Fax: 902-625-1559  
1-888-625-5361

Sean Donovan  
Administrator,  
Dangerous and Unsightly Premises  
sdonovan@edpc.ca

August 21, 2014

Mr. Glenn Horne  
Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, Nova Scotia B2G 0B4

**Reference:** Property of Florence Teasdale, Highway 245, Maryvale, NS,  
PID 01202803, AAN 02844257.

Dear Mr. Horne,

As a follow up on the above referenced property as Administrator of dangerous and unsightly premises I revisited the above referenced property on Friday August 15, 2014. I wish to inform you that the building on the above referenced property has been demolished and all the remaining debris has been removed from the property (See enclosed pictures). The property owner has complied with out requests and it is my recommendation that this site is no longer deemed "dangerous and unsightly". In doing so the file on this property is now being closed.

If you have any questions regarding the above please do not hesitate to give me a call.

Sincerely

Sean Donovan  
Administrator

Enc. Pictures  
CC Property Owner







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Sean Donovan  
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sdonovan@edpc.ca

August 21, 2014

Mr. Glenn Horne  
Municipal Clerk  
Municipality of the County of Antigonish  
285 Beech Hill Road  
Antigonish, Nova Scotia B2G 0B4

**Reference:** Property of John and Catherine MacDonald, 3328 Highway 245,  
Maryvale, NS, PID 01299049, AAN 02710277.

Dear Mr. Horne,

As a follow up on the above referenced property as Administrator of dangerous and unsightly premises I revisited the above referenced property on Friday August 15, 2014. I wish to inform you that the building on the above referenced property has been demolished and all the remaining debris has been removed from the property (See enclosed pictures). The property owner has complied with out requests and it is my recommendation that this site is no longer deemed "dangerous and unsightly". In doing so the file on this property is now being closed.

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Sean Donovan  
Administrator

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CC Property Owner

