

**January 20, 2020
Regular Council/Public Hearing
Town Council Chambers**

Present

Mayor L. Boucher
Deputy Mayor M. Farrell
Councillor W. Cormier
Councillor A. Murray
Councillor D. MacInnis
Councillor J. MacPherson
Councillor D. Roberts

CAO J. Lawrence
B. Luciano, Corporate Services
S. Scannell, Community Development
D. Wilson, Deputy Clerk

Media
Members of the Public.

Call to Order

Mayor L. Boucher called the meeting to order at 5:00 PM and provided brief remarks on the recent airplane crash in the Ukraine.

Approval of Agenda

The Agenda was approved as presented with one addition.

Approval of Minutes

“It was Moved and Seconded to approve the Minutes of the December 16, 2019 Regular and in Camera Minutes and the and Public Hearing/Special meeting of Council held on December 19, 2019.” Motion carried.

Presentation

- Antigonish Community Transit

Mayor L. Boucher called on Ms. M.van Vonderen and Mrs. M. Feltmate and acknowledged the work being done by Antigonish Community Transit and the work that has gone into making transit available to everyone. A cheque was presented to the Antigonish Community Transit Society and a photo opportunity took place.

Final Readings

- Re: 2nd and Final Reading from December 19, 2019 Public Hearing re: Proposed Development Agreement Between Town of Antigonish and Riavan Investments

“It was Moved and Seconded to approve to enter into a development agreement between the Town of Antigonish and Riavan Investments for a 23-unit development on Haley Road.” Motion carried.

- Re: 2nd and Final Reading from January 16, 2020 Public Hearing Re: Repeal of Town of Antigonish Land Use By-Law and Municipal Planning Strategy and Adoption of new Land Use By-law and Municipal Planning Strategy

“It was Moved and Seconded that the Town repeal the existing Land Use By-law and Municipal Planning Strategy and adopt the new Land Use By-law and Municipal Planning Strategy with associated maps and documentation.” Motion carried.

Mayor L. Boucher acknowledged these are major documents and amendments will be made from time to time as the Town evolves.

Mayor L. Boucher thanked Council, staff and WSP on the work carried out in bringing the documents to fruition.

- Re: Public Hearing Re: Adoption of new Lodging Home By-law
Mayor L. Boucher invited L. Basinger to the floor. Ms. L. Basinger provided an overview of the Lodging Home By-law including the history including lodging home permitted only in R3 zones since January 2018.

It was noted that the By-law requires that owners of lodging homes apply and comply with Town by-laws as well as other regulations and codes.

L. Basinger stated that those with lodging homes would be required to submit an application form and accompanying \$200 fee, that the information would be entered into a database, the owner would be notified of the status of their application which would ultimately trigger a building inspection. The information required was briefly reviewed.

Council was advised that enforcement will be through the Community Development Department, and inspection duties will be shared between by-law and building inspection staff.

Fine offenses were reviewed.

A question and answer session followed.

In response to a query it was noted that although existing lodging homes are grandfathered, if sold, a new owner would also have to register the lodging home.

“It was Moved and Seconded to give the Lodging Home By-law Second and Final Reading.” Motion carried.

New Business

- 35 Court Street, Antigonish Re: Recommendation for Order to Demolish; 35 Court Street, Antigonish
J. Martin, Building Inspector for the Town of Antigonish on behalf of the Eastern District Planning Commission provided a PowerPoint presentation to Council on the dilapidated state of a dwelling located at 35 Court Street.

J. Martin identified the property in question, noting an inspection was triggered by a complaint (December 10/19), the property owner was notified, however he did not respond until today.

Photos were presented of the site, and it was noted that Public Works was requested to shut off water to the building.

In conjunction with photos, it was noted that the exterior had not been maintained resulting in significant damage, the dwelling was also open to a leaking roof or broken pipes.

J. Martin stated that the dwelling is in a ruinous and dilapidated condition, is in a state of non-repair and is no longer suitable for habitation. He further noted the dwelling is unsightly in relation to other buildings in the area.

J. Martin stated that the recommendation from staff is to issue an "Order to Remedy Condition" and that the Order be a Demolition Order from Council.

Council was advised that the Order should state to the owners that the dwelling be demolished and all debris removed and disposed of in the appropriate manner within 30 days. It was noted that if the property owner fails to comply the Town could have the work completed and recover the costs from the owner.

Council provided comments.

Mayor L. Boucher noted that the Town had a similar situation in the past and had ordered a demolition order but required windows be boarded up, etc.

Discussion took place.

"It was Moved and Seconded to direct the owner that within the next 3 days the building be secured, then demolition within 60 days, however, if the building is secured within 3 days the Order to remedy (demolition) may be extended to 60 days." Motion carried.

- To Give First Reading and Set a Date for a Public Hearing for Amendments to the Land Use By-law and Municipal Planning Strategy

"It was Moved and Seconded to Give first Reading and set the date of February 13th at 6:00 PM for a public hearing for amendments to the Town's Municipal Planning Strategy and Land Use By-law." Motion carried.

- Date for February 2020 Meeting

Following brief discussion, it was generally agreed that the February Council meeting be held on Tuesday, February 18th.

Presentations/Proclamations

- African Heritage Month Proclamation/Flag Raising Request

Mayor L. Boucher noted that Council had received a request for the Pan African flag to fly at Town Hall during the month of February. The Mayor reviewed the time frame that the Launch has been taking place and acknowledged the growth of the Launch over the years.

Mayor L. Boucher then read aloud the African Heritage Month Proclamation. A photo opportunity took place with Jennifer Desmond and Lorraine Reddick.

Business from Minutes

- Municipal User Fees Policy – Amendment

L. Basinger took to the podium and noted that the Lodging Home By-law has a \$200 fee associated with it and noted that staff recommends the Municipal Fees Policy be amended to include the \$200 fee.

“It was Moved and Seconded that the Municipal User Fee be amended to include a \$200 fee associated with the Lodging Home By-law.” Motion carried.

- Dave, Her Dad and the Tractor – Feature Film by S. Thompson
Mayor L. Boucher provided background details on those involved and details. She noted the economic impact of what the film can bring to the area is huge.

“It was Moved and Seconded that Council provide \$19,000 toward the making of the film.”

Councillor A. Murray suggested that the Town provide additional funds and spoke to the benefits the Town will receive.

Councillor W. Cormier provided comment, noting he believes the aim of the film is to be generic, and possibly not recognizable, therefore he questioned the benefit the town would receive.

Various Council members provided comment.

CAO J. Lawrence noted funds would be available through Community Development or other areas of the budget.

Additional comments were provided by Council.

Mayor L. Boucher acknowledged that this event would not garner the same recognition as Special Olympics and spoke to the exposure that the Town and businesses would receive.

CAO J. Lawrence provided comments on the economic activity and noted that the money can be spent in Antigonish or spent elsewhere, likely in Halifax.

Staff Report

- CAO Report

CAO J. Lawrence apologized noting the Engineering section was missed in the report but has since been added.

CAO J. Lawrence responded to a query from Councillor D. Roberts regarding 195 Main Street, remuneration for the election position, and JEINNS program.

“It was Moved and Seconded to accept the CAO report as presented.” Motion carried.

- Recreation Committee

Deputy Mayor M. Farrell stated that a recreation meeting was not held in January but one will be held February 3rd.

- Accessibility Committee

Councillor D. MacInnis noted that the January Accessibility meeting was cancelled.

- Police & License Committee

Councillor D. Roberts noted that a Police & License committee met on January 14th, and that a number of previous matters were reviewed.

- Beautification Committee

Councillor A. Murray noted the Beautification Committee met last Tuesday, and the Committee is now up to speed with new administrative roles, matters regarding trees were discussed, and that a call was made to Communities-in-Bloom to bring a sub-committee up to speed as to requirements to participate in an upcoming competition.

- Waste Management Committee

Councillor J. MacPherson reported on the recent Christmas tree mulching. He noted he had contacted County staff today regarding the permanent Household Hazardous Waste (HHW) depot however they are still awaiting a permit. An open house will be held once the depot is up and running.

Councillor J. MacPherson reported on problems with some of the dumpsters within Town, and that they are working on stickers to be placed on the dumpsters. He presented proposed examples of stickers for dumpsters and was requested to review the details with K. Gorman.

- Planning Advisory Committee

Mayor L. Boucher noted that the new MPS and LUB will now go to the provincial Director of Planning who has 30 days to determine whether he forwards it to the Minister or not, if it does go to the Minister there would be an additional 60 days for review.

Councillor W. Cormier questioned whether at this stage a business might be able to receive a 'comfort' letter for if anticipating a development. Mayor L. Boucher noted she would discuss the matter with planning staff this Thursday.

P. Dec noted that in December the province introduced new requirements to planning documents. Generally the province could only object to a statement if it violates law or goes against the requirements that they speak to. He expanded further on the details.

At 7:08 PM the meeting was adjourned.