

**Regular Council Meeting
May 15, 2017
Town Council Chambers**

Present

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

Also Present

CAO J. Lawrence
D. Wilson, Deputy Clerk

Media

Call to Order

Mayor L. Boucher called the meeting to order at 6:04 PM.

Approval of Agenda

"It was Moved and Seconded to approve the Agenda as presented." Motion carried.

Approval of Minutes

Presentation/Proclamation

- Victorian Order of Nurses (VON) Proclamation; VON Week May 14-20, 2017
Mayor L. Boucher recognized Ms. D. Barnes in the gallery and read the Proclamation prior to signing the document for VON Week.

- Antigonish Downtown Business Association

Mr. J. MacDonald was in attendance and provided a PowerPoint Presentation on the upcoming Street Fair.

Mr. MacDonald noted he is the coordinator for this years' street fair, and that he would be seeking council's approval for the event, and for the closure of various streets. He spoke to the number of vendors expected (over 100). He presented the poster being used, and noted they are linked to a number of websites, including Tourism Nova Scotia.

Council was advised that a new addition this year would be the Pictou Antique Car Show, with 20-30 cars expected as a minimum. Also new this year, the Canada 150 banner would be painted 150' along Main Street.

Along with details, J. MacDonald presented a map outlining the required infrastructure to close off the requested area. He noted he is working with By-law Enforcement staff on the request.

An online map noting various vending zones along Main Street was presented. Council was advised that tour buses are being invited, with one already expressing an interest.

J. MacDonald noted that his request is to have Council approve their venue and request them to continue to work with By-law Enforcement to close streets. Mayor Boucher called for questions from Mr. MacDonald.

Councillor D. Roberts noted she would like additional information from staff on the matter, and would have it added to the agenda for the next Police & Licensing meeting. J. MacDonald responded to Councillor Roberts's questions. Mayor L. Boucher thanked Mr. MacDonald for his presentation and thanked him for

- Antigonish Community Energy (ACE)

Mr. D. Doiron was in attendance to provide Council with an update on their efforts to date.

Mr. D. Doiron took to the podium and presented Council with a PowerPoint presentation. He noted that ACE is a group of citizens looking to help plan the future energy of Antigonish, that they have identified particular problems and are looking for solutions.

Energy poverty, carbon pricing, extreme weather, and what energy to invest in were identified as key issues, and it was noted that the Town (as a whole) may be missing opportunities in green economy and energy consumption and an economic link.

D. Doiron noted that a Community Energy Plan could include engaged electorate, attract local investment, local jobs, research and innovation, and immigration. He further noted the Plan could also promote the work of Alternative Resource Energy Authority (AREA) and the Antigonish Electric Utility (AEU)

D. Doiron provided a history of ACE and the focus of the past year. He provided Council with details as to why energy planning can work in Antigonish, and noted that St. FX has signed on to be a partner.

D. Doiron then put forward their request: for Council to understand what they do, attend monthly meetings, engage other stakeholders, facilitate networking, assist in procuring energy information, provide technical expertise, financing and administration support as needed, and to help implement, monitor and revise the plan. He noted that the next meeting June 20th at Assembly Hall, Bethany.

Council provided comment. Mayor L. Boucher spoke briefly on their efforts and noted that funding has to be a direct ask.

- Community Development Corporation/Northern Opportunities for Business Limited

Mr. B. Patton was in attendance to provide a PowerPoint overview, noting that they assist the launch and growth of businesses. He provided background details on the program, noting they work within the counties of Antigonish, Pictou and Colchester. B. Patton noted that part of their mandate is partnering with others, and expanded on free programs offered through Nova Scotia Labour and Advanced Education. Council was provided aspects and funding information on various programs and assistance they can provide and the funding partners.

Council was apprised of the number of business along Main Street that had received financing/guidance through their programs.

At 7:05 PM Mayor L. Boucher thanked B. Patton for his presentation.

- AMG Energy (J. Retallack)

CAO J. Lawrence provided details on the return of Mr. Retallack for additional details.

J. Retallack noted the Town's investment is per participant with no base fee. Council was provided with details on costs and invoicing. J. Retallack noted that in addition to the \$20,000 initial investment there is an additional cost of \$350/participant for hot water heaters, and \$1,050/participant for electric space heating. He noted the Town would be invoiced 50% on sign-up, and the additional 50% upon installation.

Councillor J. MacPherson provided comment on other areas that have looked at the Model. Brief discussion took place. Deputy Mayor W. Cormier spoke to expected returns. J. Retallack confirmed that if a participant decides not to continue they can. J. Retallack responded to questions from Council.

CAO J. Lawrence questioned whether Council wanted more discussion on net metering, noting only the cash flows were not presented during the previous presentation.

Deputy Mayor W. Cormier noted he now had a better/clearer vision of the cash flow.

J. Retallack provided an overview for 2018 and 2019. At 7:23 Council thanked J. Retallack and he left the meeting.

Business from Minutes

New Business

- Award of 2017 Asphalt Patching Tender

"Following a review of bid submissions it is recommended that Council award the 2017 Asphalt Patching Tender to the low bidder, Webster Brothers at the bid price of \$87,445.08 + HST."

Motion carried.

Correspondence

There was no Correspondence.

Staff Reports

- CAO Report

CAO J. Lawrence called for any questions on the CAO report.

- CACL/Legion 59 Request for Support

CAO J. Lawrence provided details from a previous presentation to Council from the Legion on a proposal to pursue the purchase of the former Philatelic Centre, and noted their request was for the Town to waive the deed transfer tax and building permit fees. He provided further details on their other sources of financing. CAO J. Lawrence noted that the Town cannot 'waive' fees, but can provide grants. He noted the total value of the deed transfer tax and permit fees would be approximately \$15,945.

"It was Moved and Seconded to give consideration to the Legion/CACL request during budget deliberation." Motion carried.

- Planning Report; Re: Amendments to the Land Use By-law and Municipal Planning Strategy (LUB/MPS) Re: Commercial Periphery Zones

Ms. B. Nheiley provided Council with a brief overview noting that over the past year public consultation, discussion with business owners and community had taken place regarding the issues including housing and commercial zones. She noted that although there are some businesses struggling with rental space, there are also a lot of entrepreneurs, and spoke to trying to strike a balance while providing a wider variety of housing types and rental venues. B. Nheiley referred to comments from the Commercial Periphery public engagement event, held April 10, 2017. Council was provided with details regarding Form Based Code, noting it is similar to design controls already being used. She noted that the hybrid system that is being proposed allows for greater flexibility of use, and presented an existing building that meets form based code. She expanded on the areas it is proposed to be used.

In response to a query from Deputy Mayor W. Cormier as to what the potential tax loss would be from moving from commercial to residential, B. Nheiley responded noting that regardless of the zone, development would be held to existing controls already in place, and agreed to look into the impact to taxes.

- Planning Report; Re: Request to Rezone 116 Church Street from Residential First Density (R1) to Residential Second Density (R2)

B. Nheiley noted the intent is to divide the property at 116 Church Street for flag lot development, which would take place through site plan approval. She further noted Council must consider sections 4.1.3 and 8.2.5 of the Municipal Planning Strategy (MPS). She noted that in this case the Town could potentially see two additional units. Ms. B. Nheiley noted staff's recommendation is to approve the rezoning.

Deputy Mayor W. Cormier clarified that a Councillor must be present at the public hearing to vote on the motion.

Brief discussion took place on ensuring neighboring properties are made aware of the application. Brief discussion ensued. CAO J. Lawrence suggested that perhaps a policy be put in place. B. Nheiley noted that public advertising through signage is required.

- Planning Report; Re: Request to Rezone 52 Victoria Street from Residential First Density (R1) to Residential Second Density (R2)

Rezoning is being requested for the purpose of creating a flag lot. B. Nheiley reiterated that consideration must be given to two specific sections of the Municipal Planning Strategy (MPS). She provided details on floodway and floodway fringe in the area and noted an updated flood map is being worked on, which depicts less flooding in this area. Council was advised that up to two (2) additional residential units could be created.

Council was advised that the rezoning requests support the Town's Vision Statement. Discussion took place on set-backs, parking requirements, and vehicular movement. Ms. B. Nheiley noted staff's recommendation is to approve the rezoning.

- Staff Report; Re: Antigonish Community Transit (ACT) – Approach to Funding
S. Scannell noted that he was following up on discussions from February with respect to grants. Discussion took place on the history of the local Transit. He spoke to how transit is funded across the province, with funding being grants, line items or as a pilot project, noting there is a high degree of variability as to how they are funded, and presented a jurisdictional survey.

S. Scannell provided two (2) funding options for the Town to consider.

Funding Option 1: Council was advised that Option 1 would see funding as a line item for a two year basis as a pilot project. He noted this option would act as a way to facilitate management decision making and long-term planning. It could also require ACT to present an annual budget for review and approval, along with a year-end report. He noted that further, it could provide an option to look at Town/County funding, and also discuss with the County for harmonized consideration from both sides.

Option 2 – S. Scannell noted that Option 2 could see funding continue through the Community Grants Program, and ensure Council does not get tied into long-term funding commitments. He further noted that ACT is one of the most significant grants the Town currently allots.

S. Scannell advised that Option 1 is staff's recommendation.

CAO J. Lawrence provided comment and noted that what a Joint Council could offer is looking at various funding scenarios that are harmonized.

"It was Moved and seconded that ACT funding be moved to a 2 year pilot project as a line item and a Councillor appointed to the Board." Motion carried.

- Cape Breton West Islanders Midget AAA Hockey Team

Mayor L. Boucher took an opportunity to congratulate the Cape Breton West Islanders Midget AAA Hockey Team on winning the National title, noting there were 9 players from the Antigonish area, and many from surrounding areas.

Committee Reports

- Recreation

Councillor M. Farrell reported on budget matters, damage to the Central field, fence damage, and sea cans that have been ordered. She noted that nordic poles will be available for use by the community. Councillor Farrell further reported on events being worked or that have taken place, and noted that the multi-sport program has received national recognition.

Brief discussion took place on various matters.

"It was moved and seconded that the Dr. JJ Carroll Awards (\$4,900.) be disbursed as follows: Wee Lads & Lassies \$2,500, Learn to Swim instruction \$1,000., and the Port Hawkesbury Antigonish Swim Team (PHAST) \$1,400." Motion carried.

- Accessibility Advisory Committee

Councillor D. MacInnis noted that he is the Chair of this Committee, and that Councillor M. Farrell is also member, he noted he is hoping to have meeting in June.

- Police & License Committee

Councillor D. Roberts advised she had nothing to report.

- Beautification and Land Rehabilitation Committee

Councillor A. Murray noted that the flowers are expected to be hung in mid-June.

- Eastern Region Solid Waste Management; Re: Truck Purchase and Budget Impact Forecast

Councillor Jack MacPherson distributed information with respect to a proposed Compliance vehicle. He noted he has been contacted by a representative of the RCMP Advisory Committee acknowledging that in June the RCMP will be focusing on distracted driving.

Councillor J. MacPherson provided background details regarding the purchase of a Compliance vehicle and brief discussion took place.

“It was Moved and Seconded to recommend that Council provide support to the Eastern Region Solid Waste Management Committee to make a capital purchase of a By-law Compliance Truck with their existing funds this fiscal year and to provide continued support for operational costs in upcoming fiscal years.”

- Planning Advisory Committee

“It was Moved and Seconded to extend the term of the Acting Director of Planning to the end of June, 2017.” Motion carried.

“It was Moved and Seconded that Council give First Reading to the Commercial Periphery designation to allow residential uses within commercial zones and commercial in residential zones, in areas so identified.” Motion carried.

“It was Moved and Seconded that Council give First Reading to rezone 116 Church Street from Residential First Density (R1) to Residential Second Density (R2).” Motion carried.

“It was Moved and Seconded that Council give First Reading to rezone 52 Victoria Street from Residential First Density (R1) to Residential Second Density (R2).” Motion carried.

Adjournment

“It was Moved and Seconded that the meeting be adjourned.” Motion carried.