



ST. FRANCIS XAVIER
UNIVERSITY

Good Neighbours Guide

Helpful Resources for
Living in Antigonish

2021-22 ACADEMIC YEAR

2021

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

THE TOWN OF
ANTIGONISH



ST. FRANCIS XAVIER
UNIVERSITY

THE U
StFX Students' Union
For Students, By Students.

Dear Students,

It is our pleasure to welcome you to the community of Antigonish! Whether you are a returning student or arriving here for the very first time, we hope that you will make the most of your experience and embrace everything that Antigonish and its surrounding communities have to offer.

Last year, we showed the world what can be achieved when StFX students, employees, and members of the wider community work together to combat the spread of COVID-19 and promote positive behaviours. The end-result was an immensely successful academic year and a renewed sense of partnership and mutual respect between StFX students and local community residents. It is upon this foundation that we now seek to build and grow.

The attached 'Good Neighbours Guide' is intended as a resource for you, an Antigonish resident. It includes important information about the university's COVID-19 health and safety protocols, tenancy information for apartment living, as well as details regarding laws and by-laws that you – and all other residents – must follow. Please take the time to familiarize yourself with this information so you can call upon it as needed.

Above all, please know that you are a vital and valued member of the Antigonish community. That's why it is important for you to understand the behaviours and actions expected of you as a 'good neighbour,' as well as the supports and resources available to you should you need them. This guide will help to outline many of these important details.

We wish you all the best for a safe, happy, and healthy academic year.

Sincerely,

Laurie Boucher
Mayor of the Town of Antigonish

S/Sgt. D.G. Combden
Antigonish RCMP

Andy Hakin
President and Vice-Chancellor,
StFX University

Jack Irvin
President, StFX Students' Union

Owen McCarron
Warden of the Municipality
of the County of Antigonish

Jack Sullivan
President, Antigonish Landlord
Association

GOOD NEIGHBOURS GUIDE

Information and Resources

This Guide was created to be a comprehensive resource for you, the students who are an essential facet of this vibrant, friendly, and safe community.

For immediate and up-to-date information about COVID-19 and StFX, please visit <https://www.stfx.ca/coronavirus>.

If you believe that the Public Health regulations are not being followed, please contact the RCMP at 902-863-6500. If you wish to share a concern – in confidence – with StFX, you may contact the Director of Student Life: 902-867-2276.

This Guide explains:

1. On-Campus Impacts of Off-Campus Actions
2. StFX Requirements and COVID-19 Protocols
3. Nova Scotia Residential Tenancies Act
4. Select Federal and Provincial statutes, and Municipal By-Laws
5. Selected Resources and Supports

1. On-Campus Impacts of Off-Campus Actions

This past year has brought unprecedented challenge around the world as communities grappled with COVID-19. Against this backdrop, we were incredibly fortunate at StFX to offer a safe, in-person living and learning experience for our students despite the pandemic. This is largely because of our students' commitment and diligence in following the stringent health and safety protocols introduced by the university to help ensure the wellbeing of the StFX and wider Antigonish communities.

As we look forward to this academic year, there is cause for optimism. The availability of vaccines here in Canada means that we can look forward to a cautious return to normal life with fewer restrictions. At the same time, public health officials have been clear: COVID-19 – with its emerging variant strains – is not going away any time soon. Because of this reality, it is critical that students remain diligent in following all health and safety guidelines as well as any restrictions that the provincial government or StFX University decide to maintain for the time being.

Being a good neighbour means making choices based not solely on how they impact yourself, but also those around you. Your fellow community members and students are depending on your responsible actions to ensure that we can continue to prevent the spread of COVID-19 and, in doing so, enjoy another successful academic year filled with opportunities for academic excellence and personal growth. Members of the wider community are also depending on you (and each other) so everyone can continue to live their lives with minimal risk of contracting the virus.

How Information about Off-Campus Activity is Relayed to and Acted Upon by the University

It is important that we understand that in addition to the regulations outlined in the Community Code of Conduct, StFX students must also abide by local ordinances, and the laws of Nova Scotia and Canada.

The Community Code may be applied in non-academic disciplinary matters involving students and Recognized Student Groups both on and off University premises. Residents of the Town of Antigonish may contact Student Life to discuss or report concerns. Students living off campus have chosen to take more personal responsibility for their relationships with landlords, neighbors and the whole community. The Code of Conduct may be applicable in instances where a student or student group has caused significant harm and/or poses a risk to the community. Complaints reported to the Student Life office will be assessed and, if an investigation is deemed necessary by Student Life, a resolution process will begin.

There are two possible avenues for resolution. An informal resolution is appropriate when the student acknowledges the harm caused and is willing to work on an agreed upon resolution to repair the harm. Those who reported the incident or who were impacted by it may be invited to participate in a resolution process. An informal resolution is preferred. However, when it is not appropriate, a formal resolution will apply, which involves an investigation and adjudication with a high degree of procedural fairness.

Information for All Residents of the Town of Antigonish

This year, all residents of the Town of Antigonish and the Province of Nova Scotia (including StFX students) must be aware of, and follow, the new laws established in response to the health and safety measures arising from COVID-19.

Provincial updates to the Quarantine, Health Protection, and Emergency Management Acts are available at <https://novascotia.ca/coronavirus/alerts-notice/>.

Quarantine Act	Failure to comply with an order to self-isolate	Fine – Section 25(1)	\$438.75
Health Protection Act	Individual failure to comply with Social Distancing Regulations Requirement to self-isolate Requirement to wear masks	Fine – Section 71(1)(b)	\$2,000
Emergency Management Act	Failure to Comply with Direction or Order of Minister (For example: failure to adhere to maximum gathering sizes. Fines are levied per person, not per gathering.)	Fine – Section 23(a)	\$2,000

If you would like to report observed infractions of the Acts outlined above, please contact the RCMP at 902-863-6500.

2. StFX Requirements and COVID-19 Protocols

This is an extraordinary year, and in addition to the information regularly disseminated to you as StFX students, the University now requires you to read, understand, and follow COVID-19 protocols.

Please note that these protocols will continue to evolve, in consideration of operational requirements and the changing standards and requirements of Nova Scotia Public Health.

While “COVID-19 Pandemic Plan – Student Community Protocols” is the binding document for students, this is a summation of those protocols:

Students Who Must Self-Isolate After Traveling	<ul style="list-style-type: none"> Consult https://novascotia.ca/coronavirus/what-it-means-for-nova-scotians/#self-isolation-requirements to see if this applies to you.
Asymptomatic Testing	<ul style="list-style-type: none"> Is mandatory for all members of the StFX community. While we strongly encourage regular testing among all members of the community, constituents who are fully vaccinated will be exempt from mandatory testing with proper proof of vaccination.
Reporting Symptoms	<ul style="list-style-type: none"> Monitor for symptoms and report to 811 if symptoms appear. If symptoms appear, community members will be required to shelter in place until directed otherwise: do not attend class, meal hall, or any other place on campus except your directed space. (Accommodations will be made for students who cannot attend in-person classes.)
Students Who Are Directed to Self-Isolate or Quarantine	<ul style="list-style-type: none"> Immediately inform the University at isolate@stfx.ca or (902) 867-2276 Cooperate with contact tracing.

General Health Protocols required by law	<ul style="list-style-type: none"> · Maintain physical distance (1 metre on campus.) · Wash hands frequently with soap and water, and/or sanitize. · During the month of September, wear non-medical masks inside all non-residence buildings on campus. This policy will be reviewed at the end of September · Masks required at all times during the 2021-22 academic year when visiting the Health and Counselling Center. · Respect gathering limits set by Public Health, on and off campus.
Residences	<ul style="list-style-type: none"> · Residence specific policies will be shared with students.

3. Nova Scotia Residential Tenancies Act

As a tenant, you have both legal responsibilities and protections afforded to you in the Residential Tenancies Act. It is important for you to familiarize yourself with this legislation so that you are aware of your roles and your rights.

Section 9(1) sets out the statutory conditions that apply to tenant and landlord behaviour:

Condition of Premises	The landlord shall keep the premises in a good state of repair and fit for habitation during the tenancy and shall comply with any statutory enactment or law respecting standards of health, safety or housing.
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Services	Where the landlord provides a service or facility to the tenant that is reasonably related to the tenant's continued use and enjoyment of the premises such as, but not so as to restrict the generality of the foregoing, heat, water, electric power, gas, appliances, garbage collection, sewers or elevators, the landlord shall not discontinue providing that service to the tenant without proper notice.
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Good Behaviour	A landlord or tenant shall conduct themselves in such a manner as not to interfere with the possession or occupancy of the tenant or of the landlord and the other tenants, respectively.
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Obligation of the Tenant	The tenant is responsible for the ordinary cleanliness of the interior and exterior of the premises and for the repair of damage caused by willful or negligent act of the tenant or of any person whom the tenant permits on the premises.
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Abandonment and Termination	If the tenant abandons the premises or terminates the tenancy otherwise than in the manner permitted, the landlord shall mitigate any damages that may be caused by the abandonment or termination to the extent that a party to a contract is required by law to mitigate damages.
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Entry of Premises	Section 9(1)(7) Except in the case of an emergency, the landlord shall not enter the premises without the consent of the tenant, unless: (a) the entry is at a reasonable hour for the purpose of exhibiting the premises to prospective tenants or purchasers,
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AND

- (i) notice of termination of the tenancy has been given; or
- (ii) the lease is a fixed-term lease with a term of less than six months and one month or less remains in the term of the lease; or
- (iii) the lease is a fixed-term lease with a term of six months or more and three months or less remain in the term of the lease.

OR

- (b) the entry is during daylight hours and written notice of the time of the entry has been given to the tenant at least twenty four hours in advance of the entry.

Entry Doors

Except by mutual consent, the landlord or the tenant shall not during occupancy by the tenant under the tenancy alter or cause to be altered the lock or locking system on any door that gives entry to the premises.

Late Payment Penalty

Where the lease contains provision for a monetary penalty for late payment of rent, the monetary penalty shall not exceed one per cent per month of the monthly rent.

4. Select Federal, Provincial Laws, and Municipal By-Laws

Creating and maintaining strong Antigonish neighbourhoods requires collective effort on the part of tenants, landlords, the University, the Royal Canadian Mounted Police (RCMP), and the Town of Antigonish.

These are the laws and by-laws that are applicable to you, as tenants. They include both your responsibilities and your rights, and are designed to establish and uphold the law, and standards for living conditions, occupancy, and the maintenance of rental properties in our community.

Residential tenancy issues should be reported to the provincial agency:

<https://beta.novascotia.ca/programs-and-services/residential-tenancies-program>.

If you would like to report observed infractions of the Liquor Control Act, Cannabis Control Act, Smoke Free Places Act, or Town of Antigonish Noise Control By-Law, please contact the RCMP at 902-863-6500.

If you would like to report observed infractions of Town of Antigonish By-Laws, please contact the Department of Community Development, By-Law Enforcement Division, at 902-863-2351 (8:30am - 4:30pm) or email Steve Scannell, Director of Community Development, at sscannell@townofantigonish.ca.

Intoxicating Substances

We recognize that the use of intoxicating substances is a reality for many residents of the Town of Antigonish. Our harms-reduction approach endeavours to mitigate risk and ensure the safety and well-being of the community as a whole.

These laws apply to the use of intoxicating substances:

Liquor Control Act	Illegally possessing liquor.	Fine - Section 78(2)	\$467.50
	Underage drinking.	Fine - Section 78(3)	\$467.50
	Being intoxicated in a public place.	Fine - Section 87(1)	\$134.00

Cannabis Control Act	Minor illegally possessing, consuming, purchasing, or attempting to purchase cannabis.	Fine - Section 16(1)	\$295.00
	Illegally consuming cannabis in vehicle.	Fine - Section 22	Mandatory Court Appearance

Noise Control By-Law

All residents of Antigonish must be respectful of those around us. It is our duty to avoid generating noise that disturbs our neighbours, or is generally disruptive.

Fines can be incurred under the Noise Control By-Law for the following activities:

Making, causing or allowing noise that disturbs or tends to disturb the peace and tranquility of any resident.	Fine – Section 4.1	\$410.00
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Operating or causing or permitting to be operated a sound system that is heard in a dwelling unit other than the unit in which it is located.	Fine – Section 4.1	\$410.00
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Smoke Free Places Act

Information on public smoking regulations can be accessed here:

<https://novascotia.ca/smoke-free-places/>.

Solid Waste Management

All residents of Antigonish have a responsibility to keep their properties clean, including tenants of rental properties. Garbage must not be allowed to accumulate, and waste must be properly sorted, according to the Town's Waste Management Guide, to reduce environmental impact. Failure to follow the requirements of the Town's Solid Waste By-Laws can result in fines between \$352.50 to \$1,847.50, depending upon the nature of the offence.

Unsightly Premises and the Municipal Government Act (XV)

When you sign a lease on a rental property in Antigonish, please ensure that you discuss the division of maintenance responsibilities with the property owner.

Properties that are dangerous and unsightly may be subject to fines under the Municipal Government Act or the Town's Unsightly Premises By-Law. This involves preventing the accumulation of debris or objects on a property that includes, but may not be limited to, dead grass and weeds, indoor furniture placed outside, or derelict automobiles. Failure to follow the requirements under the Municipal Government Act or the Town's Unsightly Premises By-Law may result in a fine of \$237.50.

Outdoor Fire

Residents are permitted to have outdoor fires, but the fire must be properly contained in a fire pit that has a spark arrestor covering or mesh screen used to contain any sparks or blowing debris.

The acceptable fire pit or wood burning appliance shall be located in excess of 15 feet from the building, flammable structure, combustible materials, or property line. Only dry, seasoned firewood shall be used as it burns with little or no smoke by-product. Failure to abide by the requirements of the Town's Outdoor Fire By-Law may result in a fine of \$250.00.

Dog Control

All dog owners must:

- Register their dog with the Town of Antigonish (a one-time fee of \$25.00);
- Ensure that the dog is safely secured if tied up outside, and not causing a disturbance; and,
- Ensure that the dog is leashed and under effective control while on walks or in public areas.

Failure to follow the requirements of the Town's Dog By-Law can result in fines between \$151.25 to \$410.00, depending upon the nature of the offence.

Other Information

Parking

The Town does not offer long-term paid parking, and overnight parking in Town-owned lots is not permitted. Because parking in the Town of Antigonish is limited, especially during the winter months, it is strongly recommended that you coordinate with your housemates to limit the number of vehicles required for your household.

Additionally, Town residences may face fines under the Land Use By-Law for parking vehicles on lawns, or any area required to be landscaped.

The Town's winter parking regulations are in effect from December 1 to April 15 annually. During these times, residents are not permitted to park on any street in Town as doing so impedes snow-clearing operations. Failing to abide by Winter Parking regulations can result in a fine of \$50.00, and your car being towed and impounded at your own expense.

Housing Safety

Recently, the Town of Antigonish passed a Lodging Home Registry By-Law, which requires landlords to register each rental property that has five or more bedrooms with the Town.

This registry process ensures that the Town can undertake a fire and life safety check by the Fire and Building Inspector, for your safety.

If you are renting a property with five or more bedrooms, please ask your landlord if the property has been registered with the Town and undergone a fire and life safety inspection.

If the property is not registered, please contact the Town of Antigonish Department of Community Development by e-mailing Steve Scannell, Director of Community Development: sscannell@townofantigonish.ca.

Helpful Town of Antigonish Resources

To stay up-to-date on things happening in the Town of Antigonish, please follow the Town on social media:

- Twitter: @AntigonishTown
- Facebook: Town of Antigonish | Town of Antigonish - Recreation

To ensure proper sorting and disposal of waste, please download the **Eastern Region Solid Waste Management App**. This will help you stay informed about your garbage, recycling, and organics collection schedule.

- For more information, please visit our website: www.townofantigonish.ca/residential-waste-management.html.

The Town of Antigonish is working on the launch of CodeRed Mobile Alert System. CodeRed will notify residents through text, phone call, e-mail or mobile alert about important community notices, such as water breaks, road closures, and enforcement of the winter parking ban. CodeRed will be available for students to sign up for or download the mobile app later in the fall. Please watch for updates on CodeRed on the Town's website and social media!

- When the app is available for download, the Town will send a notice through the StFX Students' Union.

If you are experiencing symptoms of COVID-19, call 811 immediately.

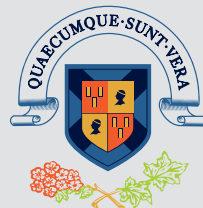
For other emergencies, call 911.

IMPORTANT PHONE NUMBERS

Sexual Assault Crisis Line	1.888.831.0330
Nurse Telecare (24/7)	811
Town of Antigonish	902.863.2351
St. Martha's Regional Hospital	902.867.4500
Sexual Assault Nurse Examiner (toll free 24/7)	1.877.880.7263
Antigonish RCMP Detachment	902.863.6500
Antigonish Fire Department	902.863.3359
Antigonish By-Law Enforcement	902.863.2351
Residential Tenancy Act	1.800.670.4357
StFX Students' Union	902.867.2495
StFX Safety and Security	902.867.3981
Adult Helpline	902.562.4357
Office of the Director of Student Life	902.867.2276
StFX Vice-President, Students	902.867.3934
Mental Health Crises Line	1.888.429.8167
Crises Text Line	Text GOOD2TALKNS to 686868
Good to Talk, to talk to someone call	1.833.292.3698
Helpful Aps:	XGo App
	Town Garbage App

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