

**Municipality of the District of Argyle**  
**Regular Council Meeting**  
**Tuesday, October 12<sup>th</sup>, 2021**  
**Zoom 6:30 p.m.**

**Present:** Warden Danny Muise, Deputy Warden Nicole Albright, Councillors Guy Surette, Richard Donaldson, Calvin d'Entremont, Glenn Digdon, Ted Saulnier, Gordon Boudreau, Kathy Bourque, Municipal Solicitor Real Boudreau, WSP Planner Jared Dalziel and Municipal Clerk / Recorder Eilidh Canning.

**Regrets:** Alain Muise, Chief Administrative Officer.

The public hearing portion of meeting was called to order at 6:31 p.m. by Warden Danny Muise.

**Public Hearing**

Micro Cannabis Production / Processing Facility - 129 Tittle Road, Surettes Island

1. A development agreement application to enable a micro cannabis production/processing facility on the subject property. The application is to permit a modest change from the existing medical cannabis production operation on the property.

Aquaculture Interim Storage and Oyster Grading - PID 90110362, along Highway 3, Eel Brook

2. A development agreement application to amend the Land Use By-law (LUB) to allow marine related - aquaculture use on the subject property, to permit grading and intermittent storage of oysters from Eel Lake.

Evening Lounge Patio Use - 23 Chemin Du Pont Du Marais, Lower West Pubnico

3. A development agreement application to enable an evening patio accessory to the permitted craft distillery and lounge use to permit the patio component to operate past 9pm. If approved, the development agreement will enable the expanded hours of operation past 9pm.

Correction of Zoning Boundaries - 23, 25, 27 Chemin du Rocher

4. A rezoning application to adjust the zoning boundaries of the subject property to the Light Industrial (LI) zone and Mixed Use (MU) zone to align with proposed new lot lines that are a part of a separate lot consolidation process for three existing properties. If approved, the rezoning would bring the properties into better consistency with the Land Use Bylaw by providing larger lots that are serviced appropriately and which have adequate frontages.

Housekeeping Amendments to the Municipal Planning Strategy and Land Use Bylaw

5. Proposed amendments to the Municipal Planning Strategy (MPS) policies and Land Use Bylaw (LUB) regulations to correct errors, omissions or regulations which have proved to be unsuccessful. In total, four changes are considered for the Land Use Bylaw dealing with campground regulations, automobile repair uses, fur farm uses, and minor housekeeping amendments are proposed for the Municipal Planning Strategy to remove cost requirements.

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The Regular Council meeting was called to order at 7:34 p.m. by Warden Danny Muise.

**Agenda:**

On a motion by Nicole Albright and seconded by Kathy Bourque the agenda is approved as circulated.

*Motion Carried (9 in favour, 0 against)*

**Conflict of Interest Declaration**

Warden Danny Muise asked for any declarations of conflict of interest from the floor.

None declared.

**Approval of Development Applications via the Public Hearing**

Warden Danny Muise advised Council that he would like to make the motions now, to relieve WSP Planner Jared Dalziel, Municipal Solicitor Real Boudreau as well as those members of the public who have attended. Council agreed.

Micro Cannabis Production / Processing Facility - 129 Tittle Road, Surettes Island

It is moved by Guy Surette and seconded by Richard Donaldson that Council:

- Give second reading and approve entering into a development agreement, to permit a micro cannabis production/processing facility on PID 90035510;
- Require the agreement be signed by the property owner within one year, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

*Motion Carried (9 in favour, 0 against)*

Aquaculture Interim Storage and Oyster Grading - PID 90110362, along Highway 3, Eel Brook

It is moved by Nicole Albright and seconded by Calvin d'Entremont that Council:

- Give second reading and enter into a development agreement to allow for a Marine Related – Aquaculture use on PID 90110362;
- Require the agreement be signed by the property owner within one year, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

*Motion Carried (9 in favour, 0 against)*

Evening Lounge Patio Use - 23 Chemin Du Pont Du Marais, Lower West Pubnico

It is moved by Calvin d'Entremont and seconded by Glenn Diggdon that Council:

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- Give second reading and approve entering into a development agreement, to allow for an evening patio use to operate between 9pm-9am on PID 90078452 subject to terms and conditions: and
- Require the agreement be signed by the property owner within one year, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.

*Motion Carried (9 in favour, 0 against)*

Correction of Zoning Boundaries - 23, 25, 27 Chemin du Rocher

It is moved by Glenn Diggdon and seconded by Kathy Bourque that Council:

- Give second reading and approve a land use by-law amendment to amend 23,25 and 27 Chemin du Rocher (PID 90076613, PID 90076605 and PID 90076621) to rezone the portions of land as proposed lot V-2 to Light Industrial (LI) zone and rezone the portions of land as proposed lot V-1 to Mixed Use zone (MU) as indicated in the planner's report.

*Motion Carried (9 in favour, 0 against)*

Housekeeping Amendments to the Municipal Planning Strategy and Land Use Bylaw

It is moved by Kathy Bourque and seconded by Ted Saulnier that Council:

- Give second reading and approve the proposed amendments to the Land Use By-law as contained in the planner's report dated October 8, 2021.
- Give second reading and approve the proposed amendments to the Municipal Planning Strategy as contained in the planner's report dated October 8, 2021.

*Motion Carried (9 in favour, 0 against)*

**Adoption of Minutes**

ARC Meeting Minutes – May 27, 2021

It is moved by Nicole Albright and seconded by Guy Surette that the May 27, 2021 ARC Meeting minutes be approved as circulated.

*Motion Carried (9 in favour, 0 against)*

**Business Arising from the Minutes**

None.

**Councillors Report**

Deputy Warden Albright - lots of meetings. A lot of regular meetings, and extra Mariners Center meetings. Glenwood Park is still awaiting approvals. Successful camps this summer and programming regardless of Covid. Trail Punch card challenge, teen camps, French camps, pickle ball is growing with more and more interest. Walking groups that went on this summer. East Pubnico Community group had a very successful community garden. Nothing heard to date on the Mariners center funding application but efforts continue for funding, schematic drawings from the engineers, and Mariners on Main will be opening this week to the public.

Councillor Saulnier – the collaboration between the municipalities has brought a new roof to the Yarmouth Search and Rescue building.

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Councillor Surette – meeting with the YIAC and three citizens now on the board, along with the existing council members. Meeting with the Sluice Point betterment committee for signage project, Mariners center expansion meeting, and met with the citizens and fisherman of the local wharf in Surette’s Island.

Councillor Bourque – attended regular meetings, like the PAC and Nakile to name a few. East Pubnico now has Pumpkinville, and everyone is enjoying it with lots of visitors driving by to see.

Councillor Boudreau – volunteered and is on the Nakile Board, and volunteered as a chef cooking hot dogs for family day, really great event.

Councillor d’Entremont – every two years the Bay of Fundy Sea Kayak symposium, but the organizers did have a group of 30, mainly from NS had a small event that was very successful. There is also another group of kayakers that just came to the area and kayaked. Tourism dollars was brought to the area. The money given out every two years and people not from the area still come here and love the area.

Councillor Donaldson - Yarmouth County Trail Development, major beaver flooding situation. In contact with Department of Natural Resources, and there needs to be a new culvert put in to prevent flooding in the future. Hopefully this issue will cleared up in the near future to prevent further flooding.

Councillor Diggdon - Attended the meetings that we are supposed to attend as councillors. He also advised that the summer meetings are getting busier. Attended event at Frost Park for the National Day of Truth and Reconciliation. Successful outcome working with the Senior Safety officers in assisting those in need.

**Warden’s Report**

Warden Danny Muise reviewed his report, listed below.

September 13. Audit committee meeting

September 14. Planning advisory committee

September 15. Mariners Center steering committee

September 15. Nakile Board meeting

September 16. Attended the 55 plus games opening.

September 22. Resources for coldest months. A meeting with a group from various organizations to produce a list of resources for people in need where Ning film they can access assistance regarding heating, food etc. We will be meeting again on Oct 13 to hopefully finalize the list. Once finalized, a copy will be given to elected officials.

September 28. Committee of the Whole meeting

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September 29. Starlight development committee  
September 29. Mariners Center steering committee  
September 30. Attended the event at frost park in commemoration of Truth and Reconciliation Day. Interesting talks and moving stories about what children had to endure in residential schools. Unfortunately, I was unable to make it to the evening film but heard it was a very emotional story.

October 7. CDENE board meeting by zoom

**Staff Report**

Municipal Clerk Eilidh Canning reviewed the staff report as attached to the agenda.

*Attachment 101201*

**For Decision**

Draft Strategic Plan Review and Approval

It is moved by Richard Donaldson and seconded by Kathy Bourque that Council approve the Draft Strategic Plan, as presented.

*Motion Carried (9 in favour, 0 against)*

Article C-44 - Council Videoconferencing Policy

It is moved by Guy Surette and seconded by Calvin d'Entremont that Council approve Article C-44 – Council Videoconferencing Policy, as presented.

*Motion Carried (9 in favour, 0 against)*

Article C-45 - COVID-19 Policy

It is moved by Kathy Bourque and seconded by Nicole Albright that Council approve Article C-45 – COVID-19 Policy, as presented.

*Motion Carried (9 in favour, 0 against)*

**Correspondence and For Information**

September 2021 Western Counties Regional Library Newsletter

No action, for information.

May – September 2021 MODA Building Permit Report

No action, for information.

COVID-19 Pop-Up Clinics in the Municipality of Argyle

No action, for information.

Copy of letter to Department of Education regarding the demolition of Wedgeport School

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No action, for information.

**Financial Requests**

District Community Grant Request of \$500 – Sluice Point Betterment Committee

It is moved by Guy Surette and seconded by Calvin d’Entremont that Council approve the District Community Grant request of \$500 for Sluice Point Betterment Committee for a community sign.

*Motion Carried (9 in favour, 0 against)*

District Community Grant Request of \$500 – Harbour Authority of Two Islands

It is moved by Guy Surette and seconded by Ted Saulnier that Council approve the District Community Grant request of \$500 for Harbour Authority of Two Islands to assist with the expenses associated with repairing the lights on the wharf.

*Motion Carried (9 in favour, 0 against)*

**Agenda Topics for Next Meeting/Notice of Motion**

None.

**Question Period**

None.

**In Camera – MGA Section 22; Personnel matters**

It is moved by Kathy Bourque and seconded by Gordon Boudreau to recess the Regular Council Meeting and go In-Camera to discuss a personnel matter at 8:04 PM.

*Motion Carried (9 in favour, 0 against)*

It is moved by Guy Surette and seconded by Kathy Bourque that Council approve the internal position of Director of Growth and Development (4 days per week) and the new position of Deputy CAO / Municipal Clerk, externally posted.

*Motion Carried (9 in favour, 0 against)*

There being no further business, it is moved by Glenn Diggdon and seconded by Ted Saulnier to adjourn the Regular Council Meeting at 9:45 p.m.

Recorder

Eilidh Canning

Date Approved: November 9, 2021

Chairman/Warden Original Signed

Alain Muise, Chief Administrative Officer Original Signed