

ST. FRANCIS XAVIER
UNIVERSITY

Good Neighbours Guide

Helpful Resources for
Living in Antigonish

2023-24 ACADEMIC YEAR

2023

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

THE TOWN OF
ANTIGONISH



ST. FRANCIS XAVIER
UNIVERSITY



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.

You are now members of StFX and the larger Antigonish community. As proud Xaverians, we are committed to care about the communities that we are a part of, and we work every day to make our community, and ourselves, better. Being Xaverian is an understanding that we, as a community, embrace and live by the standards we set, and those set by our community.

The attached Good Neighbours Guide is intended as a resource for you, an Antigonish resident. It includes tenancy information for apartment living, as well as details regarding laws and municipal 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 throughout your time at StFX.

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. Kim Hillier
Detachment Commander
Antigonish RCMP

Andy Hakin
President and Vice-Chancellor,
StFX University

Sophia Fabiano
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.

This Guide explains:

1. Being Xaverian in the Antigonish Community
2. Nova Scotia Residential Tenancies Act
3. Select Federal and Provincial statutes, and Municipal By-Laws
4. Selected Resources and Supports

1. Being Xaverian in the Antigonish Community

Whether you live in residence or off campus, we are all part of the Antigonish community. We look out for each other, respect each other, and help those in our community who need assistance.

Living independently in the community means you have the freedom to make decisions about your living space, managing your own time, and how you choose to be in the world. It also comes with a duty to be responsible and respectful with those who share these neighbourhoods.

This section covers a few things you need to know about living in Antigonish.

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

The Community Code of Conduct describes the non-academic rights and responsibilities of all students, on or off campus.

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, neighbours, and the whole community. Complaints reported to the Student Life office will be assessed and, instances where a student or student group has caused significant harm and/or poses a risk to the community, a resolution process will begin.

2. 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.

Residential tenancy issues should be reported to the provincial agency:

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

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.
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.
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.
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
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.

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,

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.

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

Creating and maintaining strong Antigonish neighborhoods requires collective effort on the part of tenants, landlords, the University, the RCMP, the Town of Antigonish, and the Municipality of the County of Antigonish.

All citizens are responsible to follow the provincial, federal and municipal law/by-laws as residents of the community. 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.

RCMP Enforceable Infractions

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 non-emergency telephone line at 902-863-6500.

The Smoke Free Places Act is enforced by the RCMP. For information on public smoking regulations in outdoor spaces, please visit:

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

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

You have the ability to report an instance or individual who violates one of the Town's municipal by-laws. This could include a taxi over charging for a ride within the Town's limits, a neighbour who has let their garbage accumulate outside, someone who parks on their lawn. As a resident, you should be engaged and informed about all aspects of your community, which includes becoming familiar with by-laws. If you are found to be in violation of a by-law, the Town is committed to working with you to resolve the issue. Open communication is welcome and encouraged between residents and the Town. 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 Kate MacInnis, Director of Community Development, at kate.macinnis@townofantigonish.ca

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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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, ranging from a few hundred to over a thousand dollars, 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.

Parking & Housing Safety

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.

CONCERNED ABOUT PARKING?

Ensure you dispute or pay any tickets before it's too late.

If your parking ticket goes unpaid, you won't be able to access Registry of Motor Vehicle Services like license renewal, vehicle permits, etc.

FINES

Certain areas are restricted to daytime parking whereas others may be metered. Be sure to understand which kind of parking space you are in to avoid a ticket. Parking tickets can range from \$25-\$100 depending on the nature of the offence. Fines will increase the longer they go unpaid.

PAYING FOR YOUR TICKET

If you receive a parking ticket on campus, you have 60 days to pay the fine. Fines can be paid in person at Town Hall or online at townofantigonish.ca

COURT

If you do not pay your ticket within 60 days of the date it was issued, you will receive a summons from the Provincial Court. If you receive a summons and do not show up in court it is an automatic conviction and you will be ordered to pay your fine plus more.

DISPUTES AND EXTENSIONS

If you want to dispute a ticket you received on campus, you have 60 days to contact the StFX Security Office at 902-867-4444. 60 days is the maximum amount of time given for you to pay your parking ticket. If you have received a ticket in town, please visit the Town of Antigonish website for online payments or disputes, or visit the front counter of Town Hall.

SEASONAL PARKING

Each year, the Town of Antigonish institutes its winter parking regulations from December 1 to April 15. Vehicles are prohibited from obstructing snow removal, and may face vehicle removal at owner's expense.

CONTACTS

StFX Security
902-867-4444

Town of Antigonish Office
902-863-2351

DID YOU KNOW?

The Town of Antigonish also offers parking for electric vehicles. All stations in Antigonish offer J-1772 Plugs, which are 6kW.

FEES ARE \$1 PER HOUR.

There are multiple delegated charging stations.

For a full list of charging stations please visit:

<https://townofantigonish.ca/parking.html>

AVOID THE HASSLE AND PAY YOUR TICKET TODAY.

To make an online payment, visit townofantigonish.ca/parking.html

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 Kate MacInnis, Director of Community Development: kate.macinnis@townofantigonish.ca.

Helpful Town of Antigonish Resources

To stay up to date on things happening in the Town of Antigonish, including postings on when the winter parking ban will be in effect, 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:

<https://www.townofantigonish.ca/residential-waste-management.html>

4. Selected Resources and Supports

While we have transitioned out of the Covid-19 Pandemic, some consideration for when students become ill remain: if you are not feeling well enough to come to campus, please stay home. If you need to go out in public, to prevent the spread of your illness, we recommend that you wear a mask.

Reasonable accommodations will be made for assignments/quizzes/papers/midterms/tests that are missed due to illness. Students should start by discussing with their professor/instructor if they find the accommodation insufficient. If that does not lead to an outcome that they think is reasonable, they should take their issue to the department chair/program coordinator or director. Only if that discussion yields an unsatisfactory result should students approach the Dean or Assistant Vice-President via email. They will review and assess the situation and advise the student of available options including the Grade Appeal Procedure Section 3.13 (page 25) 2023-24 Academic Calendar [https://www.mystfx.ca/regis-trars-office/sites/registrars-office/files/2023-07/2023-2024%20Academic%20Calendar-Jul%2023_0.pdf](https://www.mystfx.ca/regis-trars-office/sites/registrars-office/files/2023-07/2023-2024%20Academic%20Calendar-Jul%202023_0.pdf)

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Vaccinations

We strongly encourage all incoming students to connect with their primary care provider before coming to campus, to ensure their regular vaccines are up-to-date and to get any required prescription medication refills. A recent change in Public Health policy in Nova Scotia affects post-secondary students living in “congregate settings” (for example, university residences). **This change results in the addition of Meningitis B vaccine to the list of publicly funded vaccines in the provinces, for specific groups of people.**

Meningococcal vaccination

As part of Nova Scotia’s Routine Immunization Schedule, the Meningococcal C vaccine is provided at no cost to children at 12 months of age and Meningococcal A, C, W and Y vaccine is provided at no cost in grade 7. You can also get a Meningococcal B vaccine if you’re at increased risk at no cost. <https://novascotia.ca/DHW/CDPC/documents/Routine-Immunization-Schedules-for-Children-Youth-Adults.pdf>

Other Resources for Off Campus Students

StFX offers many amenities and services which we invite you to access via the StFX website following the links for Amenities and Services. These services include financial, health, mental health and academic supports and many more. Services and amenities also provide students with the opportunity to meet and socialize outside of classes such as at the Bloomfield Hub or one of the other many activities being hosted at Bloomfield. Stay in touch with what’s happening on campus by downloading the StFX Go app. Additionally, you are able to access resources within the community. We’ve provided some of the key resources below.

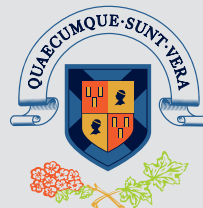
If you would like to speak with someone at StFX to help you to navigate the services to best meet your specific needs, please contact the Student Life Office at 902-867-3934 or email studentlife@stfx.ca

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
Town Waste Collection Hotline	902.863.4949
Electric Utility After Hours Line	902.867.7666
Town of Antigonish Electric Billing	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
	Town & County Garbage App
	Andriod Download:
	https://play.google.com/store/apps/details?id=net.recollect.erswm
	Town & County Garbage App Apple:
	https://apps.apple.com/app/id1000772860

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