



ST. FRANCIS XAVIER
UNIVERSITY

Good Neighbours Guide

Helpful Resources for
Living in Antigonish

2024-25 ACADEMIC YEAR

2024

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

THE TOWN OF
ANTIGONISH



ST. FRANCIS XAVIER
UNIVERSITY



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

Franciso Chang
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.

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Being Xaverian in the Antigonish Community

StFX and the Town and County of Antigonish form a mutually dependent relationship and together we create a vibrant, diverse, and culturally rich 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, a proud Xaverian tradition of service to community.

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.

Tips for Being a Good Neighbour

1. Introduce yourself to your neighbours when you move in. Let them know who

you are and exchange contact info. Offer that if they ever need anything they can reach out. They will probably do the same for you. That is what neighbours do – they help each other when they are in need.

2. Be mindful of the impression you give your neighbours by the way you keep the property, avoid disruptive noise or activity, use respectful language, especially if you live where kids can hear you, and how you manage your waste for pick up.
3. If you are able, help with shoveling on a snow day. Acts of kindness are a way to show that you are a proud Xaverian.
4. Know your waste pick-up schedule, what you can and cannot put out for curbside pick-up and put your garbage out for pick up regularly. 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:
<https://www.erswm.ca/waste-collection-calendar-waste-sorting-wizard/>.
Inform yourself on the laws and by-laws applicable to all residents of the Town and/or county. Town by-laws can be read in detail:
<https://www.townofantigonish.ca/town-hall/bylaws.html>. Additionally, if you have a concern that you want to report, you can do so in person at the Town Hall or find the Report a Concern link on the Town's homepage:
<https://www.townofantigonish.ca/>

Independent Living Off-Campus

For many students, university is the first time living independently. Renting your own place is an exciting experience that can be a big step towards independence. It comes with more freedom and more responsibility. It is important to be aware that the StFX Community Code of Conduct is applicable when there is an incident off-campus that is reported to the university.

The Student Life office is available to provide advice and support to you as you

navigate the opportunities and challenges that come with living independently for the first time.

Weather and Power Outages

Like many communities, Antigonish is experiencing more frequent disruptions due to severe weather. In the event of an extended power outage, Mulroney Hall will normally be available with full back up power for students in the community to charge cell phones, laptops or whatever you need.

Tenant's Insurance

Tenant's insurance is recommended for all student renting in the community. StFX has partnered with Marsh Insurance to offer coverage for students living in the community. The off-campus tenant policy provides protection for students' contents and safeguards them from potential loss or damage for which they may be held liable.

Personal Property

Students can choose from three coverage options (\$15,000, \$20,000, and \$25,000), with a \$500 deductible to protect their belongings against theft, damage, or loss.

Additional Living Expenses

In the unfortunate event that students are unable to reside in their residence due to a covered loss, our program provides coverage for additional living expenses, offering financial support during challenging times.

Personal Liability Protection

Accidents happen, and our program includes personal liability coverage up to \$1 million, ensuring that students are financially protected against accidental damages or injuries they may be held liable for.

Affordable Off-Campus Tenant Insurance from \$150/year - Buy Online Now!



Don't let unexpected incidents disrupt your student life – stay worry-free with reliable and affordable off-campus tenant insurance.



Up to \$25,000

Personal property coverage for contents; \$500 deductible.



\$1,000,000

Personal liability



Up to \$5,000

Additional living expenses

Get a quote and buy online now by visiting our website:

www.marsh.ca/student



Local By-laws

Some of the by-laws that new residents and students living off campus might encounter are:

BY-LAW	WHAT YOU NEED TO KNOW	POTENTIAL FINE
Noise Control By-Law	reduced noise level between 10pm and 7am	\$410
Outdoor Fire By-Law	only with an acceptable fire pit	\$250
Unsightly Premise By-Law	Keep property free of debris, litter, and garbage	\$500
Lodging Home Registry	Your landlord must register with the town when there are 5 or more occupants	\$2,000 (landlord)
Nuisance Party By-Law	Covers a gathering where there is any public intoxication, litter, damages, obstruction of traffic, public urination, people on a roof or offensive signage	\$400-\$900

The by-laws and information about reporting a concern can be found on the Town of Antigonish website: <https://townofantigonish.ca/>.

If you are renting, 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.

Highlights of the Residential Tenancies Act

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.

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.

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 other 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

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.

Nova Scotia has a Guide for renters and landlords that is helpful:

<https://beta.novascotia.ca/documents/residential-tenancies-renting-guide-tenants-and-landlords>

Residential tenancy issues should be reported to the provincial agency: <https://beta.novascotia.ca/programs-and-services/residential-tenancies-program>.

Town Resources and Supports

Local Law Enforcement

The local police in Antigonish are the RCMP. 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/>.

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.	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 kate.macinnis@townofantigonish.ca

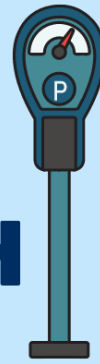
Parking & Housing Safety

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 Town street or Town owned parking lot as doing so impedes snow-clearing operations. Failing to abide by Winter Parking regulations can result in a fine of \$50.00, in addition to your car being towed and impounded at your own expense.

PARKING IN ANTIGONISH



DID YOU KNOW?

- Overnight parking in Town-owned parking lots is not permitted
- Vehicles are not permitted to park on land that is not a driveway or dedicated parking area
- Tenants should coordinate with housemates to limit the number of vehicles

FINES

Parking tickets can range from \$25 to \$100 depending on the nature of the offence. Fines will increase the longer they go unpaid.

PAYING FOR YOUR PARKING 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 www.townofantigonish.ca.

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. The maximum amount of time you have to pay your ticket is 60 days.

WINTER PARKING ❄️ ❄️

The Town Overnight Winter Parking Ban is in effect December 1 to April 15 from 12 a.m. to 7 a.m. on all ❄️ Town owned streets and parking lots. ❄️

Vehicles obstructing snow removal or winter maintenance will be removed at the owner's expense. ❄️

Updates on when the Ban will be enforced will be provided on the Town's website and Facebook page: ❄️ www.facebook.com/townofantigonish. ❄️

THE TOWN OF
ANTIGONISH

Housing Safety

The Town of Antigonish has a Lodging Home Registry By-Law, which requires landlords to register a rental property that has five or more bedrooms with the Town. No new Lodging Homes can be created within the Town of Antigonish. All existing Lodging Homes were due to be registered by July 2020.

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

Campus Connection and Supports

Reasonable accommodations will be made for assignments/quizzes/papers /mid-terms/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 Associate Dean via email. The Dean or Associate Dean will review and assess the situation and advise the student of available options including the Grade Appeal Procedure Section 3.13 (page 25) 2024-25 Academic Calendar

https://www.stfx.ca/sites/default/files/documents/2024-2025%20Academic%20Calendar_May2024-2.pdf

Dr. Cathy MacDonald
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Dean of Business
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Dr. Lace Marie Brogden
Dean of Education
jconnors@stfx.ca

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.

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>)

IMPORTANT PHONE NUMBERS

Mental Health Crisis Line	1.888.429.8167
Crisis Text Line	Text GOOD2TALKNS to 686868
Good to Talk	1.833.292.3698
Nurse Telecare (24/7)	811
Town of Antigonish	902.863.2351
St. Martha's Regional Hospital	902.867.4500
Sexual Assault Crisis Line	1.888.831.0330
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	902.867.4444
Adult Helpline	902.562.4357
Office of the Director of Student Life	902.867.2276
StFX Vice-President, Students	902.867.3934

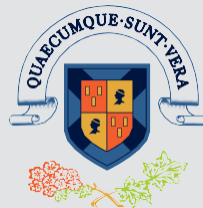
Town & County Garbage App Android Download:

<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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For Students, By Students.