

**Committee of the Whole  
February 3, 2026  
Town Council Chambers**

**Present**

Mayor S. Cameron  
Deputy Mayor A. Murray  
Councillor L. MacLellan  
Councillor, P. McKenna  
Councillor D. Roberts  
Councillor J. Pelly  
Councillor J. Sullivan

**Also in Attendance**

R. Delorey, CAO  
M. Fougere, Municipal Clerk  
K. Meisner, P.Eng., Director of Infrastructure and Engineering  
S. Long, Acting Director Community Development  
L. Roy, Strategic Initiatives Coordinator

Gallery (In-Person & Online)

**1. Call to Order & Land Acknowledgment**

Mayor S. Cameron called the meeting to order at 6:50 p.m. and provided a land acknowledgement recognizing that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people and that we are all treaty people.

**2. Approval of the Agenda**

**2.1 Additions/Amendments**

Item 5.1 under Presentations was removed, as the presenter was unable to attend.

**Motion:** That the Agenda be approved as amended.

Moved by: Councillor Sullivan

Seconded by: Deputy Mayor Murray

**Motion carried.**

**3. Conflict of Interest**

No conflicts of interest were declared.

**4. Acceptance of Minutes**

**4.1 Minutes of the Committee of the Whole Meeting of January 6, 2026**

The minutes of the Committee of the Whole Meeting held on January 6, 2026, were accepted as presented.

DRAFT

## 5. Presentations

### 5.1 Forward Creative

This item was removed from the agenda, as the presenter was unable to attend.

### 5.2 Antigonish Affordable Housing Society (AAHS)

Colleen Cameron and Dr. Mary Oxner with AAHS presented to Council on the proposed Sugarloaf development and the organization's ongoing capital campaign. They highlighted AAHS's 10+ years of experience providing affordable housing in Antigonish, including 45 homes delivered to 62 families, and their strong financial and governance practices.

Ms. Cameron outlined the proposed Sugarloaf development:

- Two large buildings with 50 units each and smaller buildings with 15 units each, totaling 130 units.
- Units include 1–4 bedrooms, with barrier-free and accessible options.
- Shared community spaces, gardens, playgrounds, and environmentally sustainable design features.
- A Community Navigator role is included to support residents.
- AAHS is requesting a direct investment of \$500,000 over five years to support construction of 130 units, representing 10% of the current housing need in the community.

Council members provided comments and questions regarding funding, sustainability, and past successes. Council expressed support and gratitude for AAHS's work.

The presentation concluded at 7:26 p.m.

## 6. Business Arising from the Minutes

### 6.1 Good Neighbour Working Group – St. Patrick's Day Review

Chair of the Police and Licence Committee, Councillor Roberts provided an update from the Good Neighbour Working Group regarding St. Patrick's Day activities. Council discussed potential student gatherings, noting that the location and size of celebrations are unpredictable. Concerns were raised regarding public safety, access for emergency services, and impacts on residents.

Council discussed the potential use of portable washrooms to mitigate public disturbances, with the suggestion to have units on standby and deploy once locations are identified. The CAO noted that the organizers of the events are unknown and the activity is not sanctioned by StFX University.

Mayor Cameron reminded Council that the event is non-sanctioned and highlighted the work of the ad hoc committee and the collaborative involvement of Town staff, StFX staff, and the RCMP in reviewing and preparing for these activities.

DRAFT

## **6.2 Planned changes to Parking on College St.**

A memo regarding planned changes to parking on College Street was circulated in Council's package. The CAO explained that College Street will be designated no parking on both sides, with signage and enforcement to be implemented in the spring when signs can be installed.

## **7. New Business**

### **7.1 GRID Modernization Update – L. Roy**

Lise Roy, Strategic Initiatives Coordinator with the Town, provided an update on the GRID Modernization project, noting that the initiative consists of three phases scheduled through March 2029:

Phase 1: New substation and 25kV circuits

Phase 2: Distribution reconfiguration

Phase 3: Smart meter deployment

Phase 1 is nearing completion and is anticipated to be energized by July 2026.

Ms. Roy also provided an overview of Phase 3, including smart meter deployment and referenced the AMI study circulated in Council's package.

Council members asked questions regarding project communications and reporting. Ms. Roy confirmed that an executive summary is available.

Council thanked Ms. Roy for the update.

### **7.2 CWL Funeral Reception – Financial Support**

Mayor Cameron spoke to the request for financial support for a CWL funeral reception, as outlined in the memo circulated in Council's agenda package. This item will be brought forward to the next Regular Council meeting for formal consideration and motion.

### **7.3 Sympathy & Gifts Policy**

A memo was circulated in Council's agenda package regarding a proposed amendment to the Sympathy & Gifts Policy to increase the spending limit from \$50 to \$100. The item was presented for information purposes only and will be brought forward to a Regular Council meeting for formal consideration.

### **7.4 Procurement Policy Review**

Mayor Cameron noted that the Procurement Policy was placed on the agenda for discussion and that the policy was circulated in Council's package.

Council discussed the respective roles of staff and Council in the tendering and contractor selection process.

Council expressed interest in:

- Ensuring contractor selection remains an administrative function of staff;
- Providing Council with greater awareness of bids received and the rationale for recommended selections;

- Reviewing provisions within Section 8.3 of the policy; and
- Clarifying reporting and communication processes to Council.

The Mayor noted that the policy may warrant further review following completion of the audit and budget process.

Councillor McKenna requested that the matter be deferred to a future meeting to allow additional time for review.

The item will be brought forward to a future Council meeting for further discussion.

## **8. Correspondence**

### **8.1 9<sup>th</sup> Annual Business Ability Banquet – CACL**

This correspondence was circulated in councils' package for information purposes. This item will be brought forward to the regular council meeting for a formal decision.

### **8.2 A Taste of Solidarity: Community Women's Day Tea at Coady – March 8, 2026**

A memo regarding the event was circulated in Council's package. Council provided preliminary support to purchase a table for the event, with formal approval to be considered at the upcoming Regular Council meeting.

### **8.3 Women's Heart Health Awareness – Illuminating Town Hall on February 13, 2026**

An email request regarding the illumination was circulated in Council's agenda package. Council discussed the request to illuminate Town Hall in recognition of Women's Heart Health Awareness. Councillor McKenna asked whether future illumination requests would require Council approval.

Council determined that illumination requests will be shared for informational purposes only, and that no formal motion of Council is required going forward.

### **8.4 Secondary Road Access to St. Martha's Hospital – Letters of Support**

Mayor Cameron provided an update on the request for a secondary permanent road to St. Martha's Regional Hospital. He noted that neighboring municipalities have submitted letters of support for the initiative. The Mayor also noted that several Members of the Legislative Assembly (MLAs), as well as federal representatives, have expressed support for the project.

Council discussed the importance of ensuring safe and reliable access to the hospital.

## **9. Councillor Reports**

The Clerk circulated a memo to Council summarizing the meetings and events attended by each Councillor since the previous meeting. Councillor reports were circulated in the agenda package.

**DRAFT**

**Councillor Diane Roberts** – attended meetings including: Nomination Meeting, Committee of the Whole, Recreation Meeting, Public Hearing, Infrastructure (partial attendance), Police and License Meeting, Police Advisory Meeting, and the Regular Town Council meeting.

**Councillor Juanita Pelly** – attended meetings and events including: Museum Meeting, Committee of the Whole, AAHS Housing Workshop, Town Council Public Hearing and Special Council meeting, and Regular Town Council meeting.

**Deputy Mayor Andrew Murray** – attended meetings and events including: Regular Council meeting, Committee of the Whole, Special Council meeting, Public Hearing, Nominations meeting, RK Executive and Board/Foundation meetings, Museum Board meeting, ACALA Board meeting, and Beautification Committee meeting.

**Councillor Patrick McKenna** – attended meetings and events including: Nominations Committee for Accessibility Committee Vacancy, CBC interview regarding Town Hall accessibility RFP, PARL meetings and Library fundraising committee, Public Hearing, Police and License Meeting, Beautification Meeting, GROW social participation announcement at StFX, and RK MacDonald Board and Finance meetings.

**Note:** A full list of Councillor submissions is included in the Clerk's memo to Council in the Complete Agenda Package posted online.

## **10. Committee Reports**

The following Committee Reports have been submitted in the Council's Agenda Package. These reports summarize recent activities, discussions, and updates from the various committees to which members of Council are appointed. Only reports received have been included.

### **Police and License Committee - Councillor Roberts**

The Police and License Committee met on January 15. Items discussed included:

- Installation of a three-way stop at Pleasant Street and Victoria Street.
- Assessment of accessible parking zones on Main Street to be completed before spring.
- No parking on College Street; further study required at College Street and Pleasant Street intersection regarding a potential four-way stop.

### **Recommendation to Council:**

**Motion:** That Council approve the purchase of a portable speed sign, for under \$10,000, to be purchased as soon as possible in the fiscal year.

### **Recreation Committee– Councillor Pelly**

The Recreation Committee is scheduled to meet on February 11.

### **Beautification – Deputy Mayor Murray**

Deputy Mayor Murray provided updates on:

- Mural program overview.
- Gaelic Affairs panels proposed for placement in Cairn Park.
- Boyd Family Carin placement in Cairn Park.
- Self-watering basket demonstration (effective for 3–4 days).

**DRAFT**

- Street signage and wayfinding, with proposed design same as the ones on Main Street with the font to be a bit larger.

**Recommendation to Council:**

**Motion:** That Council direct staff to investigate the cost and feasibility of installing thirteen (13) candy cane light decorations on Main Street lamp posts and compare this option with installing eleven (11) additional ribbon decorations.

**Infrastructure – J. Sullivan**

The Infrastructure Committee met on Thursday, January 29. Kyle Meisner, P. Eng., Director of Infrastructure and Engineering, provided an overview of several infrastructure projects.

Key topics included:

- Northern Collector Street / Hospital Access: The committee reached consensus that the new access from College Street to Bay Street should be completed before further work on Bay Street, due to traffic delays affecting hospital access last fall.
- Sewer Treatment Plant: Discussion focused on ensuring no odor issues during the summer. While the new screening building may not be completed by early summer, staff are confident odor can be managed efficiently. Two new 75-horsepower aeration units are being installed.
- Sourced Wells: Positive flow results have been observed for two drill wells; water quality testing is pending, with reasonable confidence in good results.
- Snow Plow Removal: Council noted strong communication regarding snow plow removal along Main Street.

Council members asked questions regarding:

- The adopt-a-hydrant program (Councillor Roberts).
- The timeline for the new screening plant (Councillor MacLellan).

**PARL - Councillor McKenna**

Councillor McKenna sits on the PARL Board, a non-profit organization, and has joined a sub-committee of this board and provided some information to council.

**Waste - Councillor MacLellan**

Councillor MacLellan provided updates on Waste Committee matters, including:

- Clean-up Funding: It was noted that the \$500,000 allocated for spring and fall clean-ups at St. Andrew Junior School (school band) had not yet been paid; the cheque will come from the County of Guysborough, using funds from the Eastern District Solid Waste.
- Bulky Waste: Councillor MacLellan proposed adjusting the collection dates to better align with the end of the StFX university exam period.

DRAFT

- Eastern Region Depots: Issues with depots were noted and will be addressed.
- Committee Attendance: The Waste Committee raised a concern regarding a member potentially missing three consecutive meetings and questioned whether this would constitute grounds for dismissal under the committee's policy.

### **Mayor's Update**

Mayor Cameron provided updates to Council, recognizing achievements of local residents:

- Matt MacPherson on reaching his 1,000th game as an NHL official, and Shauna Neary as a referee, both of whom will be participating in the upcoming Olympic Games in Milan, Italy.
- Kendall Dorion of Boylston, named Team Canada's player of the game (MVP) in the Championship game; Kendall and her U18 Team Canada won Silver at the 2026 U18 Women's World Hockey Championship in Sydney.
- Heather MacIsaac for being nominated for a Juno Award.

Mayor Cameron also noted that at the upcoming Regular Council meeting on February 18, Council will recognize Dr. Emeka Oguejiofor as the recipient of the 2025 Engineers Nova Scotia Award.

Council moved to an In Camera session at 9:36 p.m.

Moved by: Councillor Roberts

Seconded by: Deputy Mayor Murray

### **11. In Camera Session**

11.1 Personnel Matters (MGA Section 22(2)(c))

Council moved out of the In Camera session at 9:55 p.m.

Moved by: Councillor MacLellan

Seconded by: Councillor Pelly

### **12. Adjournment**

Meeting adjourned, moved by Councillor MacLellan at 9:55 pm

  
\_\_\_\_\_  
Mayor Sean Cameron  
\_\_\_\_\_  
Randy Delorey, CAO