

**Regular Council Meeting
June 16, 2026
Town Council Chambers**

Present

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

Also in Attendance

R. Delorey, CAO
M. Fougere, Municipal Clerk
S. Long, Marketing and Communications Officer
K. Meisner, P. Eng., Director of Infrastructure and Engineering
J. Jackman, Manager of Facilities
B. MacDonald, Eastern District Planning Commission (EDPC)
A. Jones, Eastern District Planning Commission (EDPC)

Regrets

Councillor P. McKenna

Media

Gallery (in person and online)

1. Call to Order & Land Acknowledgement

Mayor S. Cameron called the meeting to order at 6:10 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people and recognized that we are all treaty people.

2. Approval of Agenda

2.1 Additions/Amendments

The following items were added to the agenda:

- 9.7 STFX Facilities
- 9.8 Antigonish Affordable Housing Society (AAHS)
- 9.9 CAO Performance Review - Consultant
- 12.1 Personnel Matters - MGA Sec 22(2)(c)

Motion: That the Agenda be approved as amended.

Moved by: Councillor Sullivan

Seconded by: Councillor Pelly

Motion carried.

3. Conflict of Interest

No conflicts of interest were declared.

4. Acceptance of Minutes

4.1 Minutes of the Regular Council Meeting – May 19, 2026

4.2 Minutes of the Special Council Meeting – May 20, 2026

- 4.3 Minutes of the Special Council Meeting – May 25, 2026
- 4.4 Minutes of the Special Council Meeting – June 2, 2026
- 4.5 Minutes of the Special Council Meeting – June 8, 2026

Minutes of the Regular Council Meeting held May 19, 2026, and the Special Council Meetings held May 20, May 25, June 2, and June 8, 2026, were accepted as presented.

5. Consent Agenda Items

- 5.1 Festival Antigonish Summer Theatre Banner Request
- 5.2 President's Night of Xaverian Legacy - June 20, 2026
- 5.3 CACL Ham and Bean Dinner & Auction – June 5, 2026

Motion: That Council approve the Consent Agenda Items as presented.

Moved by: Councillor MacLellan

Seconded by: Councillor Roberts

Motion carried.

6. Recognition/Proclamation/ Flag Request

6.1 Royal Canadian Legion 100th Anniversary – Recognition

Council recognized Royal Canadian Legion Branch 59 on the occasion of the Royal Canadian Legion's 100th Anniversary and presented the Branch with a commemorative certificate.

Present to receive the certificate were Branch President Tim Hinds, Past President James Matheson, Vice-President John MacDonald, Treasurer Loyola MacDonald, Sergeant-at-Arms Angus Coutts, and Poppy Chairperson J.P. MacEachern. A photo opportunity followed.

President Hinds invited Council and the public to attend an Open House and ceremony being hosted by Antigonish Branch 59 on July 17, 2026, at 2:00 p.m. at the Legion Branch located at 75 St. Ninian Street.

6.2 Indigenous Survivors Day June 30 – Proclamation

Mayor Cameron read the Indigenous Survivors Day Proclamation, proclaiming June 30, 2026, as Indigenous Survivors Day in the Town of Antigonish.

6.3 Royal Canada Legion Branch 59 – Flag Request

Motion: That Council approve the request from the Royal Canadian Legion Branch 59 to raise the Royal Canadian Legion 100th Anniversary Flag from July 13 to July 19, 2026, in recognition of the 100th Anniversary of the Royal Canadian Legion.

Moved by: Deputy Mayor Murray

Seconded by: Councillor MacLellan

Motion carried.

7 Business from Committee of the Whole

7.1 Sewer Plant Front-End - Procurement Memo

K. Meisner reviewed a memo included in Council's agenda package regarding the Sewer Treatment Plant Front-End Tender project. Mr. Meisner explained that the project is intended to address ongoing odour issues at the facility through the installation of a screening system and enhanced aeration equipment.

Council was advised that construction tenders received exceeded the available project budget by approximately \$1.5 million. Staff and the project consultant have met with the low bidder to investigate potential cost-saving measures while maintaining the project's core objectives and treatment performance. Options under review include deferring the purchase of a backup blower, postponing yard paving, and completing certain piping work in-house.

The CAO provided additional context on the proposed options and project requirements.

7.2 Municipal Finance Corporation (MFC) Borrowing Resolutions
Source Water - Production Wells

TEMPORARY BORROWING RESOLUTION

Amount: \$1,050,000 Purpose: Source Water – Protection Wells

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Antigonish, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the of the Town of Antigonish has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the of the Town of Antigonish has determined to borrow the aggregate principal amount of one million fifty thousand Dollars (\$1,050,000) for the purposes of Source Water – Protection Wells;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Antigonish borrow a sum or sums not exceeding one million fifty thousand Dollars (\$1,050,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Antigonish to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the borrow from time to time a sum or sums not exceeding one million fifty thousand Dollars (\$1,050,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT pursuant to Subsection 92(2) the sum be borrowed for a period not exceeding Twenty-Four (24) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

Moved by: Councillor Pelly
Seconded by: Councillor MacLellan

Motion carried.

Sewer Plant Front End

TEMPORARY BORROWING RESOLUTION

Amount: \$3,141,000

Purpose: Sewer Plant Front End

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Antigonish, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the of the Town of Antigonish has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the of the Town of Antigonish has determined to borrow the aggregate principal amount of three million one hundred forty one thousand Dollars (\$3,141,000) for the purposes of Sewer Plant Front End;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Antigonish borrow a sum or sums not exceeding three million one hundred forty-one thousand Dollars (\$3,141,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Antigonish to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the borrow from time to time a sum or sums not exceeding three million one hundred forty-one thousand Dollars (\$ 3,141,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT pursuant to Subsection 92(2) the sum be borrowed for a period not exceeding Twenty-Four (24) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

Moved by: Deputy Mayor Murray
Seconded by: Councillor Sullivan

Motion carried.

Library

TEMPORARY BORROWING RESOLUTION

Amount: \$255,000 Purpose: Antigonish Town & County Library Balloon Refinancing

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Antigonish, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the of the Town of Antigonish has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the of the Town of Antigonish has determined to borrow the aggregate principal amount of two hundred fifty-five thousand Dollars (\$255,000) for the purposes of Antigonish Town & County Library Balloon Refinancing;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Antigonish borrow a sum or sums not exceeding two hundred fifty-five thousand Dollars (\$255,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Antigonish to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the borrow from time to time a sum or sums not exceeding two hundred fifty-five thousand Dollars (\$ 255,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT pursuant to Subsection 92(2) the sum be borrowed for a period not exceeding Twenty-Four (24) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

Moved by: Councillor MacLellan
Seconded by: Councillor Pelly

Motion carried.

Antigonish Electric Utility Fuel Adjustment Mechanism
TEMPORARY BORROWING RESOLUTION

Amount: \$2,800,000 Purpose: Antigonish Electric Utility Fuel Adjustment Mechanism

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Antigonish, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the of the Town of Antigonish has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and

WHEREAS the of the Town of Antigonish has determined to borrow the aggregate principal amount of two million eight hundred thousand Dollars (\$2,800,000) for the purposes of Antigonish Electric Utility Fuel Adjustment Mechanism;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Antigonish borrow a sum or sums not exceeding two million eight hundred thousand Dollars (\$2,800,000) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Antigonish to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the borrow from time to time a sum or sums not exceeding two million eight hundred thousand Dollars (\$ 2,800,000) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT pursuant to Subsection 92(2) the sum be borrowed for a period not exceeding Twenty-Four (24) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

Moved by: Councillor Roberts
Seconded by: Councillor Sullivan

Motion carried.

7.3 Town Services and Affordable Housing Grant Applications – Memo

Motion: Council approve a \$2,000 Town Services and Affordable Housing Grant to the Antigonish Affordable Housing Society under the Planning and Pre-Development for Non-Profit Organizations stream.

Moved by: Councillor Pelly
Seconded: Deputy Mayor Murray

Motion carried.

Motion: Council approve a \$2,000 Town Services and Affordable Housing Grant to the Naomi Society under the Planning and Pre-Development for Non-Profit Organizations stream.

Moved by: Deputy Mayor Murray
Seconded by: Councillor Pelly

Motion carried.

7.4 Housing Trust of Nova Scotia

Mayor Cameron informed Council that the Housing Trust of Nova Scotia is exploring the development of approximately 12–16 affordable housing units for healthcare-sector employees on lands adjacent to St. Martha's Regional Hospital. The proposed housing would support a range of workers within the healthcare system. An overview of the proposed site was provided.

The Mayor noted that municipal water and sewer servicing would require further review. CAO, R. Delorey advised that a formal request from the Housing Trust of Nova Scotia would be required before staff could evaluate the proposal, determine any municipal support requested, and undertake the necessary review.

No motion was made. Council received the information for information purposes.

8. Business from the Minutes

There was no business from the minutes.

9. New Business

9.1 Appeal of Variance – 57 Hillcrest St.

Mr. Brennan MacDonald with Eastern District Planning Commission (EDPC) presented the appeal of a variance for 57 Hillcrest Street. Mr. MacDonald advised that the proposed subdivision meets lot area requirements but requires a variance for reduced road frontage. EDPC approved the variance after determining it met the requirements of the Municipal Government Act and was consistent with the Town's Municipal Planning Strategy and Land Use Bylaw.

Council discussed driveway access arrangements for the existing and proposed lots.

Motion: That Council accept the variance for 57 Hillcrest Street based on the conclusion of the Eastern District Planning Commission (EDPC), and that the application meets the requirements of the Municipal Government Act (MGA).

Moved by: Councillor MacLellan

Seconded by: Councillor Roberts

Motion carried.

9.2 2026 Rectangular Rapid Flashing Beacon (RRFB) Locations

The CAO reviewed a memo that was circulated in Council's package outlining the Traffic Authority's recommendation to install RRFB's at Hawthorne Street/MacDougall Street and Highland Drive/Fairview Street.

Discussion followed regarding the proposed locations and associated costs.

No motion was made. Council received the report for information.

9.3 Public Works/Facilities Staffing – Memo

The CAO spoke to the memo included in Council's package regarding staffing challenges within the Public Works and Facilities Departments, including employee leaves and a recent retirement. The CAO advised that staff are proposing revisions to the vacant position and a one-year redistribution of responsibilities between the Public Works and Facilities teams to address operational needs.

K. Meisner provided additional information regarding the proposed staffing arrangement and its anticipated operational benefits.

Councillor MacLellan requested that an updated organizational chart be circulated to Council.

Discussion followed. No motion was made.

9.4 Removal of Parking on St. Ninian Street for Active Transportation Trail - Traffic Authority Memo

The CAO reviewed the Traffic Authority memo regarding the removal of parking on St. Ninian Street as part of the approved Active Transportation Trail project and advised that the item was provided for Council's information.

Discussion followed regarding the project's funding commitments, potential impacts of project delays or cancellation, and the possible financial implications of withdrawing from the project.

Motion: That the Mayor be authorised to communicate with the political officials of the federal and provincial government to ask if there is possibility of cancelling the Active Transportation Project without penalty, and a response to be received within two weeks.

Moved by: Councillor MacLellan

Seconded by: Councillor Sullivan

Motion carried.

Council recessed at 7:58 p.m. and reconvened at 8:17 p.m.

9.5 Property Tax Collection Policy – Discussion

Council discussed the Property Tax Collection Policy, including provisions relating to tax sales for properties with outstanding taxes below the policy threshold.

Council reviewed issues relating to PID 10120236, including ownership and title matters, tax sale procedures, and the status of development approvals for the property.

The CAO advised that clarification would be obtained regarding the interpretation of the policy and the applicable approval processes. Council requested that staff review the matter and report back with information and recommendations at a future meeting.

9.6 Citizen Recognitions

Mayor Cameron informed Council of a recent Town employee retirement and a Town resident's 100th birthday and sought Council's approval to recognize the individuals. Council expressed consensus in support of the recognitions.

9.7 St. Francis Xavier University

Motion: That Council approve funding to St. Francis Xavier University, in support of the athletic facility upgrade project (Keating Centre and Stadium turf and track facilities) in the amount of \$85,000 over a three-year period, to be distributed \$29,000 in year one (2027-28) and \$28,000 in years two and three, contingent on full project funding reached and construction to begin in 2027-2028 fiscal year.

Moved by: Councillor Roberts

Seconded by: Councillor Sullivan

Motion carried.

9.8 Antigonish Affordable Housing

Motion: That Council approve funding to the Antigonish Affordable Housing Sugarloaf Development in the amount of \$250,000 over a five-year period, to be distributed at \$50,000 per year, commencing in the 2027–2028 fiscal year, contingent on full project funding reached and construction to begin in 2027-2028 fiscal year.

Moved by: Deputy Mayor Murray

Seconded by: Councillor MacLellan

Motion carried.

9.9 CAO Performance

Motion: That Council appoint Jacques Dubé, President of Strategic Engagement Stratégique Chaleur Inc., to serve as Recording Secretary for meetings of Council relating to the 2026 CAO Performance Evaluation process.

Moved by: Councillor MacLellan

Seconded by: Deputy Mayor Murray

Motion carried.

10. Correspondence

10.1 Mi'kmaw Signage and Reconciliation Support – (Martha Justice)

Correspondence from Martha Justice regarding Mi'kmaw signage and reconciliation support was accepted as correspondence and received for information.

11. Staff Reports

- Public Works reported that the street sweeper has been returned and is awaiting a replacement part before becoming operational.
- An update was provided on line painting activities. Residential street painting is underway, with work on Main Street to be completed during nighttime hours. Line painting associated with the West and James Street project will be completed by the contractor.
- Council discussed sidewalk marking priorities and operational requirements related to weather conditions and traffic management.
- Council discussed the Low-Income Property Tax Rebate Program, including eligibility requirements related to application deadlines and tax arrears. CAO advised that the matter could be reviewed as part of a future review of the Tax Collection Policy.

Motion: That Council Move In-Camera at 8:42 p.m. pursuant to Section 22(2)(c) of the Municipal Government Act.

Moved by: Councillor MacLellan

Seconded by: Councillor Roberts

Motion carried.

12. In-Camera

12.1 Personnel Matters- MGA Sec 22(2)(c)

Council rose from In-Camera at 9:23 p.m.

13. Adjournment

With no further business, Councillor Pelly moved for adjournment at 9:23 p.m.



Mayor Sean Cameron



Randy Delaney, CAO