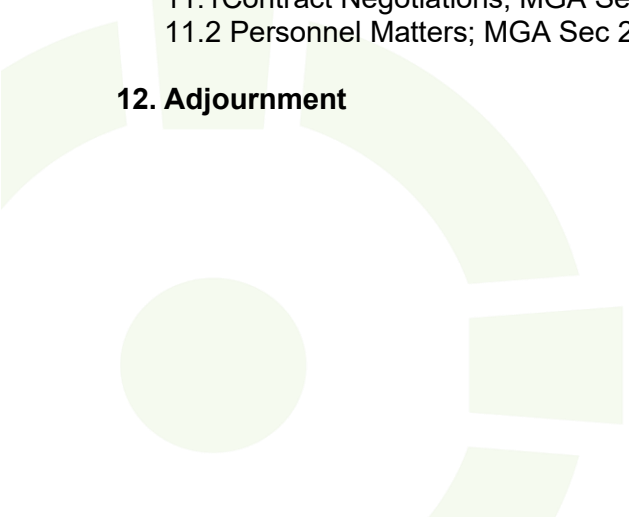


MEETING: Committee of the Whole Meeting
DATE: January 6, 2026
TIME: 6:00 PM
PLACE: Town Council Chambers

Agenda

- 1. Call to Order & Land Acknowledgement**
 - 2. Approval of Agenda**
 - 2.1 Additions to the Agenda
 - 3. Conflict of Interest**
 - 4. Acceptance of Minutes**
 - 4.1 Minutes of the Committee of the Whole Meeting of December 2, 2025
 - 5. Presentations/ Flag Requests**
 - 5.1 NSFM Recognition Presentation
 - 5.2 Pan-African Flag Request
 - 6. Business Arising from the Minutes**
 - 7. New Business**
 - 7.1 Capital Update – K. Meisner
 - 8. Correspondence**
 - 8.1 Coldest Night of the Year (CNOY) - Feb 28, 2026
 - 9. Councillor Reports**
 - 10. Committee Reports**
 - 11. In-Camera**
 - 11.1 Contract Negotiations; MGA Sec 22(2)(e)
 - 11.2 Personnel Matters; MGA Sec 22(2)(c)
 - 12. Adjournment**
- 

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**Committee of the Whole
December 2, 2025
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, Director of Infrastructure and Engineering
M. Barkhouse, Director of Corporate Services
L. Basinger, Projects Manager
N. D'Entremont, Co-op Student, Marketing and Communications

Gallery (In Person & Online)

Media

John Bain, Eastern District Planning Commission

1. [Call to Order & Land Acknowledgment](#)

Mayor S. Cameron called the meeting to order at 6:03 PM 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 the Agenda](#)

2.1 [Additions/Amendments](#)

The Mayor added an In-Camera item at the end of the meeting under Item 11 for Personnel Matters (MGA Section 22(2)(c)).

Motion: That the Agenda be approved as amended.

Moved by: Councillor MacLellan

Seconded by: Councillor McKenna

Motion Carried

3. [Conflict of Interest](#)

No Conflicts declared.

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4. Acceptance of Minutes

4.1 Minutes of the Committee of the Whole Meeting of November 3, 2025

The minutes were accepted as presented.

5. Presentations

5.1 Delightful December Contributions -Antigonish Emergency Fuel Fund & Antigonish Food Bank

At the previous Regular Town Council meeting, Council approved a motion to support two local organizations—the Antigonish Community Food Bank and the Antigonish Emergency Fuel Fund—as part of the Delightful December initiative, where revenue from Main Street parking meters was allocated to these organizations.

A cheque presentation was held for the Antigonish Community Food Bank and was received by Peter Goldie, representative of the Food Bank. A photo opportunity with Council was also taken. The representative from the Antigonish Emergency Fuel Fund was unable to attend the presentation.

5.2 The Reporter – Nicole Fawcett

Nicole Fawcett, owner and publisher of The Reporter – Strait Area News, provided a presentation to Council, explaining how the newspaper supports communities across the Strait region and highlighting the important role of local newspapers in rural areas.

The purpose of the presentation was to raise awareness among Council of the newspaper’s activities. Nicole also offered Council members a six-month subscription to see firsthand the work of The Reporter.

Councillors Sullivan, MacLellan, and Roberts each thanked Ms. Fawcett for her presentation.

The CAO will follow up with Ms. Fawcett in accordance with the Town’s gifts policy.

6. Business from Minutes

There was no business arising from the minutes.

7. New Business

7.1 Snow and Ice Control Policy

Councillor Sullivan, Chair of Infrastructure Committee, introduced the Snow & Ice Control Policy. K. Meisner, Director of Infrastructure and Engineering, provided an overview of the draft policy that had been circulated in Council’s package.

Council members expressed support for the draft Snow & Ice Control Policy, noting that it is well-prepared, easy to follow, and provides clear guidance for staff. The policy was recognized as proactive and beneficial to the downtown core, with attention to accessibility considerations.

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Motion: That Town Council will bring forward the draft Snow & Ice Control Policy for adoption at the Regular Town Council meeting on December 15, 2025.

Moved by: Councillor Sullivan

Seconded by: Councillor Roberts

Motion Carried

7.2 HAF (Housing Accelerator Fund) Densification

Councillor Sullivan, Chair of the Planning Advisory Committee introduced the proposed amendments to the Housing Accelerator Fund (HAF) regulations, noting that the changes represent a significant update for residents.

The Director of EDPC, J. Bain provided an overview of the draft amendments circulated to Council in advance of the meeting.

Key points of the draft amendments included:

- Clarification and identification of RN-1 and RN-2 zones.
- Accessory dwelling units (ADUs) to be removed from the site plan approval process.
- Fourplexes would no longer require site plan approval; five- and six-unit dwellings would continue to require approval.
- Parking requirements for additional bedrooms remain unchanged, with RN-2 zones identified along arterial routes.

Council discussed various aspects of the amendments, including site plan approvals, gravel parking lots, parking requirements, potential height definition changes, and manufactured home definitions. Staff confirmed interpretations and provided clarification where needed. It was agreed that the definition of hard surface and the proposed height amendment would not be adopted at this time, and that staff would review parking requirements, ADU considerations, and height ranges for future reporting.

Motion: That Council adopt the proposed amendments excluding the hard surface definition and the height definition amendment, and that staff review parking requirements, and a review of the manufactured home definition particularly as it relates to the ADU's (Accessory Dwelling Units), and to review the height range of 4 to 6 storeys.

Moved by: Councillor MacLellan

Seconded by: Councillor McKenna

Motion Carried

Recess took place at 7:48 PM

Meeting reconvened at 8:02 PM

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7.3 Tax Account Write-Off

M. Barkhouse provided a brief presentation to Council regarding a correction to tax accounts from 2022, including previously stopped interest.

Motion: That Council bring this forth to the Regular Council Meeting on December 15th to write off a total of \$2,575.83 in taxes. This amount is carried over two accounts. This stems from back in 2022, stopped interest, and this is a correction. Permission is requested to write off Tax Roll 02635887 in the amount of \$2,535.46 and Tax Roll 10951593 in the amount of \$40.37.

Moved by: Councillor MacLellan
Seconded by: Councillor Roberts

Motion Carried

7.4 Parking By-Law, Parking Policy, and Amendments to the Municipal User Fee Policy

CAO, R. Delorey provided a presentation to council regarding the proposed Parking By-Law, Parking Policy, and amendments to the Municipal User Fee Policy. The presentation was circulated to Council in advance of the meeting.

The proposed by-law would:

- Appeal and replace the existing Parking Meter By-Law.
- Repeal parking rates and EV charging rates from the by-law and include them in the Municipal User Fee Policy.
- Introduce minor changes and new additions, including Tow-Away zones, EV Charging Station parking (Section 11), seasonal overnight parking (Section 12), and extended winter overnight parking to April 30 (Section 13).
- Update the penalties section, covering parking meter violations, EV charging spaces, and snow removal/winter maintenance.

Council discussed the enforcement of the proposed Parking By-Law, including current staffing levels in the By-Law department and the ongoing process to hire a second officer. Clarification was provided regarding seasonal and overnight parking, including applicable Town parking lots and limits. Council also noted that on-the-spot enforcement may be limited depending on officer availability.

Motion: That Council endorse the proposed Parking By-Law and move first reading at the Regular Council meeting on December 15th.

Moved by: Councillor Roberts
Seconded by: Councillor McKenna

Motion Carried

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7.5 FCM (Federation of Canadian Municipalities) Grant

L. Basinger, Projects Manager provided an overview of a proposed funding application to the FCM Local Leadership for Climate Adaptation Fund and the Climate-Ready Plans & Processes (CRPP) program. The project, titled “A Climate Risk Assessment and Prioritized Adaptation Plan for the Town of Antigonish”, aims to develop a Hazard, Risk, and Vulnerability Assessment to identify climate and emergency risks and support decision-making, project design, and funding applications. Consultants from McAllister & Craig will assist in data collection, engagement sessions, and analysis.

Motion (to bring forth to Regular Council): That the Town of Antigonish directs staff to apply for a funding opportunity from the Federation of Canadian Municipalities’ Local Leadership for Climate Adaptation fund and Climate-Ready Plans & Processes program for “A Climate Risk Assessment and Prioritized Adaptation Plan for the Town of Antigonish”.

Moved by: Councillor MacLellan
Seconded by: Councillor McKenna

Motion Carried

7.6 Town of Antigonish Communication

Councillor McKenna introduced this item to the agenda to discuss concerns regarding current communications practices. Council discussed challenges including phone line accessibility, two-way communication, timely updates, and clarity of messaging. It was highlighted that recent events, such as the cancellation of Christmas on Main, demonstrated gaps in planning and public notification.

The discussion emphasized the need for a comprehensive communications plan and a three-year strategy to provide clear, jargon-free information, maintain strong media relationships, manage social media engagement responsibly, and ensure timely, transparent updates on projects and community events.

Staffing constraints, including the vacancy in the Communications & Marketing position, were noted, along with ongoing efforts to improve live project updates on the Town’s website. The discussion included suggestions that a communications subcommittee could help prioritize initiatives and improve coordination between Council, staff, and the public. Council agreed that better communication is essential for maintaining public trust and engagement.

No formal motion was put forward; the discussion will inform ongoing communications planning.

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7.7 Speaker System in Council Chambers

Councillor Roberts added this item to the agenda to request that the speaker system in Council Chambers be addressed. The CAO noted that the Accessibility Re-Design of the Town Hall is soon to be posted as an RFP, and the speaker system will be included as part of the scope of work and deliverables.

No formal motion was made; the item will be addressed through the upcoming RFP process.

8. Correspondence

Council deferred consideration of the correspondence to the Regular Council meeting on December 15th.

Motion: That the correspondence be moved to the Regular Council meeting on December 15th.

Moved by: Councillor McKenna

Seconded by: Councillor MacLellan

Motion Carried

The below correspondence includes:

8.1 Youth Health centre at Dr. John Hugh Gillis High School

8.2 Chamber of Commerce – Support for local Businesses

8.3 Knights of Columbus Toy Drive

8.4 R.K MacDonald Nursing Home Foundation “Lights of Love” Campaign

8.5 Antigonish Visitor Information Centre – Off Season Tourism Holiday Event

8.6 Public Library Funding Awareness

8.7 Santa for Seniors – Letter

9. Councillor Reports

Councillor reports were presented as follows:

Deputy Mayor Roberts provided a verbal overview of her report, noting meetings attended, including Committee of the Whole, NSFM Conference (November 4–7), Police & License Committee, Special Council, Infrastructure Committee, Joint Council, Antigonish Transit, and regular monthly Council meetings. Events attended included Remembrance Day, the Housing Forum, the 10th Anniversary for Safe, and the Christmas Parade.

Councillor Pelly referred to her written report, which had been circulated in the Council agenda package. The report highlighted attendance at Remembrance Day events, community and charitable functions, participation in the Quality Safety and Governance meeting for the RK, attendance at board meetings, and noted upcoming committee meetings.

Deputy Mayor Murray read his report aloud, highlighting attendance at RK executive meetings, the monthly ACLA meeting, Hospital Help Day, Remembrance Day ceremonies, the Halloween event at the library, the Christmas Parade, and the Naomi Society flag raising.

Councillor McKenna spoke to his report, referencing attendance at the NSFM Conference, Remembrance Day services, various committee and board meetings including Police & Licensing, Pictou-Antigonish Regional Library (PARL), Joint Council, Waste Management,

DRAFT

RK Finance and Board, the Strait Area Ground Search and Rescue (SAGSAR) awards banquet, Library Advocacy sessions (November 26–27), and the Accessibility Committee meeting.

Councillor MacLellan submitted his written report, which was circulated in advance of the meeting. His report outlined attendance at the NSFM Conference in Halifax (November 3–7), regular Council meetings, Joint County/Town Council meetings, Planning Advisory Committee and AREA meetings, as well as the Eastern Region Solid Waste Management meeting in Guysborough and the Eastern District Planning Commission meeting in Port Hawkesbury. He also noted attendance at community events, including the Antigonish Jazz Festival, the 10th anniversary of SAFE, the Town Christmas Parade, the Music of the Night production (Into the Woods), and the Naomi Society flag raising.

Mayor indicated that his update will be circulated to Council following the meeting.

10. Committee Reports

Police & License Committee – Councillor Roberts

Mall Parking was discussed at the most recent Police & License Committee meeting. In response to an inquiry, it was noted that there may be an opportunity for residents to park at the Mall and utilize transit to access destinations such as downtown and the hospital.

Infrastructure Committee- Councillor Sullivan

Read his committee report aloud noting progress on major Town infrastructure projects. Phase 1 of the Bay Street Project is approximately one-third complete, with new sewer and water lines installed and sidewalk improvements underway. West Street improvements, including curb and sidewalk upgrades, are nearing completion, with new pavement expected early December. The Substation Grid Modification Project is progressing, with transformers installed and Siemens initiating work. At the Sewer Treatment Plant, new aerator equipment is being installed to improve oxygen levels in the water. Work on the Greening Drive Project continues, although weather has caused delays. Drilling for Source Water Wells will begin shortly, with potential new water supplies expected within a two- to three-year timeframe. Updates on the new Snow and Ice Control Policy were also provided.

Planning Advisory Committee – Councillor Sullivan

The Planning Advisory Committee reviewed Housing Accelerator Fund (HAF) goals, including accommodating “missing middle” housing, amending higher density zones, and streamlining provisions for accessory dwelling units. Discussion included parking requirements, neighbourhood compatibility, and funding opportunities for infrastructure.

Motion: That the Planning Advisory Committee recommend to Council first reading and a public hearing for amendments to the Municipal Strategy and Land Use By-Law regarding the HAF, including a change to the James Street Mixed Use Zone reducing the number of permitted storeys from 8 to 6.

Moved by: Councillor MacLellan; Seconded by M. Grant – Motion Carried

Accessibility Committee – Councillor McKenna

The Accessibility Committee met on November 27, 2025. As Chair, Councillor McKenna brought forward the following recommendation from the Committee:

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Motion: That the Accessibility Committee recommend to Council that the Advisory Committee Policy be amended to update the Terms of Reference for the Accessibility Committee by increasing community representation from two members to four. Councillor McKenna noted that the Committee has since lost one member and currently does not have quorum to hold further meetings. He requested that staff review existing applications and consider additional advertising to fill vacancies. Motion Carried.

AREA (Alternative Resource Energy Authority) – Councillor MacLellan

AREA continues to monitor NSPI recovery from a cyber-attack and issues related to billing and pricing regulations.

Waste & ERSWM Committees – Councillor MacLellan

As of December 1, 2025, responsibility for recyclables collection transferred to Circular Materials. Information and a Waste Management Hotline are available on the Town’s website. Charity payments for Town Cleanup Day are scheduled for February. The bulk waste collection schedule for 2026 remains similar to 2025, with minor adjustments considered but conflicted with other municipalities.

The CAO provided clarification regarding recent changes to blue bag recycling, noting that these are provincial changes which remove municipal responsibility and adjust classifications for acceptable materials.

EDPC (Eastern District Planning Commission) – Councillor MacLellan

The Planning Commission is requesting proposals for a comprehensive organizational review, with a consultant expected to be appointed later in the month. The final report is due March 31, 2026. Councillors on the Commission have been receiving \$75 per meeting, with discussion ongoing regarding potential elimination of this stipend, which would require changes to the Intermunicipal Agreement.

Mayor Cameron reminded Council of upcoming events, including the X-Ring Ceremony, Convocation, the Lights of Love event, the Soup Kitchen on December 7 (starting at 9:30 a.m.), and the Chamber of Commerce social.

Council recessed at 9:40 p.m. and reconvened at 9:59 p.m.

11. In-Camera

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

Motion: To move to an In-Camera Session.

Moved by: Councillor Pelly

Seconded by: Deputy Mayor Murray

Motion Carried

Meeting reconvened at 10:01 pm.

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12. Adjournment

With no further business, Councillor MacLellan moved for Adjournment at 10:01 pm.

Mayor Sean Cameron

Randy Delorey, CAO

View results

Respondent

16

Anonymous

13:20

Time to complete

Applicant Information

1. Community Group/Organization Title: *

Zone 7 African Cultural Heritage Awareness Association Committee (ACHAAC).

2. Applicant Name: *

Lorraine Reddick

3. Email: *

[REDACTED]

4. Address:

5. Postal Code:

6. Phone:

Request Details

7. Please indicate your request: *

- Flag
- Lamp Post Banner
- Town Hall Lights
- Other

8. If requesting a flag raising, please indicate what the flag is.

9. If requesting a flag, please provide a link to an image of the appropriate flag.



10. If requesting Town Hall lights, please indicate the preferred colour scheme.

11. What type of event does your request coincide with? *

- Parade
- Community Event
- Designated Month
- Memorial Recognition
- Festival/Celebration
- Other

12. Please indicate the date(s) your organization would like to have you flag/banner request fulfilled.

Flag/Banner/Light Request Start Date: *

13. Flag/Banner/Light Request End Date: *

February 28, 2026

14. Does your event require an official flag raising ceremony with Mayor and Council? *

Yes

No

15. Additional information: (Please provide an overview of your request and how the addition of a flag to Chisholm Park, lamp post banners, or Town Hall lights will benefit your event, celebration, or memorial.

Town of Antigonish
274 Main Street
Antigonish, NS
B2G 2C4

Attention: Chief Administrative Officer/Town of Antigonish Council:

I am writing on behalf of the Zone 7 African Cultural Heritage Awareness Association Committee (ACHAAC).

In accordance with Section 3 of the policy of the Town of Antigonish which outlines the requirements for requesting a flag or banner to be placed on Town property.

Whereas the town of Antigonish council members are aware that February is designated as African Heritage Month, and whereas the Zone 7 ACHAAC's previously made application to have the African Flag place on Town-owned property was approved.

Our request to again have the African Flag placed during the entire month of February 2026, we feel this will be in recognition and confirmation citing the need to strengthen the rights of people of African descent and their full and equal participation in all aspects of society.

The Zone 7 Committee acknowledges this unique opportunity to publicly join together with the town to celebrate, to promote a greater knowledge of and respect for a diverse heritage and culture. It is also an opportunity to exhibit the many contributions of people of African descent not only to this community of Antigonish but throughout the province and the world.

Lorraine Reddick, Antigonish African Heritage Month Committee member
Zone 7 African Cultural Heritage Awareness Association Committee

Permissions

Special Considerations

- Flags will be flown at Chisholm Park.
- Banners must be designed to be 18 inches by 44 inches and be made from vinyl material.

Banners must be designed and installed to the standard set by the Town.

- The Town reserves the right to inspect any flag or banner prior to placement on Town owned property. Flags or banners will not be placed by the Town if:

i) The material is tattered, frayed, damaged or detracts from the beautification of the Town.

ii) The flag or banner promotes discrimination or philosophy or seek values are deemed to be divisive or discriminatory.

iii) The flag or banner contradicts the guidelines in place in the Town’s Special Events Planning Guide.

iv) No flag or banner can be suspended across the street.

• Not all colour schemes may be available with Town Hall lights.

Declaration

I, the undersigned, have read, understand, and agree to the conditions and policies in this contract hereby accept the same on behalf of the said members of the organization or group. I acknowledge and agree that the Town will make the final decision on this flag/banner request.

16. Signature: *

Lorraine Reddick

17. Date: *

December 9, 2025

Capital Update Fiscal Year 25/26

Department of Infrastructure and Engineering
(DIE)

Jan 6th, 2026

Major Projects

Based on Council's Strategic Priorities and the Town's current needs, the budget was put together to address the following major projects:

- Bay St
- West St / James St
- Sewage Treatment Plant Front End
- PW Equipment
- Source Water Test Wells
- Sidewalks – Greening Dr
- Electric Utility Grid Modernization

Tenders to date (29):

- PW Equipment
 - New Loader
 - Sale of Old Loader
 - Single Axle Salt Truck
- Service Vehicles
- Greening Drive Design
- Electric Grid Modernization:
 - Substation Transformer Assembly
 - Substation Civil Works
 - Substation Steel Structures
 - Substation Control Building
 - Substation Panels + Controls
 - Transformers
- Sewage Flow Study
- Safety Management System
- Patching Tender
- STP Screening Equipment
- STP Aeration Equipment
- Test Well Drilling
- West St
- Bay St
- Sewer Pipe Lining
- Security Fencing (PW + Columbus Field)
- Electronic Gate (PW)
- Sewer Cleaning
- Insertion Valve (Hawthorne St)
- Line Painting Machine
- Water Rate Study Consultants
- Town Hall Fire Escape
- Surplus Equipment Sale
- Salt Hauling

West St / James St Project

- West/James Phase 1 Plan (2025):
 - Lining of sewer main to fix issues with broken pipe.
 - Paving, curb and sidewalk from West/James to West/ Highland.
- West/James Phase 2 Plan (2026):
 - Dig and replace water main (West/James to roundabout).
 - Replace remaining street infrastructure in areas disturbed (curb, sidewalk, asphalt).
- **West/James Phase 2 Addition (2026):**
 - Dig and replace failed section of sewer main on James St by A&W.
- Overall Budget = \$4.1M (including funding)
- Total Contracts to date = \$1.8M (not fully used)



West St / James St Phase 1(B)

- Contractors will return in the spring to complete the following on the West Street project:
 - Complete sidewalk installation
 - Relocate crosswalk at Convocation Blvd
 - Skate park retaining wall
 - Final lift of asphalt
 - Sod and clean up
- Contractors will return to complete the following portions of the sewer lining project:
 - West Street sections of pipe
 - Remaining two sections on James Street



Bay Street

- **Bay St Phase 1 Plan:**
 - Haley Rd to Railway tracks, including; water/sewer/storm mains, asphalt, curbs, sidewalk, AT + jack and bore under rail line.
- **Bay St Phase 2 Plan (the rest):**
 - Tender remaining section (Railway to Town Boundary) in spring 2026.
 - Includes pipes, curb, asphalt, sidewalk, crosswalk, pole moves.



Bay Street Phase 1(B)

- Contractors will complete the following from Phase 1 in the spring:
 - Sidewalks/AT trail, curb and gutter
 - Final lift of asphalt
 - Jack and bore (sewer pipe)
 - Sod and clean up



Bay St Budget

	Overall Project Budget	TOA Budget (25/26)
Total Budget	\$5,539,261	\$1,516,056 (assumes ATF funding)
Phase 1	\$2,583,774	\$ 781,004 (net)
Phase 1A to Dec 2025	\$1,903,189	\$ 552,301 (net)
Phase 1B to (2026)	\$ 680,585	\$ 228,703 (net)
Phase 2 Estimate*	\$2,955,487	\$ 735,052 (remaining)

*Phase 2 included ATF funding for AT from Adam St to Hospital – not yet received

Sewage Treatment Plant Front End

- New screening equipment tendered and purchased (\$600k)
- Final design underway for building / civil works
- Front end aeration equipment purchased and installed (\$160k)
- Expected project completion: June 2026
- Total Budget = \$5.4M
- Project on budget to date.



Public Works Equipment

- New Loader – arrived Oct
- Single Axle Salt Truck – purchased, expected delivery June 2026
- Sale of Old Loader – allowed for overall equipment purchasing project to be under budget by approximately \$90k



Source Water Test Wells

- Work started Nov 24th to drill test wells in the prime locations identified by the consultant (EWC).
- All results are preliminary, pending lab testing and analysis. Final lab results expected by end of January 2026.
- Water was found at both sites drilled, with rough calculated potential flows at ~180 gpm and ~480 gpm.
- For reference, Water Plant flows are normally in the range of 610 gpm
- Project within budget with test well costs expected in range of ~\$150,000 including testing and reporting.



Sidewalk – Greening Dr

- Project installing 6' (1.8m) accessible sidewalk on the western side of the street.
- Work was done in-house at significantly less than the cost of a contractor. (~50%)
- However, project fell behind on timeline and did not finish the full scope by December.
- **Significant difficulties encountered trying to hire and retain temporary staff for the project.**
- Current Estimated Cost = \$250,000 (~62%) with 67% currently completed by length
- Budget = \$400,000
- Project expected to meet budget



Electric Utility Grid Modernization

- New transformers arrived and installed at substation.
- Final work underway for completion of new substation and connections to 138kV NSPi supply line.
- In-house transformer changes continue, with 200+ completed in 25/26.
- 25/26 Cost Estimate = \$5.4M
- 25/26 Budget = \$5.7M
- Project on budget to date, overall completion expected in fiscal 28/29.



Capital Plan Update Fiscal 25/26

- Overall, some projects require carryover for full completion
 - Bay St
 - West / James St
 - STP Front End
 - Sidewalks
- Due to West St Funding and loader sale, we have done better than expected on budget – expected \$500k under budget
- ATF funding not received for Bay St Phase 2 (\$500k)

1 Year Capital Plan				
General Capital	Budget	Projected 25/26	Carryover	+/-
PW Equipment	\$ 780,000.00	\$ 690,000.00		\$ 90,000.00
College St Bridge	\$ 20,000.00	\$ -		\$ 20,000.00
PW Building Renos	\$ 50,000.00	\$ 50,000.00		\$ -
West St	\$ 1,138,000.00	\$ 278,498.14	\$ 543,944.65	\$ 315,557.21
James St	\$ 273,000.00	\$ 120,015.00	\$ 154,132.60	-\$ 1,147.60
Bay St (including CD Proj D)	\$ 1,516,000.00	\$ 552,301.00	\$ 963,699.00	\$ -
Church St Roundabout Design + Insp	\$ 30,000.00	\$ 34,000.00		-\$ 4,000.00
Service Truck PW	\$ 65,000.00	\$ 64,000.00		\$ 1,000.00
PW Gate	\$ 25,000.00	\$ 33,000.00		-\$ 8,000.00
PW Cameras	\$ 20,000.00	\$ 27,000.00		-\$ 7,000.00
Curb Bump-Outs / Ped Crossings (Ma	\$ 50,000.00	\$ 25,000.00		\$ 25,000.00
Line Painting Machine	\$ 18,000.00	\$ 15,000.00		\$ 3,000.00
	\$ 3,985,000.00	\$ 1,888,814.14	\$ 1,661,776.25	\$ 434,409.61
Water only				
Budget	Projected 25/26	Carryover	+/-	
Source Water	\$ 187,000.00	\$ 150,000.00		\$ 37,000.00
Church St Roundabout Water	\$ 175,000.00	\$ 175,000.00		\$ -
Bethany Tank Regrading	\$ 30,000.00	\$ 10,000.00		\$ 20,000.00
BBWTP Valves and Instrumentation	\$ 30,000.00	\$ 30,000.00		\$ -
West St (capping of old 4")	\$ 50,000.00	\$ 50,000.00		\$ -
Valvework	\$ 40,000.00	\$ 50,000.00		-\$ 10,000.00
Asset Management Software / Model	\$ 20,000.00	\$ 20,000.00		\$ -
Hydrants	\$ 40,000.00	\$ 40,000.00		\$ -
Water Meters (Bulk 20 year replacem	\$ 100,000.00	\$ 100,000.00		\$ -
Services	\$ 20,000.00	\$ 20,000.00		\$ -
Rate Study	\$ 20,000.00	\$ 20,000.00		\$ -
	\$ 712,000.00	\$ 665,000.00	\$ -	\$ 47,000.00
Sewer Only				
Budget	Projected 25/26	Carryover	+/-	
Sewer Plant - Front End	\$ 1,350,000.00	\$ 638,000.00	\$ 712,000.00	\$ -
Intermunicipal Agreement Study	\$ 75,000.00	\$ 76,000.00		-\$ 1,000.00
STP Aerators	\$ 180,000.00	\$ 159,000.00		\$ 21,000.00
New Blower	\$ 21,000.00	\$ 24,000.00		-\$ 3,000.00
Adam St Lift Station	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -
	\$ 1,676,000.00	\$ 897,000.00	\$ 762,000.00	\$ 17,000.00
Sidewalk				
Budget	Projected 25/26	Carryover	+/-	
SW - Church St (Mall to Mariner)	\$ 196,000.00	\$ -	\$ 196,000.00	\$ -
SW - Brookland St (4' section)	\$ 113,000.00	\$ -	\$ 113,000.00	\$ -
SW - Greening Dr (New)	\$ 400,000.00	\$ 250,000.00	\$ 150,000.00	\$ -
	\$ 709,000.00	\$ 250,000.00	\$ 459,000.00	\$ -
Committee of the Whole Agenda Package				
January 6, 2026				
Budget	Projected 25/26	Carryover	+/-	
\$ 7,082,000.00	\$ 3,700,814.14	\$ 2,882,776.25	\$ 498,409.61	

Capital Investment Plan (CIP) Previous

5 Year Capital Plan	If All Funding Received				
	25/26	26/27	27/28	28/29	29/30
	YR1	YR2	YR3	YR4	YR5
Sewer Plant - Front End	\$ 1,350,000.00	\$ 450,000.00			
Sewer Plant - Capacity Upgrade				\$ 6,803,000.00	
Source Water Wells	\$ 187,000.00		\$ 3,486,000.00		
BBWTP Backwash Ponds		\$ 650,000.00			
Northern Collector		\$ 875,000.00			\$ 4,345,000.00
PW Equipment	\$ 780,000.00	\$ 390,000.00	\$ 390,000.00	\$ 390,000.00	\$ 390,000.00
Brierly Tank		\$ 4,000,000.00			
College St Bridge				\$ 2,600,000.00	
PW Building	\$ 50,000.00	\$ 300,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Town Hall		\$ 390,000.00	\$ 1,067,300.00		
Grid Modernization (EU)	\$ 5,788,000.00	\$ 1,603,000.00	\$ 377,000.00	\$ 86,000.00	
West St	\$ 825,703.20				
James St	\$ 272,300.70				
Creighton Lane Parking Lot			\$ 865,000.00		
Bay St (including CD Proj D)	\$ 2,143,000.00				
Hawthorne (Pleasant to Brookland)		\$ 2,056,500.00			
Hawthorne (Xavier to Pine)			\$ 3,444,350.00		
Hawthorne (Pine to MacDougall)				\$ 5,244,950.00	
Main St (Hawthorne to Church)					\$ 5,257,775.00
AT Project B and C		\$ 995,000.00			
Trunk Sewers		\$ 520,000.00	\$ 364,000.00		
		Committee of the Whole Agenda Package January 6, 2026			
Yearly Total	\$11,396,003.90	\$12,229,500.00	\$10,043,650.00	\$15,173,950.00	\$10,042,775.00

Capital Investment Plan (CIP) Updated

5 Year Capital Plan	If All Funding Received				
	25/26	26/27	27/28	28/29	29/30
	YR1	YR2	YR3	YR4	YR5
* Sewer Plant - Front End	\$ 638,000.00	\$ 1,162,000.00			
Sewer Plant - Capacity Upgrade				\$ 6,803,000.00	
Source Water Wells	\$ 187,000.00		\$ 3,486,000.00		
BBWTP Backwash Ponds		\$ 650,000.00			
Northern Collector		\$ 875,000.00			\$ 4,345,000.00
PW Equipment	\$ 780,000.00	\$ 390,000.00	\$ 390,000.00	\$ 390,000.00	\$ 390,000.00
* Briery Tank					\$ 4,000,000.00
College St Bridge				\$ 2,600,000.00	
PW Building	\$ 50,000.00	\$ 300,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Town Hall		\$ 390,000.00	\$ 1,067,300.00		
Grid Modernization (EU)	\$ 5,788,000.00	\$ 1,603,000.00	\$ 377,000.00	\$ 86,000.00	
* West St	\$ 278,498.14	\$ 543,944.65			
* James St	\$ 120,015.00	\$ 154,132.60			
Creighton Lane Parking Lot			\$ 865,000.00		
* Bay St (including CD Proj D)	\$ 552,301.00	\$ 1,462,108.61			
Hawthorne (Pleasant to Brookland)		\$ 2,056,500.00			
Hawthorne (Xavier to Pine)			\$ 3,444,350.00		
Hawthorne (Pine to MacDougall)				\$ 5,244,950.00	
Main St (Hawthorne to Church)					\$ 5,257,775.00
AT Project B and C		\$ 995,000.00			
Trunk Sewers		\$ 520,000.00	\$ 364,000.00		
	Committee of the Whole Agenda Package January 6, 2026				
Yearly Total	\$ 8,393,814.14	\$ 11,101,685.86	\$ 10,043,650.00	\$ 15,173,950.00	\$ 14,042,775.00

Summary:

- Some Projects require carryover to 26/27 for full completion:

	Phase 1 Carryover	Phase 2
West St / James St	\$ 81,547	\$ 616,530
Bay St (including CD Proj D)	\$ 228,703	\$ 735,052
Sewer Plant - Front End	\$ 712,000	
Sidewalks	\$ 150,000	\$ 309,000

- Expected net +/- on capital projects leaves us with an approximate \$500k capital surplus after carryover.
- However, we have not yet been successful in obtaining ATF funding for Bay St Phase 2 (AT pathway + curb / sidewalk items), value \$547k for \$900k of work.

Questions?

Melanie Fougere

From: Melanie.Fougere@townofantigonish.ca
Subject: FW: EXTERNAL: Re: Request to Illuminate Antigonish Town Hall - Feb 28, 2026
Attachments: CNOY colours.png

From: Danielle Ringer [REDACTED] >
Sent: Tuesday, December 16, 2025 9:49 AM
To: Shannon Long <shannon.long@townofantigonish.ca>
Subject: EXTERNAL: Request to Illuminate Antigonish Town Hall - Feb 28, 2026

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shannon,

We are reaching out from the National Head Office of the Coldest Night of the Year event, in partnership with the local Naomi Society to request that Town Hall be illuminated in our event's signature colours on the night of the event, Saturday, February 28, 2026.

The Coldest Night of the Year is a winterrific family-friendly 2 or 5 km fundraising walk in support of local charities serving people experiencing hurt, hunger, and homelessness. Each year in February, tens of thousands of Canadians step outside the warmth and comfort of home to shine a light of welcome and compassion in their communities. Since 2011, the Coldest Night of the Year has raised over \$75,000,000 across Canada in 190 Canadian communities – 100% of net proceeds stay local to support our CNOY charity partners.

I have attached the colour specifications to this email. We are very appreciative of your consideration of our request, and please let me know if you require any additional information.

Thank you,

Danielle Ringer

Campaign Success Rep
Blue Sea Foundation
[REDACTED]

Coldest Night of the Year | Ride for Refuge | The Grand Parade

How would you rate our service? (We want to be fast, helpful, and polite)

A color card for Winter Blue. The card has a dark blue background with a vertical gradient of lighter blue shades on the left side. A white circle is in the top right corner.

Winter Blue

#004a87

Pantone 301

CMYK: 100/79/20/5

RGB: 0/74/135

A color card for Warm Yellow. The card has a warm yellow background with a vertical gradient of lighter yellow shades on the left side. A white circle is in the top right corner.


Warm Yellow

#eea904

Pantone 124

CMYK: 6/36/100/0

RGB: 238/169/4

A color card for Valley Blue. The card has a bright blue background with a vertical gradient of lighter blue shades on the left side. A white circle is in the top right corner.

Valley Blue

#01add8

Pantone 638

CMYK: 73/11/7/0

RGB: 1/173/216

To: Town Council
Chief Administrative Officer

Submitted by: Melanie Fougere, Municipal Clerk (on behalf of Council)

Date: Friday, January 02, 2026

Subject: Councillor Reports

Councillor Reports

The following is a compilation of Councillor Reports submitted for inclusion in the Committee of the Whole Council Agenda Package. Reports reflect activities, meetings, and events attended by members of Council since the last meeting. Only reports received have been included.

Councillor Diane Roberts

Meetings Attended

AREA (Alternative Resource Energy Authority) On-Line.
Committee of the Whole
Special Town Council (Dec 8)
Recreation Committee
Infrastructure Committee for 20 minutes
Regular Town Council (Dec 16)

Councillor Juanita Pelly

Meetings and Events Attended

December 7th. Volunteered at the community fridge to help support individuals who are food-compromised and in need of food assistance.

December 9th, Chaired a Recreation committee meeting.

December 11th, I attended the RK Christmas dinner hosted by RK management for staff and board members.

On January 1st I will be attending the New Year Levee at the Legion.

Deputy Mayor Andrew Murray

Meetings and Events Attended

Attended Regular Council Meeting Dec 16th
Away for almost 2 weeks

Councillor Patrick McKenna

Meetings and Events Attended

Emergency Meeting
Regular Town Council Meeting
RK Board Steering committee meeting

Councillor Leon MacLellan

Meetings & Events Attended

Since the last meeting of the Committee of the Whole on December 2nd, I was in contact with many community members who were concerned about the traffic congestion caused by the three projects (East Main Street, West St. and the provincial work at the roundabout on Church and the old Hwy 104. There was an Emergency Meeting called on December 11th. Within a few days the construction work was finished for the winter.

I also attended the annual Dinner for Board and staff of EDPC (Eastern District Planning Commission), the regular Council meeting, and the New Year's Levee.

With regards to community events, I attended the Antigonish Highland Society's Hogmany, St. Ninian's Choir Concert with the Antigonish Choral Ensemble and others.

Mayor Sean Cameron

Meetings & Events Attended

New Year's Day Levy
Polar Bear dip
StFX Graduation
Hot Chocolate on Main with Town Council
L'arche Antigonish Open House
St Andrew's Day dinner
Flag raising for 14 days
Meeting with StFX President and Vice Presidents
Phone call meeting with MP Jamie Battist
Arena Board
Roof over your Head
Other Town committees

Future Engagements

Cadets Parade
AREMO
Infrastructure
AREA board
RCMP advisory
Recreation

To: Town Council
Chief Administrative Officer

Submitted by: Melanie Fougere, Municipal Clerk (on behalf of Council)

Date: Friday, January 02, 2026

Subject: Committee Reports

Committee Reports

Councillor Leon MacLellan

AREA (owner of windmills by Towns of Antigonish, Berwick, and Mahone Bay): As per my last report, AREA continues to wait for NSPI to recover from the cyber attack and get proper billings up to date. There is also an issue to be resolved with the timing of the new pricing regulations.

Waste Committee: Circular Materials has started to collect recyclables. We will be monitoring the issues that may arise.

ERSWM (Eastern Region Solid Waste Management): No meeting since last report.

EDPC (Eastern District Planning Commission): The Planning Commission is conducting a comprehensive organizational review. I was appointed to the Project Steering Committee. Davis Pier was awarded the consultant's work. The deadline for the final report is March 31st 2026.

Councillor Diane Roberts

ACTS (Antigonish Community Transit Society)

Happy Cities - St.FX student pass Update.

At the last ACTS meeting held in December, Ritchie Connors provided an update that he attended a meeting with StFX Student Union as part of Happy Cities Initiative for St. FX students to engage in a pass for the fixed route. Bob Hale was also present.

At the meeting it was proposed to hold a referendum from Jan.13-28 2026.

A vote asking, are you in favour of a 25.00 transit fee per semester to be applied to StFX Students for the next 5 years.