
MEETING: Regular Town Council Meeting
DATE: October 20, 2026
TIME: 6:00 PM
PLACE: Town Council Chambers

Agenda

- 1. Call to Order & Land Acknowledgement**
- 2. Approval of Agenda**
 - 2.1 Additions/Amendments
- 3. Conflict of Interest**
- 4. Consent Agenda Items**
 - 4.1 Minutes of the Regular Council Meeting, September 15, 2026
 - 4.2 Minutes of the Emergency Council Meeting, September 22, 2026
 - 4.3 Antigonish Town Volunteer Fire Department – New Member Appointment
 - 4.4 Dr. JJ Carroll Grant Recipients 2026
 - 4.5 Guaranteed Livable Income – Correspondence from the Honourable Susan Corkum-Greek
- 5. Presentations/Recognitions**
 - 5.1 100th Anniversary of the Town Electric Utility and Empower Antigonish Campaign
- 6. Business from the Committee of the Whole**
 - 6.1 Lease Agreement – PID 01229582
 - 6.2 Easement – PID 10037562
 - 6.3 Mobile Home By-Law
- 7. Business from the Minutes**
- 8. New Business**
 - 8.1 Manager of Accounting Bank Signing Authority
 - 8.2 Tax Relief Request– PID 01229095
 - 8.3 Municipal Finance Corporation (MFC) Fall 2026 Debenture
 - 8.4 Audit Financial Statements
 - 8.5 Canada Housing Infrastructure Fund (CHIF) Application - Hospital Way
- 9. Staff Reports**
- 10. In-Camera**
 - 10.1 Acquisition, sale, lease and security of Municipal Property MGA Sec 22(2)(a)
- 11. Adjournment**

DRAFT

**Regular Council Meeting
September 15, 2026
Town Council Chambers**

Present

Mayor Sean Cameron
Deputy Mayor Andrew Murray
Councillor Leon MacLellan
Councillor Patrick McKenna
Councillor Diane Roberts
Councillor Juanita Pelly

Regrets

Councillor Jack Sullivan

Also in Attendance

Randy Delorey, CAO
Melanie Fougere, Municipal Clerk
Shannon Long, Marketing and Communications Officer
Kyle Meisner, P. Eng., Director of Infrastructure and Engineering
Meaghan Barkhouse, Director of Corporate Services

Media

Gallery (in person and online)

1. Call to Order & Land Acknowledgement

Mayor Cameron called the meeting to order at 5:02 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 additions were made to the agenda:

- Item 10.6 – Volunteer Fire Department – New Member Appointment
- Item 11.5 – Letter from the Office of the Prime Minister (Deputy Mayor Murray)
- Item 7.5 – Dolly Parton Imagination Library Proclamation

Motion: That the agenda be approved as amended.

Moved by: Councillor MacLellan

Seconded by: Councillor McKenna

Motion Carried.

Motion: That Council move In-Camera to discuss:

- the acquisition, sale, lease, and security of municipal property pursuant to Section 22(2)(a) of the Municipal Government Act; and
- contract negotiations pursuant to Section 22(2)(e) of the Municipal Government Act.

DRAFT

Moved by: Councillor MacLellan
Seconded by: Councillor Roberts

Motion Carried.

Council entered the In-Camera session at 5:05 p.m.

3. In Camera

3.1 Acquisition, sale, lease and security of municipal property MGA Sec 22(2)(a)

3.2 Contract Negotiations MGA Sec 22(2)(e)

Motion: That Council rise from the In Camera session and return to Regular Council.

Moved by: Deputy Mayor Murray
Seconded by: Councillor Pelly

Motion Carried.

Council returned to open session at 6:00 p.m.

Council recessed at 6:00 p.m.

Council reconvened at 6:06 p.m.

Additions/Amendments to the Agenda

Motion: That the agenda be amended to add Contract Negotiations as Item 13 at the end of the agenda.

Moved by: Councillor Roberts
Seconded by: Deputy Mayor Murray

Motion Carried.

4. Conflict of Interest

No conflicts of interest were declared.

5. Acceptance of Minutes

5.1 Minutes of the Regular Council Meeting – August 18, 2026

5.2 Minutes of the Special Council Meeting – September 1, 2026

The minutes of the Regular Council Meeting of August 18, 2026, and the Special Council Meeting of September 1, 2026, were accepted as presented.

6. Recognitions

6.1 Community Recognitions

Mayor Cameron presented Certificates of Recognition to the following individuals in acknowledgement of their recent achievements and contributions:

- **Arnie Farrell**, recipient of Hockey Canada's Order of Merit (Atlantic Region), in recognition of more than two decades of volunteer leadership and service to the sport of hockey in Nova Scotia.

- **Ryan Kearney**, who represented Team Nova Scotia at the 2026 Special Olympics Canada Summer Games and earned a silver medal in golf.
- **Lisa Leuschner**, who represented Team Nova Scotia at the 2026 Special Olympics Canada Summer Games in Medicine Hat, Alberta, and earned two silver medals (400m sprint and 4x400m relay) and one bronze medal (200m sprint).

Council congratulated the recipients on their achievements and contributions.

7. Consent Agenda Items

7.1 Virtual Council Meeting Policy

7.2 Town of Antigonish Technology Use Policy

7.3 Letter from Strait Area Chiefs, Mayors, Wardens and CAO's re: Cell Service in Strait Region

7.4 National Forest Week - September 20 to 26, 2026 - Proclamation

7.5 Dolly Parton Imagination Library Proclamation

Motion: That Council approve the Consent Agenda as presented.

Moved by: Councillor McKenna

Seconded by: Deputy Mayor Murray

Motion Carried.

8. Business from the Committee of the Whole

8.1 Antigonish Regional Emergency Management (AREMO) Evacuation Plan Updated

Motion: That Council approve the updated Antigonish Regional Emergency Management Organization (AREMO) Evacuation Plan as presented.

Moved by: Councillor McKenna

Seconded by: Councillor MacLellan

Motion Carried.

9. Business from the Minutes

There was no business arising from the minutes.

10. New Business

10.1 Northern Collector (Hospital Way) – Funding Application

The CAO provided an update on the Northern Collector (Hospital Way) project and advised that staff continues to monitor provincial and federal funding opportunities and will submit an application should an appropriate funding program become available.

10.2 Nominations Committee Recommendations - Antigonish Heritage Museum Board

Mayor Cameron stepped down from the Chair to allow the nominations process to proceed. Deputy Mayor Murray assumed the Chair.

As Chair of the Nominations Committee, Mayor Cameron nominated Peggy Thompson and Caleb Marshall for appointment to the Antigonish Heritage Museum Board for two-year terms commencing September 15, 2026.

As no further nominations were received, Peggy Thompson and Caleb Marshall were declared appointed by acclamation.

10.3 Nominations Committee Recommendations - Accessibility Committee

As Chair of the Nominations Committee, Mayor Cameron nominated Jillian Swinkels for appointment to the Accessibility Committee for a two-year term commencing September 15, 2026.

As no further nominations were received, Ms. Swinkels was declared appointed by acclamation.

Mayor Cameron resumed the Chair.

10.4 Council and Staff Clothing – Deputy Mayor Murray

Deputy Mayor Murray raised the matter of Council-branded clothing for members of Council.

Council discussed the availability of funding within the current budget for Council and staff apparel. Staff advised that funds remain available within the budget allocation.

10.5 Appropriate and timely responses to Council – Councillor Roberts

Councillor Roberts raised concerns regarding response times to inquiries submitted to staff and emphasized the importance of timely communication to enable Council members to respond to residents.

Councillor Roberts suggested that, where possible, staff provide an estimated timeframe for responding to inquiries or addressing concerns raised by Council.

The CAO acknowledged the concerns and advised that staff would continue to work toward timely responses while recognizing that response timelines may vary depending on the nature and complexity of each matter.

10.6 Volunteer Fire Department – New Member Appointment

Motion: That Council appoint Timothy Jason Kell, a resident of the Town of Antigonish, as a member of the Town of Antigonish Volunteer Fire Department, as recommended by the Fire Chief and Executive, effective September 15, 2026.

Moved by: Councillor Roberts

Seconded by: Councillor MacLellan

Motion Carried.

11. Correspondence

11.1 StFX Global Medical Brigade- Funding Request

Council agreed to assist in promoting the event through municipal communication channels and social media.

11.2 Antigonish Parents In Action Education Committee – Funding Request

Motion: That Council approve a contribution of \$100.00 to the Antigonish Parents In Action Education Committee for their upcoming Back to School Bash.

Moved by: Councillor Roberts

Seconded by: Councillor MacLellan

Motion Carried.

11.3 Special Olympics Canada Summer Games 2030 (Letter of Support)

Council reviewed a request for support of the bid to host the 2030 Special Olympics Canada Summer Games in Antigonish. It was noted that no financial commitment was being requested at this time.

Motion: That Council authorize staff to prepare and send a letter of support for the bid to host the 2030 Special Olympics Canada Summer Games in Antigonish.

Moved by: Deputy Mayor Murray

Seconded by: Councillor MacLellan

Motion Carried.

11.4 Chamber of Commerce Business Gala (October 22, 2026) – Informational

Council was advised that tickets for the Chamber of Commerce Business Gala scheduled for October 22, 2026, had been purchased by the Municipal Clerk for members of Council who expressed interest in attending.

11.5 Letter from the Office of the Prime Minister

Deputy Mayor Murray advised Council that he had received correspondence from the Office of the Prime Minister and shared the letter for information.

12. Staff Reports

Council discussed traffic, parking, and road maintenance concerns raised by members of Council. CAO provided updates on ongoing reviews related to parking enforcement, signage, pavement maintenance, and line painting. No action was taken.

CAO advised that the concerns would be reviewed and addressed as appropriate, including referral to the Traffic Authority where necessary. Council was also reminded of the upcoming winter parking ban.

Council recessed from the Regular Council Meeting at 6:50 p.m.

Council reconvened at 7:05 p.m.

DRAFT

Motion: That Council move In Camera to continue discussion regarding Contract Negotiations pursuant to Section 22(2)(e) of the Municipal Government Act.

Moved by: Deputy Mayor Murray

Seconded by: Councillor McKenna

Motion Carried.

Council entered the In Camera session at 7:06 p.m.

13. In Camera

13.1 Contract Negotiations MGA Sec 22(2)(e)

Council rose from the In Camera session at 7:58 p.m.

14. Adjournment

With no further business, Councillor Pelly moved for adjournment at 7:58 p.m.

Mayor Sean Cameron

Randy Delorey, CAO

DRAFT

**Emergency Council Meeting
September 22, 2026
Town Council Chambers**

Present

Mayor Sean Cameron
Deputy Mayor Andrew Murray
Councillor Patrick McKenna
Councillor Diane Roberts
Councillor Juanita Pelly
Councillor Jack Sullivan
Councillor Leon MacLellan

Also in Attendance

Melanie Fougere, Municipal Clerk

Regrets

Randy Delorey, CAO

1. Call to Order & Land Acknowledgment

Mayor Cameron called the meeting to order at 6:18 p.m.

2. Approval of the Agenda

Motion: That the agenda be approved as presented.

Moved by: Councillor MacLellan

Seconded by: Councillor Sullivan

Motion carried.

3. New Business

3.1 National Day for Truth and Reconciliation and Treaty Day – Flag Request

Motion: That Council approve the Town's flag raising request for the Mi'kmaq Flag to be flown from September 29 to October 2, 2026, inclusive, in recognition of the National Day for Truth and Reconciliation on September 30 and Treaty Day on October 1.

Moved by: Councillor Roberts

Seconded by: Deputy Mayor Murray

Motion carried.

4. Adjournment

With no further business, Deputy Mayor Murray moved for adjournment at 6:23 p.m.

Mayor Sean Cameron

Randy Delorey, CAO

Melanie Fougere

From: Kate MacInnis
Sent: October 8, 2026 11:40 AM
To: Melanie Fougere
Subject: Fw: EXTERNAL: Gregory Sieg [REDACTED]

Hi Melanie,

We have another motion for a new member of the Fire Department for October Regular Council:

Motion: "That Council appoint Gregory Sieg, a resident of the Town of Antigonish, as a member of the Town of Antigonish Volunteer Fire Department, as recommended by the Fire Chief and Executive, effective October 20, 2026.

Thanks!

Kate

Kate MacInnis

Director of Community Development

kate.macinnis@townofantigonish.ca

902-318-6758

www.townofantigonish.ca | [Nest Cam](#) | [Facebook](#) | [Twitter](#)

From: Chisholm, William P [REDACTED]
Sent: Tuesday, October 6, 2026 10:16 AM
To: Kate MacInnis <kate.macinnis@townofantigonish.ca>
Cc: Robert MacPherson [REDACTED] <[REDACTED]>; Bill Landry [REDACTED]
Subject: EXTERNAL: Gregory Sieg [REDACTED]

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.

Kate,

Gregory Sieg was voted a member of the Antigonish Fire Department at our October 2026 Monthly Meeting.

Greg is a resident of the Town of Antigonish and has lived here several years with his wife.

He has a varied employment background across North America and is expected to be a great asset to the Fire Department.

We are very pleased to have him as a member of the AFD.

Please bring his name forward at the next Town Council meeting for inclusion as a member of the AFD.

Sincerely

Bill

To: Town Council

Submitted By: Megan King, Manager of Parks and Recreation

Date: Thursday, October 01, 2026

Subject: Dr. JJ Carroll Grant Recipients 2026

Origin

This memo is to provide an overview of proposed allotments of the 2026 JJ Carroll Grant Funding.

Background

As outlined in the Dr. JJ Carroll's estate, the purpose of the funding is to provide instruction for the young people of Antigonish, minor hockey, swimming, and track and field. If no applications are received from organizations that conduct these activities, funds may be made available to promote the general physical fitness and general well-being of young people in the Town of Antigonish. Earlier this year, the Town received correspondence from the Executive Trust for the Dr. JJ Carroll Estate. In this correspondence, it was indicated the estate had \$6,000 in cash funds available for 2026.

Recommendation

Based on the parameters of what was outlined in the JJ Carroll estate and the applications received, the following are the recommended allotments for 2026:

Group	Request	Recommendation
STFX Track and Field Club <i>*Funding for starting blocks and supporting material to teach proper track starting form.</i>	\$3,000	\$2,500
Town of Antigonish Swim Instructor Training <i>*Town forwards funding to the County to assist in cost of instructor training to run Antigonish Community Swim Programming.</i>	\$1,000	\$1,000
Quad County Female Hockey Association	\$5,000	\$2,500

<i>*Funding for additional opportunities for players to develop their skating, puck handling, shooting, positional play and goaltending skills through specialized instructional sessions and clinics.</i>		
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Motion:

Town Council approves the 2026 proposed allotment of the \$6,000 JJ Carroll Grant to the STFX Track and Field Club, Antigonish Community Swim Program, and Quad County Female Hockey Association.



**Opportunities and Social Development
Office of the Minister**

PO Box 696, Halifax, Nova Scotia, Canada B3J 2T7 • novascotia.ca

October 6, 2026

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

Dear Deputy Mayor Andrew Murray,

Thank you for your letter of August 24, 2026, regarding a Guaranteed Livable Basic Income and for sharing the Town of Antigonish Council's perspective on poverty and income security. The Premier has asked that I respond to you as the Minister of Opportunities and Social Development.

Our government recognizes that affordability remains a significant challenge for many Nova Scotians. We share your goal of ensuring that individuals and families have the supports they need to participate fully in their communities and achieve economic security.

While your letter references child poverty, it is important to note that Nova Scotia currently has the fourth-lowest child poverty rate among Canada's provinces and a rate that is below the national average. While there is more work to do, this represents clear and meaningful progress.

With respect to a basic income, we are fortunate to have robust analysis of the costs and impact courtesy of the Parliamentary Budget Officer (PBO). For Nova Scotia, the PBO estimates that such a program would have a gross annual cost of approximately \$1.6 billion to \$2.6 billion, depending on the model used. The analysis suggests this would lead to reductions in poverty in the range of 10 to 29 per cent. With both these numbers, it is important to recognize that the models examined provide benefit levels, and therefore, costs that are below the livable income you mentioned. The PBO further assumes that these costs would be financed through substantial changes to existing tax credits and basic personal tax amounts, changes that would reduce the disposable income of most Nova Scotians.

Our focus remains on growing Nova Scotia's economy, creating opportunities for people to work and earn more, helping Nova Scotians keep more of what they earn, and providing focused supports to those who are unable to participate in the workforce due to disability, illness, or other significant barriers. We will continue to invest in initiatives that strengthen workforce participation, support families, expand housing supply, improve affordability, and ensure that targeted assistance is available to those who need it most. We believe this balanced approach is the most sustainable way to improve living standards and reduce poverty over the long term.

.../2

I appreciate the opportunity to share the province's perspective on this important issue.

Thank you again for writing and for your dedication to the residents of Antigonish.

Sincerely,



Honourable Susan Corkum-Greek
Minister

cc Honourable Tim Houston (PNS- 76118-M7H9Y2)
 Honourable Susan Corkum-Greek (2026-01-00178)
 Honourable John Lohr, Minister, Finance and Treasury Board
 Honourable Michelle Thompson, Minister, Health and Wellness
 Honourable Brian Comer, Minister, Addictions and Mental Health
 Honourable Colton LeBlanc, Minister, Growth and Development
 Honourable Marjorie Michel, Minister, Health
 Honourable Rechie Valdez, Minister, Women and Gender Equality
 Honourable Jill McKnight, Minister, Veterans Affairs
 Honourable François-Philippe Champagne, Minister, Finance and National Revenue
 Randy Delorey, CAO, Town of Antigonish



August 24, 2026

The Right Honourable Prime Minister of Canada
The Honourable Premier of Nova Scotia

Re: Support for a Guaranteed Livable Basic Income in Canada

Dear Prime Minister and Premier,

On behalf of the Town of Antigonish, I am writing to express Council's support for the federal and provincial governments to implement a Guaranteed Livable Basic Income.

Poverty and food insecurity continue to affect far too many Nova Scotians. Nova Scotia has some of the highest rates of child poverty and food insecurity in Canada, with community organizations increasingly unable to keep pace with the growing need for food, housing, and other essential supports. *

A Guaranteed Livable Basic Income would ensure that everyone has sufficient income to meet their basic needs, participate fully in society, and live with dignity. Research has consistently shown that basic income can reduce poverty and food insecurity, improve housing stability and health outcomes, strengthen local economies, and reduce costs associated with health care, policing, and other social services.**

Municipalities are often left to address the impacts of poverty despite having limited resources. A stronger income for our residents would help relieve pressure on local governments and community organizations while creating healthier and more resilient communities.

The Town of Antigonish respectfully calls on the Government of Canada and the Province of Nova Scotia to work together to implement a Guaranteed Livable Basic Income that ensures every person can meet their basic needs and live with dignity.

Thank you for your consideration of this important issue.

Sincerely,



Andrew Murray
Deputy Mayor

Town of Antigonish
274 Main Street
Antigonish, Nova Scotia
Canada B2G 2C4

www.townofantigonish.ca

Cc: Minister of Finance and National Revenue, Honourable François-Phillippe Champagne
Minister of Women and Gender Equality, Honourable Rechie Valdez
Minister of Veterans Affairs, Honourable Jill McKnight
Minister of Health, Honourable Marjorie Michel
Minister of Finance and Treasury Board, Honourable John Lohr
Minister of Growth and Development, Honourable Colton LeBlanc
Minister of Addictions and Mental Health, Honourable Brian Comer
Minister of Health and Wellness, Honourable Michelle Thompson
Minister of Opportunities and Social Development, Honourable Susan Corkum-Greek

Sources:

*Nova Scotia Dept of Statistics and Finance, 2025 Report Card on Child and Family Poverty, CCPA

**Canadian Public Health Association (<https://www.cpha.ca/big>)

**Rizvi, A., Kearns, M., Dignam, M., Coates, A., Sharp, M. K., Magwood, O., Labelle, P. R., Elmestekawy, N., Rossiter, S., Al-Zubaidi, A. A. A., Dewidar, O., Idzerda, L., Aguilera, J. M. P., Seal, H., Little, J., Martín, A. M. A., Petkovic, J., Jull, J., Gergyek, L., ... Kristjansson, E. (2024). *Effects of guaranteed basic income interventions on poverty-related outcomes in high-income countries: A systematic review and meta-analysis*. *Campbell Systematic Reviews*, 20, e1414.
<https://doi.org/10.1002/cl2.1414>



ANTIGONISH ELECTRIC UTILITY

Sharing our story

Mail inserts with Utility bill

Reaffirms the centennial that began with Qi Cai's mural, shows the work we've completed, looks to the future.

For you, for your town

For the next 100 years

In 2026 the Town of Antigonish celebrates the 100th Anniversary of our independent Electric Utility.

Now, we're looking ahead to the next 100 years. As owners of our own utility, we are working towards 80% renewable energy at an affordable rate. At the same time, we're building resilience into our electric grid so that we can respond reliably when it's needed most.

To learn more about how we are on track to Empower Antigonish, see the reverse of this card and visit:

townofantigonish.ca/EmpowerAntigonish

EMPOWER
ANTIGONISH

The path to a greener, stronger electric grid for Antigonish



Antigonish Electric Utility connects to AREA windfarm **2016**

2020 Town of Antigonish installs FLO electric vehicle chargers

Community solar garden becomes operational **2024**

2025 Site preparation and new substation construction begins

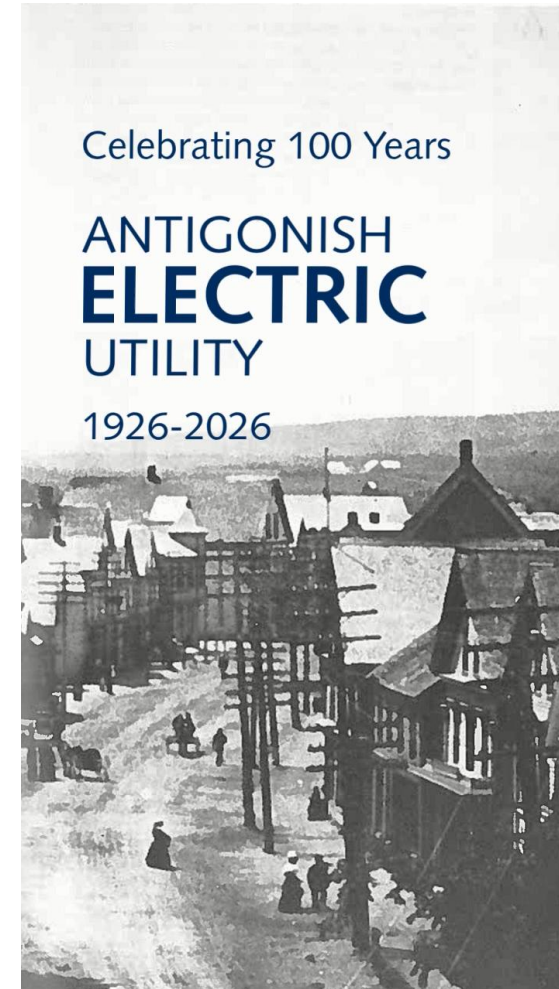
Neighbourhood infrastructure replacements **2026**

2026 New substation comes online for entire grid

EMPOWER
ANTIGONISH

Sharing our story

Info reel for Facebook and Instagram



Sharing our story

Educational social media posts

Fully new substation

This is the switchboard of the Antigonish Electric Utility. We've added in a second transformer for resilience. This allows us to source and manage more power.



EMPOWER
ANTIGONISH

EMPOWER
ANTIGONISH

Sharing our story

Website pages, website articles

- History of our Electric Utility
- Councillor visit to substation
- Substation live!
- Overnight work
- Our assets
- Our team

New substation ready to energize

One hundred years after the Town of Antigonish took ownership of the Antigonish Electric Utility, the Town is ready to energize its newly built substation.

Preparations began years ago with support from the [federal government](#) and started with materials procurement, project planning, and coordination with Nova Scotia Power. Lise Roy, Strategic Initiatives Coordinator and our Antigonish Electric Utility (AEU) staff have all been hard at work on this project since day one. As the substation prepares to come online, their planning and hard work are paying off - and this is just the beginning.



Power enters our substation from the three wires to the left of the image, and energize our transformers as of October 16, 2026.

We have two transformers that we can switch between as necessary (referred to as "full redundancy"), or use in tandem someday as the town grows.

Sharing our story

Christmas Parade November 21

Or Christmas on Main November 27

With stickers to give away:



Sharing our story

Library donation on behalf of the
Antigonish Electric Utility

Presented mid-November



Sharing our story

Podcast: Let's Talk Antigonish (November 13)

XFM: News clip, advertisement,
or both

Print: library donation coverage, potential
advertisements by our partners, etc.

And finally – what is Empower Antigonish?

It's how we refer to the upcoming work the Utility has planned.

Outages, transformer work, potentially smart meters down the road.

We are empowering our customers with more choices for electrification, and empowering the Town to welcome more business and institutional buy-in.



Memo

Date: 2026-10-17

Presented to: Town of Antigonish Council

Prepared By: CAO, Randy Delorey

Re: Sewage Treatment Plant Property (PID 01264670) Lease owner of PID 01229582

Background:

The property owner of PID 01229582 approached the Town of Antigonish to erect a fence on a portion of the Town's Sewage Treatment Plant (STP) property PID 01264670. The identified section of the Town's property is outside the STP restricted area and adjacent to the back yard of PID 01229582. The owner(s) of the property have been maintaining this section of property by mowing but have no defined right to access or enhance the property. The stated purpose of erecting the fence is to support the establishment of an in-home childcare service, the fenced in area would provide additional safe space for children in the back yard and no imminent impact to Town operations.

Recommendation:

The Town recognizes the challenges with childcare within the Town of Antigonish and desire to support the community with childcare expansion, so staff recommends approval to enter a lease arrangement with the property owner for \$1 giving them access to use the small section of the Town's property to erect and maintain a fence to support their day care operations.

Draft Motion:

That Council approves entering into a lease agreement with the owner of the property identified as PID 01229582 for \$1, provided they continue to provide day care services and maintain the fence and property within the fenced area, and the agreement includes a termination clause, with appropriate notice, should the Town require the land to complete work on the Sewage Treatment Plant.

DRAFT MOTION

Re: John's Pass Property (PID 10037562) Easement

Motion:

That Town Council approves the addition of an easement on the Town's property identified as PID 10037562 (Hope Lane / John's Pass area) to allow for property owner of the adjacent land locked property identified as PID 10102416 to build a driveway / access point from the County's Vincents Way / Hope Lane, and to authorize the Property Owner to build a street, meeting Municipal standards, along the property (specific survey points TBD), provided the street is designed in such a way that if the Town builds a street through John's Pass it will have connectivity around to Hawthorne Street as originally envisioned when the property was acquired. The easement must also require continued access for Riverside Estates and John's Pass trail, sidewalk, or multi-use active transportation trail.

MEMO

Date: 2029-10-20

Prepared for: Town of Antigonish Council

Re: Mobile Home By-Law

Background:

Town staff has identified an outdated Mobile Home By-Law from 1967 that should be reviewed for modern context. Many items covered by the by-law are administered by other levels of government regulations and municipal by-laws.

Recommendation:

That Council approves pausing enforcement of the Mobile Home By-Law while staff complete a review.

Draft Motion:

That Town Council direct staff to review the 1967 Mobile Home By-Law and to pause enforcement of the by-law until the review is complete.

To: Town of Antigonish Council
Submitted by: Meaghan Barkhouse, Director of Corporate Services
Date: Wednesday, October 14, 2026
Subject: Tax Relief Request Following Fire Damage – PID 01229095

Purpose

To provide Council with information regarding a request for tax relief following fire damage to PID 01229095 and to seek Council's direction regarding the recalculation of property taxes in accordance with the Town's established practice for fire-damaged properties.

Background

Historically, when a property owner requests consideration for a reduction in property taxes due to significant fire damage, the Town requests a fire letter from Property Valuation Services Corporation (PVSC). The fire letter provides a revised, non-binding opinion of value reflecting the property's condition following the loss event. This revised value may be used by Council when considering a reduction or reimbursement of taxes. In previous cases, when Council has approved tax relief, the revised assessment value has been applied effective the date of the fire and the taxes have been recalculated on a prorated basis for the remainder of the taxation year.

Property Information

- PID: 01229095
- Date of Fire: September 22, 2025
- Assessment at Time of Fire: \$511,900
- 2026-27 Filed Assessment: \$498,200
- PVSC Revised Opinion of Value: \$381,000

Financial Considerations

Consistent with past practice, the revised valuation may be used to recalculate the property taxes effective September 22, 2025, being the date of the fire. Taxes would be prorated from that date forward based on the reduced valuation of \$381,000. Staff have calculated that applying the revised valuation would result in a tax reduction of \$1,976.04 for the 2025-26 tax year and \$3,398.80 for the 2026-27 tax year, for a total reduction of \$5,374.84.

As the request and valuation review process extended beyond the original taxation period, interest continued to accrue on the outstanding balance associated with the unreduced assessment. As the delay was attributable to the timing of receiving and processing the PVSC fire letter, staff believe it is reasonable to waive the interest accrued during this period. The interest attributable to this delay totals \$413.80.

Recommendations

THAT Council approve the recalculation of property taxes for PID 01229095 based on the revised opinion of value of \$381,000 provided by Property Valuation Services Corporation (PVSC), effective September 22, 2025, with taxes prorated from the date of the fire;

AND FURTHER THAT the recalculation result in a tax reduction of \$1,976.04 for the 2025-26 tax year and \$3,398.80 for the 2026-27 tax year, for a total reduction of \$5,374.84;

AND FURTHER THAT accrued interest of \$413.80, attributable to the delay in receiving and processing the fire assessment review, be waived;

AND FURTHER THAT any remaining balance owing after the adjustment be due and payable within thirty (30) days of Council's decision.

To: Town of Antigonish Council
Submitted by: Meaghan Barkhouse, Director of Corporate Services
Date: Wednesday, October 14, 2026
Subject: **Municipal Finance Corporation (MFC) Fall Debenture Issue - Borrowing Resolutions and Interest Rate Authorization**

Purpose

The purpose of this memo is to obtain Council approval of the attached Municipal Finance Corporation (MFC) borrowing resolutions and related authorizations required for participation in the Fall 2026 Debenture Issue.

Background

The Town has identified financing requirements that are proposed to be funded through the upcoming MFC Fall Debenture Issue. Participation in the debenture issue requires Council approval of the attached borrowing resolutions and submission of the associated documentation to MFC within the prescribed timelines.

Two borrowing resolutions are attached for Council's consideration:

- A resolution authorizing borrowing over a 20-year term; and
- A resolution authorizing borrowing over a 5-year term.

These resolutions authorize the respective borrowing amounts and permit the Municipality to participate in the pooled borrowing process administered by MFC.

Interest Rate Cap

As part of the borrowing authorization, Council must establish a maximum acceptable interest rate for the proposed debenture financing.

MFC has recommended that participating municipalities authorize a maximum interest rate of **7.0%**. This rate serves solely as a ceiling for the borrowing and does not represent the expected final borrowing rate.

Council may elect to approve a lower maximum interest rate; however, should market conditions result in the final borrowing rate exceeding Council's approved cap, the Town would be ineligible to participate in this debenture issue. The actual borrowing rate may be lower than 7.0%, but it will not exceed the approved cap.

Corporate Services supports MFC's recommendation and recommends that Council approve the 7.0% maximum interest rate to provide sufficient flexibility for participation in the Fall Debenture Issue while maintaining certainty regarding the maximum borrowing cost.

Recommendations

THAT Council approve the attached borrowing resolutions required for participation in the Municipal Finance Corporation Fall 2026 Debenture Issue;

AND THAT Council establish a maximum borrowing interest rate of 7.0%, as recommended by the Municipal Finance Corporation.

October 15, 2026

Ben McAfee, CPA, CA
Manager, Municipal Finance
Province of Nova Scotia
P.O. Box 187
Halifax, NS, B3J 2N3

Re: Fall 2026 Debenture Submission

Please accept this letter as a firm commitment by the **Council** of the **Town of Antigonish**] to participate in the Fall 2026 Debenture Issue.

We request long-term funding for the following **completed** municipal capital project(s) for the following amount(s) and term(s):

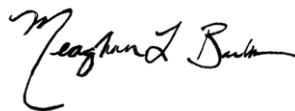
Purpose	Loan Amount	Loan Term*	Loan Amort*	TBR #	TBR Expiry	Project Completion	Fed/ Prov Funding?
Antigonish Town & County Library - Balloon	\$255,000	5 Years	5Years	2026-0159-01	1 October 2027	8 May 2026	No
Source Water – Production Wells	\$1,050,000	20 Years	20 Years	2026-0157-01	2 October 2027	20 November 2026	Yes

**Max Term is 20 years. Max Amortization period is up to the useful life of the asset.*

Total Debenture Requirement: \$ 1,305,000.00 (sum of Loan Amount column)

Additionally, please find enclosed the *Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate*, which has been duly passed by Council.

Respectfully yours,



Meaghan L. Barkhouse

Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate

WHEREAS clause 66 (1) of the Municipal Government Act (the “Act”) provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs and Housing (the “Minister”), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the *Municipal Government Act* authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the *Municipal Government Act* states, that in accordance with the *Finance Act*, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for was approved by the municipal council on __June 16, 2026__.
(council’s TBR approval date)

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the *Municipal Government Act*, the

Town of Antigonish
(Name of Unit)

borrow by the issue and sale of debentures a sum or sums not exceeding \$ __255,000__ , for a period not to exceed __5__ years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the

Town of Antigonish
(Name of Unit)

in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 7.0%;

THAT the debenture be arranged with the Province of Nova Scotia with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

For Province use only:

TBR #: _____

Minister
signed: _____

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a meeting of the Council of the
Town of Antigonish

(Name of Unit)

held on the 20 day of October 2026

GIVEN under the hands of the Mayor/Warden and the Clerk of the
Town of Antigonish

(Name of Unit)

this 20 day of October 2026

Mayor/Warden

Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate

WHEREAS clause 66 (1) of the Municipal Government Act (the “Act”) provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs and Housing (the “Minister”), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the *Municipal Government Act* authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the *Municipal Government Act* states, that in accordance with the *Finance Act*, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for was approved by the municipal council on __June 16, 2026__.
(council’s TBR approval date)

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the *Municipal Government Act*, the

Town of Antigonish
(Name of Unit)

borrow by the issue and sale of debentures a sum or sums not exceeding \$ __1,050,000__ , for a period not to exceed __20__ years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the

Town of Antigonish
(Name of Unit)

in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 7.0%;

THAT the debenture be arranged with the Province of Nova Scotia with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

For Province use only:

TBR #: _____

Minister
signed: _____

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a meeting of the Council of the
Town of Antigonish

(Name of Unit)

held on the 20 day of October 2026

GIVEN under the hands of the Mayor/Warden and the Clerk of the
Town of Antigonish

(Name of Unit)

this 20 day of October 2026

Mayor/Warden

Town of Antigonish
Non-Consolidated Financial Statements

March 31, 2026

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Town of Antigonish
Non-Consolidated Financial Statements
For the year ended March 31, 2026

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Town of Antigonish
General Section
Statement of Financial Position - Operating Fund
As at March 31, 2026

	2026	2025
ASSETS		
Cash and cash equivalents	\$ —	\$ —
Due from general capital	—	3,826,044
Due from water operating fund	609,055	635,595
Due from water capital fund	604,386	18,642
Due from electric utility operating fund	1,971,807	370,192
Due from electric utility capital fund	8,108,935	6,325,296
Receivables		
Taxes (net of valuation allowance)	373,824	266,045
Other receivables	5,306,436	3,848,025
	5,680,260	4,114,070
Prepaid expenses	360,590	23,706
Inventory	151,049	140,681
	\$ 17,486,082	\$ 15,454,226
LIABILITIES		
Bank indebtedness	\$ 7,231,286	\$ 8,757,456
Accounts payable and accrued liabilities	4,432,812	5,085,009
Deferred revenue	1,255,069	1,064,379
Due to operating reserve fund	1,383,929	547,382
Due to general capital fund	3,182,986	—
	17,486,082	15,454,226
ACCUMULATED SURPLUS	—	—
	\$ 17,486,082	\$ 15,454,226

Town of Antigonish
General Section
Statement of Operations - Operating Fund

For the year ended March 31, 2026

	2026		2025
	Budget	Actual	Actual
REVENUES (Schedule A)			
Taxes	\$ 7,445,951	\$ 7,443,012	\$ 6,305,224
Grants in lieu of taxes	1,338,568	1,333,545	1,204,343
Revenue from own sources	269,491	185,982	152,762
Unconditional transfers from other governments	744,784	847,377	766,072
Other transfers	4,098,460	596,733	1,519,524
Sale of services	1,380,492	1,308,566	1,036,283
Services provided to other governments	1,138,847	320,741	495,208
	16,416,593	12,035,956	11,479,416
EXPENDITURES (Schedule B)			
General government services	1,059,018	1,189,095	1,105,021
Protective services	3,119,827	3,056,574	3,047,662
Transportation services	1,700,395	1,540,316	1,440,820
Environmental health services	1,509,984	1,380,883	2,045,223
Environmental development services	1,327,217	944,830	1,673,143
Recreational and cultural services	760,150	657,742	739,757
Financing and transfers	6,940,002	3,266,516	1,427,790
	16,416,593	12,035,956	11,479,416
EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -

Town of Antigonish
General Section
Statement of Surplus - Operating Fund
For the year ended March 31, 2026

	2026	2025
ACCUMULATED SURPLUS, BEGINNING OF YEAR	\$ —	\$ —
Excess of revenues over expenditures	—	—
ACCUMULATED SURPLUS, END OF YEAR	\$ —	\$ —

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Town of Antigonish
General Section
Schedule A - Details of Revenue - Operating Fund

For the year ended March 31, 2026

		2026	2025
	Budget	Actual	Actual
Taxes			
Assessable property			
Residential	\$ 5,516,957	\$ 5,507,378	\$ 4,486,508
Commercial			
Based on taxable assessments	2,366,649	2,353,019	2,137,305
Resource			
Taxable assessments	9,749	9,764	8,444
Business property			
Based on revenue – Aliant	26,826	26,810	26,826
Other			
Deed transfer tax	378,900	435,984	374,312
Waste disposal levy	510,000	473,212	544,944
Fire levy	404,867	404,842	380,393
	9,213,948	9,211,009	7,958,732
Expenditures as a reduction of tax revenue			
Appropriations to Regional School Board	1,767,997	1,767,997	1,653,508
Transfer to correctional services	–	–	–
Deficit of Regional Housing Authority	–	–	–
	\$ 7,445,951	\$ 7,443,012	\$ 6,305,224
Grants in lieu of taxes			
Federal government properties	\$ 40,322	\$ 40,322	\$ 39,758
Provincial government properties	1,270,995	1,266,311	1,139,047
CN and CB & CNS Railway	19,532	19,532	17,819
NSPI	7,719	7,380	7,719
	\$ 1,338,568	\$ 1,333,545	\$ 1,204,343
Revenue from own sources			
Licenses and permits	\$ 2,670	\$ 5,180	\$ 2,890
Fines	61,940	52,838	54,694
Interest on taxes	40,321	68,211	38,677
Interest on investments	14,190	12,527	–
Miscellaneous	149,370	45,807	55,082
Rentals	1,000	1,419	1,419
	\$ 269,491	\$ 185,982	\$ 152,762

Town of Antigonish
General Section
Schedule A - Details of Revenue - Operating Fund

For the year ended March 31, 2026

	2026		2025
	Budget	Actual	Actual
Unconditional transfers from other governments			
Provincial government			
Equalization grant	\$ 171,784	\$ 293,566	\$ 293,566
HST offset program	53,590	38,753	53,590
Other provincial operating grants	18,000	57,880	175,296
Divert Diversion Credit	25,000	44,279	36,383
Emergency measures	2,050	1,766	1,788
Other federal operating grants	474,360	411,133	205,449
	\$ 744,784	\$ 847,377	\$ 766,072
Other transfers			
Transfers from own sources			
Electric Utility dividend	\$ 250,000	\$ 250,000	\$ 305,572
AREA dividend	8,000	—	125,767
Operating reserve	1,255,560	269,338	880,601
Capital reserve	931,900	77,395	207,584
Transfer from other sources			
Other contributions – recreation	3,000	—	—
Temporary Borrowing	1,650,000	—	—
	\$ 4,098,460	\$ 596,733	\$ 1,519,524
Sale of services			
Environmental health services	\$ 1,156,194	\$ 1,117,858	\$ 807,482
Parking meters	25,830	16,622	24,614
Recreation	138,244	114,516	144,520
Fire calls	36,000	36,000	36,000
Other	24,224	23,570	23,667
	\$ 1,380,492	\$ 1,308,566	\$ 1,036,283
Services provided to other governments			
Other local governments			
Antigonish County sewer	\$ 1,138,847	\$ 320,741	\$ 495,208

Town of Antigonish
General Section
Schedule B - Details of Expenditure - Operating Fund

For the year ended March 31, 2026

		2026	2025
	Budget	Actual	Actual
General government services			
Legislative			
Mayor remuneration and expenses	\$ 53,100	\$ 54,676	\$ 53,071
Council remuneration and expenses	176,466	181,489	175,561
Elections	—	(2,607)	44,005
Other	2,500	1,886	2,700
General administrative			
Administration	910,711	897,239	835,766
Financial management	45,000	24,201	17,009
Property valuation services	71,730	71,730	70,545
Common services	577,037	513,786	479,456
Less: cost distributions			
Electric Utility	(647,806)	(647,806)	(625,080)
Water Utility	(394,490)	(394,490)	(290,365)
Sewer treatment plant	—	—	(5,719)
AREA	—	(46,110)	(44,767)
Other general government services			
Delegations, receptions and conventions	31,360	52,849	61,303
Recovery of uncollectible taxes	15,520	42,597	66,409
Grants to organizations	200,000	188,881	246,687
Debenture interest	17,890	14,483	18,440
Restructure	—	236,291	—
	\$ 1,059,018	\$ 1,189,095	\$ 1,105,021
Protective services			
Police protection			
R.C.M.P. policing	\$ 2,095,990	\$ 2,104,177	\$ 2,070,797
Administration	92,194	89,635	86,422
Traffic activities	60,484	50,628	48,382
Fire protection			
Fire fighting force	40,600	33,875	38,733
Fire alarm systems	4,400	4,387	4,647
Water supply and hydrants	404,867	404,867	376,036
Training	20,000	13,349	13,935
Fire stations and buildings	39,070	26,568	29,854
Fire fighting equipment	94,990	106,466	86,362
Other – accident insurance	16,000	16,950	15,570
By-law officer	210,726	180,135	199,661
Emergency measures	34,100	20,459	70,986
Other- property inspection and animal control	200	380	(86)
Debt charges	6,206	4,698	6,363
	\$ 3,119,827	\$ 3,056,574	\$ 3,047,662

Town of Antigonish
General Section
Schedule B - Details of Expenditure - Operating Fund
For the year ended March 31, 2026

	2026		2025
	Budget	Actual	Actual
Transportation services			
Common services			
Administration and engineering	\$ 801,434	\$ 590,073	\$ 560,160
Equipment	280,167	267,366	291,334
Workshop	110,180	111,340	108,159
Less costs distributed to			
Electric utility	(293,132)	(293,132)	(259,093)
Water utility	(361,029)	(361,029)	(353,666)
Sewer treatment plant	(125,711)	(125,711)	(70,000)
Wages	645,818	764,437	638,451
Road transport			
Roads and streets	414,000	430,879	352,865
Bridges and crossings	30,500	7,393	10,081
Street lighting	105,000	99,775	114,477
Traffic services	65,950	17,219	23,044
Debt charges	27,218	31,706	25,008
	\$ 1,700,395	\$ 1,540,316	\$ 1,440,820
Environmental health services			
Sewer			
Collections and disposal	\$ 147,000	\$ 72,015	\$ 85,895
Treatment plant	827,984	796,096	1,427,759
Solid waste			
Collection and disposal	535,000	512,772	531,569
	\$ 1,509,984	\$ 1,380,883	\$ 2,045,223

Town of Antigonish
General Section
Schedule B - Details of Expenditure - Operating Fund

For the year ended March 31, 2026

	2026		2025
	Budget	Actual	Actual
Environmental development services			
Canada Day	\$ 21,000	\$ 20,001	\$ 19,966
Beautification – tree committee	97,900	92,753	88,762
Heritage commission	50,000	50,077	48,190
Promotions	31,260	19,637	23,227
Contributions to organizations	175,000	115,000	492,400
Housing Accelerator Fund	474,000	164,327	30,108
Sustainable projects	–	119,649	551,707
Marketing and communications	227,485	130,693	171,481
Community development	124,859	120,619	132,273
Accessibility projects	16,000	–	3,528
Eastern District Planning Commission	109,713	112,074	111,501
	\$ 1,327,217	\$ 944,830	\$ 1,673,143
Recreational and cultural			
Recreation			
Administration	\$ 187,569	\$ 166,421	\$ 180,643
Programs	142,963	128,255	152,517
Facilities	254,163	185,953	211,368
Antigonish Arena Association	75,000	75,218	97,731
Cultural building			
Library	61,634	63,106	58,677
Pictou-Antigonish Regional Library	38,821	38,789	38,821
	\$ 760,150	\$ 657,742	\$ 739,757

Town of Antigonish
General Section
Schedule B - Details of Expenditure - Operating Fund
For the year ended March 31, 2026

		2026	2025
	Budget	Actual	Actual
Financing and transfers			
Debt charges			
Debenture principal	\$ 280,300	\$ 280,300	\$ 315,300
Transfer to capital fund	6,243,832	1,486,053	461,184
Transfer to operating reserve	299,636	1,383,929	540,285
Transfer to capital reserve	116,234	116,234	111,021
	\$ 6,940,002	\$ 3,266,516	\$ 1,427,790

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Town of Antigonish
General Section
Statement of Financial Position - Capital Fund
As at March 31, 2026

	2026	2025
ASSETS		
Tangible capital assets	\$ 43,307,374	\$ 47,491,976
Receivables		
Province of Nova Scotia	576,392	144,828
Other receivables	862,605	291,645
Due from general operating fund	3,182,986	–
	\$ 44,929,357	\$ 47,928,449
LIABILITIES		
Asset retirement obligation	\$ 131,627	\$ 124,765
Due to general operating fund	–	3,826,044
Due to electric utility capital fund	4,104,885	–
Term debt		
Municipal Finance Corporation	1,837,300	1,692,600
Accumulated depreciation - ARO	16,007	12,247
ACCUMULATED SURPLUS		
Investment in capital assets	41,839,538	42,272,793
	\$ 44,929,357	\$ 47,928,449

Town of Antigonish
General Section
Statement of Investment in Capital Assets - Capital Fund
For the year ended March 31, 2026

	2026	2025
BALANCE, BEGINNING OF YEAR	\$ 42,272,793	\$ 40,243,763
Transfer to electric capital fund	(4,104,885)	—
Gas tax revenue	133,549	357,180
Capital grants	2,356,361	996,513
Capital expenditures transferred from operating fund	1,486,053	461,184
Capital retired	(574,011)	(90,725)
Capital debt retired	280,300	315,300
Depreciation expense	(3,760)	(3,917)
Accretion expense	(6,862)	(6,505)
BALANCE, END OF YEAR	\$ 41,839,538	\$ 42,272,793

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Town of Antigonish
General Section
Schedule of Tangible Capital Assets

As at March 31, 2026

	2026	2025
	Cost	Cost
Land		
General government services	\$ 259,537	\$ 259,537
Environmental health services	64,809	64,809
Recreation and cultural services	158,768	158,768
Buildings		
General government services	1,692,732	9,498,105
Protective services	191,992	178,899
Transportation services	476,961	368,579
Recreation and cultural services	1,332,276	1,302,262
Asset retirement obligation	106,251	106,251
Equipment		
General government services	244,123	191,704
Protective services	2,057,085	2,032,073
Transportation services	20,769,320	19,058,948
Environmental health services	11,356,114	9,873,845
Recreation and cultural services	4,597,406	4,398,196
	\$ 43,307,374	\$ 47,491,976

Town of Antigonish
General Section
Statement of Financial Position - School Capital Fund
As at March 31, 2026

	2026	2025
ASSETS		
Land	\$ 10,000	\$ 10,000
Investment in Antigonish Regional High School	1,568,331	1,568,331
	\$ 1,578,331	\$ 1,578,331
ACCUMULATED SURPLUS		
Investment in capital assets	\$ 1,578,331	\$ 1,578,331
	\$ 1,578,331	\$ 1,578,331

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Town of Antigonish
Reserve Section
Reserve Fund Statement of Financial Position -
Capital and Operating Reserves
As at March 31, 2026

	2026	2025
ASSETS		
Capital Reserve Fund		
Cash	\$ 6,437,932	\$ 6,452,377
Operating Reserve Fund		
Cash	2,069,934	1,672,032
Due from general operating fund	1,383,929	547,382
	3,453,863	2,219,414
	\$ 9,891,795	\$ 8,671,791
LIABILITIES		
Capital Reserve Fund		
Deferred revenue	\$ 3,523,407	\$ 3,827,224
RESERVES		
Capital Reserve		
Capital reserve, beginning of year	\$ 2,625,153	\$ 2,552,087
Transfer from general operations	116,234	111,021
Transfer to general fund for capital projects	(77,395)	(207,584)
Proceeds on sale	125,207	—
Interest earned on funds	125,326	169,629
	2,914,525	2,625,153
Operating Reserve		
Capital reserve, beginning of year	2,219,414	2,458,550
Transfer to general operations	(269,338)	(880,601)
Transfer from general operations	1,383,929	540,285
Interest earned on funds	44,858	76,180
Sludge reserve revenue	75,000	25,000
	3,453,863	2,219,414
	\$ 9,891,795	\$ 8,671,791

Town of Antigonish
Water Operating Section
Statement of Financial Position - Operating Fund
As at March 31, 2026

	2026	2025
ASSETS		
Receivables, net	\$ 390,169	\$ 364,435
Inventory held for use	397,491	313,430
	\$ 787,660	\$ 677,865
LIABILITIES		
Accrued liabilities	\$ 376,627	\$ 232,888
Due to general operating fund	609,055	635,595
	985,682	868,483
ACCUMULATED DEFICIT	(198,022)	(190,618)
	\$ 787,660	\$ 677,865

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Town of Antigonish
Water Utility Section
Statement of Operations and Deficit - Operating Fund
For the year ended March 31, 2026

	2026		2025
	Budget	Actual	Actual
OPERATING REVENUES			
Metered	\$ 1,811,631	\$ 1,784,686	\$ 1,722,391
Public fire protection	404,867	404,867	376,036
Private fire protection	315,556	315,556	293,085
Sprinkler service and hydrants	20,800	22,349	23,372
Other operating revenue	2,000	3,815	2,900
	2,554,854	2,531,273	2,417,784
OPERATING EXPENSES			
Source of supply	54,766	75,429	75,677
Pumping and power	79,906	85,924	81,161
Water treatment	604,678	643,900	639,539
Transmission and distribution	544,924	653,900	589,331
Administration and general	190,206	234,825	227,676
Depreciation	547,068	500,223	410,489
Taxes	41,223	33,034	40,242
	2,062,771	2,227,235	2,064,115
NET OPERATING REVENUE	492,083	304,038	353,669
NON-OPERATING REVENUES			
Interest on account	3,200	12,299	6,484
Miscellaneous income	—	67,846	927
	3,200	80,145	7,411
NON-OPERATING EXPENSES			
Principal payments	(236,134)	(285,180)	(160,000)
Interest on debentures	(155,949)	(106,407)	(40,540)
	(392,083)	(391,587)	(200,540)
ANNUAL SURPLUS (DEFICIT)	103,200	(7,404)	160,540
ACCUMULATED DEFICIT, BEGINNING OF YEAR	(190,618)	(190,618)	(351,158)
ACCUMULATED DEFICIT, END OF YEAR	\$ (87,418)	\$ (198,022)	\$ (190,618)

Town of Antigonish
Water Utility Section
Statement of Financial Position - Capital Fund
As at March 31, 2026

	2026	2025
ASSETS		
Depreciation fund		
Restricted cash	\$ 402,882	\$ 482,737
Accounts Receivable	585,744	–
Tangible capital assets		
Utility plant and equipment	18,922,451	17,728,508
	\$ 19,911,077	\$ 18,211,245
LIABILITIES		
Due to general operating fund	\$ 604,386	\$ 18,642
Term debenture	2,538,419	2,823,599
Deferred assistance	725,040	155,981
Accumulated depreciation	7,925,311	7,425,088
	11,793,156	10,423,310
ACCUMULATED SURPLUS		
Investment in capital assets	8,117,921	7,787,935
	\$ 19,911,077	\$ 18,211,245

Town of Antigonish
Water Utility Section
Statement of Investment in Capital Assets - Capital Fund
For the year ended March 31, 2026

	2026	2025
BALANCE, BEGINNING OF YEAR	\$ 7,787,935	\$ 7,612,255
Province of Nova Scotia grants	–	15,300
Government of Canada grants	–	10,622
Other grants	33,541	80
Term debt retired	285,180	160,000
Debenture refinance	–	(18,642)
Interest and other	11,265	8,320
BALANCE, END OF YEAR	\$ 8,117,921	\$ 7,787,935

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Town of Antigonish
Water Utility Section
Schedule of Tangible Capital Assets

As at March 31, 2026

			2026	2025
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land				
Source of supply	\$ 500,211	\$ —	\$ 500,211	\$ 500,211
Reservoir	12,965	—	12,965	12,965
Reservoir land study	90,139	74,045	16,094	26,570
Transmission	128,140	940	127,200	127,671
Buildings				
Source of supply	1,567,714	1,033,127	534,587	564,405
Purification	4,394,578	3,143,991	1,250,587	1,432,889
Distribution reservoirs and stand pipes	3,545,781	605,636	2,940,145	3,057,839
Transmission mains	2,108,194	1,088,998	1,019,196	983,805
Distribution mains	3,908,439	692,237	3,216,202	2,213,719
Services	689,502	195,191	494,311	432,878
Meters	1,233,181	797,394	435,787	492,299
Hydrants	449,184	84,430	364,754	353,277
Equipment				
Transportation services	112,202	101,176	11,026	16,544
Tools and work	177,867	103,792	74,075	88,348
Office	4,354	4,354	—	—
	\$ 18,922,451	\$ 7,925,311	\$ 10,997,140	\$ 10,303,420

Town of Antigonish
Electric Operating Section
Statement of Financial Position - Operating Fund
As at March 31, 2026

	2026	2025
ASSETS		
Receivables	\$ 4,923,592	\$ 2,829,285
Inventory	1,761,761	1,312,533
Prepaid expenses	37,364	—
	\$ 6,722,717	\$ 4,141,818
LIABILITIES		
Due to general operating fund	\$ 1,971,807	\$ 370,192
Trade payables	3,120,135	2,420,476
Reserve for customer deposits	278,945	256,677
	5,370,887	3,047,345
ACCUMULATED SURPLUS	1,351,830	1,094,473
	\$ 6,722,717	\$ 4,141,818

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Town of Antigonish
Electric Utility Section
Statement of Operations and Surplus - Operating Fund
For the year ended March 31, 2026

		2026	2025
	Budget	Actual	Actual
OPERATING REVENUES			
Domestic service	\$ 6,471,992	\$ 6,137,352	\$ 6,068,223
Commercial service	9,105,250	7,321,341	7,270,815
Large general service	—	1,838,173	1,806,837
Street lighting	144,073	168,680	183,396
Service connections and meter rental	—	36,331	34,660
Other revenue	—	3,875	204,193
	15,721,315	15,505,752	15,568,124
NON-OPERATING REVENUES (EXPENSES)			
Interest	—	47,018	12,555
Interest on consumer deposits	—	(10,375)	(13,853)
Interest on debentures	—	(53,292)	—
	—	(16,649)	(1,298)
	15,721,315	15,489,103	15,566,826
OPERATING EXPENSES			
Power purchased	10,400,673	10,113,993	9,981,789
Power generation and delivery	2,500,000	2,257,127	2,335,562
Substations and buildings	17,976	23,501	37,858
Distribution	241,783	150,362	350,014
Administration and general	1,418,281	1,256,419	1,273,951
Property taxes	2,666	2,793	2,745
Depreciation	319,524	606,248	258,733
Wages	619,499	571,303	493,487
	15,520,402	14,981,746	14,734,139
ANNUAL SURPLUS	200,913	507,357	832,687
ACCUMULATED SURPLUS, BEGINNING OF YEAR	1,094,473	1,094,473	567,358
Transfer to general operating fund	(250,000)	(250,000)	(305,572)
ACCUMULATED SURPLUS, END OF YEAR	\$ 1,045,386	\$ 1,351,830	\$ 1,094,473

Town of Antigonish
Electric Utility Section
Statement of Financial Position - Capital Fund
As at March 31, 2026

	2026	2025
ASSETS		
Restricted cash - depreciation fund	\$ 2,913,475	\$ 4,459,337
Receivables	900,215	3,525,688
Due from general capital fund	4,104,885	—
Tangible capital assets	29,900,403	14,840,547
Inventory	3,230,805	2,799,608
	\$ 41,049,783	\$ 25,625,180
LIABILITIES		
Due to general operating fund	8,108,935	6,325,296
Long-term debt	8,500,000	—
Reserve for future expenditures	7,252	7,252
Accumulated depreciation	6,405,661	5,799,411
	23,021,848	12,131,959
ACCUMULATED SURPLUS		
Investment in capital assets	18,027,935	13,493,221
	\$ 41,049,783	\$ 25,625,180

Town of Antigonish
Electric Utility Section
Statement of Investment in Capital Assets - Capital Fund
For the year ended March 31, 2026

	2026	2025
BALANCE, BEGINNING OF YEAR	\$ 13,493,221	\$ 5,551,605
Transfer from general capital fund	4,104,885	—
Capital grants	326,964	7,872,206
Interest and other	102,865	69,410
BALANCE, END OF YEAR	\$ 18,027,935	\$ 13,493,221

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Town of Antigonish
Electric Utility Section
Schedule of Tangible Capital Assets

As at March 31, 2026

			2026	2025
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land	\$ 180,077	\$ —	\$ 180,077	\$ 180,077
Garage	252,738	78,423	174,315	146,530
Substation	408,731	342,400	66,331	76,549
Primary	2,055,727	1,369,342	686,385	679,539
Secondary	479,029	386,661	92,368	99,884
Transformers	4,597,592	2,042,719	2,554,873	1,239,452
Service	754,844	497,803	257,041	204,295
Other	352,578	114,662	237,916	262,558
Streetlights	482,144	230,880	251,264	273,955
Meters	351,214	301,551	49,663	55,090
Transportation	998,425	655,332	343,093	362,110
Shop	62,805	61,252	1,553	2,017
Office	4,294	4,294	—	—
Rate study equipment	221,192	1,225	219,967	219,967
Solar garden	7,977,914	319,117	7,658,797	—
Work in progress	10,721,099	—	10,721,099	5,239,113
	\$ 29,900,403	\$ 6,405,661	\$ 23,494,742	\$ 9,041,136

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**Town of Antigonish
Consolidated Financial Statements**

March 31, 2026

Town of Antigonish
Consolidated Financial Statements
For the year ended March 31, 2026

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Management's Responsibility for the Consolidated Financial Statements

The accompanying consolidated financial statements of the Town of Antigonish (the "Town") are the responsibility of the Town's management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards. A summary of the significant accounting policies are described in Note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Town's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The audit committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by MNP LLP, independent external auditors appointed by the Town. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the Town's consolidated financial statements.

Mr. Randy Delorey
Chief Administrative Officer

Town of Antigonish
Consolidated Statement of Financial Position
As at March 31, 2026

	2026	2025
FINANCIAL ASSETS		
Cash (note 2)	\$ 6,996,458	\$ 4,613,757
Taxes receivable (note 3)	373,824	266,045
Other receivables (note 4)	15,516,767	14,608,697
	22,887,049	19,488,499
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	11,722,885	11,182,565
Asset retirement obligation (note 5)	2,969,568	2,866,737
Deferred revenue	4,785,728	4,906,730
Temporary financing (note 6)	4,500,000	—
Long-term debt (note 7)	30,011,261	27,560,248
	53,989,442	46,516,280
NET DEBT	(31,102,393)	(27,027,781)
NON-FINANCIAL ASSETS		
Tangible capital assets (note 8)	80,391,386	71,722,095
Inventory and prepaid expenses	6,098,105	4,729,387
	86,489,491	76,451,482
ACCUMULATED SURPLUS (note 9)	\$ 55,387,098	\$ 49,423,701

Contingencies (note 15)

See accompanying notes to consolidated financial statements.

On behalf of the Town of Antigonish:

Mayor

Chief Administrative Officer

Town of Antigonish
Consolidated Statement of Operations
For the year ended March 31, 2026

	Budget (Note 18)	2026	2025
REVENUES			
Taxes	\$ 7,384,486	\$ 6,983,285	\$ 6,245,028
Grants in lieu of taxes	1,338,568	1,333,545	1,204,343
Services provided to other governments	1,454,403	636,297	788,293
Unconditional transfers from other governments	744,784	847,377	766,072
Conditional transfers from other governments	—	208,549	382,180
Capital grants	—	3,285,925	8,868,718
Sale of services	24,564,013	24,250,989	23,878,442
Other revenue from own sources	269,491	311,189	134,120
Interest and service charge	—	411,477	341,337
Other transfers	3,000	—	—
	35,758,745	38,268,633	42,608,533
EXPENSES			
General government services	1,022,118	1,843,496	2,175,318
Protective services	3,113,827	2,750,554	2,774,855
Transportation services	1,661,586	1,947,163	2,608,609
Environmental health services	1,282,984	1,340,602	2,033,125
Environmental development services	1,327,217	944,830	1,673,143
Recreation and cultural services	677,984	774,898	818,829
Electric utility expenses	15,514,943	15,042,620	13,863,819
Water utility expenses	2,101,580	2,257,725	1,411,759
AREA expenses	4,983,466	5,403,348	5,676,975
	31,685,705	32,305,236	33,036,432
ANNUAL SURPLUS	4,073,040	5,963,397	9,572,101
ACCUMULATED SURPLUS, BEGINNING OF YEAR		49,423,701	39,851,600
ACCUMULATED SURPLUS, END OF YEAR		\$ 55,387,098	\$ 49,423,701

See accompanying notes to consolidated financial statements.

Town of Antigonish
Consolidated Statement of Change in Net Debt
For the year ended March 31, 2026

	Budget (Note 18)	2026	2025
ANNUAL SURPLUS	\$ 4,073,040	\$ 5,963,397	\$ 9,572,101
Other non-financial assets			
Amortization of tangible capital assets	—	3,687,112	3,125,432
Additions to tangible capital assets	(6,243,832)	(12,691,035)	(11,986,038)
Loss on disposal of tangible capital assets	—	334,632	149,009
Increase in inventory, prepaid expenses and work in progress	—	(1,368,718)	(2,105,270)
DECREASE IN NET DEBT	(2,170,792)	(4,074,612)	(1,244,766)
NET DEBT, BEGINNING OF YEAR		(27,027,781)	(25,783,015)
NET DEBT, END OF YEAR		\$ (31,102,393)	\$ (27,027,781)

See accompanying notes to consolidated financial statements.

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Town of Antigonish
Consolidated Statement of Cash Flows
Year ended March 31, 2026

	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Annual surplus	\$ 5,963,397	\$ 9,572,101
Add		
Amortization of tangible capital assets	3,687,112	3,125,432
Accretion of asset retirement obligation	102,831	140,640
Loss on disposal of tangible capital assets	334,632	149,009
Change in working capital		
Taxes receivable	(107,779)	(76,666)
Other accounts receivable	(908,070)	(2,810,954)
Accounts payable and accrued liabilities	540,320	2,225,347
Deferred revenue	(121,002)	839,583
Asset retirement obligation	–	(281,280)
Inventory, prepaid expenses and work in progress	(1,368,718)	(2,105,270)
	8,122,723	10,777,942
CASH FLOWS FROM FINANCING ACTIVITIES		
Long-term debt issued	4,425,000	2,503,599
Long-term debt redeemed	(1,973,987)	(1,847,298)
Term financing issued	4,500,000	–
Term financing redeemed	–	(2,410,000)
	6,951,013	(1,753,699)
CASH FLOWS FROM CAPITAL ACTIVITIES		
Additions to tangible capital assets	(12,691,035)	(11,986,038)
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	2,382,701	(2,961,795)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	4,613,757	7,575,552
CASH AND CASH EQUIVALENTS, END OF YEAR	\$ 6,996,458	\$ 4,613,757

See accompanying notes to consolidated financial statements.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of presentation

These consolidated financial statements of Town of Antigonish (the "Town") have been prepared, in all material respects, in accordance with Canadian public sector accounting standards.

(b) Basis of consolidation

These consolidated financial statements reflect the assets, liabilities, revenue, expenses and changes in fund balances of all resources of the Town. The Town is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the Town and that are owned or controlled by the Town. Inter-fund and inter-corporate balances and transactions have been eliminated. The entities included are as follows:

- General Operating and Capital Funds
- Water Operating and Capital Funds
- Electric Operating and Capital Funds
- Reserve Funds

Consistent with generally accepted accounting principles for government partnerships, the Town has accounted for Alternative Resource Energy Authority (AREA) using the proportionate consolidation method: Alternative Resource Energy Authority (AREA) – 63% (2025 – 63%).

(c) Segment information

The Town of Antigonish is a diversified entity that provides a wide range of services to its residents. For management reporting purposes, the Town's operations and activities are organized and reported by fund. This presentation is in accordance with the Provincial Financial Reporting and Accounting Manual and was created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations. Town services are provided by departments and their activity is reported in these funds. The services provided by these departments are as follows:

General government services

This segment is responsible for the overall local government administration. Its tasks include direction for Town services, such as planning, engineering, finance, and information technology in adherence to the Municipal Government Act.

Protective services

This segment is primarily responsible for police, fire protection and bylaw administration for its residents. The Town engages the services of the volunteer fire department in order to fulfill its fire protection role. The Town collects a rate for the fire department.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Transportation services

The Town is responsible for the maintenance of certain local roads, sidewalks and street lights within its jurisdiction.

Environmental health services

This segment is responsible for the maintenance and operations of waste and sewer services provided to residents and other customers. Its tasks include the provision of waste collection through contract, recycling and composting.

Environmental development services

This segment is responsible for the issuance of development permits and approving subdivision applications.

Recreation and cultural services

This segment is responsible for promoting and offering recreation opportunities and activities to the Town's residents, specializing in maintaining and assisting recreational facilities within the Town such as recreation facilities and the library.

Electric Utility

This segment manages electric distribution facilities and services within the Town and includes activities such as transmission and distribution.

Water Utility

This segment manages water treatment and distribution facilities and services within the Town and includes activities such as plant operation and pumping, water treatment, transmission and distribution.

AREA

Alternative Resource Energy Authority is an Intermunicipal Authority owned by the Town's of Antigonish, Berwick and Mahone Bay. The Town of Antigonish owns 63% of AREA. The segment represents the Town's share of revenue and expenses based on the Town's share of ownership.

(d) School boards

The assets, liabilities, taxation and other revenue and expenses with respect to the operations of the school boards are not reflected in these consolidated financial statements as they are provincial government entities.

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(d) School boards (continued)

School boards in Nova Scotia were created by the Province under provisions in the Education Act, and, under provincial statute, every Town is required to make a mandatory contribution to its school board. The mandatory contribution is set at the value of the Education Rate, set by the Province each year, multiplied by the previous year's Uniform Assessment. The funding for this contribution to the Strait Regional School Board are recovered by the Town by an area rate levied on the assessed value of the taxable property and business occupancy assessments and is shown on the consolidated statement of financial activities as a reduction of taxation revenue.

(e) Fund accounting

The resources and operations of the Town are comprised of the operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate fund balance. Supporting schedules to the consolidated financial statements are included to show the financial activities and change in the balance of each fund.

(f) Basis of accounting

Revenue and expenses are recorded on the accrual basis of accounting. The accrual basis of accounting recognizes revenue as they are earned and measurable; expenses are recognized as they are incurred and measurable as a result of the receipt of goods or services and the creation of a legal obligation to pay.

(g) Cash and cash equivalents

Cash and cash equivalents is defined as cash on hand and on deposit at banks net of any outstanding cheques or deposits.

(h) Financial instruments

Initial measurement

Financial instruments are measured at fair value when issued or acquired. For financial instruments subsequently measured at cost or amortized cost, fair value is adjusted by the amount of the related financing fees and transaction costs. Transaction costs and financing fees relating to financial instruments that are measured subsequently at fair value are recognized in operations in the year in which they are incurred.

Financial instruments consist of cash and cash equivalents, other receivables, accounts payable and accrued liabilities and long-term debt.

Subsequent measurement

At each reporting date, the Town measures its financial assets and liabilities at cost or amortized cost (less impairment in the case of financial assets), except for investments, which must be measured at fair value. The Town uses the effective interest rate method to amortize any premiums, discounts, transaction fees and financing fees to the statement of revenues and expenses. The financial instruments measured at amortized cost are cash and cash equivalents, other receivables, accounts payable and accrued liabilities and long-term debt.

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(h) Financial instruments (continued)

Impairment

For financial assets measured at cost or amortized cost, the Town regularly assesses whether there are any indications of impairment. If there is an indication of impairment, and the Town determines that there is a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it recognizes an impairment loss in the statement of operations. Any reversals of previously recognized impairment losses are recognized in operations in the year the reversal occurs.

Unless otherwise noted, it is management's opinion that the Town is not exposed to significant interest or credit risks arising from financial instruments.

(i) Asset retirement obligation

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset (or a component thereof) at the financial statement date when there is a legal or contractual obligation for the Town to incur retirement costs in relation to a tangible capital asset (or component thereof), the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at March 31, 2026. The best estimate of an asset retirement obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset (or component thereof). The asset retirement cost is amortized over the useful life of the related asset. For asset retirement obligations associated with tangible capital assets no longer in productive use, the Town recognizes an expense of the same amount as the liability.

At each financial reporting date, the Town reviews the carrying amount of the liability. The Town recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

The Town continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(j) Tangible capital assets

Tangible capital assets are reported in the statement of financial position at cost net of accumulated amortization. They are amortized on a straight-line basis over their estimated useful lives at the following rates:

General Fund	Basis	Rate
Buildings	Straight-line	2.5 – 5%
Office equipment	Straight-line	20%
Heavy equipment	Straight-line	4 – 10%
Canals and bridges	Straight-line	2.5%
Paving, curbs and sidewalks	Straight-line	4 – 10%
Sewer systems	Straight-line	2%
Recreation facilities	Straight-line	2 – 10%
Electric transmission and distribution	Straight-line	2.4 – 12.5%
Water purification	Straight-line	4 – 5%
Water transmission and distribution	Straight-line	1.33 – 20%
AREA	Straight-line	2 – 10%

The amortization charge in the electric operating fund is required to be transferred to a special bank account in the electric capital fund which is used to help fund replacement of existing equipment. The amortization charge in water operating fund is required to be transferred to a special bank account in the water capital fund which is used to help fund replacement of existing equipment, or subject to approval by the Utility and Review Board, to repay principal of capital debt.

(k) Government transfers

The Town recognizes a government transfer as revenue when the transfer is authorized and all eligibility criteria, if any, have been met. A government transfer with stipulations giving rise to an obligation that meets the definition of a liability is recognized as a liability. In such circumstances, the Town recognizes revenues as the liability is settled.

(l) Taxation and other revenues

Property tax billings are prepared by the Town based on assessment rolls issued by the Property Valuation Services Corporation. Tax rates are established annually by Council, incorporating amounts to be raised for local services and the requisition made by the Province in respect of education taxes and other mandatory contributions. Taxation revenues are recorded at the time tax billings are due. Assessments and the related property taxes are subject to appeal. Tax adjustments as a result of appeals are recorded when the results of the appeal process are known. An allowance for unresolved assessment appeals is also provided.

Revenue from services to other governments, sale of services and other revenues are recognized at the time when services are performed and/or when earned as long as amounts can be reasonably estimated, and collection is reasonably assured.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

1. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

(m) Deferred revenue

Deferred revenue represents user charges, prepayment of taxes, and other fees that have been collected, for which the related services have yet to be performed. These amounts will be recognized as revenue in the fiscal year the services are performed.

(n) Reserve funds

Certain amounts, as approved by Council of the Town, are set aside in reserve funds for future operating and capital purposes. Transfers to and or from reserves funds are an adjustment to the respective fund when approved.

(o) Use of estimates

The preparation of consolidated financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, the disclosure of contingencies and the reported amounts of revenue and expenses in the consolidated financial statements and accompanying notes.

Amortization is based on the estimated useful lives of tangible capital assets.

Taxes, rates and other receivables are stated after evaluation as to their collectability and an appropriate allowance for doubtful accounts is provided where considered necessary.

Asset retirement obligations are recognized based upon assumptions and estimates related to the amount and timing of costs for future removal and site restoration.

By their nature, these judgments are subject to measurement uncertainty, and the effect on the financial statements of changes in such estimates and assumptions in future years could be material. These estimates and assumptions are reviewed periodically and, as adjustments become necessary, they are reported in excess of revenues over expenses in the years in which they become known.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

2. CASH

	2026	2025
Cash		
General operating fund	\$ (7,231,286)	\$ (8,757,456)
Water capital fund	402,882	482,737
Electric capital fund	2,913,475	4,459,337
Capital reserve fund	6,437,932	6,452,377
Operating reserve fund	2,069,934	1,672,032
AREA	2,403,521	304,730
	\$ 6,996,458	\$ 4,613,757

3. TAXES RECEIVABLE

	2026	2025
Balance, beginning of year	\$ 359,113	\$ 231,770
Current year's levy of property taxes and rates	7,815,301	6,571,724
Subtotal	8,174,414	6,803,494
Less		
Current year's collections	7,695,833	6,434,763
Reduced taxes	11,689	9,618
	7,707,522	6,444,381
Gross taxes receivable, end of year	466,892	359,113
Less allowance for uncollectible taxes	(93,068)	(93,068)
Taxes receivable, net	\$ 373,824	\$ 266,045

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

4. OTHER RECEIVABLES

	2026	2025
Water rates	\$ 406,307	\$ 384,269
Electric rates	5,122,355	2,997,770
Sewer rates	281,540	211,031
Harmonized sales taxes receivable	1,327,444	525,731
Province of Nova Scotia	2,333,229	144,828
Other	6,339,021	10,571,171
	15,809,896	14,834,800
Allowance	(293,129)	(226,103)
	\$ 15,516,767	\$ 14,608,697

5. ASSET RETIREMENT OBLIGATION

The Town's asset retirement obligation consists of the liability for the remediation of contaminants present within a number of buildings owned by the Town and a requirement to decommission a windfarm at the end of its useful life. The contaminants in buildings represent a health hazard upon demolition and therefore there is a legal obligation for removal of these contaminants on decommissioning. These buildings and wind farm have expected useful lives of 25 years. Estimated costs have been discounted to the present value using a discount rate of 3.5% to 4.43% per annum.

Changes to the asset retirement obligation in the year are as follows:

	2026	2025
Opening balance	\$ 2,866,737	\$ 3,007,377
Remeasurement of asset retirement obligation	–	(281,280)
Accretion expense	102,831	140,640
	\$ 2,969,568	\$ 2,866,737

6. TEMPORARY FINANCING

The Town has an operating line of credit with Scotiabank of \$Nil (2025 - \$ Nil) at an annual interest rate of prime minus 1% per annum, repayable on demand of which \$Nil was used at March 31, 2026 (2025 - \$Nil).

The Town has bridge financing with Scotiabank during the year of \$4,500,000, with interest only payments at an annual interest rate of prime minus 1% per annum, with principal and remaining interest due in full [REDACTED]. The Town intends to refinance the bridge financing with term debt upon maturity. There was \$4,500,000 (2025 – \$Nil) drawn during the current fiscal year.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

7. LONG-TERM DEBT

The schedule of long-term debt details the outstanding balance, terms and conditions related to each debt agreement.

Principal payments required in each of the next five years on debt held as of March 31, 2026 are as follows:

2027	2,539,000
2028	2,396,000
2029	2,384,000
2030	2,152,000
2031	7,273,000
Thereafter	13,267,261

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Town of Antigonish

Notes to Consolidated Financial Statements

For the year ended March 31, 2026

8. TANGIBLE CAPITAL ASSETS

									2026		2025	
	Cost Beginning of Year	Additions	Disposals and Write-downs	Cost End of Year	Amortization Beginning of Year	Additions	Disposals	Amortization End of Year	Net Book Value	Net Book Value		
General government services												
Land	\$ 259,536	\$ –	\$ –	\$ 259,536	\$ –	\$ –	\$ –	\$ –	\$ 259,536	\$ 259,536		
Buildings	9,556,974	160,469	(7,977,914)	1,739,529	780,946	73,623	–	854,569	884,960	8,776,028		
Plant and equipment	191,705	52,419	–	244,124	156,514	7,516	–	164,030	80,094	35,191		
Protective services												
Buildings	222,356	13,091	–	235,447	105,471	5,612	–	111,083	124,364	116,885		
Plant and equipment	2,032,073	25,004	–	2,057,077	1,655,984	100,681	–	1,756,665	300,412	376,089		
Transportation services												
Buildings	368,579	108,382	–	476,961	139,400	15,684	–	155,084	321,877	229,179		
Plant and equipment	19,058,948	2,226,317	(515,945)	20,769,320	8,849,968	716,683	(217,827)	9,348,824	11,420,496	10,208,980		
Environmental health services												
Land	64,809	–	–	64,809	–	–	–	–	64,809	64,809		
Plant and equipment	9,873,845	1,524,585	(42,316)	11,356,114	5,791,407	214,064	(42,316)	5,963,155	5,392,959	4,082,438		
Recreation and cultural services												
Plant and equipment	5,859,225	244,976	(15,751)	6,088,450	1,712,986	215,521	(15,751)	1,912,756	4,175,694	4,146,239		
Water utility assets	17,728,509	1,230,456	(36,514)	18,922,451	7,425,088	500,223	–	7,925,311	10,997,140	10,303,421		
Electric utility assets	14,840,547	7,081,942	7,977,914	29,900,403	5,799,411	606,250	–	6,405,661	23,494,742	9,041,136		
AREA assets	34,913,346	23,394	–	34,936,740	10,831,182	1,231,255	–	12,062,437	22,874,303	24,082,164		
	\$ 114,970,452	\$ 12,691,035	\$ 610,526	\$ 127,050,961	\$ 43,248,357	\$ 3,687,112	\$ (275,894)	\$ 46,659,575	\$ 80,391,386	\$ 71,722,095		

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

9. ACCUMULATED SURPLUS

	2026	2025
General operating fund	\$ —	\$ —
Water operating fund	(198,022)	(190,618)
Electric operating fund	1,351,830	1,094,473
Capital reserve fund	2,914,525	2,625,153
Operating reserve fund	3,453,863	2,219,414
General capital fund	21,565,857	23,072,602
Water capital fund	8,842,961	7,943,916
Electric capital fund	18,027,935	13,493,221
AREA	(571,851)	(834,460)
	\$ 55,387,098	\$ 49,423,701

10. GOVERNMENT PARTNERSHIPS

Alternative Resource Energy Authority (AREA) is a partnership between the towns of Antigonish, Berwick and Mahone Bay. The individual towns operate electric utilities and distribute power to customers within their service area. AREA was primarily created to construct and operate a windfarm facility in Ellershouse, Nova Scotia. The Town of Antigonish receives 63% of the net income, the Town of Berwick receives 27% and the Town of Mahone Bay receives 10%. The revenues, expenses, assets and liabilities are shared between the municipalities based on each municipality's share of the power generated.

A summary of financial information for AREA for the fiscal years 2026 and 2025 as per their audited financial statements are as follows:

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

10. GOVERNMENT PARTNERSHIPS (CONTINUED)

Consolidated Statement of Financial Position

March 31, 2026, with comparative figures for 2025

	2026	2025
FINANCIAL ASSETS	\$ 6,944,658	\$ 6,205,589
FINANCIAL LIABILITIES		
Long-term debt	34,342,130	36,577,855
Other financial liabilities	10,071,096	9,399,244
	44,413,226	45,977,099
NET FINANCIAL DEBT	(37,468,568)	(39,771,510)
NON-FINANCIAL ASSETS		
Tangible capital assets	36,308,418	38,225,657
Inventory	75,628	75,628
Prepaid expenses	176,824	145,687
	36,560,870	38,446,972
NET DEFICIT	\$ (907,698)	\$ (1,324,538)

Consolidated Statement of Operations

March 31, 2026, with comparative figures for 2025

	2026	2025
TOTAL REVENUE	\$ 8,993,583	\$ 9,452,842
TOTAL EXPENDITURES	8,576,743	9,011,072
ANNUAL SURPLUS	\$ 416,840	\$ 441,770

Transactions with AREA

Included in these consolidated financial statements is cost of electricity purchased from AREA of \$4,176,912 (2025 - \$4,185,844). These expenses were not eliminated in the consolidation. The Town also purchased capital assets from AREA of \$Nil (2025 - \$ Nil). In addition, included in accounts payable and accrued liabilities is an amount owing to AREA of \$466,244 (2025 - \$740,679) and included in other receivables is an amount receivable from AREA of \$3,203,887 (2025 - \$703,607).

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

11. DEFINED BENEFIT PENSION PLAN

The Town provides a defined benefit pension plan to the Town Clerk through participation in the municipal clerks' pension plan (the Plan) with nine other units. The last valuation was completed at March 31, 2020 with an extrapolation of the results completed for March 31, 2026.

The significant assumptions adopted in measuring the Town's accrued benefit obligation are as follows:

	2026	2025
Interest rate, net of expenses	4.75%	4.75%
Inflation	2.30%	2.30%
Mortality	CPM 2014 projected with mortality improvements scale CPM-B	CPM 2014 projected with mortality improvements scale CPM-B

	2026	2025
Market value of assets	\$ 543,440	\$ 513,271
Estimated liability	260,587	265,054
	\$ 282,853	\$ 248,217

During the year the Town made contributions of \$Nil (2025 - \$ Nil). Benefits paid during the year were \$18,316 (2025 - \$17,945).

12. SCHOOL CAPITAL FUND

On January 1, 1982, the Town of Antigonish joined with the County of Antigonish to form the Antigonish District School Board. Under the agreement, all school buildings on hand at December 31, 1982 will remain assets of the municipal units but will be under the operational control of the Strait Regional School Board until such time as the Board no longer requires the assets for school purposes. At that time, control will revert back to the municipal units. School buildings are not included in tangible capital assets as they are not under control of the Town.

Town of Antigonish

Notes to Consolidated Financial Statements

For the year ended March 31, 2026

13. SEGMENT DISCLOSURE

											2026	2025
	General Government Services	Protective Services	Transportation Services	Environmental Health Services	Environmental Development Services	Recreation and Culture Services	Electric Utility	Water Utility	AREA	Total	Total	
REVENUES												
Taxes	\$ 6,973,521	\$ –	\$ –	\$ 9,764	\$ –	\$ –	\$ –	\$ –	\$ –	\$ 6,983,285	\$ 6,245,028	
Grants in lieu in taxes	1,333,545	–	–	–	–	–	–	–	–	1,333,545	1,204,343	
Services provided to other governments	–	–	–	320,741	–	–	–	315,556	–	636,297	788,293	
Unconditional transfers from other governments	–	–	–	847,377	–	–	–	–	–	847,377	766,072	
Conditional transfers from other governments	208,549	–	–	–	–	–	–	–	–	208,549	382,180	
Capital grants	885,944	–	1,181,684	857,792	–	–	326,964	33,541	–	3,285,925	8,868,718	
Sale of services	12,200	28,553	–	790,907	–	32,276	15,505,753	2,215,717	5,665,583	24,250,989	23,878,442	
Other revenue from own sources	311,189	–	–	–	–	–	–	–	–	311,189	134,120	
Interest and service charge	170,184	–	–	–	–	–	149,883	91,410	–	411,477	341,337	
	9,895,132	28,553	1,181,684	2,826,581	–	32,276	15,982,600	2,656,224	5,665,583	38,268,633	42,608,533	
EXPENSES												
Salaries and benefits	1,351,911	300,314	938,745	285,941	171,667	328,727	669,242	219,218	261,838	4,527,603	4,376,178	
Goods, services and other	405,095	2,339,249	186,278	882,913	773,163	234,439	13,713,836	1,431,877	3,193,586	23,160,436	24,686,420	
Amortization	81,139	106,293	790,434	171,748	–	199,770	606,250	500,223	1,231,255	3,687,112	3,125,432	
Interest	5,351	4,698	31,706	–	–	11,962	53,292	106,407	716,669	930,085	848,402	
	1,843,496	2,750,554	1,947,163	1,340,602	944,830	774,898	15,045,620	2,257,725	5,403,348	32,305,236	33,036,432	
ANNUAL SURPLUS (DEFICIT)	\$ 8,051,636	\$ (2,722,001)	\$ (765,479)	\$ 1,485,979	\$ (944,830)	\$ (742,622)	\$ 939,980	\$ 398,499	\$ 262,235	\$ 5,963,397	\$ 9,572,101	

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

14. TRANSFERS TO PROVINCIAL BOARDS AND COMMISSIONS

The Town of Antigonish is required to share in financing the operations of various Boards and Commissions. In addition to any budgeted contributions, the Town shares in the deficits or surpluses of these Boards based on their sharing percentages. The Town's share of the deficit is to be paid in the next fiscal year, while a surplus is to be taken into the next year's estimates.

	2026 Contribution	2025 Contribution
Pictou – Antigonish Regional Library	\$ 38,789	\$ 38,821
Antigonish Arena Association	75,218	97,731
Strait Regional School Board	1,767,997	1,653,508
Assessment services contribution	71,730	70,545

15. CONTINGENCIES

- a) The Town has guaranteed or committed to guarantee loans of the R. K. MacDonald Nursing Home Corporation to a maximum of \$4,097,897.
- b) The Town has guaranteed or committed to guarantee a 63% share of loans to Alternative Resource Energy Authority to a maximum of \$29,605,000. The Town's share of AREA loans outstanding at March 31, 2026 is \$21,635,542.
- c) The Town ceased using the Beech Hill landfill site, operated by the Municipality of the County of Antigonish, on September 30, 1996. The Town has a financial obligation to the Municipality for a portion of the costs associated with the eventual closure and post closure maintenance of that site. The Municipality has not billed the Town for these costs and consultants retained by the Town to estimate those costs have been denied access to the site. Accordingly, complete information on the nature and estimated amount of cost of closure, accrued to September 30, 1996, is not available to the Town.

The Town has not accrued an estimate of their obligation nor provided funding for closure costs which, if material, are required under Canadian public sector accounting standards.

When the amount, if any, is determined or settlement reached it will be accounted for at that time.

16. RATE OF RETURN ON BASE

Water Utility

For the year ended March 31, 2026 the Town of Antigonish Water Utility had a rate of return on rate base of 2.96% (2025 – 3.49%), as defined as operating revenue minus operating expenses divided by the rate base (cost of capital assets minus deferred assistance and accumulated depreciation).

16. RATE OF RETURN ON BASE (CONTINUED)

Electric Utility

For the year ended March 31, 2026 the Town of Antigonish Electric Utility had a rate of return on rate base of 2.37% (2025 – 10.49%), as defined as the rate base (cost of tangible capital assets minus accumulated depreciation plus working capital) divided by the annual surplus.

17. FINANCIAL INSTRUMENTS

(a) Fair values

The fair value of the Town's financial instruments that are comprised of cash (cheques issued in excess of funds on deposit), accounts receivable, short-term borrowings, accounts payable and accrued liabilities and accrued interest on long-term debt approximate their carrying value due to their short-term nature. The fair value of long-term debt is based on rates currently available to the Town with similar terms and maturities and approximates its carrying value.

(b) Credit risk

The Town is exposed to credit-related losses in the event residents and entities that the Town provides services to are unable to fulfill their obligations. The large number of residents and customers minimizes the credit risk.

(c) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Town's debentures are long term with fixed range of rates thereby mitigating its interest rate risk.

It is management's opinion that the Town is not exposed to significant interest, market or credit risks arising from these financial instruments.

Town of Antigonish
Notes to Consolidated Financial Statements
For the year ended March 31, 2026

18. BUDGET INFORMATION

The disclosed budget information has been approved by the Mayor and Council at the council meeting on June 3, 2026.

	2026
Approved budgeted surplus for the year	
General operations	\$ –
Electric utility operations	(49,087)
Water utility operations	103,200
<u>AREA</u>	<u>572,962</u>
	627,075
Adjustments:	
Funding for capital additions	4,579,531
<u>Transfers between funds</u>	<u>(1,133,566)</u>
Net debenture activity per budget	3,445,965
	<u>\$ 4,073,040</u>

19. REMUNERATION OF MEMBERS OF COUNCIL AND CHIEF ADMINISTRATIVE OFFICER

The total remuneration paid to the Mayor, Council and Chief Administrative Officer of the Town are as follows:

Name	Title	Annual Remuneration	Travel and Other Expenses	Total
Sean Cameron	Mayor	\$ 51,802	\$ 6,942	\$ 58,744
Andrew Murray	Deputy Mayor/Councillor	30,274	4,231	34,505
Diane Roberts	Deputy Mayor/Councillor	31,095	3,456	34,551
Juanita Pelly	Councillor	28,222	2,050	30,272
Patrick McKenna	Councillor	28,222	2,510	30,732
Leon MacLellan	Councillor	28,222	2,240	30,462
Jack Sullivan	Councillor	28,222	142	28,364
Randy Delorey	Chief Administrative Officer	155,369	14,551	169,920

Town of Antigonish
Consolidated Schedule of Long-Term Debt
For the year ended March 31, 2026

Interest rate - %	Matures	Balance March 31, 2025	Issued	Redeemed	Balance March 31, 2026
General Capital Fund					
Nova Scotia Municipal Finance Corporation					
3.971 - 4.026	2026	\$ 315,000	\$ —	\$ 45,000	\$ 270,000
2.799 - 2.925	2026	56,600	—	28,300	28,300
2.384 - 3.209	2032	1,141,000	—	147,000	994,000
2.892 - 3.073	2027	180,000	—	60,000	120,000
2.511 - 3.073	2045	—	425,000	—	425,000
		1,692,600	425,000	280,300	1,837,300
Water Capital Fund					
Nova Scotia Municipal Finance Corporation					
1.300 - 1.489	2026	320,000	—	160,000	160,000
3.428 - 4.731	2044	2,503,599	—	125,180	2,378,419
		2,823,599	—	285,180	2,538,419
Electric Capital Fund					
Nova Scotia Municipal Finance Corporation					
2.511 - 4.727	2045	—	4,000,000	—	4,000,000
AREA					
Nova Scotia Municipal Finance Corporation					
1.150 - 3.475	2030	10,225,200	—	672,935	9,552,265
1.200 - 3.209	2031	7,012,139	—	424,982	6,587,157
2.060 - 3.501	2033	5,806,710	—	310,590	5,496,120
		23,044,049	—	1,408,507	21,635,542
		\$ 27,560,248	\$ 4,425,000	\$ 1,973,987	\$ 30,011,261

Town of Antigonish
Water Utility Section
Statement of Financial Position - Operating Fund
As at March 31, 2026
(Unaudited)

	2026	2025
ASSETS		
Receivables, net	\$ 390,169	\$ 364,435
Inventory held for use	397,491	313,430
	\$ 787,660	\$ 677,865
LIABILITIES		
Accrued liabilities	\$ 376,627	\$ 232,888
Due to general operating fund	609,055	635,595
	985,682	868,483
ACCUMULATED DEFICIT	(198,022)	(190,618)
	\$ 787,660	\$ 677,865

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Town of Antigonish
Water Utility Section
Statement of Operations and Deficit - Operating Fund

For the year ended March 31, 2026
(Unaudited)

		2026	2025
	Budget	Actual	Actual
OPERATING REVENUES			
Metered	\$ 1,811,631	\$ 1,784,686	\$ 1,722,391
Public fire protection	404,867	404,867	376,036
Private fire protection	315,556	315,556	293,085
Sprinkler service and hydrants	20,800	22,349	23,372
Other operating revenue	2,000	3,815	2,900
	2,554,854	2,531,273	2,417,784
OPERATING EXPENSES			
Source of supply	54,766	75,429	75,677
Pumping and power	79,906	85,924	81,161
Water treatment	604,678	643,900	639,539
Transmission and distribution	544,924	653,900	589,331
Administration and general	190,206	234,825	227,676
Depreciation	547,068	500,223	410,489
Taxes	41,223	33,034	40,242
	2,062,771	2,227,235	2,064,115
NET OPERATING REVENUE	492,083	304,038	353,669
NON-OPERATING REVENUES			
Interest on account	3,200	12,299	6,484
Miscellaneous income	—	67,846	927
	3,200	80,145	7,411
NON-OPERATING EXPENSES			
Principal payments	(236,134)	(285,180)	(160,000)
Interest on debentures	(155,949)	(106,407)	(40,540)
	(392,083)	(391,587)	(200,540)
ANNUAL SURPLUS (DEFICIT)	103,200	(7,404)	160,540
ACCUMULATED DEFICIT, BEGINNING OF YEAR		(190,618)	(351,158)
ACCUMULATED DEFICIT, END OF YEAR		\$ (198,022)	\$ (190,618)

Town of Antigonish
Water Utility Section
Statement of Financial Position - Capital Fund

As at March 31, 2026
(Unaudited)

	2026	2025
ASSETS		
Depreciation fund		
Restricted cash	\$ 402,882	\$ 482,737
Accounts Receivable	585,744	–
Tangible capital assets		
Utility plant and equipment	18,922,451	17,728,508
	\$ 19,911,077	\$ 18,211,245
LIABILITIES		
Due to general operating fund	\$ 604,386	\$ 18,642
Term debenture	2,538,419	2,823,599
Deferred assistance	725,040	155,981
Accumulated depreciation	7,925,311	7,425,088
	11,793,156	10,423,310
ACCUMULATED SURPLUS	8,117,921	7,787,935
	\$ 19,911,077	\$ 18,211,245

Town of Antigonish
Water Utility Section
Statement of Investment in Capital Assets - Capital Fund
For the year ended March 31, 2026
(Unaudited)

	2026	2025
BALANCE, BEGINNING OF YEAR	\$ 7,787,935	\$ 7,612,255
Province of Nova Scotia grants	–	15,300
Government of Canada grants	–	10,622
Other grants	33,541	80
Term debt retired	285,180	160,000
Debenture refinance	–	(18,642)
Interest and other	11,265	8,320
BALANCE, END OF YEAR	\$ 8,117,921	\$ 7,787,935

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Town of Antigonish
Water Utility Section
Schedule of Tangible Capital Assets

As at March 31, 2026
(Unaudited)

			2026	2025
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land				
Source of supply	\$ 500,211	\$ —	\$ 500,211	\$ 500,211
Reservoir	12,965	—	12,965	12,965
Reservoir land study	90,139	74,045	16,094	26,570
Transmission	128,140	940	127,200	127,671
Buildings				
Source of supply	1,567,714	1,033,127	534,587	564,405
Purification	4,394,578	3,143,991	1,250,587	1,432,889
Distribution reservoirs and stand pipes	3,545,781	605,636	2,940,145	3,057,839
Transmission mains	2,108,194	1,088,998	1,019,196	983,805
Distribution mains	3,908,439	692,237	3,216,202	2,213,719
Services	689,502	195,191	494,311	432,878
Meters	1,233,181	797,394	435,787	492,299
Hydrants	449,184	84,430	364,754	353,277
Equipment				
Transportation services	112,202	101,176	11,026	16,544
Tools and work	177,867	103,792	74,075	88,348
Office	4,354	4,354	—	—
	\$ 18,922,451	\$ 7,925,311	\$ 10,997,140	\$ 10,303,420

Town of Antigonish
Electric Operating Section
Statement of Financial Position - Operating Fund

As at March 31, 2026
(Unaudited)

	2026	2025
ASSETS		
Receivables	\$ 4,923,592	\$ 2,829,285
Due from general operating fund	—	—
Inventory	1,761,761	1,312,533
Prepaid expenses	37,364	—
	\$ 6,722,717	\$ 4,141,818
LIABILITIES		
Due to general operating fund	\$ 1,971,807	\$ 370,192
Trade payables	3,120,135	2,420,476
Reserve for customer deposits	278,945	256,677
	5,370,887	3,047,345
ACCUMULATED SURPLUS	1,351,830	1,094,473
	\$ 6,722,717	\$ 4,141,818

Town of Antigonish
Electric Utility Section
Statement of Operations and Surplus - Operating Fund

For the year ended March 31, 2026
(Unaudited)

		2026	2025
	Budget	Actual	Actual
OPERATING REVENUES			
Domestic service	\$ 6,471,992	\$ 6,137,352	\$ 6,068,223
Commercial service	9,105,250	7,321,341	7,270,815
Large general service	—	1,838,173	1,806,837
Street lighting	144,073	168,680	183,396
Service connections and meter rental	—	36,331	34,660
Other revenue	—	3,875	204,193
	15,721,315	15,505,752	15,568,124
NON-OPERATING REVENUES (EXPENSES)			
Interest	—	47,018	12,555
Interest on consumer deposits	—	(10,375)	(13,853)
Interest on debentures	—	(53,292)	—
	—	(16,649)	(1,298)
	15,721,315	15,489,103	15,566,826
OPERATING EXPENSES			
Power purchased	10,400,673	10,113,993	9,981,789
Power generation and delivery	2,500,000	2,257,127	2,335,562
Substations and buildings	17,976	23,501	37,858
Distribution	241,783	150,362	350,014
Administration and general	1,418,281	1,256,419	1,273,951
Property taxes	2,666	2,793	2,745
Depreciation	319,524	606,248	258,733
Wages	619,499	571,303	493,487
	15,520,402	14,981,746	14,734,139
ANNUAL SURPLUS (DEFICIT)	200,913	507,357	832,687
ACCUMULATED SURPLUS, BEGINNING OF YEAR		1,094,473	567,358
Transfer to general operating fund		(250,000)	(305,572)
ACCUMULATED SURPLUS, END OF YEAR		\$ 1,351,830	\$ 1,094,473

Town of Antigonish
Electric Utility Section
Statement of Financial Position - Capital Fund

As at March 31, 2026
(Unaudited)

	2026	2025
ASSETS		
Restricted cash - depreciation fund	\$ 2,913,475	\$ 4,459,337
Receivables	900,215	3,525,688
Due from general operating fund	—	—
Tangible capital assets	29,900,403	14,840,547
Inventory	3,230,805	2,799,608
	\$ 36,944,898	\$ 25,625,180
LIABILITIES		
Due to general operating fund	4,004,050	6,325,296
Long-term debt	8,500,000	—
Reserve for future expenditures	7,252	7,252
Accumulated depreciation	6,405,661	5,799,411
	18,916,963	12,131,959
ACCUMULATED SURPLUS		
	18,027,935	13,493,221
	\$ 36,944,898	\$25,625,180

Town of Antigonish
Electric Utility Section
Statement of Investment in Capital Assets - Capital Fund
For the year ended March 31, 2026
(Unaudited)

	2026	2025
BALANCE, BEGINNING OF YEAR	\$ 13,493,221	\$ 5,551,605
Transfer from general capital fund	4,104,885	—
Capital grants	326,964	7,872,206
Interest and other	102,865	69,410
BALANCE, END OF YEAR	\$ 18,027,935	\$ 13,493,221

DRAFT

Town of Antigonish
Electric Utility Section
Schedule of Tangible Capital Assets

As at March 31, 2026
(Unaudited)

			2026	2025
	Cost	Accumulated Amortization	Net Book Value	Net Book Value
Land	\$ 180,077	\$ —	\$ 180,077	\$ 180,077
Garage	252,738	78,423	174,315	146,530
Substation	408,731	342,400	66,331	76,549
Primary	2,055,727	1,369,342	686,385	679,539
Secondary	479,029	386,661	92,368	99,884
Transformers	4,597,592	2,042,719	2,554,873	1,239,452
Service	754,844	497,803	257,041	204,295
Other	352,578	114,662	237,916	262,558
Streetlights	482,144	230,880	251,264	273,955
Meters	351,214	301,551	49,663	55,090
Transportation	998,425	655,332	343,093	362,110
Shop	62,805	61,252	1,553	2,017
Office	4,294	4,294	—	—
Rate study equipment	221,192	1,225	219,967	219,967
Solar garden	7,977,914	319,117	7,658,797	—
Work in progress	10,721,099	—	10,721,099	5,239,113
	\$ 29,900,403	\$ 6,405,661	\$ 23,494,742	\$ 9,041,136

MEMO

Date: 2026-10-17

To: Town of Antigonish Council

Submitted By: CAO and Director of Infrastructure and Engineering

Re: Hospital Way (formerly Northern Collector) CHIF Application Approval

Background:

In January of 2025 the federal government launched a direct application Canadian Housing Infrastructure Fund (CHIF). The Town of Antigonish applied for the "Northern Collector Project" to build a connector street from the hospital entrance on Bay Street to College Street, add backend capacity to the sewage treatment plant (STP), and develop new production source water wells. The total cost for the complete proposal was just under \$29.7 million.

Subsequently, there was a change in federal government and the direct CHIF stream was replaced with the Build Communities Strong (BCS) direct stream and a Federal-Provincial CHIF stream was announced in the late spring / early summer of 2025. Town Council approved an application for the source water well project in July 2026 to the BCS program, which had different parameters than the original CHIF program.

Opportunity:

Staff have been advised that the Town may update the original direct stream CHIF application for submission to the provincial CHIF stream, recognizing the scope of the initiative may need adjustments to account for changes in cost estimates. The provincial CHIF stream of funding provides up to 40% Federal, 33.33% Provincial, and 26.67% Municipal, up to the submitted project estimate of eligible costs. As per routine practice, if the actual eligible costs come in under budget the contributions will be per the contribution ratio, but if the eligible costs exceed the submitted and approved total, the applicant municipality is responsible to cover those costs.

Recommendation:

That Town Council approve a resolution that authorizes staff to submit an updated application to the provincial CHIF stream, with technical adjustments as necessary to ensure the submitted scope of eligible costs remain within the original estimated budget. The resolution must confirm Council supports the application and acknowledges if approved and accepted they are aware funding distribution is up to 40% Federal, 33.33% Provincial, and 26.67% Municipal up to the approved eligible funding and all cost overruns and ineligible costs are the responsibility of the Town.

Draft Resolution:

Whereas the Town of Antigonish has long recognized the need for alternate emergency access to the regional hospital; and

Whereas the Town has identified a potential path to create a connector street, formerly referred to as “Northern Collector” but is now referred to as “Hospital Way”; and

Whereas all levels of government recognize and support developing infrastructure to help increase housing supply to meet the needs of our communities; and

Whereas Hospital Way will provide access to one of the last undeveloped areas within the Town of Antigonish, creating opportunities for future development; and

Whereas water and sewage treatment capacity are also necessary to respond to increased housing demand and climate change; and

Whereas the federal and provincial governments have established a Nova Scotia Provincial CHIF program with funding contributions up to 40% federal and 33.33% provincial of eligible project costs;

Therefore, Be It Resolved that the Town of Antigonish Council direct staff to update and submit the 2025 Northern Collector CHIF application to the Nova Scotia Provincial CHIF stream for up to \$29.7 million in eligible costs. The project scope to include completion of Hospital Way with water and sewer infrastructure, expansion of the Town’s sewage treatment plant capacity, and, if feasible, increased source water capacity. The Town acknowledges and accepts that if the application is approved the eligible costs, up to the submitted and approved estimate, may be funded up to 40% federally, 33.33% provincially, and the balance of eligible costs, including those exceeding the approved estimate and all ineligible costs, will be the responsibility of the Town.

Subject: CAO Report
To: Antigonish Town Council
Date Prepared: October 16, 2026
Prepared by: Randy Delorey, Chief Administrative Officer

Administration

This report compiles monthly updates and progress reports from the Town of Antigonish's Administration, AREA Community Development, and Public Works departments.

- Regular weekly meetings with Directors and monthly including Managers
- Completed direct report performance reviews
- Hosted staff appreciation / thank you BBQ lunch to celebrate successful summer
- MMEUA meeting for Antigonish Electric Utility Profile
- AREA Meetings with CAOs and CEO of AREA including FAM review & General Rate Application Planning
- AREA Board Meeting
- Preparation for and attendance at Council Meeting
- Financial Software System (Diamond to Naviline) upgrade meetings – Phase I Financial/Accounting
- RCMP Billing Changes Reviews Provincial Contract Changes – discussions and assessment of options
- Meetings and research around federal and provincial capital grant programs
- HR Meetings / Planning with Directors
- Weekly Construction Project Updates
- Chair Strait-IT Board Meeting and Support interim manager
- Misc. Meetings with Council Members
- Communications Strategic Review Interview / Input
- Planning – EDPC Board Meeting and worked with EDPC to obtain report requested at CoW meeting
- AMANS conference – sessions on leadership, cyber security, privacy, FOIPOP, financial planning etc...
- Meeting with CAO from the County – Largely focused on water well project and Sewage system planning
- Meeting with Auditors as they wrap up financial statement audit – preparation for audit committee
- Meeting with provincial representatives Re: grant funding applications – clarification of project details
- Progress on various property agreements (easements lease) preparations
- Good Neighbours meeting with StFX and RCMP
- EDPC Meetings Re: Software system upgrades
- Empower Antigonish Planning session
- SGIN (electricity sector network) meeting – discuss sector opportunities and challenges
- Meetings with community stakeholders
- Arena Board Meeting
- Took some personal days / partial days

Marketing & Communications Update:

Communications

Communication Activities

Communications Audit and Development of a Communications Strategy

A draft Audit Report has been done following the review of the Town's communications assets (the website, Facebook page, graphics, news releases, etc). Now in the engagement phase with interviews set up with the CAO, senior staff, councillors, and stakeholders. A community survey will also be launched soon.

Emergency Communications:

Hurricane Season – The Town and County have scheduled a series of social media posts relating to hurricane season, how to be prepared, and where to get accurate information.

Website Updates:

- Council Expenses posted for Q1
- Job postings – Meter Technician and Public Works Machine Operator/Labourer
- Waste Calendar – updated to reflect new contract with Eastern 2.0

Sponsorships:

- NSSSA – Junior Conference SIDEKICK, \$100

Co-Op Student

Application for a Communications Assistant, co-op student for the 2027 winter term, has been submitted.

News Release

Sent to local media for the transition to Play Finder for the Equipment Loan Program.

Christmas Events

The Santa Claus Parade will be on Saturday, November 21 and Christmas on Main will be on Friday, November 27. A social post has been done to share the dates with the public. Will be announcing the entertainment for Christmas on Main in early November and a backup venue has been secured if the concert has to be moved indoors due to weather. Lisa Delorey-Myers will once again be taking family Christmas photos during the event in Town Hall. Parade registration is set to open in early November.

Tourism

Marketing Levy

To have better compliance with reporting and remitting, and to have better access to data (e.g. number of rooms sold) the Town has entered into a partnership with the Ontario Restaurant Hotel Motel Association (ORHMA) who specializes in the administration and compliance of marketing levies. Effective January 1, 2027, accommodation providers will be remitting through ORHMA's Reporting Portal. Two virtual information sessions have been scheduled for providers to learn more. An email has been sent to all registered accommodation providers about the upcoming transition and to share the dates of the sessions.

Antigonish Tourism Association (ATA)

- Had a monthly check-in with ATA and County on September 27, 2026. Next one scheduled for October 29, 2026

Project Communications

Project Communication Activities

Projects Wrap Up

As many of our construction season projects are complete or nearly complete, the communications perspective has been that of updating the public and council as necessary with public notices and traffic advisories, with weekly updates remaining for internal communications only. Website pages are being checked for accuracy as projects end. Additionally, communications worked with the Director of Infrastructure to prepare CoW presentation for council summarizing the projects undertaken this season and their importance to our infrastructure and community.

Sewage Treatment Plan

Documenting with photographs and planning an article on progress.

100 Years of Antigonish Electric Utility

Planning various engagements and branding to promote our Electric Utility including the current Grid Modernization project.

Website Updates

Ongoing, for clarity and navigability.

Subject: Staff Report
To: Antigonish Town Council
Date Prepared: Oct 14th, 2026
Prepared by: Kyle Meisner, P. Eng., Director of Infrastructure and Engineering, Traffic Authority

Department of Infrastructure and Engineering

Projects/Tender Update:

Projects
Title: Bay St Municipal Servicing Upgrades Capital Project
Status Update: Retaining wall installation underway
Next Steps: Wall landscaping and completion of project deficiencies
Title: West St Capital Project
Status Update: Work completed pending final deficiencies. Design of James St Water / Sewer underway with WSP.
Next Steps: Staff will be shifting their focus to administrative wrap up work including funding claims and a critical review of the project for lessons learned. Prepare design, draft comms and tender for James St.
Title: Source Water Wells
Status Update: Regulatory and Appeals Board approval received. Land purchase underway by County of Antigonish
Next Steps: Proceed with installation of well casings and pump tests
Title: STP Screening / Headworks
Status Update: Work underway on cutting in live valves to sewer forcemains at front of plant. Once control / isolation gained on pipes, excavation for building foundations can begin.
Next Steps: Continue with contracted work.
Title: Other Tenders / Projects
Status Update: Truck tender – re-tendered STP Recirculation Project – went live July 14 th 2026 STP Rental Blower – onsite Patching Tender – Completed work Sidewalk Plow – purchase being undertaken through Standing Offer (Canoe) Traffic Study – closed, awarded to WSP STP Pump – closed, results under review
Next Steps: Continue Project Work
Title: Funding Applications
Status Update: BCSF application submitted July 14 th 2026 – Federal funding for Wells SCCF application submitted July 21 st , 2026 – Provincial funding for Wells
Next Steps: Resolution of Council required for potential Provincial CHIF application
Title: Active Transportation Project B
Status Update: Project completed pending final deficiency assessment.
Next Steps: Complete funding submissions on work undertaken
Title: Residential Waste Collection Tender
Status Update: Tender closed, awarded to Eastern 2.0
Next Steps: Eastern 2.0 has begun the contracted work starting in October
Title: Project Manager Vacancy
Status Update: Lindsay left the Town Projects Office October 1st
Next Steps: Job posting going up for new project manager

Electric Utility (EU):

Projects
Title: Grid Modernization
Status Update: Tenders / Contracts Update: Pole Top Transformers arrived Project Planner work underway First circuit conversions planned for October: - Superstore/Walmart - Nova Landing - Post Road Preliminary work underway on Post Rd / Nova Landing for switchover. Substation maintenance and monitoring services re-tendered, no responses. Work underway to find a proponent for substation support services (NSPi, private, industry)
Next Steps: Continue work to finish substation commissioning (expected Oct 16 th) Council / Infrastructure Committee site tour Oct 15 th , prior to energization.
Title: Solar Garden
Status Update: AREA accepted Care and Control of site July 2025 AREA / EU Troubleshooting issues with Inverter #3, #4, #5 and associated breakers Prep work for installation of robotic mower (Yarbo)
Next Step: AREA / EU to complete maintenance and upgrades
Title: EU Rubber Gloving Code of Practice
Status Update: Training and assessments ongoing Reach outs undertaken to Dept of Labour for some clarity on conditions.
Next Step: Continue with training
Title: Power Outages
Outages Reported: - None noted in September
Title: Operations Items
Status Update: Items as noted below
Work Undertaken: Multiple new 3-phase banks Various tree cutting areas Preparations for substation circuit changeovers

Treatment Facilities:

Brierly Brook Water Treatment Plant
Title: Staffing Levels
Status Update: One permanent plant operator left July 31 st to take another job.
Next Steps: Recruitment ongoing to fill vacancies.
Title: Settling Pond Desludging
Status Update: Pumping from lagoon 2 to lower drying bed to make room.
Next Steps: Continue until drying bed is full.
Title: Settling Pond Desludging RFP
Status Update: Gathering information for RFP on a complete desludging and removal of waste from site.
Next Steps: Preparing RFP for posting.
Title: Replacement of Discharge Pumps
Status Update: Requests for pricing for a second and backup pump are underway
Next Steps: Review responses once received.
Title: Inspection of James River Dam
Status: Inspected Sept 24th

Next Steps: Assess for deficiency corrections required for budget and RFP.
Title: Upgrades to Monitoring Equipment
Status: Scheduling for shut down for completing of work.
Next Steps: Complete upgrades.

Antigonish Sewage Treatment Plant
Title: Sewage Treatment Plant Odor
Status Update: Plant Shutdown for ~40 minutes Saturday July 4 th due to main controller fault (PLC). Aeration was off for the noted ~40 minutes until manually reset. Odor began approximately July 7 th , corrective actions are being undertaken. Odor resolved ~ Aug 1 st with completion of aerator installations (Nexom)
Next Steps: Prepare for next summer.
Title: Lagoon Aeration Upgrades
Status Update: Four new lines installed and warranty adjustments to two existing lines complete.
Next Steps: None.
Title: Lagoon Aeration Work
Status Update: Flexible header hose needs repairs on lines 7, 9, and 11.
Next Steps: On hold pending staffing
Title: Blower Maintenance
Status Update: One blower has returned from maintenance but is not functioning properly.
Next Steps: Investigate valves on discharge side of blower to see if there is a blockage or valve failure causing recurrent issues with blower 4 performance.
Title: Sewage Plant Filter Cleaning
Status Update: Put on hold to focus on aeration repairs.
Next Step: Build new mega lift and resume when aeration repairs are complete.
Title: Recirculation of Sewage Plant Water
Status Update: Recirculation available with a rental diesel pump if required.
Next Step: On hold pending electrical work for front end project.
Title: Lagoon Algae Control
Status Update: Dosing of control product to continue until September 30 th .
Next Steps: Discontinue for winter months.
Title: Rental Blower for Aeration
Status Update: Blower no longer required, send back once possible.
Next Steps: Prepare site for next summer.

Public Works (PW):

Item:	Staffing Levels
Status:	1 FT employee started in September, another was hired and will begin in October. The position for Meter Technician is posted and candidate search is ongoing.
Next Steps:	Recruitment remains ongoing to fill vacancy
Item:	Training & Professional Development
Status:	First Aid taken by four employees
Next Steps:	Evaluate training needs as new staff are onboarded and schedule required training opportunities.
Item:	Greening Drive Sidewalk
Status:	This project has been completed.
Next Steps:	N/A
Item:	Potholes

Status:	Pothole patching continues on as needed basis.
Next Steps:	Patching for water/sewer work is scheduled for October.
Item:	Line Painting
Status:	Centerline painting (by the Province) is scheduled for September. Weather dependant.
Next Steps:	N/A
Item:	Sewage Flow Study
Status:	The interim final report was received from RVA.
Next Steps:	Monitoring continues to Oct 2026.
Item:	Service Truck Tender
Status:	Service truck was retendered in September.
Next Steps:	Awarded tender to Keltic Ford.
Item:	Sewer Lateral Replacement - 14 Wedgewood
Status:	Replaced.
Next Steps:	Sewer Main cleaning to be part of the sewer flushing program in 2026.
Item:	Salt Hauling Contract Tender
Status:	Award contract to Cameron's Trucking.
Next Steps:	N/A
Item:	Sewer Cleaning Contract Tender
Status:	Awarded to GFL.
Next Steps:	Arrange sewer cleaning for October
Item:	Fleet - Sidwalk Plow
Status:	New Trackless sidewalk plow was purchased through Canoe. Machine includes angle plow, blower, broom and water tank. Machine is configured for use with milling head to be purchased in future year.
Next Steps:	Unit expected before Christmas.
Item:	Duckbill Valve - East End Wrights River
Status:	Duckbill valve installed at storm outlet near 23 Main Street at Wrights River.
Next Steps:	N/A

Traffic Authority:

Projects
Title: Parade / Road Race / Street Fair Permits
Status Update: Assessing plans for Remembrance Day and Christmas Parades
Next Step: Approve parades, create policy and present to Council for discussion
Title: Fairview Street speed limit reduction request
Status Update: No reductions warranted, request denied. Official response sent to requester.
Next steps: Procure new speed sign
Title: Northview Drive speed limit reduction request
Status Update: No reductions warranted, request denied. Official response sent to requester.
Next steps: Procure new speed sign
Title: Accessible Parking Zones on Main St
Status Update: Final report received
Next steps: Release report to P+L committee
Title: College St No Parking Zone

Status Update: Signs installed and communications to residents undertaken
Next steps: Monitor for compliance
Title: College/ Pleasant Intersection
Status Update: Under review as part of traffic / parking study with WSP.
Next steps: Complete review.
Title: Kirk St No Parking Zone
Status Update: Consultations with neighbours completed, signs being installed.
Next steps: Complete sign installation
Title: Remax Signage Request – Driveway Issue
Status Update: Traffic Authorities assessing signage request for possible changes to street signage
Next steps: Complete assessment, issue written decision
Title: Crosswalk Beacon (RRFB) Locations for 2026
Status Update: Alternate procurement process being assessed to acquire new beacons
Next steps: Install beacons at designated locations upon arrival



Kyle Meisner, P.Eng.
Director of Infrastructure and Engineering, Traffic Authority

Subject: Community Development Council Report
CAO Report
To: Antigonish Town Council
Date Prepared: October 2026
Prepared by: Kate MacInnis, Director of Community Development

Community Development

Division Updates:

By-Law	
General Update: Chisholm Park and the Library Parking lots remain the last two parking lots that require new signage. Signage at the Library Parking Lot can be made once amendments to the parking policy are brought forward by staff. By-Law supported Homecoming Enforcement efforts with RCMP with risk mitigation efforts focused on Church Street, Greening Drive, and Pleasant Street due to gatherings. By-Law also enforced parking violations that were restricting safe movement of vehicles during the day on October 4. A significant effort has been made on the repair to several parking meters on Main Street, a project that was supported by Public Works to help remove meter heads. Unsightly and parking enforcement continues to be the main priorities as well as patrols during adverse weather to watch for flooding concerns. As information about the new Traffic Safety Act is released, staff are reviewing to ensure enforcement and specific sections referenced on Town materials are updated.	
Parking Ticket	Ticket Count
Expired Meter	139
Failing to obey parking sign (first offence)	35
Parking on private property without consent of owner (first offence)	1095
Parking on private property without consent of owner (second offence)	14
Parking on private property without consent of owner (third offence)	2
Parking a vehicle on a highway for longer than 24 hours	1
Stopped or parking in accessible parking zone without mobility disable ID permit	7
Stopped or parking in front of a driveway (first offence)	3
Stopped or parking in the direction opposite traffic	5
Stopped or parking where prohibited by a sign (first offence)	1
Stopped or parking where prohibited by a sign (second offence)	1
Stopped or parking within 5m of a fire hydrant (first offence)	1
Stopped or parking within 5m of a fire hydrant (second offence)	1
Stopped or parking within 5m of a fire station driveway	1
Totals	1309
Type	File/SOT Count
Lodging Home	2
Land Use	3
Noise Control	1
Non By-Law	3
Unsightly	3

Vending	2
Outdoor Fire	1
Solid Waste	1
Taxi Cab	1

Parks & Recreation

HR: Recruitment is actively underway for a 12 month term for the Active Living Coordinator starting in mid-November. The remaining two full-time seasonal Parks Crew members will finish at the end of October. One member will stay on for 10 hours a week during the winter months to support garbage collection and other more minor tasks.

Programming: Fall Moving and Mingling resumed on October 5th and all 30 spaces at the Town session are filled with each of the hubs being responsible for their own registration. Hub locations are: Arisaig Hall, St. Andrews Community Centre, Parkland Antigonish, Pomquet Community Centre, Chedabucto Lifestyle Complex, Canso & Area Recreation Centre. The schedule for MultiSport is being adjusted due to the Keating Center not being available for hockey in November. Basketball and Soccer will be bumped up in the schedule. Staff will assess in the New Year to determine if hockey is possible or needs to be replaced with another sport, pending ice availability as well as volunteers.

Needs Assessment: Presentation to Joint Council is scheduled for October 26. Materials to be sent to Council the week of October 19 for review prior to the presentation. Members of the PARC working group will also received copies of the materials ahead of the joint meeting.

Facility Booking: High School Sports and StFX Club sports are the main facility users this time of year. The Manager is working on adding an appendix to the facility allocation policy that outlines the priorities of games, practices, tournaments, events, community use, school use etc.

Equipment Loan Program: Staff have transitioned all our equipment loan items to Playfinder and the system ahs launched. The launch was done in conjunction with the County so all Antigonish equipment loan uses the same system.

Active Living: 22026-2027 Active Communities Fund Application was approved in the amount of \$12,000. This funding will allow the Active Living Coordinator to host more free community based activities and allow the Town to facilitate and fund more opportunities for teens, similar to the Empowered Yoga program done last spring. These funds will be used for smaller, capacity building projects, as well as support the expansion of the equipment loan program.

Beautification: Planning for 2027-2028 will be underway in the late fall/winter months. The landscaping contract is up for a 3 year renewal.

Other Division Update:

- The new soccer goals were delivered and put together on the field. The bar along the back needs to be adjusted to fit around the football uprights.
- StFX supported the repair of the Scoreboard. However, it stopped working again. A new driver has been ordered, which should resolve the issue complexly.
- A tree in the dog park and Chisholm Park were damaged and uprooted due to extreme wind. An additional tree was removed from the St. Mary's Parking lot and trimming was done on the Club 60 Driveway.
- An assessment is going to be done to determine the true life left in the turf field and a plan for repair or replacement.

- A new amplifier is being sourced for the Regional Fields. A new mixer and mic were added for the sound system at Columbus Field.
- SteelMac has been secured to build a backstop to support the softball and baseball programs next spring. This was made possible thanks to SportNS funding to the North Nova Highlanders, and the Town was supporting by making the purchase.
- Dr JJ Carroll Grant recommendations were brought forward to Council for review and approval.

Department Updates:

Mural Program
The 2026 Public Art Program Jury selection meetings are being schedule for late October/Early November.
Good Neighbour Working Group
Staff will meet with the group to review Homecoming 2026.
Crossing Guards
The Town and County MOU for crossing guard services has been expanded to include the new crosswalk on Appleseed Drive. The Town coordinates the staffing of all crossing guards for Dr. JH Gillis, SAJS and AEC. The county provides a full reimbursement of all employment expenses plus an additional \$500 a year to go towards training and materials (i.e. vests, jackets, hats, etc.).
EMO
Staff continue to monitor weather systems as we are still in Hurricane season.
Accessibility Plan
Updates to the Accessibility Page of the website have been made. Form for feedback about accessibility initiatives or ideas is on the website and paper copies are also available at the front counter. This form will remain open and any submissions will be taken to the committee.
Equity, Anti-Hate, Anti-Racism Plan
Town and County staff are attending community led meetings around education, first voice, and community response to racism are taking place. Staff training and policy review are being assessed in partnership with the County. Staff have registered to attend AMANS Symposium on both the Equity and Accessibility Plan implementation in November.
Policy Work
Staff to bring forward a draft Staff Volunteer Fire Fighter Responder Policy to the Fire Committee, Draft E-Scooter Policy and By-Law are being presented for First Reading, Accessibility related policies, Equity & Anti-Racism, amendments to the Parking Policy and Community Grants Policy.

HAF Update:

Notice of the final Housing Accelerator Fund payment calculation method has been received. Of the final payment, 10% depends on completing the five HAF initiatives (four are complete) with Source Water Protection remaining and 90% depends on progress toward permit targets above the baseline. Current progress is reported at 66% overall, with 87% for missing-middle housing and 10% for single-detached units (2 of 15), creating a potential reduction of up to approximately \$160,000 in the final payment of \$329,000. Missing-middle units have a higher value and are preferred by the HAF program.

2026-2027 Project Updates:

Accessible Pathways –Phase Two (2025)
Complete.
Splash Pad
RFP to close on October 16.
Active Transportation Trail
Complete.
Main Street Parking Kiosks
Kiosks ordered and are being delivered. Will be stored in the Dog Pound. Meetings with Infrastructure and Engineering are needed to determine best locations based on Accessible Parking Report, future Parking Study and to ensure snow removal doesn't get impacted by these devices.
Benches and Garbage Bin Installation
Ongoing with input from Recreation and Beautification.
Planter Boxes – Creighton Lane Parking Lot
Complete.

Subject: CAO Report – Corporate Services
To: Antigonish Town Council
Date Prepared: October 14, 2026
Prepared by: Meaghan Barkhouse, Director of Corporate Services

Corporate Services

Highlights

Corporate Services continued to advance several key corporate initiatives during the second half of September and early October. Significant effort was dedicated to completion of the 2025-26 audit process, implementation planning for PSAB 1202 reporting requirements, continued development of the Naviline financial software conversion, and preparation of documentation for Municipal Finance Corporation borrowing requirements. Additional time was devoted to human resources policy development, customer account management issues within the Electric Utility, and ongoing support to Council through financial analysis and reporting.

Department Update:

Projects
Title: Naviline Financial Software Conversion Project Work has continued on the Chart of Accounts design and implementation framework. Corporate Services has participated in ongoing meetings with the Naviline implementation team and senior leadership to refine account structures, reporting hierarchies, and financial reporting requirements. Particular attention has been given to ensuring the new system will support future PSAB reporting requirements and improve departmental financial reporting capabilities.
Next Step: Continue system configuration, chart of accounts development, and data conversion planning.
Title: 2025-26 Year End Audit Corporate Services has continued working closely with MNP to address audit inquiries and provide supporting documentation. Draft financial statements have been reviewed and updated based on auditor feedback. Significant work has also been completed to assess the impact of upcoming Public Sector Accounting Board (PSAB) reporting changes and to prepare revised financial statement presentations.
Next Step: Present finalized audited financial statements and related financial reporting updates to Council
Title: PSAB 1202 Financial Reporting Framework Implementation Corporate Services completed a detailed review of the new PSAB Conceptual Framework and Financial Statement Presentation standards. Analysis was undertaken to assess the impact on the Town's financial statements, including changes to statement presentation and accumulated surplus reporting. Draft sample statements were prepared using audited figures to support future implementation planning
Next Step: Continue monitoring PSAB implementation timelines and assess required reporting changes.
Title: Municipal Finance Corporation Debenture Issuance Ministerial approval documentation has been substantially completed for the Town's October borrowing requirements. Corporate Services continues to coordinate with Municipal Affairs, legal counsel, and other stakeholders regarding outstanding approvals associated with capital project financing.

Next Step: Obtain final approvals and proceed with Municipal Finance Corporation submission requirements.
Title: Water Utility Rate Study
Corporate Services continues to support Infrastructure and Engineering with financial and operational information required for the ongoing water utility rate study. Data validation and information requests from consultants remain ongoing.
Next Step: Await consultant recommendations and Council review.
Title: Customer Account Management
Corporate Services has worked with customer service staff regarding a recurring utility account matter involving repeated overpayments and reimbursement requests. Procedures for account review, documentation, and appropriate follow-up have been assessed to ensure customer interests are protected while maintaining proper financial controls.
Next Step: Continue monitoring and coordinate with appropriate external supports where required.
Title: Job Descriptions (Unionized Positions)
Work continues with IBEW Local 1928 and management representatives to finalize outstanding unionized position job descriptions and related documentation. Priority has been given to ensuring position descriptions accurately reflect operational requirements and negotiated responsibilities.
Next Step: Continue review and finalization of remaining job descriptions.
Title: Human Resources
Employee Hiring and Attrition Open positions • Water/Wastewater Operator (x1) • Meter Technician/Labourer • Project Manager • Active Living Coordinator (12 months term)
Next Step: Ongoing recruitment
Title: Equity, Diversity, and Inclusion in the Workplace
<i>*This project was on temporary pause, the Director of Corporate Service is in progress of re-connecting to our consultants to have the report presented to Council.*</i> Developing and implanting an Equity, Diversity, and Inclusion (EDI) policy in the workplace is one of the accords Council signed with when the Town began applying for funding related to the grid modernization funding. The Directors of Corporate Services and Community Development, and the Strategic Projects Coordinator have received a working draft of the consultant's report on EDI for Town of Antigonish, which has come with recommendations and steps to make improvements within the workplace. This is being reviewed for comment and will be presented to Council over the coming month.
Next Step: Consultants Report to be presented
Title: Human Resources & Corporate Policies
Work paused on several policy initiatives, including the Work From Home Policy and Charitable Donation Policy. Internal review processes have been advanced and supporting research from comparable municipalities has been incorporated

Additional Corporate Services Activities

- Provided ongoing financial analysis and advice to Council and senior management.
- Continued preparation of year-end financial reporting and audit support documentation.

- Supported utility budgeting, rate-setting initiatives, and capital financing projects.
- Continued oversight of grants administration and discretionary funding monitoring.
- Participated in strategic planning discussions related to financial reporting modernization and operational efficiencies.

Grants to Organizations/Council Discretionary Account Listing (as of September 9, 2026):

Committed: \$187,718.94+ + \$20,000 (4H Barn)

Budget: \$210,000.00

Remaining: \$2,281.06

10-800-4600-160000

Committed:

Vendor	Description	Amount
ROYAL CANADIAN LEGION	Legion-Ann Dinner Table	\$200.00
ANTIGONISH COUNTY ADULT LEARNI	ACALA-2026 Community Grants	\$3,400.00
ANTIGONISH AFFORDABLE HOUSING	Ant Affordable Hous-2026 Grants	\$4,400.00
ANTIGONISH ART FAIR &	Art Fair/House-2026 Grants	\$20,500.00
ANTIGONISH CHALLENGER BASEBALL	Ant Chall B'Ball-2026 Grants	\$3,000.00
ANTIGONISH CULTURE ALIVE	Ant Culture Alive – 2026 Grants	\$5,500.00
ANTIGONISH EMERGENCY FUEL FUND	Ant Emerg Fuel fund-2026 Grants	\$5,000.00
ANTIGONISH HIGHLAND SOCIETY	Highland Society-2026 Grants	\$17,100.00
ANTIGONISH IMAGINATION LIBRARY	ABC for Kids Soc-2026 Grants	\$7,200.00
ANTIGONISH SENIOR CARE VAN	Ant Care Van-2026 Grants	\$1,000.00
ANTIGONISH CREATIVE DANCE	Ant Creat Dance-2026 Grants	\$4,000.00
ANTIGONISH ALAYALI ASSOCIATIO	Ant Malayali Assn-2026 Grants	\$500.00
ANTIGONISH SKATE PARK ASSOCIATION	Ant Skateboard Assn-2026 Grants	\$2100.00
ANTIGONISH TOURISM ASSOCIATION	Ant Tourism Assn-2026 Grants	\$15,000.00
ANTIGONISH VISITOR INFORMATION	Ant VIC--2026 Grants	\$7,100.00
ALL-OF-US SOCIETY FOR ART PRES	All-of-Society-2026 Grant	\$2,500.00
ACCANDIAN ASSN FOR COMMUNITY LI	CACL-2026 Grants	\$8,000.00
CEOL AR CHRISDE SCHOOL OF CELT	Ceol Ar Chridhe-2026 Grants	\$1,000.00
CHILDREN'S PLACE DAYCARE	Children's Place-2026 Grants	\$11,000.00
DESTINATION EASTERN AND NORTHU	DEANS-2026 Grants	\$8,200.00
EASTERN NOVA SCOTIA EXHIBITION	ENSE-2026 Grants	\$5,000.00
FESTIVAL ANTIGONISH	Festival Ant-2026 Grants	\$17,500.00
HERITAGE ASSOCIATION OF ANTIGO	Heritage Assn-2026 Grants	\$1,250.00
POSITIVE ACTION FOR KEPPPOCH	Pos Action-2026 Grants	\$10,000.00
L'ARCHE ANTIGONISH	L'Arch-2026 Grants	\$5,000.00
LOCHABER GROWERS CO-OPERATIVE	Lochaber Growers-2026 Grants	\$4,000.00
NAOMI SOCIETY	Naomi Society-2026 Grants	\$4,000.00
NOVA SPIRITUS SOCIETY	Nova Spiritus Soc-2026 Grants	\$3,000.00
STRAIT AREA GROUND SEARCH AND	SAGS&R-2026 Grants	\$3,500.00
STFX ART GALLERY	STFX Art Gallery-2026 Grant	\$4000.00

PICKLEBALL ANTIGONISH	Pickleball-2026 Grant	\$1,500.00
IOOF	IOOF Bylaw Tax Credit	\$1323.92
HOW CLUB AA	Grant 2026/37	\$945.02

Office of the Mayor Expenses:

Committed: \$415.43
 Budget: \$1,800
 Remaining: \$ 1,384.57

10-800-3700-175000

Committed:

Vendor	Description	Amount
CJFX RADIO	Mayor-Ad-Grad 2026	\$129.82
CJFX RADIO	Mayor-Ad-Canada Day	\$129.82
CJFX RADIO	Mayor Ad: Challenger Baseball	\$155.79

**Council Report
General Fund
For the One Month Ending 9/30/2026**

	2026 Sept Budget	2026 Sept Actual	Variance \$ Sept	Variance % Sept	2026 YTD Budget	2026 YTD Sept	Variance \$ Sept YTD	Variance % Sept YTD	2026-27 Full Year Budget	2025 Budget	2025 Actual
Revenue											
Taxes	33,333	30,190	(3,143)	-10%	9,443,189	9,460,047	16,858	0%	9,676,522	9,267,538	9,012,595
Grants in Lieu of Taxes	0	0	0		68,182	68,815	633		1,334,493	1,338,568	67,233
Sale of Services	423,489	331,211	(92,279)	-28%	878,821	734,452	(144,369)	-20%	1,677,754	1,380,492	640,490
Services provided to other governments	76,598	0	(76,598)		153,196	0	(153,196)		1,372,669	1,138,847	128,997
Other revenue from own sources	25,268	15,962	(9,306)	-58%	140,043	102,386	(37,658)	-37%	345,872	269,489	201,260
Unconditional Transfers from other govern	0	60,892	60,892		349	216,420	216,071		192,183	691,194	178,433
Other Transfers	0	0	0		165,486		(165,486)		3,376,967	2,448,460	
	558,688	438,255	(120,434)	-27%	10,849,266	10,582,119	(267,147)	-3%	17,976,460	16,534,588	10,229,009
Expenditure											
Mayor and Council	32,483	23,408	(9,075)	-39%	342,195	315,083	(27,113)	-9%	483,351	462,926	294,435
Corporate Services and Office of the CAO	169,261	131,450	(37,810)	-29%	985,890	686,165	(299,724)	-44%	1,480,776	1,075,437	270,674
Capital	0	0	0		0	0	0		6,061,204	4,593,832	0
Engineering and Public Works	180,918	566,724	385,805	68%	1,078,722	1,274,561	195,839	15%	1,819,377	1,634,446	489,657
Environmental Health Services	200,866	75,375	(125,492)	-166%	844,784	427,910	(416,874)	-97%	1,534,675	1,509,984	793,559
Community Development Administration	25,526	36,887	11,360	31%	144,484	266,521	122,037	46%	208,180	266,752	229,412
Partnerships & Initiatives	10,000	33,639	23,639	70%	251,925	344,094	92,169	27%	383,198	899,713	258,255
Protective Services	87,569	49,469	(38,100)	-77%	2,076,462	977,631	(1,098,831)	-112%	3,307,030	3,302,009	1,308,542
Recreation and Cultural Services	95,979	59,055	(36,924)	-63%	514,518	393,858	(120,660)	-31%	803,279	682,596	365,931
Provincial Responsibilities	153,278	160,058	6,780	4%	919,668	946,695	27,026	3%	1,878,157	1,806,818	903,408
Restructured Account	0	0	0		8,604		(8,604)		17,204	299,636	136,439
	955,880	1,136,064	(180,184)	-16%	7,167,252	5,632,517	(1,534,736)	-27%	17,976,430	16,534,149	5,050,312
Excess(deficiency) of revenue over expenditure	(397,191)	(697,809)	(300,618)	43%	3,682,013	4,949,603	1,267,589	26%	31	439	5,178,697

**Council Report
Electric Utility
For the Month Ending 9/30/2026**

	2026	2026	Variance \$	Variance %	2026	2026	Variance \$	Variance %	2026-27	2025	2025
6	Sept Budget	Sept Actual	Sept	Sept	YTD Budget	YTD Sept	Sept YTD	Sept YTD	Full Year Budget	Budget	Actual Sept YTD
Revenue											
Operating											
Electric Revenue	1,343,845	1,283,663	(60,182)		8,063,071	7,244,759	(818,312)	-11%	16,126,141	15,721,315	6,930,403
	1,343,845	1,283,663	(60,182)	-5%	8,063,071	7,244,759	(818,312)	-11%	16,126,141	15,721,315	6,930,403
Expenditure											
Operating											
Power Purchases	566,217	751,393	185,176		3,397,305	2,958,191	(439,114)	-15%	8,153,531	10,400,673	(881,689)
Power Generation and Delivery	319,822	319,320	(502)	0%	1,918,931	85,098	(1,833,833)	-2155%	4,605,435	2,500,000	2,166,974
Electrical Buildings/Subs	2,257	0	(2,257)		13,542	4,418	(9,124)	-207%	32,500	17,975	3,837
Electric Distribution Exps	22,431	26,950	4,519	17%	134,583	81,659	(52,924)	-65%	323,000	241,782	182,267
Property Taxes	0	0	0		1,250	2,729	1,479	54%	3,000	2,666	2,793
Depreciation	0	0	0		0	0	0		625,000	319,524	0
Admin - Common Services	93,343	26,921	(66,422)	-247%	560,056	77,732	(482,324)	-620%	1,344,135	1,418,283	614,070
Interest and Bank Charges	1,042	821	(221)	-27%	6,250	4,571	(1,679)	-37%	15,000	0	5,283
Wages	41,721	92,177	50,456	55%	250,325	392,447	142,122	36%	450,780	619,499	362,085
	1,046,832	1,217,582	(170,750)	-14%	6,282,242	3,606,845	2,675,397	74%	15,552,381	15,520,402	2,455,620
Non-operating revenue											
Interest on investments											
Interest on Accounts	3,333	0	(3,333)		20,000	27,061	7,061		40,000	0	24,409
	3,333	0	(3,333)		20,000	27,061	7,061	26%	40,000	0	24,409
Non-operating expenditures											
Debt Payments	0	0	0		0	(53,292)	53,292		351,288	0	
Transfers to other funds	0	0	0		0	0			257,500	200,913	
	0	0	0		0	(53,292)	53,292	-100%	608,788	200,913	0
Excess(deficiency) of revenue over expenditure	300,346	66,081	107,235	162%	1,800,828	3,718,267	(3,539,940)	-95%	4,972	0	4,499,192

**Council Report
Electric Utility
For the Month Ending 9/30/2026**

**Council Report
Water Utility
For the Month Ending 9/30/2026**

	2026	2026	Variance \$	Variance %	2026	2026	Variance \$	Variance %	2026-27	2025	2025
6	Sept Budget	Sept Actual	Sept	Sept YTD	YTD Budget	YTD Sept	Sept YTD	Sept YTD	Full Year Budget	Budget	Actual Sept YTD
Operating Revenue											
Water Revenue	381,561	374,417	7,144	2%	915,746	890,363	(25,383)	-3%	1,831,492	1,832,431	540,892
Fire Protection	0	0	0		404,931	404,931	0	0%	404,931	404,837	0
Fire Protection - County	0	0	0		0	0	0		315,556	315,556	0
Other Water revenue	319	1,200	881		1,914	2,100	187	9%	3,827	2,000	580
	381,880	375,617	8,025	2%	1,322,591	1,297,394	(25,197)	-2%	2,555,806	2,554,824	541,472
Operating Expenses											
Property Taxes	0	0	0	#DIV/0!	41,223	33,021	(8,202)	-25%	41,223	41,223	33,034
Depreciation	0	0	0		0	0	0		547,068	547,068	0
Source of Supply	4,400	0	(4,400)		26,400	1,216	(25,184)	-2071%	52,800	39,495	16,032
Purification	33,718	9,402	(24,316)	-259%	202,305	128,941	(73,364)	-57%	404,610	367,977	129,137
Power and Pumping	0	61	61	100%	26,000	15,293	(10,707)	-70%	52,000	49,866	631
Transmission and distribution	0	531	531	100%	82,362	46,803	(35,559)	-76%	164,724	144,436	129,825
Administration	11,236	6,422	(4,814)	-75%	67,419	68,855	1,437	2%	134,837	109,156	183,705
Supervision	56,679	0	(56,679)		340,077	0	(340,077)		680,153	578,936	314,800
Wages	24,939	12,816	(12,123)	-95%	149,634	87,244	(62,390)	-72%	299,267	184,616	101,602
	130,972	29,232	101,740	348%	935,419	381,373	554,046	145%	2,376,682	2,062,773	908,766
Non-operating revenue											
Interest on investments											
Interest on Accounts	542	0	(542)		3,250	3,559	309		6,500	3,200	4,980
	542	0	(542)		3,250	3,559	309	9%	6,500	3,200	4,980
Non-operating expenditures											
Debt Payments	0	0			0	(34,727)	34,727		95,607	155,949	17,283
Transfers to other funds	0	0			0	0			285,180	236,134	
	0	0	0		0	(34,727)	34,727	-100%	380,787	392,083	17,283
Excess(deficiency) of revenue over expenditure	251,449	346,385	(94,257)	-27%	390,422	954,307	(613,660)	-64%	(195,163)	103,168	(379,597)