MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Special Municipal Council Meeting- Minutes

Wednesday, January 28, 2026
7:30pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

Councillors Present:
Warden Nicholas MacInnis
Deputy Warden John Dunbar
Councillor Mary MacLellan
Councillor Adam Baden-Clay
Councillor Richelle MacLaughlin
Councillor Shawn Brophy
Councillor Wayne Melanson
Councillor Gary Mattie
Councillor Harris McNamara (by Zoom)
Councillor Sterling Garvie

Regrets:

Staff Present:
Shirlyn Donovan, CAO
Allison Duggan, CFO
Tammy Feltmate, Director of Sustainable Communities
Beth Schumacher, Municipal Clerk
John Bain, Director, EDPC
Denise Dunn, HAF Coordinator

Also Present:
Corey LeBlanc (by Zoom)
Gallery (in person and online)

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Call to Order- Deputy Warden Dunbar

Warden MacInnis called the meeting to order at 7:34pm.

Approval of Agenda

Warden MacInnis called for approval of the Council meeting agenda.

Min # 2026-009
Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Consideration of the January 13, 2026 Municipal Council Minutes

Warden MacInnis called for any errors or omissions in the minutes of January 13, 2026. Hearing none, the minutes were considered accepted as presented.

Business Arising from the Minutes

There was no business arising from the minutes.

Statutory Public Hearing

Mrs. Donovan read through the Public Hearing protocols for the benefit of those in attendance.

Proposed amendments to the Subdivision By-law, the Municipal Planning Strategies, and the Land Use By-laws for the West River Antigonish Harbour, Central Antigonish, Eastern Antigonish County, and Keppoch Beaver Mountain planning areas, as initiated through a review done as part of the Housing Accelerator Fund (HAF).

Mr. Bain provided members of Council with a review of the process that led to the proposed amendments under consideration this evening, being amendments to the Subdivision By-law and various planning documents to support housing growth in the community as encourage by the Housing Accelerator Fund. He spoke to how definitions are proposed to be changed to make them uniform across the different plans, the movement of policies regarding accessory units to the general regulations instead of the specific zones, and the changes regarding private roads in the Subdivision By-law.

A question was asked about permits for accessory dwellings, and what is expected once the amendments are made if they are successful. Clarification was provided by staff that the proposed changes to the Local Improvements By-law were removed in advance of first reading by Council, and would not be under consideration for approval this evening. Further questions were asked regarding servicing and road types.

The floor was then opened for those looking to speak in favour or against the proposed amendments. There were no parties that identified that they were present to speak in favour or against the proposed amendments.

Min # 2026-010
Moved and Seconded

That Municipal Council approve amendments to:

- Antigonish County Municipal Planning Strategy;
- West River Antigonish Harbour Municipal Planning Strategy and Land Use Bylaw;
- Central Antigonish Municipal Planning Strategy and Land Use By-law;
- Eastern Antigonish Municipal Planning Strategy and Land Use By-law;

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- Keppoch Beaver Mountain Municipal Planning Strategy and Land Use By-law; and
- County of Antigonish Subdivision By-law,

regarding the Antigonish Housing Accelerator Fund, as outlined in pages 15 to 32 of the report dated October 6, 2025, and as amended, to correct the definition of "accessory dwelling unit" and to remove change number three to the Municipality of the County of Antigonish Subdivision By-law.

Motion Carried.

Correspondence

Nova Scotia Department of Growth and Development – Notice of Amendments to the Nova Scotia Building Code Regulations

Mrs. Donovan spoke to the letter that was included in agenda package that was received regarding changes that are proposed to the Nova Scotia Building Code Act, which was provided to Council for their information.

Recess for Committee Meetings

The Council meeting was recessed at 7:54pm to allow for the Asset Management Committee and Committee of the Whole meetings to finish.

Warden MacInnis called the meeting back to order at 9:02pm.

Committee Reports

January 28, 2026 Asset Management Committee Report

Min # 2026-011
Moved and Seconded

That Municipal Council approve the Asset Management Program 2026-2036 by AIM Network, January 2026, which has been financed through aligned commitments under Initiative 1 – Asset Management of the Housing Accelerator Fund awarded to the Municipality of the County of Antigonish in January 2024.

Motion Carried

Min # 2026-012
Moved and Seconded

That Municipal Council sends a letter requesting a meeting with the local MLAs, Minister Thompson and Minister Morrow, along with Minister Tilley and senior representatives from the Nova Scotia Department of Public Works regarding budget distribution for road maintenance in Antigonish County.

Motion Carried

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Min # 2026-013
Moved and Seconded

That Municipal Council approves the inclusion of streetlights along Harbour Drive between Mount Cameron Circle and an un-named street to the west, along that un-named street between Highway 337 and Duykers Drive, and on Duykers Drive between the unnamed street and Hargraves Way, along with the associated underground electrical infrastructure, at a cost of $195,600, and the installation of sidewalks along Harbour View Drive between Mount Cameron Circle and the un-named street to the west, at a cost of $18,000 per four-plex building up to $72,000, for to the 2026/2027 capital plan and operating budget.

Motion Carried
9 in favour, 1 against

January 28, 2026 Committee of the Whole Report

Min # 2026-014
Moved and Seconded

That Municipal Council repeal Policy #24, being a Policy Regarding the Handling of Tire Fluff.

Motion Carried

Min # 2026-015
Moved and Seconded

That Municipal Council set aside 3% of the estimated tax revenue based on preliminary assessment and 2026/27 property tax rates, which is estimated to be $483,441, for the Community Partnership Grants in the 2026/2027 budget.

Motion Carried

Min # 2026-016
Moved and Seconded

That Municipal Council send a letter to Minister Thompson requesting consideration of a permanent alternate access route to St. Martha's Regional Hospital and Highway 337.

Motion Carried

Min # 2026-017
Moved and Seconded

That Municipal Council write-off a balance on one water utility account and the taxes on inactive accounts from the 2026 PVSC Tax Roll, in the total amount of $1,458.86.

Motion Carried

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Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities

- Councillor Mattie went to the New Horizon Seniors Funding announcement held at St. FX.
- Warden MacInnis noted that on Friday January 30th at 10am there will be the raising of the Pan African Flag in Chisholm Park, and on Tuesday February 3rd at 11am there will be an event to celebrate the launch of African Heritage Month at Mulroney Hall.

Additions to the Agenda

Motions

There were no motions.

Miscellaneous Business

There was no miscellaneous business.

Adjournment

Min # 2026-018
Moved and Seconded

That Municipal Council meeting adjourn at 9:10pm.

Motion Carried

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Warden Nicholas MacInnis

Shirlyn Donovan, CAO