

**MUNICIPALITY OF THE COUNTY OF**  
**ANTIGONISH**

**COUNCIL MEETING AGENDA**

Tuesday, March 10, 2026, 7:30pm

Council Chambers  
Municipal Administration Building  
285 Beech Hill Road  
Beech Hill, NS B2G 0B4

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1. Call to Order – Chair Nicholas MacInnis
  2. Approval of Agenda
  3. Consideration of February 10, 2026 Municipal Council Minutes
  4. Business Arising from the Minutes
  5. Delegations
    - a. RES Group
  6. Correspondence
    - a. Eric Stackhouse – Library Funding Concerns
  7. Committee Reports
    - a. March 4, 2026 Asset Management Committee Report
    - b. March 4, 2026 Committee of the Whole Report
    - c. March 10, 2026 Committee of the Whole Report
  8. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities
  9. Motions
  10. Miscellaneous Business
  11. Adjournment

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**Municipal Council Meeting- Minutes**

**Tuesday, February 10, 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 (by Zoom)

Councillor Mary MacLellan

Councillor Adam Baden-Clay

Councillor Richelle MacLaughlin

Councillor Shawn Brophy

Councillor Wayne Melanson

Councillor Gary Mattie

Councillor Harris McNamara

Councillor Sterling Garvie

**Regrets:**

None

**Staff Present:**

Shirlyn Donovan, CAO

Allison Duggan, CFO

Beth Schumacher, Municipal Clerk

Meg MacInnis, Strategic Initiatives Coordinator

**Also Present:**

Corey LeBlanc (by Zoom)

Gallery (in person and online)

Colleen Cameron, AAHS

Mary Oxner, AAHS

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**Call to Order- Deputy Warden Dunbar**

Warden MacInnis called the meeting to order at 7:45pm. He took a moment to recognize Councillor Mary MacLellan, who was honoured earlier in the day at an event to rename the community room at the Antigonish Library after her as a means of acknowledging her decades of service on the PARL library board.

**Approval of Agenda**

Warden MacInnis called for approval of the Council meeting agenda. The first delegation, Mike Murphy from RES Group, was removed from the agenda. An addition was requested to discuss the OHV Road Trails concerns.

**Min # 2026-019**

Moved and Seconded

That the agenda be approved as amended.

**Motion Carried**

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## **Consideration of the January 28, 2026 Municipal Council Minutes**

Warden MacInnis called for any errors or omissions in the minutes of January 28, 2026. Hearing none, the minutes were considered accepted as presented.

## **Business Arising from the Minutes**

There was no business arising from the minutes.

## **Delegations**

### **Colleen Cameron and Mary Oxner – Antigonish Affordable Housing (AAHS)**

Ms. Cameron and Ms. Oxner provided members of Council with an update on the work being done by Antigonish Affordable Housing over the past ten years. Figures regarding the expected housing shortage in the community from the 2023 housing study were shared. The latest development proposed by AAHS, called Sugarloaf, was reviewed with a preliminary unit count of approximately 130 units, ranging from 1 to 4-bedroom units. Barrier-free units, shared common spaces, environmentally sustainable design, and support from a community navigator were features that were discussed as well.

The impact of community investment in supporting the development was reviewed, and it was noted that preliminary development costs of \$65.6 million were expected for Sugarloaf. Possible funding for the project was shared, and changes in the different federal funding programs were identified.

A request was put forward for consideration by Council for several different forms of support though:

- Property tax forgiveness or relief.
- \$500,000 over five years.
- CHIF- Stream 2 – Direct Delivery Contribution.
- Non-Profit Affordable Housing Development Program (HAF).

The four properties owned by AAHS have seen significant growth in their assessments and are based on market rents. With the new project, the targeted number of units is intended to bring the organization to a scale that could support an individual on staff to manage the organization by doing what the volunteer board is currently undertaking for property and tenant management. The property taxes levied against the AAHS holdings represents the second highest expense incurred by AAHS. Ms. Cameron noted that HRM and New Glasgow have both recently passed policies supporting tax relief on affordable housing.

Warden MacInnis thanked Ms. Cameron and Ms. Oxner for their presentation. The floor was opened for questions from members of Council. Clarification regarding the 2023 housing study figures was sought, and further questions were asked regarding the rents that are charged by AAHS. When asked about phasing vs. a single build,

Ms. Cameron noted that they were hoping to build all at once, where the highest expenses are the earth works that are anticipated.

Ms. Cameron and Ms. Oxner were thanked for their presentation.

### **Correspondence**

There was no correspondence.

### **Committee Reports**

#### **February 10, 2026 Committee of the Whole Report**

##### **Min # 2026-020**

Moved and Seconded

That Municipal Council approve the CAO signing a commitment letter and resolution to refinance debenture 31-A-1 in the amount of \$873,000 over a 5-year term.

**Motion Carried**

##### **Min # 2026-021**

Moved and Seconded

That Municipal Council send a letter to the Province in support of the letter from the Antigonish Coalition to End Poverty, regarding an increase to social assistance, with the letter copied to the NSFM.

**Motion Carried**

##### **Min # 2026-022**

Moved and Seconded

That Municipal Council maintain an interest rate of 0.5% per month and 6% per annum for overdue balances for the Fiscal 2026/27 Operating Budget.

**Motion Carried**

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

- Councillor Brophy noted that the Heritage Museum Board meeting was cancelled due to weather. An RK MacDonald Grounds Committee meeting was held earlier in the day. A Knights of Columbus breakfast will take place later in the month.
- Councillor Baden-Clay shared that the EDPC workshop planned for February 11<sup>th</sup> has been postponed to next week due to expected weather.
- Councillor MacLaughlin highlighted a breakfast at the St. Joseph's Community Centre on Sunday the 15<sup>th</sup>. The Lochaber Community Centre is hosting a

Pancake Supper on the 17<sup>th</sup>, and a fundraiser is planned at the St. Joseph's Community Centre to support a community member the week after.

- Councillor Garvie provided a summary from the Eastern Regional Solid Waste Management (ERSWM) meeting held on January 29<sup>th</sup>, noting waste wizard updates, a discussion about enviro depots, and software cost increases. He noted that the next info session about the new recycling guidelines is planned to take place at the Farmer's Market on Feb 21<sup>st</sup>, and the next ERSWM meeting is scheduled for March 26<sup>th</sup>.
- Councillor Melanson attended a Police Advisory meeting, where a quarterly report was provided. He shared that preparations are underway for expected events on St. Patrick's Day. He also highlighted that from February 14-22<sup>nd</sup> the Winter Carnivale is taking place in Pomquet.
- Councillor McNamara gave an update regarding an RK MacDonald meeting. He shared a number of updates from the Havre Boucher Community Centre, including an upcoming Fireman's Breakfast, card play, pickleball, chair yoga, and regular craft nights.
- Councillor Mattie noted that the Antigonish Community Transit meeting was rescheduled due to weather, and the RK Grounds Committee held a meeting earlier in the day. He also attended the library event to recognize Councillor MacLellan.
- Councillor MacLellan noted that the RES Group was holding an information session in Maryvale about the Eigg Mountain proposal on February 10<sup>th</sup>.
- Warden MacInnis shared that the St. Andrews VFD held a successful breakfast.
- Deputy Warden Dunbar shared that the Heritage Museum Board meeting was cancelled due to weather. The Arena Board is expected to be meeting soon, the NSF Board meet on February 6<sup>th</sup>, and he shared his congratulation to Councillor MacLellan regarding the library room renaming earlier in the day. He also noted that the NSF Spring conference will be in Yarmouth in late April/early May. The Heatherton Community Centre is having an appreciation night on February 13<sup>th</sup>.

Councillor Mattie expressed his concerns that the NSF conference location is not accessible, despite concerns being raised to NSF about the hotels being utilized are not accessible. Discussion followed.

### **Additions to the Agenda**

#### **OHV Road Trails Concerns**

Councillor Mattie met with a group of residents earlier in the day who were concerned regarding the Off Highway Vehicle Act. These residents are leaving trails to go to the

gas station and are being stopped by NSDPW and warned that they could be fined for being on a public roadway. The group would like more clarity on what they are permitted to do. Mrs. Donovan noted that when the Act was first introduced it included an application process to the Province to have the certain roads designated as road trails, which would allow for OHV use on those roadways subject to specific traffic safety rules. She noted that staff has not been asked to consult on any applications under this Act and are therefore not aware if any roadways under Provincial jurisdiction have been designed. She committed to follow-up with Councillor Mattie with more information.

### **Motions**

There were no motions.

### **Miscellaneous Business**

There was no miscellaneous business.

### **Adjournment**

#### **Min # 2026-023**

Moved and Seconded

That Municipal Council meeting adjourn at 8:52pm.

**Motion Carried**

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Warden Nicholas MacInnis

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Shirlyn Donovan, CAO



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Council  
The Municipality of the County of Antigonish  
285 Beech Hill Rd  
Antigonish, NS B2G 0B4

March 5, 2026

Dear Councillors of the Municipality of the County of Antigonish,

## Eigg Mountain Wind - Project Update

Eigg Mountain Wind Inc., a wholly-owned subsidiary of Renewable Energy Systems Canada Inc. (RES) is pleased to provide this update on the Eigg Mountain Wind Project to you in advance of your Council meeting on March 10<sup>th</sup>, 2026.

### Overview of the Project

The Eigg Mountain Wind Project (the “Project”) is a 154 MW wind energy development, located in the Municipality of the County of Antigonish approximately 15 kilometres Northwest of the town of Antigonish, Nova Scotia. The Project signed a Power Purchase Agreement (PPA) with Nova Scotia Power Inc. (NSPI) in June 2025.

The Project has been designed with 22 Nordex N163 7MW turbines, which will be limited to producing a maximum power output of just under 150 MW at the point of interconnection on the NSPI grid – equivalent to providing electricity to 55,000 homes. The project will also feature a substation, access roads, a collector system, an operations and maintenance (O&M) building, a temporary laydown yard, and a 20km transmission line built to connect the project to the provincial grid interconnection point near Addington Forks.

Late-stage development activities including permitting with the Municipality are now being undertaken to support a start of construction in fall 2026 (tree clearing in Fall 2026, a Spring 2027 full construction start). This schedule is important and critical to being able to reach our set Commercial Operation Date (COD) date of December 31st, 2028, per the PPA with NSPI.

### What’s new?

Since our presentation to Council in May 2025, Eigg Mountain Wind Inc. has progressed significantly in the development of the Project.

## Environmental Assessment

Most notably, our Environmental Assessment (EA) has been registered with the Province of Nova Scotia and a decision is expected on or before April 9, 2026. Nova Scotia consultant CBCL provided key support for this milestone, and we eagerly await news of the Province's decision.

As discussed in detail in the EA Registration Document (EARD), a full year of field studies have been completed by independent biologists and the Project was designed to minimize impact as much as possible. The key design measures that have been, or will be applied, are:

- Total avoidance of Old Growth Forests.
- Avoidance of all turbine sites from all watercourses.
- Avoidance of all turbine sites from wetlands (with limited encroachment on wetlands during construction).
- Use of existing public K-Class roads to limit additional tree clearing and fragmentation, namely in the Wilderness Area.
- Use of existing private land roads/trails to limit additional tree clearing and fragmentation.
- Application of construction timing windows to limit impact to breeding periods, watercourses.
- Application of a thorough Environmental Protection Plan (EPP) approved by Nova Scotia Environment and Climate Change (NSECC).

The EA may be consulted at the following link: <https://novascotia.ca/nse/ea/eigg-mountain-wind-project/>

## Community Engagement

Our community engagement efforts have continued as we meet with local groups and individuals to harmonise the Project with the local community. This has included engagement with the Municipality of the County of Antigonish as well as our quarterly Community Liaison Committee (CLC) meetings, a group comprising of thirteen local residents who provide feedback on Project development.

As well, the Project held a successful Open House in late November at the Arisaig Parish Community Centre. The event was well attended, and the Project was well received, with our staff answering questions by and taking feedback from attendees.

## Surveys

Outside of the surveys required for our EA, the Project performed a full geotechnical investigation in Fall 2025 with Nova Scotia-based staff from WSP Canada Inc. to determine the soil conditions in the Project area, which is informing our engineering.

In addition, the Project completed surveys of the Project land parcels with local surveyors M. Berrigan Land Surveying.

## Engineering

Our engineering efforts have increased, and we are currently working towards late-stage engineering in anticipation of completion of engineering later this year.

## What's to come?

### Permitting

Beyond the EA permit, we are advancing permitting at all levels of government and have engaged to ensure that needs are met, including with the Eastern District Planning Commission (EDPC).

Of note to Council, Eigg Mountain Wind Inc. has provided in mid-February an application to request a Wind Resource Overlay Zone (WR-1) to EDPC in the hopes that the application can be presented to Council in a timely fashion, in order to facilitate our scheduled start of tree clearing in Fall 2026. **We would very much appreciate having the support of EDPC and the Council to analyse and advance this application in this second quarter of 2026, with a first reading at the April council meeting, if at all possible.** We look forward to working with you to bring this important step in our development forward and appreciate your continued support of this important Project, which will benefit Antigonish County.

### Construction

As mentioned above, in Fall 2026 we expect to begin tree-clearing for the Project for a full construction start in Spring 2027. This will be a very exciting time for everyone as we look to the final stages of the Project before commercial operation.

The main activities expected during construction are:

- Fall 2026: Tree clearing of Project area.
- Spring-Fall 2027: Access roads, temporary laydown yard, foundations, collector system, substation, transmission Line, O&M building.
- Spring-Fall 2028: Wind turbine generator (WTG) delivery and erection, transmission line, O&M building.

The Project will provide further updates to Council as we approach tree clearing and construction start.

### Continuing Community Engagement

It is of tremendous importance to the Project to continue connecting with the community in Antigonish County. Engagement will continue in the form of Open Houses, CLC Meetings, and engagement with the wider community including the Municipality.

Expect to see us around or feel free to drop by our office at 86 College St in the Town of Antigonish.

## Community Benefits

In closing, we would like to remind Council of the important benefits of the Project. The Eigg Mountain Wind Project will benefit the local community in Antigonish County in the following ways:

- Municipal tax revenues of over \$1.4 million annually during operations, per the current Wind Turbine Facilities Municipal Taxation Act.
- Significant annual landowner royalty income (\$800,000 annually approx.) throughout the life of the Project.
- An annual Community Benefit Fund of \$1,000/MW, or \$154,000, managed by a committee of community members, municipal representatives and the project owner, to support community projects and initiatives.
- A fund to provide \$10,000 annually for programs or projects for the H.M MacDonald School and its students with priority given to underrepresented students or groups to achieve increased accessibility.
- Training and education bursaries (5) for residents of the Municipality who would like to enter training or education programs that would be applied to the construction or operation of a wind energy facility.
- Partnership with the local CACL to develop a Capacity Building Plan aimed to enhance the skills, knowledge, and abilities of individuals with disabilities, enabling them to participate effectively in the wind energy project while simultaneously developing the project's capacity to support and integrate individuals from the local community.
- Construction and operations jobs and support services during and after construction of the Project.
- Contract opportunities for local businesses.
- Increased local spending on goods and services during the Project's development, construction, and operational phases.

Contact us to learn more about community benefits or visit our website: <https://www.eiggmountainwind.com>.

We thank you for the opportunity to provide this project update. Should you have any questions, please do not hesitate to reach out to myself at my contact details below or to Mike Murphy at [mike.murphy@res-group.com](mailto:mike.murphy@res-group.com) or 902-880-6754.

Sincerely,

*Keith Martin*

**Keith Martin**  
Development Manager II  
[keith.martin@res-group.com](mailto:keith.martin@res-group.com)  
M +1 (514) 386-3083



February 26, 2026

To our valued library users and partners.

The Province of Nova Scotia released its 2026/2027 budget this past Monday. The impacts are still being felt. There is much pain in the non-profit community and concern for those who depend on what we offer.

The Pictou-Antigonish Regional Library Board is not immune. Despite the Minister of Community, Culture, Tourism, and Heritage's assurances that "library funding did not get cut" ([CBC February 25, 2026](#)) the statement is not entirely accurate. The Minister is describing core operational funding that has not changed for 7 years. For three years the department has provided emergency bridge funding to libraries to cope with minimum wage increases and inflation. For Pictou-Antigonish Regional Library this amounts to \$134,600 extra for salaries and books. This was not included in the budget and represents a loss to the operational budget of the Board.

As the Board moves into the new fiscal year, starting April 1<sup>st</sup>, it will have to recognize this reduction in available operational funding. The Board will set its budget next month and have more information then.

During our recent Awareness Campaign, the Board heard loud and clear of the importance of public libraries to our communities. We heard how libraries contribute to the overall health of the community, the role staff and programs play in mental well-being and how central community spaces bring everyone together. This in addition to our traditional roles of bringing reading materials to everyone, providing internet access and training, and helping everyone access government services. We cannot thank everyone enough for sending local MLAs their library stories.

In the near future the Board will be looking to library users and supporters to help us achieve financial stability. Not just to balance the budget for the year, but to invest in libraries long term. As April approaches we will have more on this.

Thank you once again and please know, we are here to serve you and make our communities healthier, happier, and great places to live and work.

Clyde Fraser, Board Chair  
Eric Stackhouse, Chief Librarian  
Pictou-Antigonish Regional Library

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** Municipal Council  
**FROM:** Deputy Warden John Dunbar  
**SUBJECT:** **March 4, 2026 Asset Management Committee Report**  
**DATE:** March 10, 2026

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The Asset Management Committee was convened on Wednesday, March 4, 2026. The following Councillors were present:

Deputy Warden Dunbar, Chair  
Warden MacInnis  
Councillor MacLellan  
Councillor Baden-Clay  
Councillor MacLaughlin  
Councillor Brophy  
Councillor Melanson  
Councillor Mattie  
Councillor McNamara  
Councillor Garvie

**The following recommendation was made:**

The Committee recommends that Municipal Council authorizes the Warden and CAO to sign Cost Sharing Agreement 2026-002, being the three-year cost share agreement between the Province and the Municipality for J-Class Roads applying to fiscal years 2027-2028, 2028-2029, and 2029-2030.

MUNICIPALITY OF THE COUNTY OF  
**ANTIGONISH**

**TO:** Municipal Council  
**FROM:** Shirlyn Donovan, CAO  
**SUBJECT:** **March 4, 2026 Committee of the Whole Report**  
**DATE:** March 10, 2026

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The Committee of the Whole was convened on Wednesday, March 4, 2026. The following Councillors were present:

Warden MacInnis  
Deputy Warden Dunbar  
Councillor MacLellan  
Councillor Baden-Clay  
Councillor MacLaughlin  
Councillor Brophy  
Councillor Melanson  
Councillor Mattie  
Councillor McNamara  
Councillor Garvie

**The following recommendations were made:**

- The Committee recommends that Municipal Council awards a grant in the amount of \$170,375.94 to the Antigonish Affordable Housing Society as part of the Fall 2025 round of the Housing Accelerator Fund Non-Profit Affordable Housing Grant program.
- The Committee recommends that Municipal Council awards a grant in the amount of \$29,624.06 to the Naomi Society as part of the Fall 2025 round of the Housing Accelerator Fund Non-Profit Affordable Housing Grant program.
- The Committee recommends that Municipal Council deny the request from Antigonish Affordable Housing to provide an exemption from property taxes.