

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE AGENDA

Tuesday, May 26, 2026, 5:30pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

1. Call to Order – Chair, Warden Nicholas MacInnis
2. Approval of Agenda
3. Review of May 25, 2026 Committee of the Whole Minutes
4. Business Arising from the Minutes
5. Continuing Business
 - a. Budget Deliberations
6. New Business
 - a. Request from the Town of Antigonish - James River Watershed Stewardship Board Representation
 - b. Request for Tax Write-off for Home Destroyed by Fire
 - c. Make Your Move Community Challenge
7. Reports from Inter-Municipal Boards, Committees and Commissions
 - a. Antigonish Heritage Museum Board
 - b. Antigonish Arena Association
 - c. Eastern District Planning Commission
 - d. Eastern Regional Solid Waste Management Committee
 - e. Pictou Antigonish Regional Library
 - f. RK MacDonald Nursing Home
 - g. Helping Healthcare in Antigonish
 - h. Antigonish Affordable Housing (AAHS)
 - i. Antigonish County Adult Learning Association (ACALA)
 - j. Antigonish Community Transit Society (ACTS)
 - k. Antigonish Regional Emergency Management Office (AREMO)
 - l. Nova Scotia Federation of Municipalities (NSFM)
8. Additions to the Agenda
9. In-Camera Items
10. Adjournment

COUNCIL PRIORITIES (FEBRUARY 2026)	
<p><u>NOW</u></p> <ol style="list-style-type: none"> 1. TOWN/COUNTY UTILITY 2. 5 YEAR CAPITAL PLAN 3. BOUNDARY REVIEW 4. COMMUNICATIONS STRATEGY 5. HOUSING: HAF 	<p><u>Next</u></p> <ul style="list-style-type: none"> • POLICY REVIEW POLICY: Ongoing • SOURCE WATER • RECREATION NEEDS ASSESSMENT • ACTIVE TRANSPORTATION • LONG TERM SEWER STRATEGY • MUNICIPAL PLAN: Six MPS Review
<p><u>ADVOCACY</u></p> <ul style="list-style-type: none"> • <i>Communication Tower: Installation (BNS)</i> • <i>Communication Towers: Dead Zones (BNS)</i> • <i>ATV Corridors: Map (ATV Club)</i> 	<p><u>PARTNERS</u></p> <ul style="list-style-type: none"> • <i>Housing Needs: Status (AAHS)</i> • <i>PFN Collaboration: Meeting</i> • <i>Shelter Providers: Forum</i>
Guiding Principles	
<p>Maximize Community Engagement & Communication Ensure Fiscal Responsibility & Sustainability Realize Collaboration with Town</p>	<p>Pursue Partnerships with Local & External Organizations Enhance Livable Community Opportunities Preserve an Accessible, Inclusive & Safe Place to Live</p>
Strategic Themes	
RELIABLE UTILITIES - INCLUSIVE COMMUNITY- COLLABORATIVE EFFORTS – STRATEGIC LEADERSHIP	
OPERATIONAL INITIATIVES	
<p><u>CHIEF ADMINISTRATIVE OFFICER</u></p> <ol style="list-style-type: none"> 1. TOWN/COUNTY UTILITY 2. HOUSING: HAF Action Plan Review 3. Town/County Relations: Ongoing /Bi-weekly <ul style="list-style-type: none"> • Bylaw Enforcement Proposal 	<p><u>COMMUNITY SUSTAINABILITY</u></p> <ol style="list-style-type: none"> 1. Accessibility Plan: Review 2. Equity/Anti-Racism: Action Plan 3. Net Zero: Building Review <ul style="list-style-type: none"> • Climate Resilience Plan (HAF initiative) • Source Water Planning & Protection: (HAF initiative)
<p><u>FINANCE</u></p> <ol style="list-style-type: none"> 1. 5 YEAR CAPITAL PLAN 2. 2026-27 BUDGET <ul style="list-style-type: none"> • Water Rate Study • 2025 -2026 Audit 	<p><u>PUBLIC WORKS</u></p> <ol style="list-style-type: none"> 1. County Water I & I: Ongoing 2. Source Water: (HAF initiative) 3. EPR <ul style="list-style-type: none"> • Asset Management
<p><u>ADMINISTRATION</u></p> <ol style="list-style-type: none"> 1. BOUNDARY REVIEW 2. COMMUNICATION STRATEGY <ul style="list-style-type: none"> • POLICY REVIEW POLICY • Gateway Signage • Tourism Strategy 	<p><u>COMMUNITY PLANNING</u></p> <ol style="list-style-type: none"> 1. Eastern Antigonish MPS 2. Density Review: (HAF initiative) 3. MUNICIPAL PLAN: Overview <ul style="list-style-type: none"> • Subdivision Bylaw: Scope
<p><u>RECREATION</u></p> <ol style="list-style-type: none"> 1. ACTIVE TRANSPORTATION 2. Recreation Management Software 3. Mini-Pitch Phase II: Accessible Washrooms <ul style="list-style-type: none"> • RECREATION NEED ASSESSMENT: RFP Community Use of Schools & Facility Allocation Policy 	
<p><u>CODES:</u> BOLD CAPITALS = NOW PRIORITIES; CAPITALS = NEXT Priorities; Italics = Advocacy; Regular Title Case = Operational Strategies</p>	

2026-05-11

Municipality of the County of Antigonish
285 Beech Hill Road
Antigonish, NS B2G 0B4
Sent via email to Shirlyn.donovan@antigonishcounty.ca

Dear CAO Donovan,

As you are aware, the Town of Antigonish completed test well drilling in the fall of 2025 and identified a viable source of groundwater to integrate within the Town's water treatment system. This year's work will continue to establish production water wells at the identified site, with investment in the water main connection to the wells in a future year. The Housing Accelerator Fund (HAF) has been of particular help thus far, with both the Town and County of Antigonish contributing to the work to date.

Recognizing the significance of the work to establish a secondary water source to supplement the existing surface water source at the James River Dam in response to both climate change and population growth, the Town has been working to update the policy governing the James River Watershed Stewardship Board (JRWSB). The intent of the changes is to enable this board to oversee the source water protection of both the James River Watershed and the new groundwater source. Council recently approved amendments to the policy to add representation from the Department of Emergency Management and the County of Antigonish (voting, the warden or designate and non-voting, the CAO or designate). The next scheduled meeting of the JRWSB is scheduled for tomorrow, May 12, 2026, 3:00-4:30pm in the Town Council Chambers at the Town Hall located at 274 Main Street, Antigonish.

Recognizing the short notice of this meeting it is understandable if you are unable to attend, but I will have you and the warden added to the distribution list for the agenda package and future communications.

Please note, the JRWSB has had challenges maintaining quorum in the past, our hope is with a renewed policy and specific actions to be taken board members will re-engage and it will take on an active role formalizing source water protection for the new groundwater wells being developed for the Town's water utility. At tomorrow's meeting a review of the updated policy and the intent to work with the Board on establishing the source water protection plan, a requirement for the HAF funding will be primary objectives.

Any questions or concerns, please feel free to let me know.

Regards,



Randy Delorey, CAO
Town of Antigonish

cc. Mayor Sean Cameron, Chair of James River Watershed Stewardship Board
Melanie Fougere, Municipal Clerk, Town of Antigonish

STAFF REPORT

TO: Committee of the Whole
FROM: ALLISON DUGGAN, CFO
SUBJECT: REQUEST FOR TAX WRITE-OFF FOR HOME DESTROYED BY FIRE
DATE: 2026-05-21

RECOMMENDATION

THAT the Committee recommend that Municipal Council write-off the taxes for AAN 00584223, which was destroyed by fire, in the amount of \$167.79.

SUMMARY

A fire letter was provided by PVSC regarding AAN 00584223. The property sustained damage on December 27, 2025. The property owners have requested that Council write off the taxes for the portion of the year following the fire, which would be \$167.79.

BACKGROUND

“Under section 69A of the Municipal Government Act (MGA) 1998, c. 18 s.1, a municipal council may, by policy, provide for the reduction or reimbursement of taxes payable during a current taxation year when a property is destroyed or damaged by fire or storm. This section also authorizes Property Valuation Services Corporation (PVSC) to provide a revised opinion of value reflecting the damage or destruction upon request of the Municipal Clerk.”

BUDGET IMPLICATIONS

PVSC has provided a revised assessment and Finance staff has estimated that the taxes to the written-off for the property in question, based on the previous assessment, would be approximately \$167.791.

Municipality of the County of Antigonish
285 Beech Hill Road
Beech Hill, NS B2G 0B4

April 21, 2026

Re: Fire or Storm Damaged Property: 1235 Heatherton Guysborough Rd, AAN 00584223, Donalda MacDonald

Attn: Darlene Thompson,

Your request dated April 21, 2026 indicated the above-referenced property sustained damage on December 27, 2025.

Under **section 69A of the *Municipal Government Act (MGA) 1998, c. 18, s.1***, a municipal council may, by policy, provide for the reduction or reimbursement of taxes payable during a current taxation year when a property is destroyed or damaged by fire or storm. This section also authorizes Property Valuation Services Corporation (PVSC) to provide a **revised opinion of value** reflecting the damage or destruction upon request of the Municipal Clerk.

In response to your request, PVSC is providing the following revised opinion of value for taxation purposes, pursuant to your municipality’s policy. This revised value below **will not be reflected on the current year’s filed assessment roll.**

	Classification	Assessed Value	Taxable Assessed Value*
Current Filed Roll	01	\$212,300	\$111,200
Revised Opinion of Value	01	\$39,200	\$39,200

*For eligible residential property, the Taxable Assessed Value reflects the Assessed Value or a Capped Assessment, whichever is lower. A Capped Value cannot be revised via a request under s. 69A of the MGA.

In accordance with the ***Municipal Modernization Act***, the authority to grant tax relief in future years to property owners rebuilding after natural disaster rests with municipalities. PVSC does not have the authority to preserve or carry forward a property’s pre-destruction capped assessment.

Future assessments will be completed in accordance with the **Assessment Act**, which requires new construction value to be excluded from the CAP in the first year assessed. New construction value is eligible for CAP savings in the following assessment year. The property's **assessed and taxable assessed values**, reflecting any reconstruction or changes, will appear on the official assessment roll.

If you have any questions or new information that should be considered, please contact us at 1-800-380-7775 or inquiry@pvsc.ca.

Sincerely,

A handwritten signature in cursive script that reads "Ann Smith Macquarrie".

Ann Smith Macquarrie
Assistant Director, PVSC

When a written request for a fire letter is received, a request must be made to PVSC to receive a fire letter with a new assessment. It must be calculated with the new assessment for the period of payment. Tax bills are from April 1 to March 31.

Calculation for write offs for fire letters			
	Original Assessment	# days full assmt	New Assessment
	\$107,000.00	275	\$39,200.00
			# days reduced assmt 90
	Rate		
Taxes	\$0.850	\$685.24	\$333.20
Fire Hydrant	\$0.00	\$0.00	\$0.00
Fire Dept	\$0.15	\$120.92	\$58.80
Total		\$806.16	\$96.66
Sewer	\$0.00	\$0.00	\$0.00
Total	\$1,070.00	\$806.16	\$96.66
Total to be reduced	\$167.178		

amount taxes should have been for x # of days

do not charge for sewer b/c structure burned

April 15, 2026

To whom it may concern,

I requesting a reduction in taxes due to fire on December 27th, 2025.

AAW' 00684223

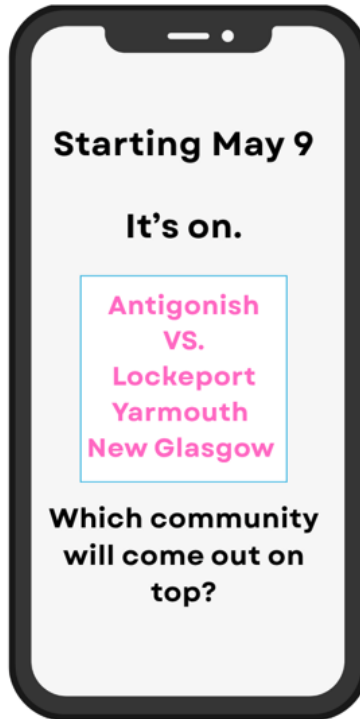
1235 Heatherston Guysborough Rd.

Thank you,

Donalds MacDonald

Donalds Mac Donald

Community Wellness Challenge Starts May 9



Make Your Move, Antigonish!

This spring, people across Antigonish are moving more — together

Earn points.
Support your community.
Feel good doing it.

Move in ways that fit your life — walking, gardening, helping a neighbour, getting outside.

- 1 Scan the QR Code
- 2 Download iOS & Android Wellnify.ai App
- 3 Login with Email & Password
- 4 Connect your Steps to Take Part!

SCAN HERE



DON'T FORGET TO SYNC YOUR STEPS!

MAKE YOUR MOVE
Antigonish

Wellnify.ai