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

Call to Order- Warden MacInnis

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

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 11th 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 15th. The Lochaber Community Centre is hosting a

Pancake Supper on the 17th, 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 29th, 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 21st, and the next ERSWM meeting is scheduled for March 26th.
- 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 14-22nd 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 10th.
- 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 NSFM Board meet on February 6th, and he shared his congratulation to Councillor MacLellan regarding the library room renaming earlier in the day. He also noted that the NSFM Spring conference will be in Yarmouth in late April/early May. The Heatherton Community Centre is having an appreciation night on February 13th.

Councillor Mattie expressed his concerns that the NSFM conference location is not accessible, despite concerns being raised to NSFM 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

Warden Nicholas MacInnis

Shirlyn Donovan, CAO