MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COUNCIL MEETING AGENDA

Tuesday, October 13, 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 September 8, 2026 Municipal Council Minutes
4. Business Arising from the Minutes
5. Delegations
   a. CACL Legacy Fund
6. Correspondence
7. Committee Reports
   a. September 22, 2026 Asset Management Committee Report
   b. September 22, 2026 Committee of the Whole Report
   c. September 23, 2026 Joint Town and County Council Committee Report
   d. October 13, 2026 Audit Committee Report
   e. October 13, 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

Special Municipal Council Meeting- Minutes

Tuesday, September 8, 2026
7:30pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

Councillors Present:

Warden Nicholas MacInnis	Councillor Shawn Brophy
Deputy Warden John Dunbar	Councillor Wayne Melanson
Councillor Mary MacLellan	Councillor Gary Mattie
Councillor Adam Baden-Clay	Councillor Harris McNamara
Councillor Richelle MacLaughlin	Councillor Sterling Garvie

Absent:
None

Staff Present:

Shirlyn Donovan, CAO	John Bain, Director, EDPC
Beth Schumacher, Municipal Clerk	Denise Dunn, HAF Coordinator
Cole MacIsaac, Director of Public Works	

Also Present:

Corey LeBlanc (by Zoom)	Matt Draper, XFM News
Gallery (in person and by Zoom)	

Call to Order- Warden MacInnis

Warden MacInnis called the meeting to order at 7:30pm.

Approval of Agenda

Warden MacInnis called for approval of the Council meeting agenda.

Min # 2026-118
Moved and Seconded

That the agenda be approved as presented.

Motion Carried

Consideration of the August 25, 2026 Special Municipal Council Minutes

Warden MacInnis called for any errors or omissions in the minutes of August 25, 2026. Hearing no concerns, the minutes were considered accepted as presented.

Business Arising from the Minutes

There was no business arising from the minutes.

Committee Reports

September 8, 2026 Committee of the Whole Report

Min # 2026-119
Moved and Seconded

That Municipal Council agree to accept the funding from the Build Communities Strong Fund and that the Municipality has the authority and capacity to enter into and execute the funding agreement with Canada.

Motion Carried

Councillor Melanson identified a conflict and abstained from voting on the following motion.

Min # 2026-120
Moved and Seconded

That Municipal Council that Municipal Council purchases one 2026 Chev Equinox LT AWD vehicle from Ron MacGillivray Chev Buick GMC at the quoted price of $42,85.75.

Motion Carried
9 in favour
1 abstained

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

- Deputy Warden Dunbar provided Museum Board updates, noting that visitor numbers were up, and summer students were busy uploading the Casket archives. He also provided Arena Board updates; arena has been busy, lobby renovations have been well received, dressing room upgrades have been underway, repair work was done on the Zamboni, as well as repairs to the stands. A new Zamboni has been ordered and will be arriving next summer.
- Councillor MacLellan shared that a Library Board meeting will take place next week.
- Councillor Mattie noted that Antigonish Community Transit met on August 28th, and reported that ridership number are up.
- Councillor Melanson shared that the next Police Advisory Committee meeting is scheduled for October 1st

- Councillor Garvie shared that Eastern Regional Solid Waste Management will be meeting later in the month.
- Councillor MacLaughlin shared that there is an upcoming Helping Healthcare in Antigonish meeting next week.
- Councillor Brophy shared that there are several RK MacDonald meetings for their various subcommittees in the upcoming weeks.
- Warden MacInnis shared that there was an Antigonish Regional EMO meeting at the end of August where they reviewed the draft evacuation plan and received an update on the Fire Training Facility. He also noted that they spoke about the accident on Highway 104 at Exit 36 in August that resulted in a detour through Heatherton.

Motions

Mrs. Donovan reviewed a memo that was provided to members of Council, providing an update from the applicant with respect to his withdrawal of his rezoning request. Mr. Bain then provided members of Council with a summary of his addendum report, which was prepared in response to questions that were raised during the Public Hearing in June. He spoke to the questions of sewer and water capacity, access to the site from Highway 4, and the scale of the development. He also spoke to the concerns that were raised at the public hearing about the notice that was provided for that meeting. Mr. Bain noted that the addendum report recommends that Council approve the proposed Development Agreement

Councillor Garvie asked Mr. Bain to read the section of the Land Use By-law regarding building heights in the zone applicable to the subject site for the benefit of the members of Council. Mr. Bain explained that the Development Agreement tool facilitates the customization of the zoning requirements for a specific development on a specific property. He clarified that once the Development Agreement is registered on the property, it becomes the customized zoning standard for that development on that property. He noted that the parking standards are being addressed in a similar fashion. Discussion followed regarding the specifics of the Development Agreement process.

Councillor Brophy asked for specifics about the location of any parking relative to the proposed building and adjacent homes on Church Street Extension. Mr. Bain noted that requirements in the Development Agreement restrict parking and garbage between the proposed building and Church Street Extension. Councillor Brophy expressed some concern with the scale of the building and setbacks, but also noted that he visited the sites of other developments done by the applicant and feels that they are very well done and managed.

Councillor Baden-Clay asked whether Council had the ability for further negotiation, or if it was an approve/not approve process for Council. Mr. Bain confirmed that it was an approve/not approve step for Council, with any negotiation regarding the details of the Development Agreement having been handled by staff. Councillor Baden-Clay

expressed that Council was looking to balance the need for housing in the community with the concerns raised by the owners of the neighbouring properties, particularly the concern regarding the scale of the proposed building. He noted that he feels that it changes the nature of the neighbourhood. He asked for clarification on whether refusal of the proposal could provide the developer with the opportunity to revise his proposal to reduce the scale.

Mr. Bain outlined the different options to the developer if Council refused the proposal, being to appeal the decision to the NSUARB, or to resubmit a new application. Mr. Bain noted that he felt that the proposal was reasonably consistent with the Municipal Planning Strategy.

Councillor McNamara shared that he felt that the proposal met the policy, but if the policy is the issue, then the policy should be revised. He expressed that he would be voting against the proposal.

Councillor MacLaughlin noted that her concerns were with respect to the policy requirements for the notification process. She shared that she visited the site to try to visualize the proposed development and visited different developments of a similar nature in the community, including the Maples in Mount Cameron. She expressed that she was surprised how a development of that scale fit so well into that community, and spoke to other examples of infill development of higher densities, including the site redeveloped on Main Street between St. James United Church and the CIBC. She acknowledged the concerns raised by the neighbours, but cited the housing concerns as a reason to look at doing things differently, but working with developers for good housing that works for the community. She expressed her support for the proposal.

Councillor Garvie expressed his concern with the unknown of what could be developed on the front portion of the parcel at the corner of the roundabout. His specific concern is with regards to the elements that are unknown in the process, with the staff report referencing a range of stories or units instead of a static proposal for consideration.

Councillor Baden-Clay expressed his concern with the subjective nature of determining a fit with the surrounding area. He feels that an overall review of the by-laws and policies to better understand situations where application of regulations could be subjective is needed.

Warden MacInnis noted that where Councillor Baden-Clay was absent from the Statutory Public Hearing for this application, he cannot vote on the matter.

Min # 2026-121
Moved and Seconded

That Municipal Council give second reading approval to entering into a Development Agreement for a 40–60-unit apartment complex on Lots 1A (PID

01248673) and 2 (PID 01286475) Lands of Riavan Investments Limited, Church Street Extension, West River, Antigonish County.

Motion Carried

6 in favour: Councillors Melanson, Mattie, MacLellan, Brophy, MacLaughlin, and Warden MacInnis

3 opposed: Deputy Warden Dunbar, Councillors Garvie and McNamara

1 abstention: Councillor Baden-Clay

Miscellaneous Business

There was no miscellaneous business.

Adjournment

Min # 2026-122
Moved and Seconded

That the Municipal Council meeting adjourns at 8:10pm.

Motion Carried

Warden Nicholas MacInnis

Shirlyn Donovan, CAO



Together We Can





CACL Antigonish LEGACY FUND

October 13th

www.caclantigonishlegacy.ca

A Letter From Yvette St. George

*As **Chair of the Board of Directors at CACL** , I am pleased to welcome the establishment of the CACL Antigonish Legacy Fund, created with the support of the Community Foundation of Nova Scotia. This new fund represents an important milestone for our organization and will further strengthen the work we do to empower adults with intellectual disabilities from both the Town and County of Antigonish as they pursue full inclusion and equality within our community.*

CACL has long benefited from the generosity of local residents who have supported our mission since the very beginning. Their commitment has helped us grow, evolve, and continue offering meaningful opportunities for the individuals we serve.

The creation of the CACL Antigonish Legacy Fund will enhance our fundraising efforts and open new pathways for long - term sustainability. Contributions to this fund will help secure the future of CACL by supporting and expanding our residential and vocational programs, as well as enabling important capital improvements.

We are grateful for this partnership and look forward to the lasting impact this Legacy Fund will have on CACL and the people we serve.





CACL Antigonish LEGACY FUND

Our Objective

The CACL Antigonish Legacy Fund was established by local residents to provide support for the Canadian Association for Community Living (CACL) Antigonish.

The Legacy Fund will raise monies to help maintain, expand, and promote residential and vocational programs for adults with intellectual disabilities. Fundraising methods will include events and enabling charitable donations such as gifts, grants, purchases, and bequests.

The CACL Antigonish Legacy Fund endowment is administered through the Community Foundation of Nova Scotia. Your CACL Antigonish Legacy Fund gifts will benefit those in our area.

Governanc

eEGACY FUND ADVISORY COMMITTEE
Laurie Boucher
Andrew Bradshaw
Donald Chisholm
David MacDonald
Owen McCarron
Rob Secco

FROM CACL Antigonish
Jeff Teasdale, Executive Director
Sally Van de Wiel, Board Member





CACL Antigonish LEGACY FUND

Local Support
Lasting Reach

Oct '26
$862,120

Every $ Matters

Goal $3,000,000

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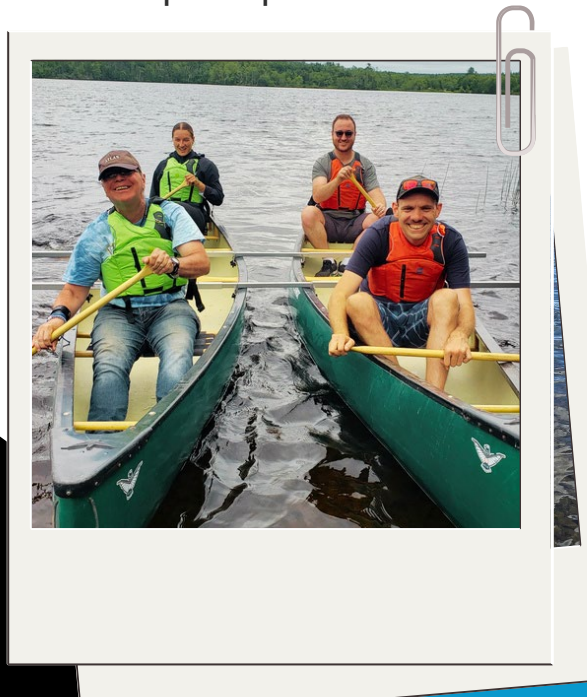
CACL Antigonish



CACL Antigonish is dedicated to empowering adults with intellectual disabilities from the town and county of Antigonish in their pursuit of community inclusion and equality. Governed by a volunteer Board of Directors and supported by the province of Nova Scotia, our community partners, and local businesses, they offer a comprehensive range of programs that enrich lives and foster independence.

Its social enterprise initiatives include a bakery, cafe, catering service, laundry, and woodshop, not only providing meaningful employment opportunities but also ensuring that participants earn a minimum wage for their valuable contributions. The supported employment program, led by dedicated and skilled job coaches, opens doors to further work experiences in the community, helping participants develop skills and confidence essential for personal and professional growth.

Beyond its employment programs, CACL Antigonish offers a robust day program that focuses on health and wellness, life skills, socialization, and creativity. These programs are designed to enhance well-being, promote lifelong learning, and provide engaging opportunities for participants to connect with one another and the broader community.



For those who require specialized levels of care and supervision, residential services provide safe and supportive housing, ensuring that every participant receives the personalized support they need. With a commitment to holistic care and community integration, CACL Antigonish remains steadfast in its mission to create a more inclusive and equitable society for all.

Canadian Association for Community Living
Antigonish


CACL Catering

CACL Antigonish LEGACY FUND

Making a Donation

Thank you for considering a donation to CACL Antigonish Legacy Fund. Your gift will help ensure individuals of all abilities are respected, engaged, and equally included, and that CACL Antigonish will continue to be a fully inclusive organization that supports equal rights of all participants.

Financial Benefits*

Federal and provincial tax credits. You could receive as much as 49% of your donation back at tax time.

Reduce capital gains taxes. Donate appreciated stocks, mutual funds or stock options.

Maximize your donation. When you donate over $200, you can carry all or some forward and claim over the next five years.

Transferable. If you are unable to claim your donation, pool it with your spouse/common law partner for a larger tax credit on their tax return.

Source / December 2025
www.canadahelps.org/en/tax-time

***Important**
Examples - information contained herein should not be construed as advice; please consult a financial advisor to determine your tax benefits.

Ways to Give

- **Donation** , one-time or monthly donations (via website)
- **Pledge Payments** , typically up to five years
- **Gifts of Public Traded Securities**
- **Legacy / Estate Gifts**

See our Gift Acceptance Policy and FAQ for more information about Ways to Give


CACL Woodworking

Charitable tax receipts will be issued by the Community Foundation of Nova Scotia (CFNS) and will state: 'For your donation to the CACL Antigonish Legacy Fund

CACL Antigonish LEGACY FUND

Use of Gifts



The **CACL Antigonish Legacy Fund** is dedicated to strengthening the programs, spaces, and supports that empower people of all abilities to thrive in our community. Funds raised through this initiative will directly enhance the quality of life for participants across our residential and vocational programs by investing in resources that promote independence, inclusion, and meaningful engagement.

Your support will help provide **recreational and adaptive** equipment that ensures everyone—regardless of ability—has access to physical activity, creative expression, and community participation. The fund will also sustain **recreational programming and job - readiness** supports, including the vital work of job coaches who help individuals gain confidence, develop skills, and find fulfilling employment.

In addition, contributions will enable **capital improvements** across our network of facilities, ensuring that our buildings remain safe, accessible, and vibrant spaces that reflect the dignity and potential of the people we serve. These upgrades help us maintain the welcoming homes, workspaces, and community hubs that are essential to our mission.

By supporting the CACL Antigonish Legacy Fund, donors become partners in building a stronger, more inclusive future—one that honours our history, invests in our present, and creates lasting opportunities for generations to come.



DONATION FORM

Thank you for your interest in supporting CACL Antigonish Legacy Fund

☐ I/We pledge to support the CACL Antigonish Legacy Fund
Total Gift: $ _____

DONOR INFORMATION

Name:

Phone:

Address:

Email:

Recognition Name, if applicable:

Donor Recognition

☐ Individual* ☐ Business* ☐ Anonymous

**Unless "Anonymous" is selected, your name may be publicly recognized as a donor .*

GIFT STRUCTURE

☐ One -time gift ☐ Pledge (multi -year)

Pledge Schedule:

Year 1:

Year 2:

Year 3:

Year 4:

Year 5:

Additional Gift (if applicable):

PAYMENT FREQUENCY

☐ Yearly ☐ Monthly

If Yearly, Preferred Month of Payment

PAYMENT METHOD

☐ Credit Card ☐ Cheque

☐ Gifts of Securities

☐ Other _____

To donate by credit card, please visit: www.caclantigonishlegacy.ca.
Cheques payable to Community Foundation of Nova Scotia or CFNS, Memo: CACL Legacy Fund

COMPLETED BY

Name (Print):

Date:

Signature:

Privacy Statement: Personal information will be kept confidential and used only for processing your donation and issuing a tax receipt. We do not share your information with third parties.

Charitable tax receipts will be issued by the Community Foundation of Nova Scotia (CFNS) and will state: 'For your donation to the CACL Antigonish Legacy Fund

Testimonials



For our family, CACL provides peace of mind knowing our daughter is safe and happy in an environment focused on continuous learning that accepts her just the way she is. We value the many opportunities she has for meaningful engagement and social interaction at the CACL and within the outreach community.

Laurene DeCoste,
CACL participant family

It's a great place for people with disabilities to get their first job. Some people at CACL also get help to find a job in the community.

Courtney MacLean, CACL Participant
Liaison Member to the Board



Hard-working friends keep me going and get me out of the house for the week. It means life and having responsibilities like working at STFX. I'm happy at CACL.

Marcus Poulette, CACL participant

My son has been a client of CACL for 25 plus yrs. He went directly from high school and has had an amazing, enriching experience! He has secured paid employment with the help of this agency and has enjoyed many valuable experiences and skills that otherwise would have not been possible. With an educated and experienced staff, supported by community members and businesses, this agency not only supports clients but families as well, and provides their clients with valuable opportunities to become valued members of the community and beyond.

Shelley Anderson, CACL Family Advisory Committee



Gift Acceptance Policy

The CACL Antigonish Legacy Fund (CACL) committee has developed a **Gift Acceptance Policy** to identify the gifts we can receive, the general policies applicable to those gifts, and the specific guidelines for gift acceptance. We recommend consulting with a financial adviser, lawyer, or accountant for advice tailored to your situation.

Gifts of Publicly Traded Securities

CACL will accept gifts of securities that are publicly traded stocks, bonds, mutual funds, ETFs, and segregated funds. Donations of appreciated securities receive an added tax incentive: capital gains are not taxed, and the donor receives a donation tax credit (DTC) for the fair market value per CRA guidelines.

Gift of Property

CACL will accept gifts of property and real estate. A tax receipt will be issued for the fair market value as determined by an independent external appraisal.

Gifts of Life Insurance

CACL will accept a life insurance policy as a gift if it is named as beneficiary or is both the irrevocable owner and beneficiary. The donation tax credit will be determined according to CRA Guidelines.

Planned Giving

CACL will accept gifts donated through your Will as part of your legacy and estate planning. CACL will accept proceeds of a retirement fund such as an RRSP, RRIF, LIF, or TFSA if we are named as a beneficiary. Charitable Gift Annuities and Charitable Remainder Trusts will be considered on a case-by-case basis per CRA guidelines.

CACL ANTIGONISH REGISTERED CHARITY NUMBER: 119212884RR0001

FAQ | Gift Acceptance



Who We Are

CACL Antigonish is a registered Canadian charity* dedicated to supporting adults with intellectual disabilities in Antigonish through inclusive programs, employment, and community initiatives. (*#119212884RR0001)

What Types of Gifts Can I Give?

- Cash, cheque, credit card, or direct debit
- Publicly traded securities (stocks, bonds, mutual funds, ETFs)
- Bequests and gifts by Will
- Life insurance policies (if CACL is named as irrevocable owner and beneficiary)
- Retirement funds (RRSP, RRIF, LIF, TFSA, if CACL is named as beneficiary)
- Charitable gift annuities and remainder trusts
- Gifts of property (subject to review and independent appraisal if over $1,000)

What Are the Financial Benefits?

- Tax Credits: You could receive up to 50% of your donation back at tax time through federal and Nova Scotia provincial tax credits.
- Capital Gains Savings: Donating appreciated securities means you pay no capital gains tax and receive a tax receipt for the full market value.
- Carry Forward: Unused donation credits can be carried forward for up to five years.
- Spousal Pooling: You can combine donations with your spouse or common-law partner for a larger tax credit.

How Are Gifts Used?

- Designated gifts are used for the purpose you specify.
- Undesignated gifts support the Foundation's most-needed initiatives.
- All gifts are handled with care, transparency, and respect.

Will I Get a Tax Receipt?

Yes! Official tax receipts are issued for eligible gifts of $20 or more.

Can I Remain Anonymous?

Absolutely. Donors may request anonymity, and your wishes will be strictly respected.

Are There Any Gifts You Don't Accept?

We cannot accept gifts that:

- Violate Canadian laws or CRA regulations
- Compromise our mission or values
- Expose the Foundation to financial or reputational risk

How Do I Make a Gift?

Contact us at info@caclantigonishlegacy.ca or visit www.caclantigonishlegacy.ca for more information and to discuss your giving options.

PRIVACY STATEMENT: YOUR PERSONAL INFORMATION WILL BE KEPT CONFIDENTIAL AND USED ONLY FOR PROCESSING YOUR DONATION AND ISSUING A TAX RECEIPT. WE DO NOT SHARE YOUR INFORMATION WITH THIRD PARTIES

Stay in Touch

CACL Antigonish

Learn about our events and more by visiting our website and following **CACL Antigonish** on social media.

Website www.caclantigonish.ca

Facebook www.facebook.com/CACLAntigonish

Instagram www.instagram.com/caclantigonish

Monthly Newsletter: visit Get Involved section of website

More Information

CACL Antigonish LEGACY FUND



Phone 902-870-6051

Email info@caclantigonishlegacy.ca

Website www.caclantigonishlegacy.ca

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: Municipal Council
FROM: Deputy Warden John Dunbar
SUBJECT: **September 22, 2026 Asset Management Committee Report**
DATE: October 13, 2026

The Asset Management Committee was convened on Tuesday, September 22, 2026. The following Councillors were present:

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

The following recommendation was made:

The Asset Management Committee recommends that Municipal Council rejects all tenders and direct staff not to proceed with awarding the contract for the Mini Pitch washrooms.

The following business was discussed:

- Staff reviewed the status of capital projects underway for the 2026/2027 fiscal year

- Staff asked members of the committee to consider what J-Class Roads should be submitted to the province for cost-sharing improvements in the 2027/2028 fiscal year.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: Municipal Council
FROM: Shirlyn Donovan, CAO
SUBJECT: **September 22, 2026 Committee of the Whole Report**
DATE: October 13, 2026

The Committee of the Whole was convened on Tuesday, September 22, 2026. The following Councillors were present:

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

The following recommendations were made:

The Committee recommends that Municipal Council approved the Community Evacuation Plan as presented.

The Committee recommends that Municipal write-off the taxes for AAN 07202199, which was destroyed by fire, in the amount of $212.21.

To: Municipal Council

From: CAO, Shirlyn Donovan

Subject: **Joint Council Advisory Committee Report**

Date: October 13, 2026

The Joint Council Advisory Committee was convened at 6:00pm on Wednesday September 23, 2026, at the Pomquet Community Centre. The following members were 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
Councillor Sterling Garvie
Mayor Sean Cameron
Deputy Mayor Andrew Murray
Councillor Dianne Roberts
Councillor Leon MacLellan
Councillor Pat McKenna
Councillor Juanita Pelly

No recommendation were made.

The following items were discussed:

- Town staff provided a presentation regarding the water and sewer systems, including planned upgrades to the sewer treatment plant and the ongoing source water well development work.
- Municipal staff provided a presentation from Happy Cities regarding their ongoing work with Antigonish Community Transit.
- An in-camera session was held for Acquisition, Sale, Lease and Security of Municipal Property.