MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COUNCIL MEETING AGENDA

Tuesday, November 17, 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. Delegations
   a. Randy Brown, Livingstone Cove Wharf
   b. Ian MacDonald, Arisaig Parish Community Centre
4. Correspondence
   a. Antigonish Community Food Bank
5. Committee Reports
   a. October 27, 2026 Asset Management Committee Report
   b. October 27, 2026 Committee of the Whole Report
   c. November 17, 2026 Committee of the Whole Report
6. Reports from Individual Council Members on Outside Boards, Conferences, and Community Activities
7. Motions
8. Miscellaneous Business
9. Adjournment

Livingstone Cove Wharf

Brief to the Municipality of the County of Antigonish | November 12, 2026

Purpose

The fishermen of Livingstone Cove Wharf, together with their families and community members, respectfully request Municipal Council's support in preventing the permanent closure of the wharf and advocating for the repairs necessary to maintain its safe operation.

A working harbour with deep community roots

Livingstone Cove Wharf has been part of the community since the 1890s. The wharf was built by local fishermen in 1949 and has supported generations of fishing families for more than 75 years. All six fishing berths remain active, with three generations of families carrying on a tradition passed down by their grandfathers.

This is not an abandoned facility. It is a working harbour supporting six fishermen, their crews, and the families who rely on the fishing industry for their livelihoods. The presentation estimates that more than 20 people are affected through employment.

Recent correspondence and restrictions

Date	Event
October 5, 2026	Fishermen were notified by Small Craft Harbours to attend an October 7 meeting at the Fisheries and Oceans Canada office in Antigonish.
October 7, 2026	Fishermen received an inspection report by Harbourside Engineering Consultants (PEI). The wharf was deemed unsafe for vehicles; pedestrian access only was permitted.
October 28, 2026	Small Craft Harbours blocked access to the wharf with concrete barriers.
November 12, 2026	Meeting with the Honourable Jaime Battiste at his Antigonish office.

Structural condition and repair options

Engineering inspections identified erosion, shifting stones, deteriorating concrete and other damage requiring significant repairs. Two options were presented:

Full reconstruction: estimated at $5 million–$5.8 million.
Repair and reinforcement of the existing structure: approximately $750,000, potentially extending its use by five or more years.

Small Craft Harbours has also historically covered annual dredging costs of approximately $50,000–$70,000. While these costs are significant, all reasonable alternatives should be explored before any permanent closure decision.

Safety implications of losing the harbour

The fishermen recognize that the engineering concerns must be addressed. However, losing access to this harbour could create additional risks. An alternative harbour would require travelling more than 20 kilometres by boat, taking over an hour in favourable weather and potentially twice as long in poor conditions.

Cell phone coverage in the fishing area is unreliable. Engine failure, a medical emergency, a person overboard or a fire could become life-threatening without communications or nearby assistance. Longer journeys would also leave fishermen on the water later than others, increasing their isolation.

If a boat and crew encounter trouble offshore without cell coverage, nearby vessels or a harbour within easy reach, timely help may be difficult to obtain.

Economic, community and tourism impacts

Permanent loss of the wharf would affect six active fishing berths, the livelihoods of local fishermen and crews, and a nearby place of refuge for other vessels operating in these waters. It would also remove a longstanding place where residents connect with the coastline and the community's fishing heritage.

The wharf is associated with Sunset Vista Day Park, a scenic rest stop on the coastal Sunset Trail (Route 337), often visited by residents and tourists travelling the "Mini Cabot Trail." The area offers picnic opportunities and sunset views. Nearby cottages and vacation rentals attract visitors drawn to the park, beach and wharf, where people fish and swim in the Northumberland Strait.

Requests to Municipal Council

1. Pass a motion supporting the continued operation of Livingstone Cove Wharf and opposing permanent closure until all reasonable alternatives have been fully explored.

2. Advocate directly to the federal government and Small Craft Harbours for continued federal ownership and funding for the dredging and repairs required to keep the wharf safely operational.

3. If continued federal ownership is rejected, enter discussions with the federal government about a potential transfer to the Municipality or active fishermen, conditional on an acceptable federal financial contribution toward existing infrastructure deficiencies.

4. Request that no irreversible action be taken to permanently close, demolish or dispose of Livingstone Cove Wharf while discussions are underway.

Moving forward

We respectfully ask that Livingstone Cove Wharf be given every reasonable opportunity to remain a safe, operational fishing harbour for its six current fishermen and the broader community. We seek Council's commitment to advocate for its retention and repair, along with clearly identified next steps and written correspondence.

Sustaining the Arisaig Parish Community Center: A Case for Municipal Partnership

Securing Critical Regional Infrastructure for the North Shore

Arisaig Parish Community Center

Prepared For: Municipality of the County of Antigonish
Date: November 17, 2026
By: Theresa MacDonald Thompson, Ian MacDonald

Agenda

1. Introduction
2. Executive Summary
3. Background APCC
   a. Location
   b. Community Center
   c. Mission
   d. Recent Upgrades
   e. 5-year Plan
4. Recreation & Community Service Examples
5. Vital Services
6. APCC SWOT
7. Revenue & OPEX Overview
8. Community Volunteer Opportunities/ Challenges
9. Financial Context & Operational Pressures
10. Conclusion



Executive Summary

The Opportunity

The Arisaig Parish Community Center (APCC) is a vital civic hub managed entirely by a dedicated volunteer board. To counteract escalating fixed costs and ensure continuous service, the Board is formally requesting a stable municipal contribution.

Funding Request

$10,000

Per Annum (Recurring Grant)

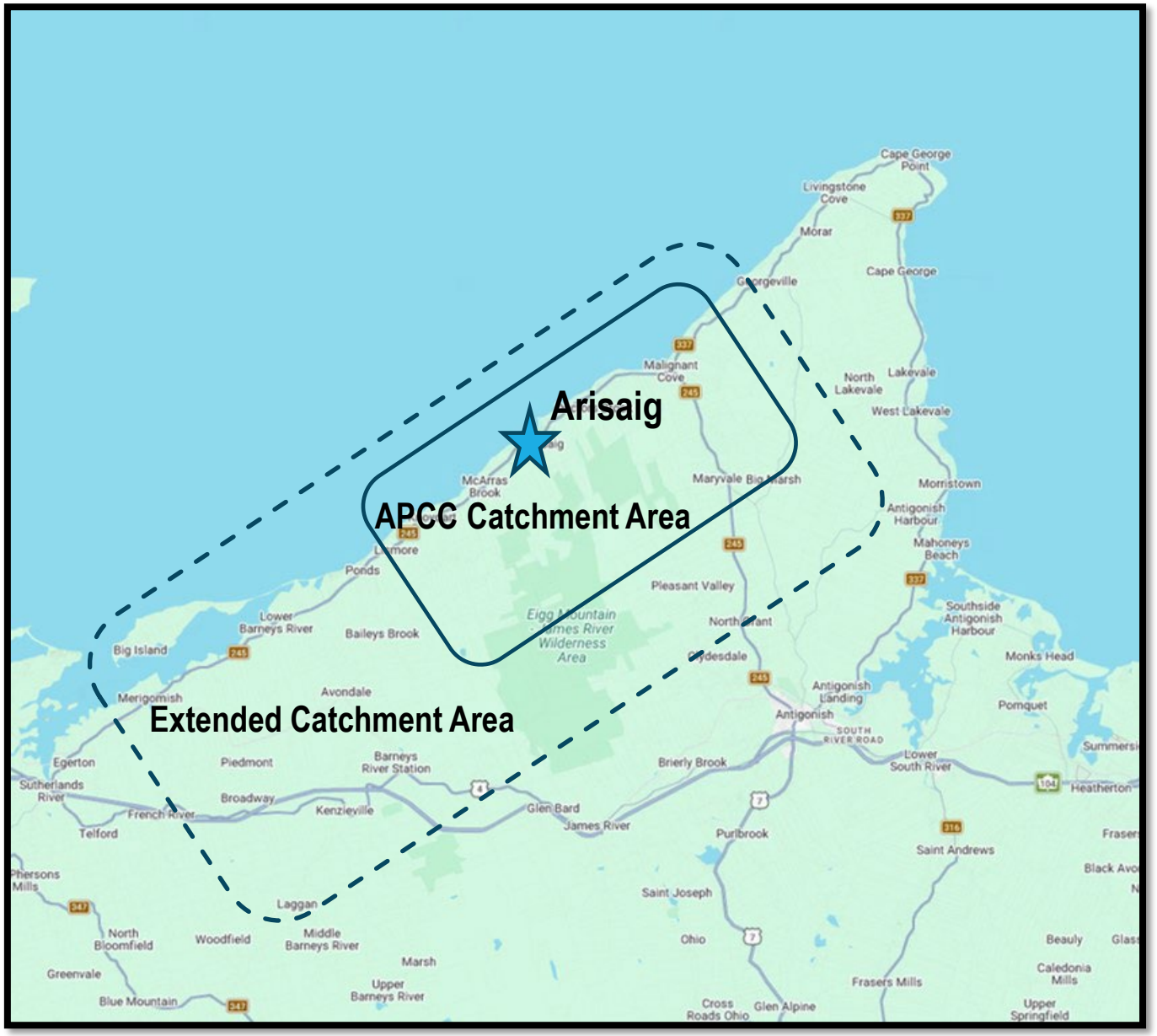
- Directly offsets baseline annual operating costs (~$25,000/yr).
- Secures structural sustainability for the facility
- Alleviates exhaustive fundraising pressures on volunteers.

Community Center Service Area



Community Center Catchment Area

Arisaig	McArras Brook
Knoydart	Doctor's Brook
Malignant Cove	Maryvale West
Highway 337 (to Georgeville Border)	



Community Center Background

- Arisaig Parish Community Center Society (Registered NS Joint Stock Company) established in 1989, to build and manage the Center
- The Center was built in 1989 by community volunteers
- Operated and managed entirely by a volunteer board
- Service area with over 1200 fulltime residents and twice that number with seasonal residents
- Community gathering place for celebrations (weddings, funerals, socials, meetings, etc.)
- Hub for youth and adult recreation (Multi purpose field - Youth & AGR League play, pickleball park, basketball net, shuffleboard, inclusive playground, walking trail, indoor pickleball, winter bridge, older adult exercise program)



Arisaig Parish Community Center



Walking Trail with access to the shoreline

Arisaig Parish Community Center Mission, and Vision

Mission:

To create a vibrant and inclusive community hub that fosters connection, engagement, and empowerment for all residents of the greater Arisaig Community.

Vision:

We envision the Arisaig Parish Community Center as a welcoming and accessible space that serves as a catalyst for positive change, social cohesion, and personal growth. It will be a place where people of all ages and backgrounds come to learn, share, celebrate, and support one another.

Recent Upgrades & Expansion

- Portable Stage (2018)
- Pickleball Park (2019)
- Pickleball Court Lighting (2020)
- Basketball net (2020)
- Building Extension for storage (2020/21)
- Accessible washroom (2021)
- New floor, new windows, and painting (2022)
- Accessible stage ramp (2022)
- Accessible access to recreation area (2022)
- Net Zero (Lighting and Kitchen Heat Pump (2023)
- Standby Generator (2023)
- Ballfield revitalization Phase 1 (2023)
- Shuffleboard courts (2023)
- Net Zero (Solar panels & Attic insultation) (2024)
- Ballfield revitalization Phase 2 (fenced dugouts, outfield fencing, new infield) (2025)
- Pickleball Park shelter and accessibility (2025)
- Inclusive Playground (2025)

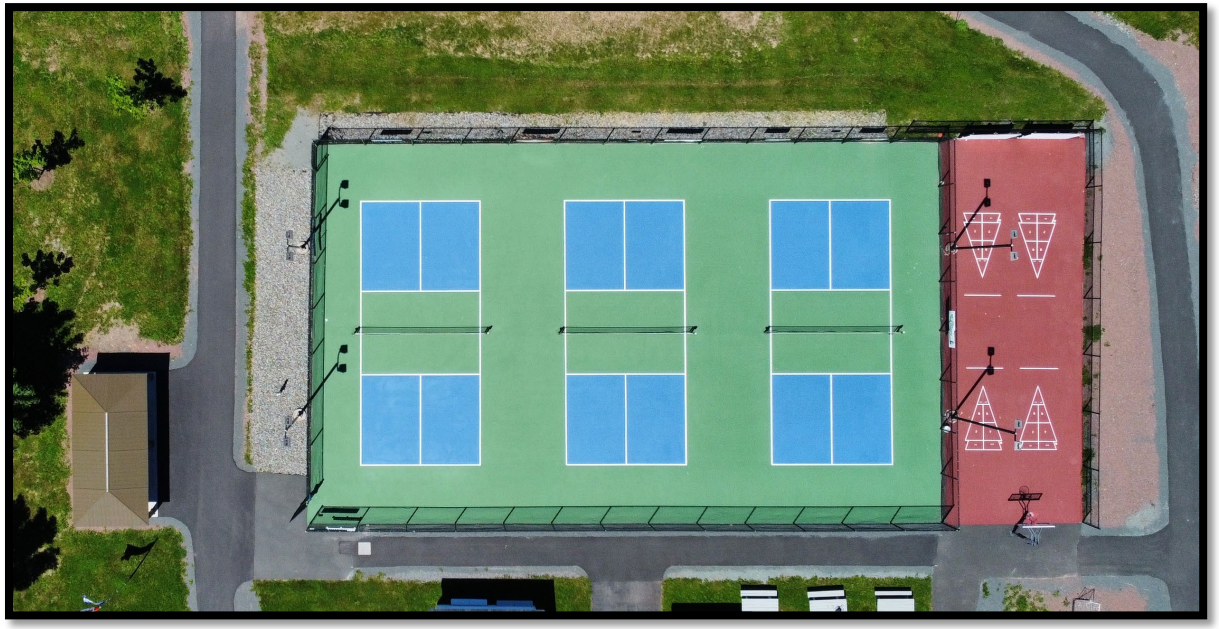




Recent Upgrades and Expansion - Spending & Funding

Date	Project	Turnkey Est.	Actual	Grant	Fundraised
Jul-18	Portable stage	$ 15,977	$ 15,977	$ 8,000	$ 7,977
Aug-19	Pickleball Park	$ 220,000	$ 110,180	$ 90,000	$ 20,180
Feb-20	Hall Expansion (Storage)	$ 80,000	$ 32,000	$ 7,000	$ 25,000
Sep-20	Hall Accessibility Upgrade Washroom & Entrance	$ 120,000	$ 98,095	$ 50,000	$ 48,095
Mar-21	Hall floor, windows and painting	$ 80,000	$ 55,024	$ 42,000	$ 13,024
Sep-22	Hall Accessibility Upgrade Ramp, rear door and paving	$ 40,000	$ 22,000	$ 10,270	$ 11,730
Sep-23	Standby Generator	$ 75,000	$ 61,300	$ 50,000	$ 11,300
May-24	Trail Repair/Upgrade	$ 30,000	$ 30,000	$ 26,772	$ 3,228
Aug-25	Inclusive Playground	$ 400,000	$ 240,900	$ 160,000	$ 80,900
Sep-25	Ballfield Re-vitalization	$ 100,000	$ 67,050	$ 18,000	$ 49,050
	Total	**$ 1,160,977**	**$ 732,526**	**$ 462,042**	**$ 270,484**
				% Fundraised	**37%**

Note: Fundraised numbers also includes in-kind labour, materials and equipment



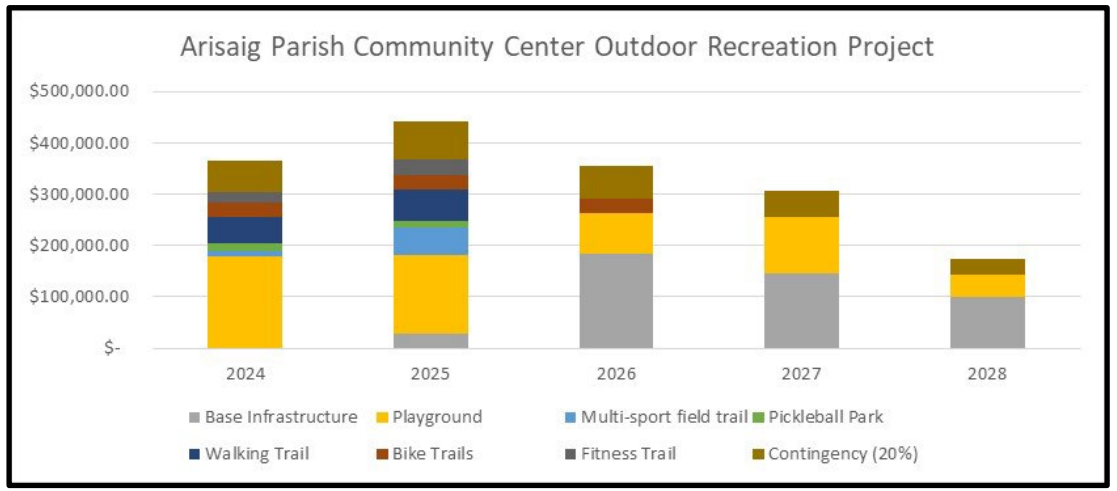
Pickleball Park & Shuffleboard Courts

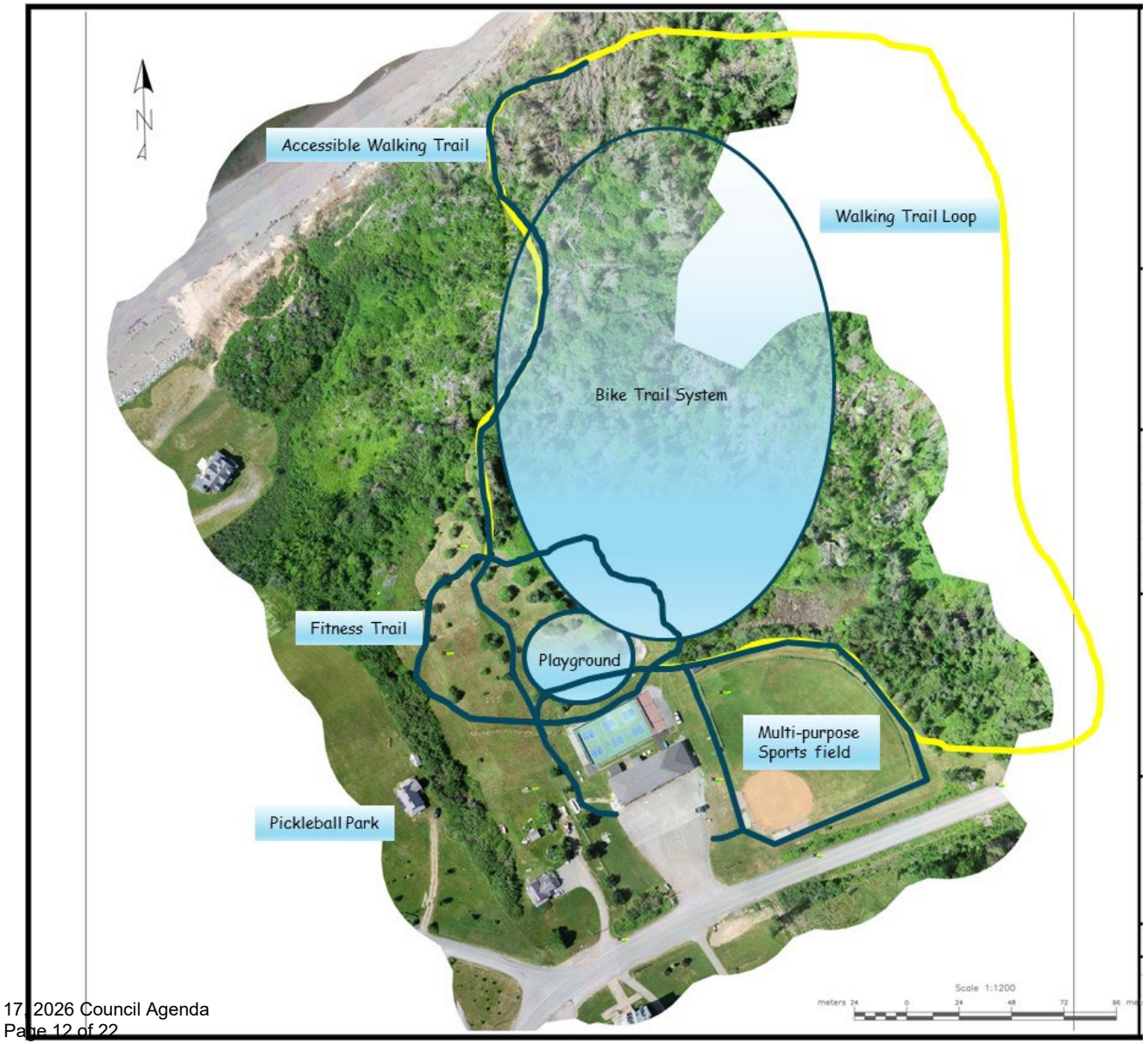


Inclusive Playground

5-year Plan for Recreation Services – October 2023

Recreation Components	Cost
Base Infrastructure	$ 460,000.00
Playground	$ 562,350.00
Multi-sport field trail	$ 97,750.00
Pickleball Park	$ 27,600.00
Walking Trail	$ 109,250.00
Bike Trails	$ 86,250.00
Fitness Trail	$ 51,750.00
Contingency (20%)	$ 278,990.00
Total	**$ 1,673,940.00**





Estimated cost - $1.7 MM

Arisaig Recreation & Community Service Examples



Community Movie Night



HM MacDonald School Trip



Summer Pub Evening



Summer Tournament



Vital Multi-Generational Services

Community Infrastructure

Hosts essential life events, meetings, funeral receptions, weddings, socials, and milestones.

Health & Wellness

Senior exercise & socialization, alongside regular Yoga and Tai Chi programs.

Recreational Facilities

Inclusive playground, multi-sport field, indoor/outdoor pickleball, and walking trail with access to shoreline trail options.

Emergency Comfort Center

Registered municipal asset with standby generator providing power, water, internet, shelter, and food during severe weather.

APCC SWOT

Strengths

- **Excellent facilities**
- **Dedicated volunteers base (mostly 60+ aged)**
- **Young families returning to the area.**
- **Large seasonal population**
- **Community lead facility & program development**

Weaknesses

- **Volunteer run**
- **Small volunteer base**

Opportunities

- **Partnering with the Municipality:**
  - ✓ **Program development**
  - ✓ **Funding**
- **Partnering with others (RES, NS Tourism, etc.)**
- **Grant applications (RFD, etc.)**

Threats

- **Volunteer fatigue and burnout**
  - ✓ **Limited pool**
  - ✓ **65+**
  - ✓ **A few do most of the work**
- **Overwhelming operating costs (e.g. insurance)**
- **Sustainability of programs**

Revenue and Expenditures 2026 Overview

2026 Fundraising (October 31, 2026)

Event	#	manhour	Volunteers	Profit
Pub Evening	4	268	58	$ 5,000
50/50 - 100 block rally*	4	188	15	$ 6,100
** Special Fundraiser for Heat Pump Deductible*				
Halloween Supper	1	259	40	$ 4,000
Weddings	1	53	9	$ 3,100
	Total	**768**	**122**	**$ 18,200**

2026 YTD (October 31, 2026)

Revenue	Amount
Fundraising	$ 18,200
Program Grants - Venue Charge	$ 4,300
Hall Rental/Donations	$ 3,500
Insurance Claim	$ 11,000
Pickleball Club	$ 2,315
Total	**$ 39,315**

Significant fundraising hours required to maintain the Center operations.

2026 Operating Expenses (OPEX) & Extraordinary Expenses

Operating Costs			
Item		**Cost**	**Comments**
Insurance		$ 8,872	2027 premium will increase due to inclusion of playground & ballfield (+/- 11,000)
Hall Maintenance			
	Cleaning	$ 3,000	
	Hall Supplies	$ 890	
Utilities & Maintenance			
	NS Power	$ 1,480	
	Propane	$ 245	
	Furnace Oil	$ 2,050	
	Phone	$ 369	
	Porta Potty	$ 875	Accessible porta potty for summer visitors
	Fire Alarm Yearly Inspection	$ 325	
	Inspections and Government fees	$ 425	
	Various Repairs and Maintenance	$ 1,220	Maintenance Labour Cost Nil (Volunteers)
	Miscellaneous	$ 500	
Property Maintenance			
	Snow clearing	$ 950	
	Mowing	$ 1,610	
	Pest Control	$ 1,325	
YTD Operating Costs			
		$ 24,136	Year to date
Estimated FY Operating Cost			
		$ 25,791	Full Year Estimate
Extraordinary Expenditures			
	Main Hall Heat Pumps	**$ 16,960**	Replace pumps due to vandalism
Total Operating & Extraordinary Costs			
		$ 42,751	Full Year Estimate

Community Volunteer Opportunities/ Challenges

Greater Arisaig Community Lieutenant Governor's 2024 Community Spirit Award

- Highlights the extend of volunteer work happening in the area.

Greater Arisaig Community Associations/Clubs/Non Profit

1. St. Margaret of Scotland Parish
2. The Arisaig Parish Community Center
   - Center Operations
   - Recreation Committee
3. Arisaig Community Development Association
   - Arisaig Lobster Interpretive Marine Life Centre
   - Recreation Committee
4. Arisaig Pickleball Club
5. Arisaig Community Trails Association (Hiking)
6. Eigg Mountain Trails Association (ATV)
7. Friends of Arisaig Park (Arisaig Provincial Park)
8. Harbour Authority of Arisaig
9. The Arisaig Fiddlers

Required Community Volunteer Hours

Function	Hours/year	Comments
Community Center Operations	500 - 550	Programming, Maintenance (donated labour), Management
OPEX Fundraising	768	2026 to date
Project Example	550	Playground Project (2025)

Significant volunteer hours required to maintain the Center operations.

- **Operations**
- **Fundraising**

Financial Context & Operational Pressures

The Financial Reality

With an annual operating budget of approximately $25,000, fixed operational costs continue to increase. Simultaneously, the 37-year-old building introduces structural capital pressures.

Currently, volunteers must fundraise exhaustively just to cover the baseline overhead before executing any facility expansions, new programs, & services.

Core Budget Pressures

Fixed Operating Expenses:

- Increasing Insurance Costs (30% and increasing)
- Annual Safety Inspections
- Comprehensive Building & Infrastructure Maintenance
- Heating, Cooling & Utilities
- Standby Generator Upkeep & Fuel

Note: Most maintenance and repairs are conducted with volunteer manpower, cost not captured in recorded operating cost reports.

Immediate Capital Pressures (Aging Facility):

- Structural components (Roof – 2027 [$50,000+])
- Major Appliance Replacements (Hot Water Heater – 2027 [+/- $5.000})

Strategic Alignment with the Municipality

Strategic Alignment

APCC's infrastructure directly delivers on the core strategic priorities of the Municipality of the County of Antigonish:

- ✓ **Rural Community Sustainability**
- ✓ **Offers valued recreation opportunities to the county**
- ✓ **Enhancements for economic grown and tourism**
- ✓ **Public Health & Active Living Infrastructure**
- ✓ **Municipal Emergency Preparedness**

Formal Request

The Arisaig Parish Community Center respectfully requests that the Municipality of the County of Antigonish approve a recurring annual operating grant of at least $10,000 to sustain these critical public services.

166 College Street
Antigonish, NS
B2G 1Y2
(902)863-0611

November 1, 2026

To Our Local Business Community, Dear Warden and Councillors,

For 34 years, the Antigonish Community Food Bank has provided essential food assistance to individuals and families throughout Antigonish Town and County.

As the cost of food, housing, heating, and other necessities continues to rise, more people are turning to us for support. In 2025, we served over 650 households and 1,700 individuals, with 3,891 visits to the food bank.

As winter approaches, rising household expenses can make it even more difficult for individuals and families to make ends meet. Our priority is to ensure that food assistance remains available to those who need it.

The Antigonish Community Food Bank relies on the generosity of local individuals, businesses, and foundations to help us meet this growing need. Financial contributions are especially valuable, allowing us to purchase food, maintain our operations, and continue providing reliable support throughout the year.

We are grateful for the generosity of our local business community and the important role it plays in supporting our work. Whether you have contributed in the past or are considering supporting us for the first time, your generosity makes a meaningful difference.

Thank you for helping us continue to serve our community.

Kindest regards

Gordon Brenton

Gordon Brenton, Chair
Antigonish Community Food Bank
Board of Directors

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: Municipal Council
FROM: Deputy Warden John Dunbar
SUBJECT: **October 27, 2026 Asset Management Committee Report**
DATE: November 17, 2026

The Asset Management Committee was convened on Tuesday, October 27, 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:

1. That the Committee recommends that Municipal Council renames the private laneway off of Trunk 4 in Heatherton currently known as D-24, as shown on the attached map, to “Margaret’s Lane”.

2. The Committee recommends that Municipal Council put forward the following roads for J-Class Road cost-sharing for the 2026-2027 fiscal year: Somers Road (Section 001:Trunk 4 to end of pavement), Tamara Drive, Macken Road.

3. The Committee recommends that Municipal Council approves the paving of the second Mini Pitch surface for the quoted price of $28,700+HST.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

TO: Municipal Council
FROM: Shirlyn Donovan, CAO
SUBJECT: **October 27, 2026 Committee of the Whole Report**
DATE: November 17, 2026

The Committee of the Whole was convened on Tuesday, October 27, 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:

1. The Committee recommends that Municipal Council approves the 2026-2027 Water Budget as presented.

2. The Committee recommends that Municipal Council approves a sponsorship in the amount of $5,000 towards the 2026 Paqtnkek Traditional Powwow/Mawi'omi.