THE TOWN OF ANTIGONISH

**Regular Council Meeting**
**October 20, 2026**
**Town Council Chambers**

**Present**
Mayor Sean Cameron
Deputy Mayor Andrew Murray
Councillor Leon MacLellan
Councillor Jack Sullivan
Councillor Juanita Pelly

**Regrets**
Councillor Diane Roberts
Councillor Patrick McKenna

**Also in Attendance**
Randy Delorey, CAO
Melanie Fougere, Municipal Clerk
Shannon Long, Marketing and Communications Officer
Kyle Meisner, P. Eng., Director of Infrastructure and Engineering
Meaghan Barkhouse, Director of Corporate Services
Denise Dunn, Housing Accelerator Fund (HAF) Coordinator
Pauline Cameron, Project Communications Coordinator

Media
Gallery (in person and online)

1. **Call to Order & Land Acknowledgement**
   Mayor Cameron called the meeting to order at 6:02 p.m. and acknowledged that the meeting took place in the traditional and ancestral territory of the Mi'kmaq people and recognized that we are all treaty people.

2. **Approval of Agenda**
   **2.1 Additions/Amendments**
   The following additions were made to the agenda:
   - Item 8.1 Manager of Accounting Bank Signing Authority

   **Motion:** That the agenda be approved as amended.
   Moved by: Councillor MacLellan
   Seconded by: Deputy Mayor Murray

   **Motion Carried.**

3. **Conflict of Interest**
   The CAO declared a conflict of interest with respect to item 8.2.
   The Mayor declared a conflict of interest with respect to item 8.6

## 4. Consent Agenda Items

4.1 Minutes of the Regular Council Meeting, September 15, 2026
4.2 Minutes of the Emergency Council Meeting, September 22, 2026
4.3 Antigonish Town Volunteer Fire Department – New Member Appointment
4.4 Dr. JJ Carroll Grant Recipients 2026
4.5 Guaranteed Livable Income – Correspondence from the Honourable Susan Corkum-Greek

**Motion:** That Council approve the Consent Agenda with Item 4.5, Guaranteed Livable Income – Correspondence from the Honourable Susan Corkum-Greek, removed for separate consideration as Item 8.6.
Moved by: Deputy Mayor Murray
Seconded by: Councillor MacLellan

**Motion Carried.**

## 5. Presentations

### 5.1 100th Anniversary of the Town Electric Utility and Empower Antigonish

Ms. Pauline Cameron, Project Communications Coordinator, provided Council with an overview of planned communications and community engagement initiatives recognizing the 100th anniversary of the Town's Electric Utility. The presentation highlighted efforts to celebrate the utility's history, promote public awareness of ongoing utility infrastructure investments, and support the broader Empower Antigonish initiative.

Ms. Cameron outlined proposed activities including utility bill inserts, social media campaigns, website content, community engagement opportunities, partnerships with local organizations, media outreach, and promotional materials commemorating the anniversary.

Council discussed the significance of the milestone and ongoing utility infrastructure improvements, including the new electrical substation and grid modernization project. Council recognized the foresight of previous Councils in establishing and expanding the municipal utility and acknowledged the role of recent investments in improving service reliability, supporting future growth, and advancing sustainability initiatives within the community.

Council recognized the contributions of staff involved in the project and thanked Ms. Cameron for her presentation.

## 6. Business from the Committee of the Whole

### 6.1 Lease Agreement – PID 01229582

The CAO presented a report recommending that Council enter into a lease agreement for a portion of Town-owned property to support the expansion of local childcare services through the installation and maintenance of a fence adjacent to the daycare property.

**Motion:**
That Council approves entering into a lease agreement with the owner of the property identified as PID 01229582 for $1, provided they continue to provide day care services and maintain the fence and property within the fenced area, and the agreement includes a termination clause, with appropriate notice, should the Town require the land to complete work on the Sewage Treatment Plant.
Moved by: Councillor MacLellan
Seconded by: Deputy Mayor Murray

**Motion Carried.**

### 6.2 Easement – PID 10037562

Council considered a request for an easement on Town-owned property (PID 10037562) to provide access to an adjacent landlocked property while preserving future municipal road connectivity and continued public access to the area.

**Motion:**
That Town Council approves the addition of an easement on the Town's property identified as PID 10037562 (Hope Lane / John's Pass area) to allow for property owner of the adjacent landlocked property identified as PID 10102416 to build a driveway / access point from the County's Vincents Way / Hope Lane, and to authorize the Property Owner to build a street, meeting Municipal standards, along the property (specific survey points TBD), provided the street is designed in such a way that if the Town builds a street through John's Pass it will have connectivity around to Hawthorne Street as originally envisioned when the property was acquired. The easement must also require continued access for Riverside Estates and John's Pass trail, sidewalk, or multi-use active transportation trail.
Moved by: Councillor Pelly
Seconded by: Councillor MacLellan

**Motion Carried.**

### 6.3 Mobile Home By-Law

Council considered a report regarding the 1967 Mobile Home By-Law. The CAO advised that the by-law is outdated and that many of the matters addressed within it are now regulated by other levels of government. Staff recommended that the by-law be reviewed and that enforcement be paused pending completion of the review.

**Motion:** That Town Council direct staff to review the 1967 Mobile Home By-Law and to pause enforcement of the by-law until the review is complete.
Moved by: Councillor Sullivan
Seconded by: Councillor MacLellan

**Motion Carried.**

## 7. Business from the Minutes

There was no business arising from the minutes.

## 8. New Business

### 8.1 Manager of Accounting – Bank Signing Authority

Ms. Meaghan Barkhouse, Director of Corporate Services, advised Council that during her upcoming leave, Bethany Collier, Manager of Accounting, would serve as Acting Director of Corporate Services. Staff requested that signing authority be granted accordingly.

**Motion:** That Council appoint Bethany Collier, Manager of Accounting, as an authorized signing authority for the Town during the leave of the Director of Corporate Services.
Moved by: Councillor MacLellan
Seconded by: Councillor Sullivan

**Motion Carried.**

### 8.2 Tax Relief Request – PID 01229095

The CAO declared a conflict of interest with respect to this item and did not participate in the discussion or decision.

Ms. Meaghan Barkhouse, Director of Corporate Services, presented a report regarding a request for tax relief for PID 01229095 following fire damage sustained on September 22, 2025. Council considered the revised opinion of value provided by Property Valuation Services Corporation (PVSC), along with staff's recommendation for a tax recalculation and interest waiver in accordance with the Town's established practice for fire-damaged properties.

**Motion:**
THAT Council approve the recalculation of property taxes for PID 01229095 based on the revised opinion of value of $381,000 provided by Property Valuation Services Corporation (PVSC), effective September 22, 2025, with taxes prorated from the date of the fire;
AND FURTHER THAT the recalculation result in a tax reduction of $1,976.04 for the 2025-26 tax year and $3,398.80 for the 2026-27 tax year, for a total reduction of $5,374.84;
AND FURTHER THAT accrued interest of $413.80, attributable to the delay in receiving and processing the fire assessment review, be waived;
AND FURTHER THAT any remaining balance owing after the adjustment be due and payable within thirty (30) days of Council's decision.
Moved by: Councillor MacLellan
Seconded by: Councillor Pelly

**Motion Carried.**

The CAO returned to the meeting following consideration of the item.

### 8.3 Municipal Finance Corporation (MFC) Fall 2026 Debenture

Ms. Barkhouse presented a report regarding participation in the Municipal Finance Corporation Fall 2026 Debenture Issue, including the required borrowing resolutions and the establishment of a maximum borrowing interest rate.

**Motion:**
THAT Council approve the attached borrowing resolutions required for participation in the Municipal Finance Corporation Fall 2026 Debenture Issue;
AND THAT Council establish a maximum borrowing interest rate of 7.0%, as recommended by the Municipal Finance Corporation.
Moved by: Councillor MacLellan
Seconded by: Councillor Sullivan

**Motion Carried.**

### 8.4 Audit Financial Statements

**Motion:** That Council approve and accept the audited financial report, subject to the date received by the auditors as presented and recommended by the Audit Committee.
Moved by: Councillor MacLellan
Seconded by: Councillor Pelly

**Motion Carried.**

Ms. Barkhouse left the meeting.

### 8.5 Canada Housing Infrastructure Fund (CHIF) Application - Hospital Way

The CAO provided an overview of the Canada Housing Infrastructure Fund (CHIF) application process, including the proposed Hospital Way and Wastewater Treatment Plant projects, funding requirements, application timelines, potential partnership opportunities, and the Town's anticipated financial contribution.
Council discussed the scope of the proposed application, project priorities, affordability, timelines, and the potential participation of the Municipality of the County of Antigonish.

By consensus, Council directed staff to proceed with Part 1 of the CHIF application for the Hospital Way project and the Wastewater Treatment Plant capacity expansion project.

Staff were further directed to engage with the Municipality of the County of Antigonish regarding potential participation in the projects prior to consideration of the final application resolution.

The CAO will contact the County CAO regarding potential partnership opportunities, and the Mayor will contact the Warden to discuss the application.

### 8.6 Liveable Income

Mayor Cameron declared a conflict of interest and vacated the Chair. Deputy Mayor Murray assumed the Chair for consideration of the item.

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Deputy Mayor Murray referenced correspondence received from the Honourable Susan Corkum-Greek in response to previous correspondence regarding a Guaranteed Livable Income. Deputy Mayor Murray inquired whether the correspondence could be shared publicly.

The CAO advised that the correspondence formed part of the Council agenda package and would be publicly available on the Town's website following the meeting.

Mayor Cameron resumed the Chair following consideration of the item.

## 9. Staff Reports

No questions arose from the Staff Reports.

The CAO acknowledged the efforts of staff across all departments and noted the improvements achieved through earlier budget approval and earlier completion of the annual audit. The CAO highlighted that earlier budget approval allowed infrastructure projects to be tendered and completed earlier in the construction season, resulting in improved service delivery and operational efficiencies.

**Motion**: That Council move In Camera to discuss the acquisition, sale, lease and security of municipal property pursuant to Section 22(2)(a) of the Municipal Government Act.
Moved by: Deputy Mayor Murray
Seconded by: Councillor Sullivan

**Motion Carried.**

Council Moved In Camera at 7:22 p.m.

## 10. In Camera

**10.1 Acquisition, sale, lease and security of municipal property MGA Sec 22(2)(a)**

Council returned to open session at 8:42 p.m.

## 11. Adjournment

With no further business, Councillor MacLellan moved for adjournment at 8:43 p.m.

Mayor Sean Cameron

Randy Delorey, CAO