THE TOWN OF ANTIGONISH

MEETING: **Special Town Council Meeting**
DATE: **November 12, 2026**
TIME: **4:30 p.m.**
PLACE: **Town Council Chambers**

Agenda

1. **Call to Order**

2. **Approval of Agenda**

3. **Conflict of Interest**

4. **Correspondence**
   4.1 Dr. John Hamilton- Re: Hospital Way Letter of Support

5. **New Business**
   5.1 Canada Housing Infrastructure Fund (CHIF) Application
   (Hospital Way & Sewage Treatment Plant)

6. **Adjournment**

[redacted]

November 4, 2026

Mr. N. MacInnes,

Warden, Municipality of the County of Antigonish,

285 Beech Hill Road, Beech Hill,

B2G 0B4

Dear ~~Warden Macln~~nes:

I am writing to you as the Town has made representations for a grant for an alternative route around what was formerly St. Martha's Regional Hospital and is now the Antigonish Memorial Regional Hospital.

For at least 50 years, there has been discussion about an alternative pathway to the hospital, which is the only regional hospital in Nova Scotia which has effectively only one access route to it.

There have been, in the past, as you know, many mock disasters about accidents on the railway junction on Bay Street, and others, which have caused impediments to access to the institution. There has been a common conclusion, namely that an additional access is necessary.

This was particularly highlighted last year when the Town was seeking to improve infrastructure in a variety of locations all at once, which yielded spectacular traffic jams and delays in access to the hospital's facilities. The hospital, as you know, is the regional referral centre, does all of the obstetrics for the four Counties around the Strait of Canso, and has a lot of diagnostic and surgical bookings, which all increase the amount of traffic. Furthermore, it is the chief generator of income for this region other than the university. Last year, in spite of efforts to manage and prioritize traffic through Main Street and Saint Andrew's Street, there were significant delays in access by emergency vehicles. This had deleterious impacts on all services using the junction between Bay Street, Main Street and St. Andrew's Street.

The optimum access route would be some form of land communication would be between Fairmount Road and Bay Street, behind the present hospital. Although the hospital is in Town, the route is through

the County and it is time, after at least 50 years of discussion that there was some action by both the Town and County Councils on this aspect. I understand that there is potentially Federal money available: we should collectively make use of it.

For the sake of engineering argument, the traffic in this area at peak periods is over 1,000 vehicles per hour, which gives a saturation index of 2.0. Any number using the standard calculation over 1.0 is considered congested.

Future developments in the Strait area, which includes this County, will only increase the demand for services at the hospital and ancillary areas, further deteriorating the traffic saturation issues.

Therefore, it is imperative that some action be taken on this. If the county council could put this on their agenda to discuss it, particularly with some representation from the town, then we would have made progress on this issue for the first time in 50 years. Thank you for your consideration of this matter.

Yours truly

J.R. Hamilton, MD, FRCS(C), retired

CC: Mr. Shawn Brophy, Councillor, District 4, Antigonish County

Mr. Shawn Cameron, Mayor Town of Antigonish

Mr. Brett MacNeil, Vice President, Eastern Health Zone, Nova Scotia Health Authority

Melanie Fougere

From: Melanie.Fougere@townofantigonish.ca
Subject: FW: CHIF Funding Application

From: Randy Delorey <Randy.Delorey@townofantigonish.ca>
Sent: Tuesday, November 10, 2026 3:40 PM
To: Town of Antigonish Council <Council@townofantigonish.ca>
Cc: Kyle Meisner <Kyle.Meisner@townofantigonish.ca>; Bethany Collier <bethany.collier@townofantigonish.ca>; Shannon Long <Shannon.Long@townofantigonish.ca>
Subject: Fw: CHIF Funding Application

Council,

Further to my earlier email, below is the official notice from the County of Antigonish, including the exact motion and some context around willingness to for potentially "collaborating on an emergency (gravel) road" .

Regards,

Randy Delorey, CAO
Town of Antigonish

e. cao@townofantigonish.ca

From: Shirlyn Donovan <Shirlyn.Donovan@Antigonishcounty.ca>
Sent: Tuesday, November 10, 2026 2:48 PM
To: Randy Delorey <Randy.Delorey@townofantigonish.ca>; Town of Antigonish Mayor <mayor@townofantigonish.ca>
Cc: Adam Baden-Clay <Adam.Baden-Clay@Antigonishcounty.ca>; Beth Schumacher <Beth.Schumacher@Antigonishcounty.ca>; Gary Mattie <Gary.Mattie@Antigonishcounty.ca>; Harris McNamara <Harris.McNamara@Antigonishcounty.ca>; John Dunbar <John.Dunbar@Antigonishcounty.ca>; Mary MacLellan <Mary.MacLellan@Antigonishcounty.ca>; Nicholas MacInnis <nicholas.macinnis@Antigonishcounty.ca>; Richelle MacLaughlin <richelle.maclaughlin@Antigonishcounty.ca>; Shawn Brophy <Shawn.Brophy@Antigonishcounty.ca>; Shirlyn Donovan <Shirlyn.Donovan@Antigonishcounty.ca>; Sterling Garvie <sterling.garvie@Antigonishcounty.ca>; Wayne Melanson <wayne.melanson@Antigonishcounty.ca>
Subject: CHIF Funding Application

Good morning Randy & Mayor Cameron,

At last night's Special Council Meeting, our Council made the following motion:

That Municipal Council support the Town's funding application to the Canadian Housing Infrastructure Fundby committing financial support for 1/3 of the unfunded portion of the Sewer Treatment Plant upgrades as per our Inter Municipal Service Agreement.

There was discussion on the added request for the municipality to commit financial support for 50% of the unfunded portion of the construction of Hospital Way. Council was not willing to proceed with this financial support as proposed, but are interested in collaborating on an emergency (gravel) road and want to ensure that all interested parties, including Nova Scotia Health, landowners and other municipalities serviced by the Regional Hospital are included in the discussion.

We look forward to future discussion.

Thank you,

Shirlyn

Shirlyn Donovan

Chief Administrative Officer

Municipality of the County of Antigonish

285 Beech Hill Road

Antigonish, NS B2G 0B4

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Honour Yesterday, Act Today, Inspire Tomorrow

CHIF Application

Provincial / Territorial Stream

Department of Infrastructure and Engineering

November 12th, 2026

Previous Federal CHIF Application

Direct Delivery Stream

- Funding for the original 2025 application was 50% Federal / 50% Municipal
- Total cost for the application was $29.7M + $4.4M (ineligible) for 3 Projects:
  - Northern Collector
  - Source Water Wells
  - Sewer Treatment Plant
- After some inquiries from the federal funding partners, the program was closed and applications were forwarded to the provincial CHIF program.

Source Water Wells

- Two funding programs arose in 2026 that specifically targeted source water well projects:
  - BCSF – Federal, up to 40% funding, capped at $4M of a $10M project
  - SCCF – Provincial, up to $1M overall
- Council stated that Source Water was their #1 priority, and approved resolutions for each of the above funding applications.
- If the funding applications are both successful, we would pay ~$3.8M out of an ~$8.0M project to connect water wells to the Town's water main and treatment facility.
- **We have not heard back on these applications.**

CHIF (PT) Funding Application

- Province has invited the Town to submit an updated CHIF application to the Provincial Stream – total project funding request is capped at original application level, but scope may be amended.
- Funding Allocation 73.33% Federal + Provincial Funding / 26.27% Municipal
- Application amended to fit the $29.7M eligible total, excludes the Wells, as other applications may yet be successful.
- Expected costs are:

			County	Town
Eligible Costs	**STP**	$ 15,212,927.60	$ 1,352,429.26	$ 2,704,858.53
	Hosp Way	$ 14,463,082.40	0	$ 3,857,304.08
	Total Elibible Costs	$ 29,676,010.00	$ 1,352,429.26	$ 6,562,162.60
In-Eligible Costs	**Hosp Way**	$ 2,755,041.25	0	$ 2,755,041.25
		$ 32,431,051.25	$ 1,352,429.26	$ 9,317,203.85

- A Resolution from Council is required for Part 2 submission due November 13th, should Council wish to pursue the opportunity.

Five-Year Capital Plan Town Costs: 2026-27 to 2030-31

2026-27	2027-28	2028-29	2029-30	2030-31
	Sewer Plant – Back End / Capacity | Total $2,704,858			
	$150,241	$2,554,617		
			Hospital Way | Total $6,612,345	
			$884,251	$5,728,094

Total planned project costs, 2027-28 to 2030-31: $9,317,204

CHIF (PT) Funding Resolution

Whereas the Town of Antigonish has long recognized the need for alternate emergency access to the regional hospital; and

Whereas the Town has identified a potential path to create a connector street, formerly referred to as “Northern Collector” but is now referred to as “Hospital Way”; and

Whereas all levels of government recognize and support developing infrastructure to help increase housing supply to meet the needs of our communities; and

Whereas Hospital Way will provide access to one of the last undeveloped areas within the Town of Antigonish, creating opportunities for future development; and

Whereas water and sewage treatment capacity are also necessary to respond to increased housing demand and climate change; and

Whereas the federal and provincial governments have established a Nova Scotia Provincial CHIF program with funding contributions up to 40% federal and 33.33% provincial of eligible project costs;

Therefore, Be It Resolved that the Town of Antigonish Council direct staff to update and submit the 2025 Northern Collector CHIF application to the Nova Scotia Provincial CHIF stream for up to $29.7 million in eligible costs. The project scope to include completion of Hospital Way with water and sewer infrastructure, expansion of the Town’s sewage treatment plant capacity. The Town acknowledges and accepts that if the application is approved the eligible costs, up to the submitted and approved estimate, may be funded up to 40% federally, 33.33% provincially, and the balance of eligible costs, including those exceeding the approved estimate and all ineligible costs, will be the responsibility of the Town.

Discussion