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The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, October 26, 2023 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

**Present:**

Mayor D. DeVenne  
Deputy Mayor F. Kangata  
Councillor P. Carver  
Councillor R. Nowe  
Councillor K. Wilson  
Councillor J. Feeney  
Councillor S. Lohnes-Croft  
CAO, D. Heide  
Deputy CAO, E. Levy

**Absent:** Town Clerk, K. Munroe (with regrets)

**Gallery:** 7 Online & 0 in-person gallery

**Land Acknowledgement**

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

**1. Agenda**

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT the agenda be approved as amended to move items 6.10 and 8.2 ahead of Correspondence on the agenda."  
Motion carried.

**2. Minutes**

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, "THAT the minutes of the October 10, 2023 regular meeting of Council be approved as presented."  
Motion carried.

**3. Public Input Session**

No public present.

#### 4. Presentations

There were no presentations.

#### 6.10 Extended Producer Responsibilities (EPR)

Council received a staff report and associated documents on EPR regulation changes.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, "THAT the Mahone Bay Town Council approves opting-in to Extended Producer Responsibilities (EPR) for Packaging, Paper Products and Packaging Like Products (PPP), and directs municipal staff to work with MJSB to ensure the opt-in submission requirements have been met prior to the January 1, 2024 deadline." Motion carried.

#### 8.2 Planning Advisory Committee

Council received the draft minutes of the October 3, 2023 meeting of the Planning Advisory Committee.

A motion by Deputy Mayor Kangata, seconded by Councillor Feeney, "THAT Council give 1<sup>st</sup> reading to the proposed Land Use Bylaw as amended to place a portion of PID 60602315 in the institutional zone as depicted in the Staff Report to Council dated October 26, 2023, and schedule a public hearing." Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, "THAT Council give 1<sup>st</sup> reading to and schedule a public hearing regarding the proposed Municipal Planning Strategy, attached to the Council agenda of October 26, 2023." Motion carried.

#### 5. Correspondence

##### 5.1 Appointment to Lunenburg County Accessibility Advisory Committee (LCAAC)

Council received a request from Ms. Johnson to appoint a member to the Lunenburg County Accessibility Advisory Committee.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council of the Town of Mahone Bay support the appointment of Scott Lutes to the Lunenburg County Accessibility Advisory Committee for a term of two years." Motion carried.

##### 5.2 Nova Scotia Farm Board Report

Council received the annual report and associated documents from the Nova Scotia Farm Board.

### 5.3 Letter to NSFM to Request Advocacy to Improve Rural Cell Phone Coverage

Council received a letter that was written to NSFM from Warden Penny Smith, Warden Eddie Nickerson, Mayor Rex Stoddard, Mayor Cory Nickerson and Mayor Harald Locke, requesting that NSFM prioritize rural cell phone coverage and intensify advocacy to the provincial and federal governments.

A motion by Councillor Wilson, seconded by Councillor Nowe, "THAT correspondence items 5.2 and 5.3 be received and filed." Motion carried.

## 6. Staff Reports

### 6.1 Staff Report to Council

Council received the October 26, 2023 Staff Report.

A motion by Councillor Carver, seconded by Councillor Wilson, "THAT this report be accepted for information." Motion carried.

### 6.2 Staff Report – South Shore Regional Library Board Appointment

This item was deferred from Council's October 10, 2023 meeting.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT Council direct staff to advertise for a member of the public to represent Mahone Bay on the South Shore Regional Library Board." Motion carried.

### 6.3 Staff Report – Development Services Quarterly Reporting

Council received a staff report with requested development services quarterly reports.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council accept this report for information." Motion carried.

### 6.4 Staff Report Short-term Rentals Information Sharing

Council received a staff report with a proposed Information Sharing Agreement with the Province of Nova Scotia and the names of those who will access this information.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT Council enter into the Information Sharing Agreement with the Province of Nova Scotia." Motion carried.

### 6.5 Staff Report – Marketing Levy

Council received a staff report on the potential of developing a Marketing Levy Bylaw

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT Council refer the Marketing Levy Bylaw to a future meeting of the Policy and Strategy Committee." Motion carried.

#### 6.6 Staff Report – Solar Garden Project Progress Update

Council received a staff report providing an update on the progress of the solar garden project and associated recommendations.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council direct staff to work with AREA to hold a third open house for the solar farm project, including a question-and-answer session, in early December.” Motion carried.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council set the interim power purchase price for energy from the solar garden at equivalent to the avoided cost of purchasing from NSPI, until June 1, 2024.” Motion carried.

Recorded Vote:

Councillor Carver Yes

Mayor Devenne Yes

Councillor Feeney Yes

Deputy Mayor Kangata No

Councillor Lohnes-Croft Yes

Councillor Nowe Yes

Councillor Wilson Yes

#### 6.7 Staff Report – Wildfires Letter Review

Council received a staff report providing an overview of information regarding wildfire prevention, found in the letter from Vervan Haysom and Valerie Hearder, received June 13, 2023.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council direct staff to work with the provincial Forest Protection – Wildfire Management Department to develop a Community Wildfire Prevention Plan.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Feeney, “THAT the recommendations contained in the letter from Mr. Haysom and Ms. Hearder be incorporated into the scope of the Urban Forest Management Plan where appropriate.” Motion carried.

#### 6.8 Staff report - Kinburn to Main Multi-Use Trail

Council received a report with updated concepts and associated estimates for the proposed Kinburn to Main Multi-Use Trail.

A motion by Councillor Lohnes-Croft, seconded by Deputy Mayor Kangata, “THAT Council direct staff to share the multi-use path concepts and estimates from WSP Inc with Nova Scotia Liquor Commission for their consideration.” Motion carried.



## 6.9 Staff Report – Road Trails Act

Council received a staff report with information concerning new provincial legislation.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT Council accept this report for information.” Motion carried.

## 7 Council Items

### 7.1 Notice of Motion

Councillor Wilson withdrew his notice of motion made October 10, 2023.

## 8. Committee Reports

### 8.1 Lunenburg County Senior Safety Program

Council received the monthly report of the Senior Safety Program.

### 8.3 Climate and Advisory Committee

Council received the draft minutes of the October 4, 2023 meeting of the Climate and Advisory Committee.

### 8.4 Heritage Advisory Committee

Council received the draft minutes of the October 11, 2023 meeting of the Heritage Advisory Committee. The minutes included a notice that the committee is requesting amendments to the Heritage Grant Fund Policy.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council approve the grant request for \$500 from the Mahone Bay Founder’s Society, funded from the Heritage Property Grant Fund.” Motion carried.

### 8.5 South Shore Open Doors Association (SSODA)

Council received SSODA’s monthly report.

## 10. Closed Session

A motion by Councillor Feeney, at 9:17 p.m., seconded by Councillor Carver, “THAT Council go into Closed Session to discuss Acquisition, Sale, Lease and Security of Municipal Property and Contract Negotiations as permitted by the Municipal Government Act sections 22(2)(a), and 22(2)(e) respectively.” Motion carried.

Council came out of closed session at 9:30 p.m.

### Business Arising from Closed Session

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council award the audit services contract to BDO and appoint them as the Town of Mahone Bay’s Municipal Auditor.” Motion carried.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council direct the Mayor to sign the purchase and sale agreement for the purchase of PID 60684271 in the amount of \$30,000.” Motion carried.

Council adjourned at 9:31 p.m. on conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Town Clerk, Kelly Munroe



# **Mahone Bay & District Fire Department**

Quarterly report from July 1 2023 to September 30 2023

During this quarter the Department respond to 47 calls for assistance

## **Fire Calls**

July – Possible structure fire. Mahone Bay

July – Possible brush fire. Clearland

August – Brush fire. Maders cove

August – Car Fire. Hwy 103 Oakland.

September – Illegal burn. Mahone Bay.

September – Illegal burn. Mahone Bay.

## **Fire Alarms**

July – Fire alarm. Mahone Bay

July – Fire alarm. Mahone Bay

July – Fire alarm. Mahone Bay

July – Fire alarm. Mahone Bay

July – Fire alarm. Mahone Bay

July – Fire alarm. Mahone Bay

August – Fire alarm. Mahone Bay

August – Fire alarm. Mahone Bay

September – Fire alarm. Mahone Bay.

## **Flood Condition**

July – Road washed out. Mahone Bay.

July – Basement flooded. Mahone Bay.

July – Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Car washed towards house. Mahone Bay

July - Basement flooded. Clearland.

July - Basement flooded. Mahone Bay

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.

July - Basement flooded. Mahone Bay.  
July - Basement flooded. Clearland.  
July - Basement flooded. Clearland.  
July - Basement flooded. Mahone Bay.

## **Motor Vehicle Collision**

July – Single vehicle. HWY 103  
August - Single vehicle. Hwy 103  
August – Two vehicle. Mahone Bay.  
September – Single vehicle. Hwy 103

## **Medical Calls**

September - Assistance with extrication. Mahone Bay  
September – Medical. Mahone Bay

## **Mutual Aid**

July - Structure fire. Lunenburg  
July - Possible structure fire. Lunenburg  
July – Assist with missing persons search. Brooklyn, West Hants  
August – MVC HWY 103. Blockhouse  
August – Car fire, Hwy 103. Martines River.

## **Power lines down / tree on lines**

September – Pole snapped. Maders cove  
September – Tree on lines pole snapped. Oakland.  
September – Tree on lines. Oakland.

## **Summery**

During this quarter the department responded to over 23 calls for assistance due to flooding within a 24 hour period during the unprecedented rain in July. We also did community canvassing to help raise funds towards the future purchase of a side by side to help with fire fighting and rescues in remote areas. There was also a breakfast and movie night fund raiser held.

The department has carried out regular training throughout the period as well as maintenance nights for up keep of the trucks and equipment.

We are hold our 1<sup>st</sup> banquet since covid on the 18 November and look forward to seeing town council and staff there.

As always if anyone has any questions at any time please feel free to contact me.

Regards

Adam Ekins

Chief Mahone Bay & District Fire Department.



**Quarterly Police Report  
Town of Mahone Bay  
July to September 2023**

**1. LUNENBURG DISTRICT STAFF**

- 1 Staff Sergeant
- 2 Sergeants
- 6 Corporals
- 34 Constables
- 1 Reserve Constable
- 7 Administrative Staff
- Crime Analyst (Covers numerous areas including Lunenburg District)
- Senior Safety Coordinator (Jointly Managed with BPS)

**2. SOUTHEAST TRAFFIC SERVICES**

- Six-member provincial unit working out of Lunenburg District (Chester Office)
- Dedicated traffic enforcement throughout Lunenburg and Queens Counties.

**3. LUNENBURG DISTRICT FLEET**

- (11) Patrol Cars
- (7) Patrol SUVs
- (5) Unmarked Police Vehicles
- (1) Police Boat
- (1) 4 Seat UTV (Side x Side)
- (4) Patrol Bicycles

**4. DISTRICT FACILITIES**

- Chester Detachment
- Lilydale Detachment
- Cookville Detachment

## 5. CALLS FOR SERVICE

Between July 1<sup>st</sup> and September 30<sup>th</sup>, 2023 Lunenburg District RCMP received 2,917 calls for service which included Criminal Code, Controlled Drugs and Substance Act, and Provincial Act Investigations.

### Various calls for service statistics within Lunenburg District:

- Lunenburg District members conducted 40 check stops in various locations throughout the county.
- False Alarms - 75
- Wellbeing Checks - 79
- Mental Health Calls – 137
- Sudden Death – 29
- Crime Prevention - 110
- 911 calls - 76
- Assistance to GP –23

### Calls for service specific to the Town of Mahone Bay:

Between July 1<sup>st</sup> and September 30<sup>th</sup>, 2023 RCMP received 89 calls for service in the town of Mahone Bay which included Criminal Code, Controlled Drugs and Substance Act, and Provincial Act Investigations.

- Check Stops – 3
- Written Warnings – 7
- Summary Offence Tickets – 6
- False Alarms – 3
- 911 Calls – 0
- Sudden Deaths – 1
- Crime Prevention – 1
- Fail to Stop or Remain at Accident- 3
- Mental Health Act- 4



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### Calls for Service

Here's a breakdown of some of the notable calls for service in Mahone Bay:

- On July 13<sup>th</sup>, 2023 RCMP Traffic Services conducted Lidar on Main Street during a bike Road Race event. Several hundred vehicles were observed with only one warning issued. RCMP presence in the area during this event ensured safety for all participants.
- On August 9<sup>th</sup>, 2023 RCMP were patrolling in the Town of Mahone Bay. A motorist was recognized by the member as a person without a driver's license. The member attempted to stop the vehicle however, it fled at a high rate of speed. The vehicle and driver were later located; the vehicle was impounded, the driver was arrested and released for a later court date as well as being issued four summary offence tickets.
- On August 10<sup>th</sup>, 2023 RCMP were called to a residence on Main Street in Mahone Bay for a Breach of Conditions. Upon arrival an intoxicated male was located in the back yard of the residence and was positively identified as the original subject of complaint. The male was arrested by members without incident and taken to cells in Bridgewater where he was held overnight pending a morning court appearance. The male was released by the court to return at a later date to answer to charges laid.
- On September 21<sup>st</sup>, 2023 RCMP received a call for service on Pleasant Street in Mahone Bay for a deceased female. EHS was already on scene when members arrived and had pronounced her deceased; statements taken, the scene investigated and assisting units were consulted. In consultation with the Medical Examiner's office and Southwest Nova Major Crime Unit it was determined that there was nothing to indicate that the death was suspicious in nature. Next of kin were notified by members.
- During the summer of 2023 several wallets and other miscellaneous items were turned over to RCMP after being lost/ left behind at various locations in Mahone Bay. RCMP are happy to report all items have made their way back to their rightful owners.

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**6. District Resources:**

Lunenburg County District is in great shape with regards to employee positions. We currently face a couple of vacancies however we expect these to be filled quickly.

- S/Sgt. Victor Whalen is the District Commander and works out of the Cookville Detachment.
- Sgt. Kelly Plamondon works out of the Cookville office and is one of the Operations Sergeants for Lunenburg District.
- Sgt. Brent Johnston works out of the Chester Detachment and is one of the Operations Sergeants for Lunenburg District.
- Cpl. Matt Leggett will be moving from B Watch in Cookville to Lilydale Detachment as the site supervisor as well as the supervisor for Community Policing and SSRO programs.
- Cpl. Traci Johnston and Cpl. Walter Goliath have both accepted transfers out of the district .
- Cpl. Kyle Doane and Cpl. Brad Williams work out of the Chester Detachment as the Team Leaders for their respective watches.
- Lunenburg District is pleased to announce the recent promotion of Cst. Gord Giffin to the Cpl. position on the watch in Cookville. Cpl. Giffin is coming back to Lunenburg after spending some time with the provincial Criminal Intelligence Service; he has an extensive knowledge of the area and is a welcome addition to the Lunenburg District management team.
- Cpl. Derek McAlpine (RCMP) supervises GIS and SCEU in Lunenburg District. Cst. Aaron Bishop (RCMP) is our Street Crime Enforcement Officer currently working out of Bridgewater Police Office as part of an integrated team working with Bridgewater Police Service. Cst. Paul McCallion (RCMP) is our General Investigative Section member for Lunenburg District working out of the Cookville Detachment.
- Currently within the District there are four members on long-term ODS (over 30 days). We currently have one vacancy at the Cpl. position that is in the promotional process and one vacancy for a Cst. in the Court Liaison position. We have recently added an Experienced Police Officer to Lunenburg District team, Cst. Steven MacNeil as well as three members that have transferred in from outside of the division; Cst. Marchand, Cst. MacDonald and Cst. Cichon.

**7. SCHOOL SAFETY RESOURCE OFFICERS (Lunenburg County)**

Corporal Traci Johnston is the NCO i/c in charge of Community Policing for Lunenburg District. Corporal Johnston has accepted a transfer to Halifax District and will be departing on November 3rd, 2023. Corporal Matthew Leggett will be assuming the Lunenburg position upon Corporal Johnston's departure.

The SSROs, Cst. Bailey & Cst. Beaton are working with local schools and, as before, delivering programs concerning a range of topics including cyber bullying, and other social media topics. They continue to attend receptive schools and provide relevant materials where they can to schools within the district.

**8. COMMUNITY POLICING VICTIMS SERVICES OFFICER (Lunenburg County)**

Constable Sonia Upshaw has been seconded to C Watch for a period of time to assist with calls for service however she remains active in the community and takes part in a variety community events as well as completes presentations for community groups. If you or someone you know have any community activities or special events that you would like the RCMP in attendance please contact Cpl. Matt Leggett at the Lilydale Detachment by calling 902-634-8674 or by email: [Matthew.Leggett@rcmp-grc.gc.ca](mailto:Matthew.Leggett@rcmp-grc.gc.ca) or Cst. Upshaw at the Chester Detachment by calling 902-275-3583 or by email: [Sonia.upshaw@rcmp-grc.gc.ca](mailto:Sonia.upshaw@rcmp-grc.gc.ca)

**9. SOUTH SHORE STREET CRIME (LCD SCEU) / GIS**

Following a busy second quarter the SECU team has been focused on completing several weeks of disclosure and ensuring all seized exhibits are processed and sent for testing.

A CDSA investigation into a local cocaine trafficker has led to identifying a supplier in the Halifax area. Investigators were able to observe several meetings with the supplier and have been working closely with the Halifax Integrated Drug Unit as part of an ongoing investigation.

In July a Homicide Investigation took of the majority of investigators' time assisting Major Crime with various tasks. The unit was tasked with obtaining statements, collecting video surveillance from local businesses and conducting surveillance on the primary suspect. As a result, a suspect from Blockhouse was recently arrested and has been charged with 1<sup>st</sup> Degree Murder. He is currently in custody as the court process continues.

During a investigation into stolen property a search warrant was executed at a Tanner Settlement home and a large trailer was identified as stolen and seized. A 42 year old male has been charged with possession of stolen property. The matter is currently before the courts.

**Convictions:**

Kala SWINIMER recently plead guilty to possession of cocaine for the purpose of trafficking in relation to a 2021 investigation. SWINIMER received a 2 year sentence. SWINIMER is also currently before the courts in relation to several other possession for the purpose of trafficking charges from May of 2023 after SCEU investigators seized over 100 grams of cocaine following a vehicle stop.

**SCEU/ GIS Statistics for this quarter are:**

- 4 Criminal Code Search Warrants Executed
- 1 Other Criminal Code Judicial Authorization obtained
- 4 Criminal Code charges laid
- \$4,000 Value of Property Seized/ Recovered
- \$5,000 Value of Drugs & Cash seized

**10. Quarterly Traffic Statistics**

Please see below the combined traffic work conducted by South Shore Traffic Services as well as Lunenburg County District members aimed at reducing serious motor vehicle collisions and to help improve safety on our roadways.

- 256 SOTS
- 193 Written Warnings
- 40 Checkpoints

Respectfully submitted,

Cpl. 

Corporal Traci Johnston





**Town of Mahone Bay Quaterly Statistics**  
(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type		2023	2023	Amount of Change	Total for 2023
		Q3	Q2		
		Current	Previous		
Crimes Against Persons					
Offences Related to Death	0	0	0	0	
Sexual Offences	0	0	0	0	
Assault	3	4	-1	9	
Kidnapping/Hostage/Abduction	0	0	0	0	
Robbery	0	1	-1	1	
Extortion / Intimidation	0	0	0	0	
Criminal Harassment	1	0	1	2	
Indecent   Harassing Comm.	0	0	0	0	
Uttering Threats	2	1	1	3	
Property Crime					
Arson	0	0	0	0	
Break and Enter	1	1	0	2	
Unlawfully in a Dwelling House	0	0	0	0	
Theft Over	0	1	-1	1	
Theft of Motor Vehicle	0	0	0	0	
Theft of Other MV / Motorcycle	0	0	0	0	
Take MV w/o Consent	0	0	0	0	
Theft Under	3	3	0	6	
Shoplifting	0	3	-3	5	
Theft (mail, bicycle, et al)	0	0	0	0	
Theft from Motor Vehicle	0	0	0	0	
Possession of Stolen Goods	0	0	0	0	
Fraud	5	4	1	11	
Identity Theft	0	0	0	0	
Mischief	3	4	-1	8	
Drug Enforcement					
Possession	0	0	0	0	
Trafficking	0	1	-1	1	
Import/Export	0	0	0	0	
Production	0	0	0	0	
Other	1	0	1	1	





**Town of Mahone Bay Quaterly Statistics**  
(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type		2023	2023	Amount of Change	Total for 2023
		Q3	Q2		
		Current	Previous		
Traffic					
Dangerous Op of MV	1	0	1	1	
Distracted Driving	0	0	0	0	
Impaired by Alcohol	1	1	0	2	
Impaired by Drug	0	0	0	0	
Failure/Refusal	0	0	0	0	
Driving while Disqualified	1	1	0	2	
Fail to Stop or Remain	3	0	3	4	
Seatbelt Violation	0	2	-2	5	
Intersection Violation	0	0	0	0	
Speeding Violation	3	4	-1	8	
Insurance Violation	1	1	0	3	
Road Side Suspension (Alcohol)	0	1	-1	1	
Road Side Suspension (Drug)	0	0	0	0	
Collision - Fatal	0	0	0	0	
Collision - Non - Fatal Injury	0	0	0	0	
Collision - Reportable	7	3	4	15	
Collision - Non Reportable	3	3	0	11	
Off-Road Vehicle Collision	0	0	0	0	
Municipal By-laws	1	0	1	3	
Other Traffic Offence/Violation	7	6	1	22	
Other Traffic Related Duties	0	0	0	0	
Checkstop	3	6	-3	11	
Other					
911 Call	0	3	-3	4	
Breach of Court Order	2	0	2	4	
Liquor Act	1	0	1	1	
Mental Health Act	4	0	4	4	
Missing Person	0	1	-1	1	
Municipal Bylaw - Other	0	0	0	0	
Other	20	24	-4	64	
Sudden Death	1	0	1	3	
Suspicious P V P	4	1	3	6	
Wellbeing Check	2	8	-6	12	
Trespass At Night	0	0	0	0	
HPA (COVID-19) - Offences only	0	0	0	0	
HPA (COVID-19) - Other activities	0	0	0	0	
QUA (COVID-19) - Offences Only	0	0	0	0	
QUA (COVID-19) - Other Activities	0	0	0	0	
Total Founded & SUI Occurrences	84	88	-4	237	
Total Occurrences*	89	91	-2	247	

\*Includes Unfounded and Unsubstantiated





## Town of Mahone Bay Monthly Statistics Overview

(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type	2023	2023	2023
	July	August	September
<b>Crimes Against Persons</b>			
Offences Related to Death	0	0	0
Sexual Offences	0	0	0
Assault	2	0	1
Kidnapping/Hostage/Abduction	0	0	0
Robbery	0	0	0
Extortion / Intimidation	0	0	0
Criminal Harassment	1	0	0
Indecent   Harassing Comm.	0	0	0
Uttering Threats	1	1	0
<b>Property Crime</b>			
Arson	0	0	0
Break and Enter	1	0	0
Unlawfully in a Dwelling House	0	0	0
Theft Over	0	0	0
Theft of Motor Vehicle	0	0	0
Theft of Other MV / Motorcycle	0	0	0
Take MV w/o Consent	0	0	0
Theft Under	1	2	0
Shoplifting	0	0	0
Theft (mail, bicycle, et al)	0	0	0
Theft from Motor Vehicle	0	0	0
Possession of Stolen Goods	0	0	0
Fraud	2	1	2
Identity Theft	0	0	0
Mischief	2	1	0
<b>Drug Enforcement</b>			
Possession	0	0	0
Trafficking	0	0	0
Import/Export	0	0	0
Production	0	0	0
Other	0	0	1





**Town of Mahone Bay Monthly Statistics Overview**  
(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type	2023	2023	2023
	July	August	September
<b>Traffic</b>			
Dangerous Op of MV	0	1	0
Distracted Driving	0	0	0
Impaired by Alcohol	0	1	0
Impaired by Drug	0	0	0
Failure/Refusal	0	0	0
Driving while Disqualified	1	0	0
Fail to Stop or Remain	1	1	1
Seatbelt Violation	0	0	0
Intersection Violation	0	0	0
Speeding Violation	2	1	0
Insurance Violation	0	1	0
Road Side Suspension (Alcohol)	0	0	0
Road Side Suspension (Drug)	0	0	0
Collision - Fatal	0	0	0
Collision - Non - Fatal Injury	0	0	0
Collision - Reportable	2	5	0
Collision - Non Reportable	2	1	0
Off-Road Vehicle Collision	0	0	0
Municipal By-laws	0	1	0
Other Traffic Offence/Violation	6	1	0
Other Traffic Related Duties	0	0	0
Checkstop	2	1	0
<b>Other</b>			
911 Call	0	0	0
Breach of Court Order	1	1	0
Liquor Act	0	1	0
Mental Health Act	2	0	2
Missing Person	0	0	0
Municipal Bylaw - Other	0	0	0
Other	6	7	7
Sudden Death	0	0	1
Suspicious P V P	0	2	2
Trespass At Night	0	0	0
Wellbeing Check	0	1	1
HPA (COVID-19) - Offences only	0	0	0
HPA (COVID-19) - Other activities	0	0	0
QUA (COVID-19) - Offences Only	0	0	0
QUA (COVID-19) - Other Activities	0	0	0
<b>Total Founded &amp; SUI Occurrences</b>	<b>35</b>	<b>31</b>	<b>18</b>
<b>Total Occurrences*</b>	<b>38</b>	<b>33</b>	<b>18</b>

\*Includes Unfounded and Unsubstantiated





**Lunenburg County District Quarterly Statistics**  
(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type		2023	2023	Amount of Change	Total for 2023
		Q3	Q2		
		Current	Previous		
Crimes Against Persons					
Offences Related to Death	1	0	1	2	
Sexual Offences	13	15	-2	40	
Assault	74	59	15	175	
Kidnapping/Hostage/Abduction	1	1	0	2	
Robbery	0	1	-1	1	
Extortion / Intimidation	12	4	8	17	
Criminal Harassment	11	18	-7	39	
Indecent   Harassing Comm.	21	14	7	44	
Uttering Threats	43	40	3	118	
Property Crime					
Arson	0	5	-5	5	
Break and Enter	31	31	0	85	
Unlawfully in a Dwelling House	2	2	0	6	
Theft Over	10	6	4	20	
Theft of Motor Vehicle	4	3	1	13	
Theft of Other MV / Motorcycle	1	4	-3	5	
Take MV w/o Consent	0	0	0	1	
Theft Under	65	44	21	138	
Shoplifting	7	21	-14	50	
Theft (mail, bicycle, et al)	10	4	6	17	
Theft from Motor Vehicle	2	6	-4	8	
Possession of Stolen Goods	3	1	2	5	
Fraud	57	69	-12	179	
Identity Theft	2	3	-1	6	
Mischief	122	107	15	291	
Drug Enforcement					
Possession	5	3	2	10	
Trafficking	1	9	-8	15	
Import/Export	0	0	0	0	
Production	0	0	0	0	
Other	4	1	3	8	





**Lunenburg County District Quarterly Statistics**  
(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type		2023	2023	Amount of Change	Total for 2023
		Q3	Q2		
		Current	Previous		
Traffic					
	Dangerous Op of MV	10	2	8	12
	Distracted Driving	5	7	-2	44
	Impaired by Alcohol	60	48	12	140
	Impaired by Drug	1	0	1	1
	Failure/Refusal	1	2	-1	3
	Driving while Disqualified	8	20	-12	45
	Fail to Stop or Remain	16	7	9	33
	Seatbelt Violation	3	9	-6	22
	Intersection Violation	21	23	-2	65
	Speeding Violation	252	443	-191	1,041
	Insurance Violation	8	17	-9	37
	Road Side Suspension (Alcohol)	4	1	3	5
	Road Side Suspension (Drug)	0	0	0	0
	Collision - Fatal	1	2	-1	3
	Collision - Non - Fatal Injury	24	15	9	52
	Collision - Reportable	130	93	37	316
	Collision - Non Reportable	72	34	38	145
	Off-Road Vehicle Collision	5	4	1	11
	Municipal By-laws	6	3	3	11
	Other Traffic Offence/Violation	396	392	4	1,106
	Other Traffic Related Duties	17	4	13	26
	Checkstop	40	50	-10	139
Other					
	911 Call	76	57	19	187
	Breach of Court Order	25	20	5	64
	Liquor Act	19	6	13	29
	Mental Health Act	137	146	-9	391
	Missing Person	12	10	2	28
	Municipal Bylaw - Other	10	7	3	18
	Other	703	561	142	1,664
	Sudden Death	29	28	1	78
	Suspicious P V P	86	57	29	198
	Wellbeing Check	79	68	11	191
	Trespass At Night	1	4	-3	5
	HPA (COVID-19) - Offences only	0	0	0	0
	HPA (COVID-19) - Other activities	0	0	0	1
	QUA (COVID-19) - Offences Only	0	0	0	0
	QUA (COVID-19) - Other Activities	0	0	0	0
Total Founded & SUI Occurrences		2,759	2,611	148	7,411
Total Occurrences*		2,917	2,771	146	7,853

\*Includes Unfounded and Unsubstantiated





## Lunenburg County District Monthly Statistics Overview

(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type	2023	2023	2023
	July	August	September
<b>Crimes Against Persons</b>			
Offences Related to Death	0	0	1
Sexual Offences	5	5	3
Assault	27	17	30
Kidnapping/Hostage/Abduction	0	0	1
Robbery	0	0	0
Extortion / Intimidation	2	8	2
Criminal Harassment	6	2	3
Indecent   Harassing Comm.	7	9	5
Uttering Threats	12	17	14
<b>Property Crime</b>			
Arson	0	0	0
Break and Enter	8	13	10
Unlawfully in a Dwelling House	0	1	1
Theft Over	4	2	4
Theft of Motor Vehicle	1	0	3
Theft of Other MV / Motorcycle	0	1	0
Take MV w/o Consent	0	0	0
Theft Under	30	22	13
Shoplifting	0	3	4
Theft (mail, bicycle, et al)	6	2	2
Theft from Motor Vehicle	0	2	0
Possession of Stolen Goods	2	0	1
Fraud	16	20	21
Identity Theft	0	2	0
Mischief	52	38	32
<b>Drug Enforcement</b>			
Possession	1	3	1
Trafficking	0	0	1
Import/Export	0	0	0
Production	0	0	0
Other	0	2	2





## Lunenburg County District Monthly Statistics Overview

(Includes Traffic Services and Occurrences taken by Call Back Unit)

Protected "A"

Type of Crime & Occurrence Type	2023	2023	2023
	July	August	September
<b>Traffic</b>			
Dangerous Op of MV	2	2	6
Distracted Driving	4	1	0
Impaired by Alcohol	25	20	15
Impaired by Drug	1	0	0
Failure/Refusal	0	1	0
Driving while Disqualified	1	2	5
Fail to Stop or Remain	5	5	6
Seatbelt Violation	2	1	0
Intersection Violation	9	4	8
Speeding Violation	132	81	39
Insurance Violation	2	3	3
Road Side Suspension (Alcohol)	1	2	1
Road Side Suspension (Drug)	0	0	0
Collision - Fatal	0	1	0
Collision - Non - Fatal Injury	10	8	6
Collision - Reportable	36	54	40
Collision - Non Reportable	32	28	12
Off-Road Vehicle Collision	0	3	2
Municipal By-laws	2	4	0
Other Traffic Offence/Violation	141	158	97
Other Traffic Related Duties	5	5	7
Checkstop	12	11	17
<b>Other</b>			
911 Call	22	29	25
Breach of Court Order	7	11	7
Liquor Act	5	8	6
Mental Health Act	48	47	42
Missing Person	7	3	2
Municipal Bylaw - Other	1	9	0
Other	274	219	210
Sudden Death	8	8	13
Suspicious P V P	22	27	37
Wellbeing Check	28	23	28
Trespass At Night	1	0	0
HPA (COVID-19) - Offences only	0	0	0
HPA (COVID-19) - Other activities	0	0	0
QUA (COVID-19) - Offences Only	0	0	0
QUA (COVID-19) - Other Activities	0	0	0
<b>Total Founded &amp; SUI Occurrences</b>	<b>1,024</b>	<b>947</b>	<b>788</b>
<b>Total Occurrences*</b>	<b>1,084</b>	<b>998</b>	<b>835</b>

\*Includes Unfounded and Unsubstantiated



September 28, 2023

His Worship David Devenne  
Mayor, Town of Mahone Bay  
P.O. Box 530, Mahone Bay  
N.S. B0J 2E0

RE: Nova Scotia Fisheries & Aquaculture Loan Board 2022-23 Annual Report and Fact Sheets

Dear Mayor Devenne,

On behalf of the Nova Scotia Fisheries & Aquaculture Loan Board (NSFALB), we are pleased to provide you with copies of our 2022-23 Annual Report and Lending Highlights fact sheet. In addition, we are pleased to provide a Fact Sheet on the extent of the NSFALB's activities for the entirety of Lunenburg County.

The NSFALB supports Nova Scotia's ocean economy by providing affordable and reliable access to capital to support growth, expansion, innovation, and sustainability in our seafood sector. In our 2022-23 Annual Report, you will find information on our Board and programs, lending highlights, trends, and metrics, as well as our audited financial reports.

In 2022-23, the NSFALB advanced near-record financing to the sector, providing over \$65 million in new lending to Nova Scotia businesses — an important source of capital in rural Nova Scotia. You will find this outlined in the fact sheets enclosed, which include lending highlights specific to your County, Lunenburg, and another with provincial-level metrics.

I hope that you find the enclosed report and fact sheets informative. Should you wish to learn more about the offerings of the NSFALB visit [www.nsfishloan.ca](http://www.nsfishloan.ca) or if you have any comments or questions, do not hesitate to reach out at 902-896-4800.

Sincerely,

The Nova Scotia Fisheries & Aquaculture Loan Board







October 11, 2023

Nova Scotia Federation of Municipalities  
Suite 1304, 1809 Barrington Street  
Halifax, NS B3J 3K8



**Attention:** Mayor Brenda Chisholm-Beaton, President, Nova Scotia Federation of Municipalities (NSFM)  
**Email:** [bchisholmbeaton@townofph.ca](mailto:bchisholmbeaton@townofph.ca)

**Subject: Urgent Need for Advocacy to Improve Rural Cell Phone Coverage for Emergency Preparedness**

Dear Mayor Chisholm-Beaton,

I am writing to you with an urgent and critical concern that necessitates immediate action; the lack of reliable cell phone coverage in rural parts of Nova Scotia. Recent events, such as wildfires, floods, and hurricanes, have emphasized the imperative need for robust communication networks in these areas.

While natural disasters have always posed a risk, the increasing frequency and severity of these events make it even more essential for our rural communities to have dependable cell phone coverage. In times of emergencies, many residents do not receive timely alerts or information due to the inadequate or non-existent cell phone signal, endangering lives, and properties. Communication is a vital lifeline that can make all the difference in these perilous situations.

The recent initiative in Toronto, where all subway riders will have cellphone service from October 3rd, underscores the vital importance of connectivity for public safety and economic prosperity. Spearheaded by the Federal Minister of Innovation, Science and Industry, François-Philippe Champagne, this move responds to concerns over restricted connectivity, ensuring that riders can promptly access emergency services and maintain consistent communication for both personal and business needs. If such measures can be executed in urban centers like Toronto, it becomes imperative for the government to address similar concerns in rural communities, such as the Municipality of Shelburne. In emergencies like the recent fires, several residents couldn't receive crucial evacuation alerts due to absent cell coverage. Just as Toronto's subway riders are safe guarded with mandated service provisions, residents of rural communities deserve the same commitment to their safety and well-being.

Warren MacLeod, CAO  
[Warren.MacLeod@municipalityofshelburne.ca](mailto:Warren.MacLeod@municipalityofshelburne.ca)

[www.municipalityofshelburne.ca](http://www.municipalityofshelburne.ca)

Penny Smith, Warden  
[warden@municipalityofshelburne.ca](mailto:warden@municipalityofshelburne.ca)

As you are aware, reliable cell phone coverage is not merely a matter of convenience but a critical infrastructure need that impacts the well-being and safety of our residents. Not only does this affect individual households, but it also hampers the efforts of emergency responders who rely on clear lines of communication to coordinate rescue and relief activities.

I urge you, in your capacity as the President of the Nova Scotia Federation of Municipalities, to prioritize and intensify your advocacy towards both the Provincial and Federal Governments through your Public Safety Advisory Committee or possibly creating a dedicated committee on the issue. While it is understood that there are multiple challenges and budget constraints to be managed, the well-being and safety of the citizens should always be paramount.

Moreover, improved cellular infrastructure would not only enhance safety but also contribute to the economic and social development of these rural areas. This long-term investment would benefit our communities in multiple ways, making it a "win-win" situation for all stakeholders involved. Thank you for your attention to this vital issue. Together, we can forge a stronger and safer Nova Scotia for everyone.

Sincerely,

Warden Penny Smith  
Municipality of Shelburne



Warden Eddie Nickerson  
Municipality of Barrington



Mayor Rex Stoddard  
Town of Clark's Harbour



Mayor Cory Nickerson  
Town of Lockeport



Mayor Harald Locke  
Town of Shelburne



Tim Houston, Premier  
Rick Perkins, MP – South Shore – St. Margarets  
Nolan Young, MLA – Shelburne  
Juanita Spencer, NSFM - Chief Executive Officer  
Ellen Desmond, CRTC – Commissioner Atlantic Region & Nunavut  
Paul Mason, NSEMO – Executive Director  
All Nova Scotia Municipalities



NOVA SCOTIA  
FISHERIES & AQUACULTURE  
LOAN BOARD

2022-2023

# Annual Report

Nova Scotia Fisheries and  
Aquaculture Loan Board





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Nova Scotia Fisheries and Aquaculture Loan Board Annual Report 2022-2023

Nova Scotia Fisheries and Aquaculture Loan Board

June 2023

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Metrics



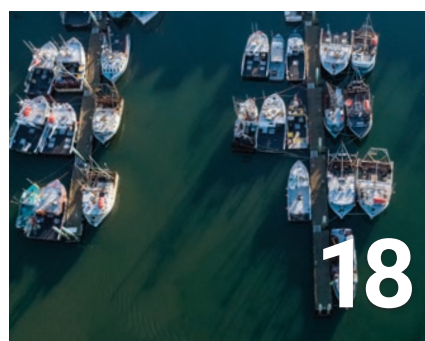
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# Message from the Board Chair



I am pleased to present this Annual Report for the Nova Scotia Fisheries and Aquaculture Loan Board (FALB), which provides an overview of the activities of the Board during the 2022-23 fiscal year.

The FALB has provided financing to Nova Scotia's seafood sector since 1936. We are Nova Scotia's only lender focused 100% on that sector. The loans we provide represent long-term commitments, the FALB's approach is to work closely with clients to fully understand their business goals and ensure every loan can be successful, not only today and tomorrow, but well into the future.

The provision of affordable and predictable financing to an ever-changing industry is essential to supporting the next generation of Nova Scotian seafood businesses. The importance of the capital we provide is once again reflected in the value of loans advanced in 2022-23, which represents the second-highest year on record. Particularly significant is that over 40% of new loans approved were to new entrants to the harvesting sector, underscoring the optimism of the next generation of fishers and their long-term commitment to their businesses and communities. The FALB is proud to support new entrants, while at the same working with them to understand the risks associated with long-term financing in a cyclical industry.

2022-23 represented a turning point in terms of the impacts of the COVID-19 pandemic. The reduction of public health restrictions enabled both staff and Board members to engage more directly with the industry. Because we pride ourselves on being a relationship-based lender, these opportunities to meet in-person with existing and prospective clients are important to the work of the FALB.

Nevertheless, it was not a year without challenges and uncertainty for the seafood sector. Increased costs of fishing inputs, such as fuel, bait, and supplies, cut into the bottom line of fish harvesters and farmers. With many fishing communities impacted by Hurricane Fiona, the FALB quickly responded by reaching out to clients in the hardest hit areas to ascertain damages, discuss needs, and see where we could help.

The unpredictability of conditions within the seafood sector is one reason why the FALB places such great emphasis on providing predictable financing. The FALB has long had a reputation as a reliable partner to the fisheries and aquaculture industries, and has recently taken strides to cultivate a similar reputation with the seafood processing and boatbuilding sectors. Working to ensure that the breadth of Nova Scotia's seafood sector is successful not only strengthens the FALB's portfolio but strengthens the industry as a whole.

Decisions of the FALB are made by a cross-section of dedicated and talented Nova Scotians who offer unique insights and perspectives to the efficient operation of the Board. I would like to acknowledge and thank

my fellow Board members for their leadership, insight, and commitment to the industries we serve. I would also like to thank the staff of the Board, whose knowledge, dedication, and focus on results are truly impressive.

The 2022-23 Annual Report allows for the many accomplishments of the FALB to be highlighted to all Nova Scotians. In addition, the release of an Annual Report allows for reflection on challenges faced and ways to turn such challenges into future opportunities for the organization and the Province. The recent experiences of high inflation, global economic uncertainty, and climate change require that we take stock of the FALB's operations and adjust our offerings to continue providing critical financing, while protecting the portfolio into the future.

**Robert Verge, Acting Chair**





# Message from the Director



2022 represented yet another record year for seafood exports in Nova Scotia, demonstrating the continued importance of the industry. The Nova Scotia Fisheries and Aquaculture Loan Board advanced near-record financing to the sector in 2022-23, providing over \$65 million in new lending to Nova Scotia businesses. This caps off a five-year period during which the FALB's overall portfolio has more than doubled, while portfolio arrears remain at record low levels. New entrants to the fishery represented over 1/3 of the FALB's clients again this year. This success provided a solid foundation for the FALB to respond to new opportunities.

Financing of Nova Scotia's seafood sector is all that we do at the FALB. Our sole focus is on ensuring the success of Nova Scotia's varied seafood sector, not only in the short-term, but over the long-term. Many clients of the FALB choose our financing services based on the positive experiences of friends, neighbours, and family members. In fact, a number of current clients are the children and grandchildren of past FALB clients. The importance of these strong relationships with our clients cannot be overstated. Our talented and insightful staff work with clients to understand the complete picture of their business, and structure a loan that provides a foundation for success.



The variation in Nova Scotia's seafood sector is immense, particularly as it relates to geography, species, and technology. Our loan officers understand that no two files are alike and take the time to address business specific needs. We also understand the importance of direct and personal communication with our clients. When Hurricane Fiona struck, our staff quickly began reaching out to clients in highly impacted areas to understand impacts and offer supports.

The reach of the FALB is extensive, with record highs of capital advanced to over 750 small and medium sized businesses throughout Nova Scotia; however, we recognize that adequately supporting all areas of the sector requires collaboration and partnerships. In 2022-2023, we worked closely with the Department of Fisheries and Aquaculture to advance their objectives relating to export development, local seafood consumption, and climate change adaptation and mitigation. Partnerships with other provincial agencies, the Federal government, and non-governmental organizations were continued. The FALB was pleased to be a

key sponsor and participant at the Minister of Fisheries and Aquaculture Conference. In addition, our increased participation at other industry events and conferences in light of reduced public health restrictions allowed for relationships to be created and renewed.

The staff of the FALB are what makes our organization successful, which in turn allows the FALB to contribute to the success of the Province of Nova Scotia. I would like to thank the staff for the great work they do on a daily basis to support our industries and the Province.

**Brennan Goreham, Director  
Crown Lending Agencies**

# Board

## of Directors



### **Robert Verge**

Vice-Chair and Director  
(June 2022-June 2025)

Bob has a Bachelor's Degree in Industrial Engineering and a Master's Degree in Business Administration. He also holds professional designations as a Professional Engineer, Chartered Professional Accountant, and Certified Management Consultant. He recently retired as Managing Director of the Canadian Centre for Fisheries Innovation.



### **Nathan Boudreau**

Director and Audit Committee Chair  
(January 2021-January 2024)

Nathan has a strong accounting background and has been the Chief Operations Officer for Petit De Gras Packers in Arichat for over 20 years. He is an active member in his community, and he has served on numerous committees. Nathan is currently in his third term on the FALB.





## **Matthew Tapper**

Director

(June 2022-June 2025)

Matt has a strong background in business financing, spending 17 years working in the field of Indigenous business development for the Federal Government and more recently working as the General Manager of an Aboriginal Financial Institution (Ulnooweg Development Group). He spends a lot of his time volunteering within the sports sector and is currently the CEO of the Aboriginal Sport Circle.



## **Donna Upham**

Director

(June 2022-June 2025)

Donna has a strong financial background, working at IG Wealth since 2016 and obtaining her CFP® during that time. Donna works closely with business owners and pre-retirees to build a solid financial plan which includes tax planning, retirement and insurance protection, and responsible debt management. Donna is an active member in her community serving and volunteering on several boards and clubs.



## **Sean Borden**

Director

(January 2021-January 2024)

Sean has a Master's Degree in Business Administration and a Bachelor's Degree in Engineering, Industrial Discipline. He has a strong background in asset management, operations management, customer experience and capital investment management through his work at Emera and Nova Scotia Power. Sean is currently the Director of Operations Support at Emera and was previously the Director of Regional Operations and the Director of Customer Experience at Nova Scotia Power.





## **Fanel Vasile**

Director

(June 2022-June 2025)

Fanel is a licensed professional engineer in Nova Scotia and Ontario and has 23 years engineering experience in manufacturing, machine design, and shipbuilding. Fanel gained a deep expertise by managing and developing R&D projects in seafood processing after working over 5 years in this industry. Currently, Fanel is working as an Industrial Engineering Team Lead at Irving Shipbuilding.



## **Denny Morrow**

Chair and Director

(May 2019-May 2022)

Denny has worked in administrative roles in the fishing industry since 1993 and currently runs his own consulting business. Denny has served on advisory committees related to the fishing industry and on several boards and groups in the Yarmouth area.

## **Claude Poirier**

Director

(January 2021-January 2024)

Claude has strong business and relationship experience with the fishing industry. He has been the owner of Cheticamp Welding and Machine Shop since 1993 and an employee since 1973. He has served on numerous committees in his community in various roles.





# Metrics

NET  
INCOME

**\$2.950 M**

NUMBER  
OF LOANS

**1052**

INTEREST  
REVENUE

**\$12.11 M**

APPLICATIONS  
**APPROVED**

**147**

NUMBER  
OF CLIENTS

**752**

AVERAGE  
INTEREST RATE

**4.6%**

NEW LOANS  
ADVANCED

**\$66.0 M**

TOTAL PORTFOLIO  
**PRINCIPAL**

**\$303.3 M**

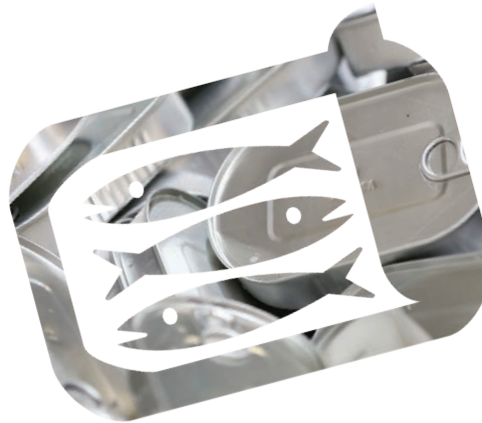




# About

the Nova Scotia  
Fisheries and Aquaculture  
Loan Board





For 87 years, the FALB has been supporting Nova Scotia's ocean economy by providing affordable and reliable access to capital to support growth, expansion, innovation, and more recently, sustainability in our seafood sector. The FALB along with Nova Scotia Farm Loan Board and the Timber Loan Board operate under a shared-services model, under the name Crown Lending Agencies.

## Mission

FALB builds on the success of Nova Scotia's fishing, aquaculture, and seafood industry by providing lending opportunities to business enterprises seeking to expand, grow, innovate, and succeed.

## Vision

To be a preferred and trusted lender for those involved in and directly supporting the fishing, aquaculture, and seafood industries in communities throughout Nova Scotia.

## Mandate

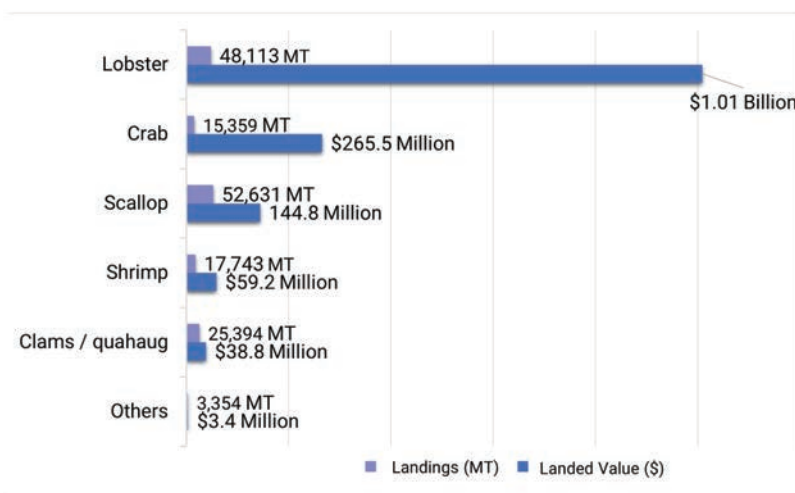
The mandate of the FALB is to support the fisheries and aquaculture industry through the provision of capital financing. The FALB operates as a Crown Corporation established under the ***Fisheries and Coastal Resources Act***, which provides authority to the FALB to make loans to, or guarantee loans of, a borrower for any purpose which will encourage, sustain, improve, or develop the fishing and aquaculture industries in Nova Scotia. Regulations made under the ***Fisheries and Coastal Resources Act*** govern the terms and conditions of loans provided by the FALB.

# Economic Landscape

## Commercial Fishery Landings

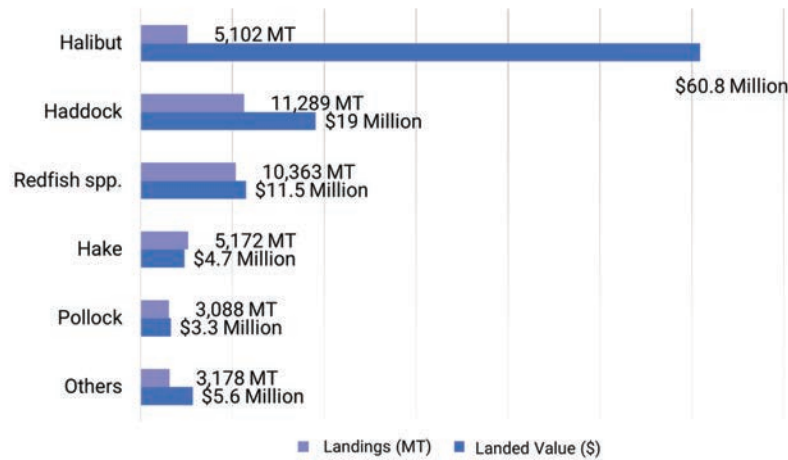
In 2021, lobster remained Nova Scotia's top fishery, with landings of 48,113 metric tonnes valued at \$1.01 billion. Other top shellfish species by landed value were Snow Crab, Sea Scallop, Shrimp and Clam/Quahaugs.

### Nova Scotia Shellfish Landings and Landed Value (2022)



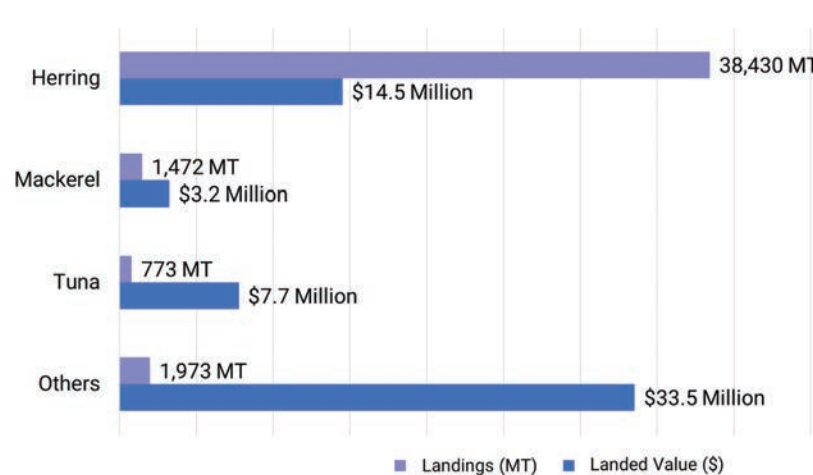
The top groundfish species was Halibut, followed by Haddock, Redfish, Hake, and Pollock.

### Nova Scotia Groundfish Landings and Landed Value (2022)



Herring was the top pelagic species, followed by Mackerel and Tuna.

### Nova Scotia Pelagics Landings and Landed Value (2022)



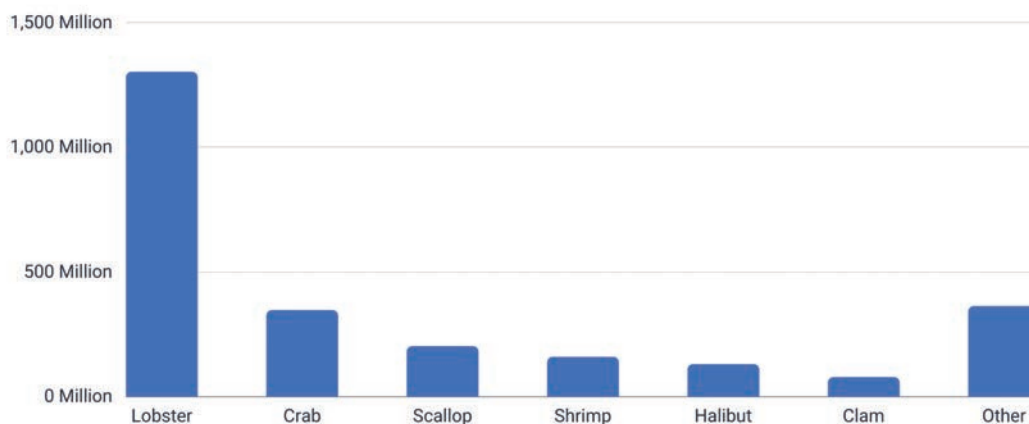




## International Trade

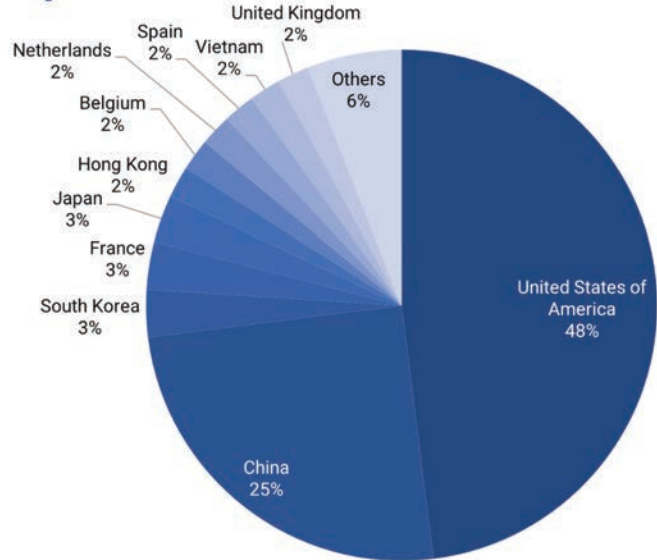
Nova Scotia's fish and seafood exports were valued at \$2.6 billion in 2022, up by 4% from 2021. Nova Scotia is Canada's seafood export leader, increasing its share of Canada's seafood exports from 28% in 2021 to 31% in 2022. Fish and seafood products remained Nova Scotia's largest export commodity in 2022, accounting for 36% of the province's exports. Lobster remained Nova Scotia's top exported seafood product, followed by Crab, Scallops, Shrimp, Halibut, and Clams.

### Nova Scotia Seafood Exports (2022)



The United States of America remained Nova Scotia’s top destination for seafood exports, followed by China, South Korea, France and Japan. Six additional destinations each accounted for 2% of Nova Scotia’s seafood exports.

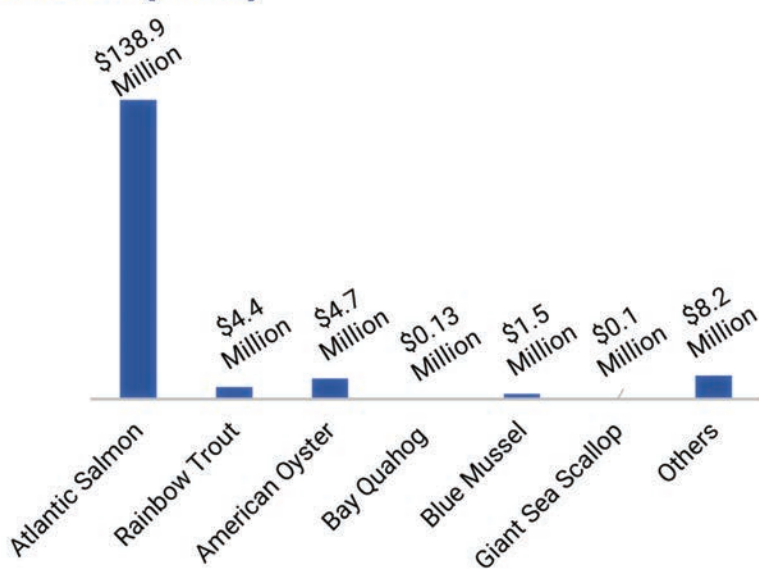
**Nova Scotia Top Export Destinations (2022)**



**Aquaculture Production**

Nova Scotia’s aquaculture industry produced 15.2 million kilograms of farmed seafood in 2022 with a value of \$158 million. This represented an increase from 11 million kilograms valued at \$83 million in 2021.

**Value of Nova Scotia Aquaculture Production (2022)**







**Fisheries & Aquaculture Loan**

# **Programs**



### **LICENCE(S) AND GEAR LOAN**

License(s) and gear loans allow new fishers to join the industry, and established fishers to expand or diversify operations.



### **NEW VESSEL CONSTRUCTION LOAN**

Our New Vessel Construction Loan provides fishers an opportunity to build a new, customized vessel.



### **USED VESSEL PURCHASE LOAN**

Our Used Vessel Loan is designed to provide financing for used vessel purchases with repayment periods set based on the remaining useful life of the vessel.



### **MODIFICATIONS TO A VESSEL LOAN**

Our Modifications to a Vessel Loan offers financing for upgrades like a new engine, vessel extensions, or equipment changes.



### **AQUACULTURE LOAN**

Aquaculture loans are available to aquaculture operators in starting, expanding, or purchasing an aquaculture business. Aquaculture loans can be tailored to production cycles.



### **PROCESSING SECTOR**

Our lending products support shore-based processing and value-added businesses looking to grow, seeking productivity and efficiency improvements, or transitioning a family business to the next generation.



### **BOATBUILDING SECTOR**

Financing to enterprises involved in the boatbuilding sector. This includes loans for vessel molds, buildings and land, business acquisition and succession planning, and equipment or new technology.





# Progress

## on Goals

### **Focus on Clients**

Efforts continued throughout 2022-23 to improve our client service and product offerings, ensuring that financing solutions continued to match the needs of a continuously evolving industry. Our dedicated team of professionals placed great emphasis on meeting client expectations, and responded admirably to changes in external circumstances such as storm events and economic uncertainty. Several internal process improvements were implemented for 2023-2024 that are anticipated to yield positive results for clients.

Maintaining communication with clients, both during the early phases of a new application and after many years of established business, allowed staff to be responsive to their needs. Planned expansion of the FALB's social media accounts is another tool to maintain strong relationships with those involved in the fisheries and aquaculture sectors.

### **Focus on People**

The commitment of FALB staff to the success of the industries we serve remained one of the organization's strongest assets. Staff-led teams continued to undertake initiatives driven by the results of the provincially administered "How's Work Going?" survey. Staff continued to identify areas for reducing administrative burden to both enhance their work efforts, and benefit the clients we serve. Opportunities for cross-training and employee development were pursued, with a vision towards ensuring an engaged and stable workforce.



Four members (three new and one returning) were appointed to the FALB in 2022-2023 to enable an adequate Board complement and to allow for new perspectives and insights to be brought to the table. A long-term Board of Director recruitment strategy was developed to support board stability and the onboarding of new Directors. Part of the recruitment strategy seeks to attract Directors from a wide variety of demographic and professional backgrounds, to ensure that the FALB is representative not only of the province's seafood industry, but of the province overall.

## **Focus on Development**

The FALB increased outreach to existing and prospective clients through attendance of several conferences and events such as the Minister of Fisheries and Aquaculture's Conference and the Eastern Canadian Fisheries Expo. The FALB expanded its reach to clients and stakeholders with targeted advertising through industry trade publications and the revamping of the FALB's online and social media presences. The FALB welcomed a new team member whose focus will be on outreach and engagement efforts in support of portfolio development and diversification.

Staff increased opportunities to visit new and existing clients at their places of business to gain insights into how FALB financing could best support them. The FALB's in-house vessel inspection program continued to work closely with applicants, existing clients, and the boatbuilding sector in particular, to support the delivery of FALB financing. Financing products continued to be reviewed for their applicability to the FALB's mandate to expand financing into new areas. Increased connections with the Province's seafood processors, boatbuilders, and aquaculturalists positioned the FALB for continued growth in serving these sectors. The FALB continued to seek partnerships with other lending and development agencies and institutions.





# Areas of Focus

## Responding to Evolving Conditions

The FALB continued to support businesses across the Province involved in the seafood industry through changing economic and environmental circumstances. Building on client-focused efforts taken during the height of the COVID-19 pandemic, the FALB provided flexibility to clients in light of rising costs and inflation, the impacts of Hurricane Fiona, and continued global economic uncertainty. The FALB worked closely with colleagues in the Department of Fisheries and Aquaculture to offer supports to borrowers in areas directly impacted by Hurricane Fiona. The Board also offered a streamlined working capital loan to provide short-medium term financing for clients who suffered damages from Fiona, allowing them to rebuild and replace equipment quickly. FALB staff continued to consider individual client circumstances and work with them to consider adjustments to payment terms such as interest and/or principal deferrals to support temporary cash flow challenges that arose from rising input costs and changes in global markets. Climate change continues to be a defining issue facing the seafood sector. The FALB's lending programs can be adopted to help clients finance changes to their individual fishing operations to address issues that relate directly to climate change.

## Capital at Competitive Rates

The Board offers specialized lending programs that reflect the unique needs of Nova Scotia's seafood industry and strives to provide competitive rates to our clients. The Board offers predictability by allowing clients to lock in long term rates of up to 25 years, which allows businesses to have long term payment stability that can aid in managing and predicting cash flows. The board also offers a major benefit to clients who select full fixed-term amortizations from 7 -25 years: their interest rates are reviewed at their 5 year anniversary. They get the benefit of a lower rate if rates have dropped, or they stay locked in at their original rate if rates have increased.

## **Strategic Planning**

The FALB was part of the review of Agencies, Offices, and Crown Corporations that was conducted in 2022. The FALB welcomed the opportunity to review the effectiveness of program offerings and service delivery. The review provided an opportunity to reflect on recent changes made to regulations and how the FALB conducts its work. No changes were recommended as a result of this review.

Upon completion of the above-noted review, Board strategic planning focused on identifying areas for developing the FALB loans portfolio to ensure that all viable opportunities in the seafood sector have the potential to be supported by the FALB, while also attempting to diversify the portfolio as an approach to risk management.

## **Development and Value-Add Sectors**

The FALB continued to explore new ways to reach newcomers and those historically excluded from the seafood industry and support them in establishing roots in the province's seafood economy. In the summer of 2022, Crown Lending Agencies was pleased to continue to lead the Black Youth Planting Their Futures Program. This ongoing commitment provides youth and students summer employment opportunities with the Board and introduces them to the various sectors within the fisheries and aquaculture industry.

In addition, the FALB held discussions with organizations and individuals to better understand how the Board can offer supportive and complementary lending for Indigenous persons. Work in this area includes discussions on innovative solutions to ensure Indigenous people in Nova Scotia have equitable access to Fisheries and Aquaculture Loan Board lending programs. Efforts also continued to review loan application documentation to ensure inclusivity for underrepresented and underserved communities.

In 2022-2023, staff continued to develop working relationships with industry associations in the processing sector and look forward to continuing to offer financing for these businesses. Efforts to expand the FALB's profile in the commercial boatbuilding sector were also undertaken, in recognition of the important role served by these businesses.

## **Support for New Entrants**

The FALB continued to offer financing to new entrants/young fishers. The new entrant program (first-time commercial license holder) requires a minimum deposit of 5% on license purchases, in comparison the FALB standard minimum deposit of 10% on other license purchases. The FALB also supports new entrants through payment flexibility in terms of payment dates, amortization lengths, fixed terms, interest rates, and potential deferral options. 43% of loans approved went to clients 35 and under. Supporting the financing needs of new entrants is a key priority of the FALB.



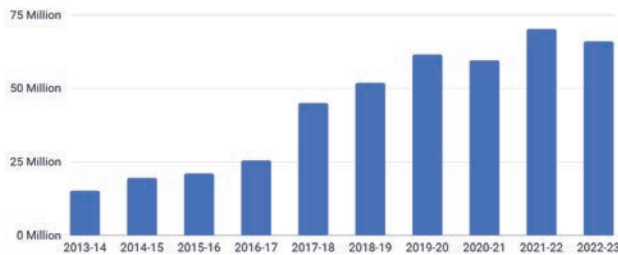


Lending

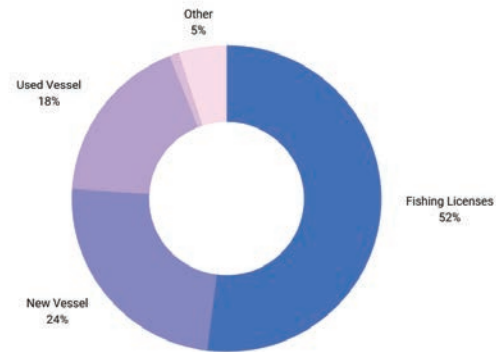
# Highlights



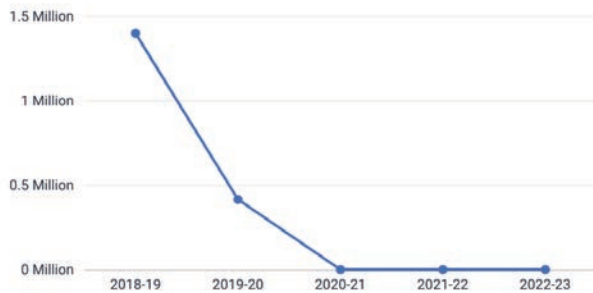
### Loans by Year - Funds Advanced



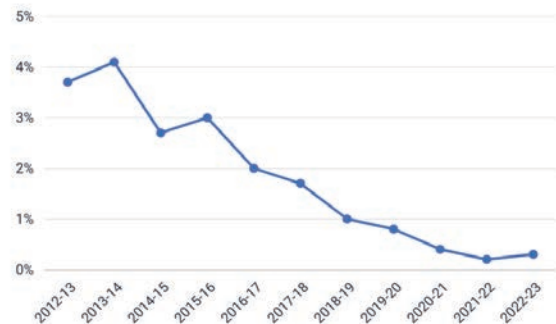
### Loans as a Percentage - Total Portfolio (\$)



### Write-offs - 5 Year Trend



### Year-End Arrears - % of Total Principal



## Other 2022-23 Highlights

- 43% of loans approved went to clients 35 and under. Supporting the financing needs of new entrants is a key priority of the FALB.
- The number of loans outstanding increased by 6.69% from 2021-22, rising from 986 to 1052.
- The number of clients served by the FALB went from 724 to 752, an increase of 3.8% from 2021-22.
- FALB staff continued to provide financial guidance to all clients as part of our regular loan application process. An additional 16 clients received additional special credit counseling.



Independent

# Auditor's Report

and Audited Financial Statements



Financial Statements

Nova Scotia Fisheries and Aquaculture Loan  
Board

March 31, 2023



# Contents

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## Independent auditor's report

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To the Board of Directors of Nova Scotia Fisheries and Aquaculture Loan Board

### Opinion

We have audited the financial statements of the Nova Scotia Fisheries and Aquaculture Loan Board ("the Loan Board"), which comprise the statement of financial position as at March 31, 2023, and the statements of operations and accumulated surplus and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Nova Scotia Fisheries and Aquaculture Loan Board as at March 31, 2023, and its results of operations and accumulated surplus, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Loan Board in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Loan Board's ability to continue as a going concern, disclosing, as applicable, matters related to a going concern and using the going concern basis of accounting unless management either intends to liquidate the Loan Board or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Loan Board's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Loan Board's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Loan Board's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Loan Board to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The logo for Grant Thornton LLP, featuring the company name in a stylized, cursive script.

Halifax, Canada  
June 15, 2023

Chartered Professional Accountants



# Nova Scotia Fisheries and Aquaculture Loan Board

## Statement of financial position

March 31

(in thousands of dollars)

	2023	2022
<b>Financial assets</b>		
Loans receivable (Note 4)	\$ 303,250	\$ 262,528
Interest receivable, net of allowance \$330 (2022 - \$244)	4,787	4,247
Due from the General Revenue Fund of the Province (Note 5)	76,227	116,961
	<u>384,264</u>	<u>383,736</u>
<b>Liabilities</b>		
Applicants' funds on deposit (Note 5)	149	173
Accounts Payable	12	
Due to the General Revenue Fund of the Province	4,787	4,247
Fisheries and Aquaculture Development Fund (Note 1)	379,316	379,316
	<u>384,264</u>	<u>383,736</u>
<b>Net assets and accumulated surplus</b>	\$ -	\$ -

Commitments (Note 6)

On behalf of the Board

DocuSigned by:

Nathan Boudreau

EDCE9338AE4D4F1...

Director

DocuSigned by:

Robert Verge

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Director

See accompanying notes to the financial statements.

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# Nova Scotia Fisheries and Aquaculture Loan Board

## Statement of operations and accumulated surplus

Year ended March 31

(in thousands of dollars)

	Budget 2023	2023	2022
<b>Revenues</b>			
Interest on loans	\$ 9,000	\$ 12,112	\$ 10,945
Loan processing and other fees	<u>464</u>	<u>328</u>	<u>349</u>
	<u>9,464</u>	<u>12,440</u>	<u>11,294</u>
<b>Expenses</b>			
Lending expenses (Note 8)	<u>8,938</u>	<u>9,490</u>	<u>7,499</u>
	<u>8,938</u>	<u>9,490</u>	<u>7,499</u>
<b>Annual surplus before distributions to the Revenue Fund of the Province</b>	526	2,950	3,795
<b>Distributions to the General Revenue Fund of the Province</b>	<u>(526)</u>	<u>(2,950)</u>	<u>(3,795)</u>
<b>Annual and accumulated surplus - Beginning and End of year</b>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

See accompanying notes to the financial statements.

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# Nova Scotia Fisheries and Aquaculture Loan Board

## Statement of cash flows

March 31

(in thousands of dollars)

2023

2022

Net increase (decrease) in cash and cash equivalents

### Operating

Annual and accumulated surplus	\$ -	\$ -
Net charge (credits) to operations not involving cash		
Decrease (increase) in allowance for loan impairment	(376)	614
	(376)	614
Net change in non-cash operating working capital balances related to operations		
Increase in interest receivable	(540)	(41)
Increase in accounts payable	12	
Increase in due to the General Revenue Fund of the Province, net	540	41
Increase (decrease) in applicants' funds on deposit	(24)	2
	(388)	616

### Financing activities

Decrease in due from the General Revenue Fund of the Province, net	40,734	33,132
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### Investing activities

Increase in loans receivable, net	(40,346)	(33,748)
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Net change in cash and cash equivalents	-	-
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Cash and cash equivalents, beginning of year	-	-
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End of year	\$ -	\$ -
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See accompanying notes to the financial statements.

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# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

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### 1. Nature of operations

#### Authority

The Nova Scotia Fisheries and Aquaculture Loan Board (the "Loan Board") was established pursuant to Section 34 of the Fisheries and Coastal Resources Act. The purpose of the Fisheries and Aquaculture Development Fund (the "Fund") is to finance the loans and guarantees of the Loan Board.

The objective and purpose of the Loan Board is to make loans and guarantees of loans to fishers, aquaculturists, companies, cooperatives, associations or other persons in order to encourage, sustain, improve and develop the fishing industry in the Province of Nova Scotia (the "Province").

As at March 31, 2023, the total principal in loans outstanding was limited by Order-in-Council to \$400,000 less \$20,685 in bad debt since the inception of the Fund. Maximum advances disbursed in any given year are established through the annual budgeting process, which requires approval of government. For the year ended March 31, 2023, new advances were \$65,956 (2022 - \$70,110). During the year, the Loan Board received repayments of loan principal of \$24,684 (2022 - \$24,289).

	<u>2023</u>	<u>2022</u>
Fisheries and Aquaculture Development Fund – beginning of year	\$ <u>379,316</u>	\$ 379,316
Fisheries and Aquaculture Development Fund – end of year	\$ <u>379,316</u>	\$ 379,316
Comprised of:		
Loans receivable (Note 4)	\$ 303,250	\$ 262,528
Loans authorized but not advanced (Note 5)	14,643	13,047
Funds available for additional loans (Note 5)	<u>61,423</u>	<u>103,741</u>
	\$ <u>379,316</u>	\$ 379,316

Loans in excess of \$5,000 or any loan write-offs, require approval by Governor in Council.

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### 2. Capital management

As an agency of the Province of Nova Scotia, the Board does not maintain its own capital. Operations are funded by capital contributions from the Province.

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# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

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### 3. Summary of significant accounting policies (continued)

#### Basis of accounting

These financial statements have been prepared by management by applying the principles of the Chartered Professional Accountants of Canada Public Sector Accounting Standards for other government organizations as defined by the Canadian Public Sector Accounting Board, which sets out generally accepted accounting principles for government organizations.

#### Revenue recognition

Revenue is recorded on an accrual basis. The main components of revenue are interest and various fees for loans and guarantees. Interest on loans is recognized in income only if there is no longer doubt as to the collectability of principal.

#### Expenses

Expenses are recorded on the accrual basis. Net expenses include recoveries which are directly related to the expenses and are not normally considered to be revenue.

#### Loans receivable

Loans receivable are recorded at the principal amount of loans outstanding less an allowance for loan impairment. Loans are considered for impairment when loan payments are in arrears for more than 90 days or when, in management's opinion, there is no longer reasonable assurance of the timely collection of the full amount of principal and interest.

Loans usually bear interest at approximate market rates and normally have fixed repayment schedules.

#### Valuation allowance for loan impairment

The valuation allowance for loan impairment represents management's best estimate of losses due to impaired loans in the Loan Board's portfolio. The valuation allowance is determined based on management's identification and evaluation of the problem accounts and estimated losses that exist in the remaining portfolio. These judgments are influenced by the composition and quality of the portfolio, general economic conditions and conditions affecting specific commodities, as well as the Loan Board policy to act as a patient lender, providing time for repayment where full future repayment appears reasonable.

Valuation allowances are made for probable losses on certain loans and loan guarantees, which are recorded in the statement of operations and accumulated surplus as bad debt expense. Bad debt expense also reduces the balance of amount due to the Fisheries and Aquaculture Development Fund. Recoveries of bad debt does not increase the Fund's balance.

The Loan Board records a specific valuation allowance based on a loan-by-loan review. Impaired loans are valued at the lower of their recorded investment or the estimated net recoverable value of their underlying security.

In addition, the Loan Board calculates a collective valuation allowance in the specific reserve. This is an estimate of incurred but unidentifiable losses based on a review of historic loan write-offs on an industry sector basis.

# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

### 3. Summary of significant accounting policies (continued)

#### Management estimates

PSAS requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. By their nature, as described further in note 4, these estimates are subject to measurement uncertainty and any changes in those estimates could have an impact on the results of the future period financial statements.

#### Financial instruments

The Loan Board has adopted Handbook Section PS3450 "Financial Instruments" and is required to designate its financial instruments into one of the following two categories: (i) fair value; or (ii) cost or amortized cost. All of the Loan Board's financial instruments are measured at amortized cost using the effective interest method.

The Loan Board's financial instruments consist of loans receivable, interest receivable, applicants' funds on deposit and amounts due to/from the General Revenue Fund of the Province. Transaction costs relating to loans are recorded as part of the total amount outstanding. The carry value of loans approximates its net recoverable value. The Loan Board holds all loans to maturity.

#### Remeasurement gains and losses

Under PSAS, the Loan Board is required to present a statement of remeasurement of gains and losses. As the Loan Board has no remeasurement gains and losses, this statement has not been presented.

### 4. Loans receivable

#### a) Loans receivable

The following table sets out the scheduled maturities of the financial assets as at March 31, 2023, together with the weighted-average interest rates being earned on the financial assets:

	Under 1 year	1-5 years	Over 5 years	2023 Total	2022 Total
Total performing loans	\$ 13,752	\$ 60,104	\$ 221,552	\$ 295,408	\$ 260,442
Average effective annual interest rate	4.5%	4.5%	4.6%	4.6%	4.3%
Add: principal receivable on impaired loans				9,510	3,354
Total principal				304,918	263,796
Add: applicants' funds on deposit (Note 5)				149	173
Less: provision for loan impairment				(1,817)	(1,441)
<b>Loans receivable</b>				<b>\$ 303,250</b>	<b>\$ 262,528</b>



# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

### 4. Loans receivable (continued)

#### b) Allowance for impaired loans

Loans are considered impaired when there has been deterioration in credit quality to the extent the Loan Board no longer has reasonable assurance of timely collection of the full amount of principal and interest. The allowance calculated is comprised of two components, the specific allowance for individually identified impaired loans and a collective allowance for impaired loans.

The specific allowance for individually identified loans was established based upon a review of a large sample of impaired loans. Primary factors considered in estimating the specific allowance on individual loans were the estimated net realizable value of security pledged and the financial condition of the borrower and/or, where applicable, guarantors.

The collective allowance for impaired loans has been determined by management's best estimate of the loss that is likely to be experienced on impaired loans that were not known to be impaired at the year end. The collective allowance was calculated based on management's judgment.

	<u>2023</u>		<u>2022</u>	
	Impaired loans	Allowance for impairment	Impaired loans	Allowance for impairment
Specific allowance	\$ 9,510	\$ 1,518	\$ 3,354	\$ 1,138
Collective allowance	-	328	-	321
	<u>\$ 9,510</u>	<u>\$ 1,846</u>	<u>\$ 3,354</u>	<u>\$ 1,459</u>

Significant judgment was exercised by management in estimating the allowance for impaired loans. As such, actual losses that occurred on loans outstanding as at March 31, 2023 will differ from these estimates and the difference could be material. The actual realization of impaired loans could be significantly different from the estimated amounts.

#### c) Continuity for allowance for impaired loans

	<u>2023</u>	<u>2022</u>
Allowance for impaired loans – beginning of year	\$ 1,459	\$ 2,099
Less: Valuation recovery for impaired loans	<u>387</u>	<u>(640)</u>
Allowance – end of year	<u>1,846</u>	<u>1,459</u>
Valuation allowance on principal	1,817	1,441
Valuation allowance on interest	<u>29</u>	<u>18</u>
	<u>\$ 1,846</u>	<u>\$ 1,459</u>

# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

### 4. Loans receivable (continued)

#### d) Loans past due but not impaired

A loan is considered past due when a counterparty has not made a payment by the contractual due date. The following table presents the carrying value of loans that are past due but not classified as impaired because: (i) they have no payments over 90 days in arrears; or (ii) in management's opinion, there is reasonable assurance of the timely collection of the full amount of principal and interest. Loans that are past due but not impaired are as follows:

<u>1-30 days</u>	<u>31-60 days</u>	<u>61-90 days</u>	<u>91 or more days</u>	<u>2023</u>	<u>2022</u>
\$ -	\$ 4,613	\$ 3,670	\$ 1,801	\$ 10,084	\$ 2,010

### 5. Due from the General Revenue Fund of the Province

The portion of the Fund that has not been advanced as loans is maintained in the General Revenue Fund of the Province. The maximum amount disbursed in any given year is established through the annual budgeting process, which requires approval by government (note 1). Deposits provided to the Loan Board by loan applicants are also maintained in the General Revenue Fund. Financial commitments made by the Loan Board reduce the amount of this account which is available for additional loans.

	<u>2023</u>	<u>2022</u>
Loan Board commitments (Note 6)		
Loans authorized but not advanced	\$ 14,643	\$ 13,047
Applicants' funds on deposit	149	173
Accounts payable	12	-
Funds available for additional loans	<u>61,423</u>	<u>103,741</u>
Due from General Revenue Fund of the Province	\$ <u>76,227</u>	\$ <u>116,961</u>

### 6. Commitments

The Loan Board has committed to provide loans of \$14,643 (2022 - \$13,047) which were approved by the Loan Board but not advanced by year end.

# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

### 7. Bad debt expense (net of recoveries)

Bad debt expense (recovery) includes:

	<u>Budget</u>	<u>2023</u>	<u>2022</u>
Bad debt expense net of recoveries	\$ 850	\$ 474	\$ (491)
Unpaid interest added to principal on refinance	-	(94)	(157)
	<u>\$ 850</u>	<u>\$ 380</u>	<u>\$ (648)</u>

### 8. Lending expenses

	<u>Budget</u>	<u>2023</u>	<u>2022</u>
Bad debt expense (net of recoveries) (Note 4 (c) and 7)	\$ 850	\$ 380	\$ (648)
Interest expense (Note 9 and 10)	6,000	7,593	6,623
Other	379	27	29
Professional services	95	65	63
Salaries and benefits	1,424	1,317	1,314
Supplies and services	122	85	99
Training and development	9	8	8
Travel	59	15	11
	<u>\$ 8,938</u>	<u>\$ 9,490</u>	<u>\$ 7,499</u>

### 9. Interest expense

Loans provided by the Loan Board are funded through advances from the General Revenue Fund of the Province. Interest is charged, at a fixed rate, to the Loan Board for these advances. Interest expense is calculated by the Loan Board based on loan estimates provided quarterly by the Department of Finance at the rate at which the Province could borrow funds over the next quarter. The weighted-average interest rate for the year was 2.67% (2022 – 2.68%).

### 10. Distributions to the General Revenue Fund of the Province

Administration expenses of the Loan Board for the year ended March 31, 2023, totalling \$1,517 (2022 - \$1,524), were paid by the Department of Agriculture on behalf of the Loan Board. Interest expense on funds borrowed to make loans of \$7,593 (2022 - \$6,623) is an expense of the Department of Finance. Accordingly, the total of these expenses are included in Distributions to the General Revenue Fund of the Province in the statement of operations and accumulated surplus.



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# Nova Scotia Fisheries and Aquaculture Loan Board

## Notes to the financial statements

March 31, 2023

(in thousands of dollars)

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### 11. Related party transactions

The Loan Board is related to all other departments, agencies, board and commissions of the Province. The General Revenue Fund of the Province is the sole source of funding for loans (Note 5). Transactions with other provincial entities were entered into in the normal course of business. The Province pays certain expenses, including salaries and benefits, rent, travel, professional fees and miscellaneous office expenses on behalf of, and with no charge to, the Loan Board.

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### 12. Pension and post retirement benefits

All full-time employees of the Loan Board are entitled to receive pension benefits pursuant to the provisions of a pension plan established under the Public Service Superannuation Act. The pension plan is funded by equal employee and employer contributions. The employer's contributions of \$97 (2022 - \$96) are included in the Loan Board's operating expenses. The Public Service Superannuation Fund is administered by the Public Service Superannuation Trustee Inc. and any unfunded liability, as well as other obligations related to post-retirement benefits are the responsibility of the pension plan.

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### 13. Financial instruments

#### Risk management

##### *Credit risk*

The Loan Board is exposed to financial risk that arises from the credit quality of the individuals and entities to which it provides loan services. Credit risk arises from the possibility that the individuals and entities to which the Loan Board provides loan services may experience financial difficulty and be unable to fulfill their obligations.

The risk that clients may not pay amounts owing on loans, resulting in a loss to the Loan Board, is managed through an initial assessment of the client's ability to pay and by review and follow-up of delinquent accounts by loan officers. In cases in which the client is unable to make payments due to cyclical industry, or other temporary difficulties, it is the Loan Board's policy to work with clients on an individual basis to provide time for recovery. See note 4 for additional loan information.

The total performing loans as at March 31, 2023, is \$295,408 (2022 - \$260,442). The majority of loans are secured primarily by a first mortgage on a vessel. It is not practical to determine the maximum exposure to credit risk due to the cost associated in determining the fair value of security and collateral security on unimpaired loans.

All clients are involved in fishing and aquaculture industries in Nova Scotia. Regulations provide that loan deposits shall be a minimum of 5% of the total loan. Collateral held for security is assigned a value by a vessel inspector considering known transactions of similar vessels and condition of the vessel based on an inspection.

The Loan Board adjusts the allowance for impaired loans to recognize management's estimate of recoveries on impaired accounts. Impairment is primarily identified by review of arrears.

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## Nova Scotia Fisheries and Aquaculture Loan Board

### Notes to the financial statements

March 31, 2023

(in thousands of dollars)

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#### 13. Financial instruments (continued)

##### *Liquidity risk*

The Province provides funding and cash management services to the Loan Board. There is no risk that funds will be unavailable to meet lending commitments except to the extent of legislative and budgetary limitations on spending authority as identified in Note 1.

##### *Interest rate risk*

In order to mitigate the risk that future changes in interest rates may affect net interest revenue, the Loan Board attempts to match terms of loans offered with those of funds drawn through the Province. The interest on loans offered and the interest on funds drawn through the Province are both at fixed rates. A 1% change in interest rates would have \$3,033 (2022- \$2,625) impact on interest revenue and expense.



**NOVA SCOTIA  
FISHERIES & AQUACULTURE  
LOAN BOARD**

**OFFICE LOCATIONS**

**Truro - Head Office**

Edward F Lorraine Bldg  
74 Research Drive  
Bible Hill, Nova Scotia  
B6L 2R2

**902-896-4800**

**Kentville - Field Office**

Kentville Agricultural Centre  
32 Main Street  
Kentville, Nova Scotia  
B4N 1J5

**902-679-6009**

**Yarmouth - Field Office**

3 Lovitt Street  
Suite 101  
Yarmouth, Nova Scotia  
B5A 3C1

**902-774-0102**

[falb@novascotia.ca](mailto:falb@novascotia.ca)

[nsfishloan.ca](http://nsfishloan.ca)



September 29, 2023

To the Mahone Bay Town Council:

We the undersigned residents of the Town of Mahone Bay hereby request that the Mahone Bay Town Council take immediate action to outlaw <sup>modified</sup> [REDACTED] (fart can) mufflers on all vehicles by enacting the necessary legislation to prohibit the above mentioned mufflers. They are after market mufflers which have the sole purpose of making noise. They have become very disruptive to the peace and tranquillity of our community.

Enforcement could take place during inspection and also during RCMP random checks. No decibel meter is needed and the mufflers are definitely visible.

It is our hope that this matter will be addressed in a timely manner as it impacts so many of our residents.

The province of Nova Scotia has, as of October, 2021, given municipalities the authority to address the common concern of muffler noise and Halifax has already done so. (see attachment) It's time for Mahone Bay to also take action.

Sincerely,

## News release

# Amendments to Motor Vehicle Act

Public Works (/search?dept=191)

October 22, 2021 - 9:09 AM

Amendments to the Motor Vehicle Act concerning impaired driving, bicycle traffic lights and muffler noise will help improve road safety for all users.

Changes introduced today, October 22, will allow municipalities and the Province to install traffic control signals for bicycles and authorize municipalities to create bylaws for muffler noise. The changes will also confirm that police officers have the authority to issue a 90-day suspension to anyone who fails or refuses to comply with a demand to take a test related to impairment.

"We want to ensure that our roads are safe for all users," said Public Works Minister Kim Masland. "Today's changes enabling the installation of bicycle traffic signals will improve bicycle infrastructure and help municipalities enhance their cycling networks. As well, municipalities will now have the authority to address the common concern of muffler noise."

## Quick Facts:

- Nova Scotia's Motor Vehicle Act is outdated and being replaced with a new, modern Traffic Safety Act that will help make the province's roads and highways safer
- the Traffic Safety Act is expected to take three to four years to be proclaimed
- before the Traffic Safety Act is proclaimed, time-sensitive amendments to the Motor Vehicle Act will allow projects and initiatives important to key stakeholders to move forward

## Additional Resources:


Registry of Motor Vehicles: <https://novascotia.ca/driving-and-road-safety/>  
(<https://novascotia.ca/driving-and-road-safety/>)

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 [YouTube  
\(https://www.youtube.com/user/nsgov\)](https://www.youtube.com/user/nsgov)

 [All government social media  
accounts \(/connect/\)](#)

## Related information

- [Search news releases \(/news/\)](#)
- [Archive: news releases from 1995-97 \(/news/archive.asp\)](#)

## Name

## Address

1. Susan Selzer 15 Cherry Lane
2. ~~Paul Selzer~~ 15 Cherry Lane
3. GAIL TRICE ~~BOOK~~ .. Hilah 31 Orchard Street, MB.
4. SHIRRAY + DOT LANGLEY 575 MAIN ST.
5. Doug Langley "
6. STEVE O'GRADY 473 MAIN ST.
7. Jeannie Douglas 473 Main St.
8. Larry Macey 384 Main
9. J. B. Lowery 384 Main.
10. Rhonda Himmelman 362 Main
11. Gannette St-Orgo 342 Main St
12. Terry Dean "
13. REV. JAMES & Kimberly HAUGHN 341 Main St.
14. Jane Smith 126 Pine Grove St.
15. Jennifer & Alan Buchanan 261 EDGEWATER ST. MB
16. ~~Deanna~~ "
17. Dave Stephens 48 Maple St. MB
18. Jacqueline Beganson 33 Cherry Lane Lodge.
19. ~~James~~ 122 Hawthorn Hill.
20. Pamela Sanders 103 Pinegrove M.B.
21. Paulette Charron 91 Pine Grove St. MB.
22. ~~Lee CASSIDY~~ 102 Pine Grove St.
23. Rod & Ellen White H21 MAIN ST.
24. ~~Brown~~ 433 Main St.
25. ~~Dysculant~~ 419 Main St
26. ~~Jeff~~ 419 Main St
27. ~~Jeff~~ 432 Main St
28. Joanne Keddy 154 Faureberg Road
29. Norberto Cáceres 447 Main St.
30. Rebecca Twanow 436 Main St.
31. PIETER DE BRUIN 430 MAIN ST.
32. Judi Lancaster 335 Main St
33. Rex Potvin-O'Brien 73 KINBURN ST.



35 ~~For All~~  
 36 ~~James~~  
 37 ~~McWaller~~  
 38 ~~John~~  
 39 ~~John~~  
 40 Chris Acker  
 41 P.A. Short  
 42 ~~Rice~~  
 43 Thos. Gross  
 44 Green Smith  
 45 Bellwood  
 46 ~~Ed~~  
 47 ~~Ed~~  
 48  
 49  
 50

482 Main St.  
 19 Aberdeen Lane.  
 492 Main St. J.W. 2.  
 15 EDGEWATER ST.  
 8 Edgewater St.  
 502 main St M. Bay  
 496 Main Street - Mahon  
 533 Main St. Mahone Bay.  
 3 Edgewater Mahone Bay  
 503 Main St. MB  
 499 Main St. #3  
 33 PLEASANT ST.  
 33 PLEASANT ST.

## NAME

## ADDRESS

48	Morris Hart	104 Main
49	Jabain	476 Main St.
50	Judith Lewis	476 Main St.
51	B. Hart	704 Main
52	Margaret V Smith	45 Pleasant Street
53	Richard Small	45 Pleasant St.
54	Ann Barry	#3 36 The Meadows (Fausburg Rd)
55	Scott Green	712 Main St
56	Brent Aulenbeck	<del>B. Aulenbeck</del> 690 Main
57	Jane Aulenbeck	690 Main St.
58	Penny Cawce	67 Spruce St.
59	Jane Allen	712 Main St
60	Linn Bantz	The Moerings
61	Bruce Cusse	720 Main St.
62	Sharon Barrett Swig	122 Woodstock Rd.
63	Joshua Hofstetter	686 Main St
64	Kala Hill	121 Edgewater St.
65	Richard Woodman	121 Edgewater St.
66	Judy Plump	18 Fisher St.
67	Cathy Gregoire	141 Edgewater St
68	Lida Hendon	133 Edgewater St.
69	Scott Tanner	133 Edgewater St.
70	Karen Brown	#6-36 Fausburg Rd.
71	Jay Taylor	619 Main Street
72	Karen Piment	74 Pleasant Ave.

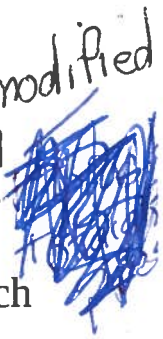



	NAME	Signature	Address
73	Laurie Flavin		31 Orchard St. M. Bay
74	PETER ROBSON		45 Paris L St.
75	GARY R. Dares		44 Orchard St. M. Bay
76	Lisa Rhuland		44 Orchard St M Bay
77	<del>Brenda</del>		55 ORCHARD ST. M. Bay
78	W. Menden		55 ORCHARD ST. M. Bay
79	Er. Menden		179 Kington
80	Bev Scott		52 ORCHARD ST.
81	JOHN LUNNARD HALL		512 ORCHARD ST.
82	Sarah Waterfield		> 56 ORCHARD ST.
83	Dean Waterfield		
84	Alexandra Nedergaard		79 Orchard St
85	Margaret Sellen		88 Orchard St
86	RON HALL		83 ORCHARD
87	VIRGINIA HALL		83 ORCHARD.



**QUINLAN RESIDENTS WHO AGREE WITH THIS LETTER TO BE  
SENT TO MAHONE BAY TOWN COUNCIL PLEASE SIGN BELOW.**

**To the Mahone Bay Town Council**

We, the undersigned residents of the Town of Mahone Bay hereby request <sup>modified</sup>  that the Mahone Bay Town Council, take immediate action to outlaw  (fart can) mufflers on all vehicles by enacting the necessary legislation to prohibit the above mentioned mufflers. They are after market mufflers which have the sole purpose of making noise.

Enforcement could take place during inspection and also during RCMP random checks. No decibel meter is needed and the mufflers are definitely visible.

It is our hope that the matter will be addressed in a timely manner as it impacts so many of our residents.

The province of Nova Scotia has, as of October, 2021, given municipalities the authority to address the common concern of muffler noise and Halifax has already done so. It's time for Mahone Bay to take action.

Sincerely,

- 88 Judy Savin 307-476 Main St.  
89 Penny Veng 404 - 476 Main St.  
90 Loe Simpson - 476 Main Street #309  
91 ~~Janet Allen~~ 476 Main St #108  
92 Mitared McDougall - 476 Main St #108  
93 Paul McKenna - 476 Main

- 94 Thelma Richard #208  
95 Sandra Conrad  
96 Pamela Browne #402 476 Main  
97 Laurel Haslett #303  
98 Jasmin  
99 Mary Belldridge #203  
100 Elva Wiers #206  
101 Lucy Elliott #205  
102 FFP Elliott #205  
103 Patt Hunter 202.  
104 Anjel Vantanne #403  
105 Vera Bender 403  
106 Joan Parks 207  
107 Sue Brownell 107  
108 Dave Brownell 107  
109 Mona Alexander #204



Goal	Objective	Assigned	Target	% Completion				
<b>Council Assignments to Staff</b>								
1	Staff to initiate discussion with MODL Planning staff and prepare a report for Council about the possibility of intermunicipal collaboration between the Town of Mahone Bay and MODL on the topic of housing in the preparation of their respective planning documents.	26-Nov-20	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>				75%
		Notes: In progress. Discussion initiated with MODL Planning staff. MODL planning input to Plan Mahone Bay process received and incorporated by Upland into MPS/LUB drafts. Report on housing collaboration anticipated in Q3 2023-24.						
2	Staff to initiate a Home Charger Pilot Program for electric vehicle owners under the Grow the Load Initiative.	29-Jul-21	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>				75%
		Notes: In Progress. Town staff coordinating with AREA staff on development of pilot program. Associated residents survey to inform program development completed in 2022. Update report in this regard anticipated in Q3 2023-24.						









<b>3</b>	Staff to produce a report on the Town's Procurement Policy.	28-Jul-21	Jan., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: Assigned to Manager of Finance (Treasurer). Discussed at July 24th Policy & Strategy Committee meeting.
<b>4</b>	That minimum standards for housing be reflected in any housing strategy that the Town may develop.	14-Sep-21	Feb., 2024	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>50%</b>	Notes: Housing Strategy now reflected as an action in the Town's CMHC Housing Accelerator Fund application.
<b>5</b>	Direct staff to issue an RFP for legal services.	28-Oct-21	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: RFP to be issued in Q3 2023-24 to take effect April 1, 2024.
<b>6</b>	Staff to reach out to MODL staff to discuss any interest in extending Town water/wastewater services into Mader's Cove / Blockhouse.	14-Jul-22	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: In Progress, report anticipated in Q3 2023-24.
<b>7</b>	Direct staff to execute a twenty-five year power purchase agreement with AREA for wind energy incremental to AREA's existing 23.5W Ellershous Wind Farm, delivered as the wind blows and when the Town can use it in a given hour, with the added option for the Town to increase its annual takings from AREA to achieve 100% renewable energy supply if the town elects to subscribe to energy balancing services from the market.	11-Oct-22	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: In Progress.
<b>8</b>	Proceed with recommended tee-up of the Pleasant Street and Main Street intersection.	07-Feb-23	Jun., 2024	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>50%</b>	Notes: In progress with WSP (engineering). Tender will be issued over winter for construction in late spring 2024.

9	Provide Council with a report no later than November 14, 2023, on the potential formation of a Council Remuneration Review Committee.	<div> 09-Mar-23 Nov., 2023 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> </div> <div> Notes: On Council's Nov 14th meeting agenda. </div>
10	Investigate potential locations for a new Mahone Bay Pool, as as part of that investigation, a survey be conducted with citizens.	<div> 30-Mar-23 Dec., 2023 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 75% </div> <div> Notes: Underway in coordination with Mahone Bay Pool Society. Public survey completed (150 responses received). Pre-design work underway with Vigilant Management. Staff identifying external funding opportunities. Report anticipated to Council's December 12th meeting. </div>
11	Prepare a report on the potential for the provision of access to Oakland Lake for fire services.	<div> 30-Mar-23 Feb., 2024 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 50% </div> <div> Notes: In Progress. The timeline for work within waterways is over for 2023, will have to plan for 2024 season. </div>
12	Facilitate tours of the Community Solar Garden	<div> 11-Apr-23 Nov., 2023 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 50% </div> <div> Notes: In progress with AREA staff for Q3 2023-24. </div>
13	Develop service standards that can be used to benchmark and analyze performance.	<div> 11-Apr-23 Nov., 2023 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 75% </div> <div> Notes: In Progress. Report anticipated in Q3 2023-24. </div>
14	Work with the Wooden Boat Society to explore options for a fishing pier at the marina wharf.	<div> 11-May-23 Jan., 2024 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 50% </div> <div> Notes: Initial Council / Wooden Boat Society discussion took place in October. Staff continue to review options for anticipated report to Council in Q4 2023-24 (ahead of 2024-25 budget process). </div>
15	Prepare a report on the addition of a Town financed washer and dryer at the marina comfort station, including the feasibility of cost recovery.	<div> 11-May-23 Jan., 2024 <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> 50% </div> <div> Notes: Included in Society / Council discussion, awaiting follow up from Society. </div>

16	Staff to conduct a fire rate study.	11-May-23	Jan., 2024	Not yet begun			
		Notes:					
17	Prepare a report on the potential use of the perpetual care funds to be provided as a loan to the utility to finance any operational deficit in 2023/24.	18-May-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	75%		
		Notes: Associated with proposed Reserves Policy anticipated to upcoming Policy & Strategy Committee meeting for consideration.					
18	Prepare a report on employee pension and benefit plans, benchmarking against other NS municipalities.	18-May-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	50%		
		Notes: In progress.					
19	Support welcome initiatives for the newcomers arriving from Kenya in coordination with MacLeod Group's Settlement Coordinator.	25-May-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	50%		
		Notes: In progress.					
20	Register the property located at 496 Main Street as a Municipal Heritage Property.	25-May-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	75%		
		Notes: Schedule B picked up by Town solicitor to be registered at Access NS					
21	Register the property located at 45 School Street as a Municipal Heritage Property.	25-May-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	75%		
		Notes: Schedule B picked up by Town solicitor to be registered at Access NS					
22	Proceed with an environmental assessment and geotechnical assessment of the Town-owned property located at the corner of Kinburn Street and Hawthorn Road.	29-Jun-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	75%		
		Notes: In progress. Initial assessments concluded. Staff working with contractors to follow up.					



<b>23</b>	Proceed with preparations for the demolition of the Public Works garage on Aberdeen Road.	29-Jun-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>50%</b>	Notes: In progress.
<b>24</b>	Submit an application to the Nova Scotia Thriving Forests program.	27-Jul-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: In progress.
<b>25</b>	Issue a request for proposals for creation of a future development plan for Park Cemetery.	27-Jul-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>50%</b>	Notes: In progress.
<b>26</b>	Issue a request for proposals for update of the Town's Municipal Specifications.	12-Sep-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>50%</b>	Notes: In progress.
<b>27</b>	Include an additional operator (shared 50/50 between water and wastewater) in the Water Rate Study.	12-Sep-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>25%</b>	Notes: Water rate study in progress.
<b>28</b>	Work with the Fire Department to consider the proposal to purchase a ladder truck and bring forward a recommendation to Council.	12-Sep-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>25%</b>	Notes: In progress.
<b>29</b>	Take the necessary steps to designate the road to the solar garden as an official street/lane of the Town.	28-Sep-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>25%</b>	Notes: In progress.
<b>30</b>	Apply for BUTU service from Nova Scotia Power Incorporated for 2024.	28-Sep-23	Dec., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	<b>75%</b>	Notes: In progress.

31	Apply to the Nova Scotia Utility and Review Board for a flow-through rate increase in proportion to the increase in the municipal rate from Nova Scotia Power Incorporated for 2024.	28-Sep-23	Nov., 2023		50%	Notes: In progress.
32	Support the Veteran Banner Initiative and direct staff to bring a recommendation back to Council ahead of the 2024-25 budget process.	10-Oct-23	Feb., 2024		Not yet begun	Notes: Not yet begun.
33	Reach out to the Mahone Bay Community Land Cooperative to ask for an update on the progress of their project.	10-Oct-23	Nov., 2023			Notes: Update received from Cooperative, as follows: Funding was secured from Nova Scotia Housing Transformation Fund to complete a feasibility study on potential housing use of old fire hall. This work is underway now with a report anticipated by December. The report will include, a Project Outline, Floor plan and building section; Environmental and Accessibility; Class D Estimate and Considerations.
34	Advertise for a member of the public to represent Mahone Bay on the South Shore Regional Library Board.	26-Oct-23	Nov., 2023			Notes: Advertised in the November, 2023 edition of the Mayor's Newsletter, on Facebook and the Town website. One application received at regular Council meeting on November 14th.
35	Work with AREA to hold a third open house for the solar farm project, including a question-and-answer session, and that the open house will be held in early December.	26-Oct-23	Nov., 2023		50%	Notes: In progress open house scheduled for December 11th.

36	Work with the provincial Forest Protection-Wildfire Management Department to deveop a Community Wildfire Prevention Plan	26-Oct-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	25%	Notes: In progress.
37	Share the multi-use path concepts and estimates from WSP Inc with Nova Scotia Liquor Commission for their consideration.	26-Oct-23	Nov., 2023	<div><div></div><div></div><div></div><div></div><div></div></div>	50%	Notes: In progress.



# 2024 Council & Committee Meeting Schedule



Council
Budget Meeting
Heritage Advisory Committee
Police Advisory Board
Planning Advisory Committee
Watershed Advisory Committee

Policy & Strategy Committee
Climate & Environment Committee
Audit & Finance Committee
Cemetery Committee
Asset Management Committee
Office Closed

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
S	M	T	W	T	F	S
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7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
S	M	T	W	T	F	S
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19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
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30						

July						
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28	29	30	31			

August						
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25	26	27	28	29	30	31

September						
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15	16	17	18	19	20	21
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29	30					

October						
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November						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

## IMPORTANT NUMBERS

Emergency.....911  
 Police .....902-634-8674  
 Power/Water/Sewer Interruption....902-624-8327  
**After Hours - Power/Water/Sewer**  
 After 4:30pm call.....902-543-3251

Please see the Reverse for the 2024 Solid Waste Collection Schedule.



## **General Overview:**

The purpose of this report is to present Council with a recommendation for the planned public art installation to commemorate donations received through the Tree Donation Program.

## **Background:**

The Tree Donation Program allows individuals to make a donation to have a tree planted on Town property. As part of the program, the trees are cared for and each receive a personalized tree label. The purpose of this art installation would be to have a central point in Mahone Bay to show appreciation for those donations.

A prior staff report on this subject was presented to Council on May 9th recommending an allocation for an art installation be included in the 2023-24 annual budget. A \$5,000 allocation for this purpose was included in the budget approved on June 13th.

A request for proposals (RFP) was issued in late summer for public art installations.

## **Analysis:**

Two proposals were received and reviewed by staff who recommend the proposal submitted by Lukas Lange. The proposal is for a large stone installation with engraving on the front and copper plating on the back for the inscription of donors' names.

## **Financial Analysis:**

The 2023-24 annual budget included an allocation of \$5,000 for the art installation which was referenced in the RFP. The recommended proposal is for \$4,500+HST though installation costs (TBD) are not included in this amount.

## **Climate Analysis:**

Action 14 of the Town of Mahone Bay GHG Reduction Plan outlines goals around trees and tree loss. The tree donation program contributes to goals of no net tree loss in Mahone Bay.

## **Links to Strategic Plan:**

- 3.3: Practice Stewardship of our Natural Environment.
  - Improve harbour water quality and urban forest health
  - Encourage recognition of the value of natural assets in the Town

**Recommendation:**

It is recommended,

THAT Council award the contract for the Tree Donation Recognition Art Installation to Lukas Lange for the proposed design and cost of \$4,500+HST.

Respectfully submitted,

Eric J. Levy

Deputy CAO





## **General Overview:**

The purpose of this report is to confirm the vision, objectives and scope of the Urban Forest Management Plan as well as provide Council with a recommendation to issue an RFP for the development of the Plan.

## **Background:**

The creation of an Urban Forest Management Plan for Mahone Bay is a key action included in the Town of Mahone Bay Strategic Plan 2021-2025 which was approved by Council on June 3<sup>rd</sup>, 2021.

An important input to the development of the Management Plan is the development of a tree inventory, taking stock of the trees that we have in the community, particularly those owned by the Town. This process has already begun. Jacob Albury, a co-op student funded under the Provincial Community Works Program, started collecting data on Town-owned trees (in particular street trees) during the summer/fall of 2022. In 2023 Melissa Walters, a summer intern funded under the Clean NS Internship Program, continued the development of the tree inventory and expanded it to include trees on private property with participation of property owners. Climate and Energy Program Manager, Lauren Clark has been continuing to collect data on trees this Fall, and the interactive tree map launched during this summer's internship remains open for public additions.

At the April 11<sup>th</sup>, 2023 meeting Council approved an engagement plan to promote the development of the Urban Forest Management Plan and support data collection. This plan was carried out over the summer months with two public engagement sessions held and numerous public updates provided.

With initial public engagement complete and data collection sufficiently advanced, staff are now preparing to issue a Request for Proposals (RFP) for a consultant – including a qualified arborist or forestry professional – who can develop the Urban Forest Management Plan for the Town. Staff will provide the consultant with the data collected to date.

## **Analysis:**

To provide direction for the plan's development the RFP should reference considerations for the plan which are presented here seeking Council's confirmation.



## The proposed Vision for Mahone Bay's Urban Forest Management Plan

We envision the Town of Mahone Bay as a place:

- where trees and forested areas are maintained and enhanced;
- where the urban forest is recognized as having environmental, social and economic value;
- where the urban forest is considered to be an asset by the municipality and community;
- where the urban forest contributes positively to the health of all residents;
- where our trees and green spaces contribute to a good quality of life;
- where the urban forest is sustainably managed for the benefit of all species; and,
- where wildfire prevention is a priority.

## The proposed Goal of Mahone Bay's Urban Forest Management Plan

To maximize the overall health of the trees and the benefits they provide, to increase native biodiversity, and maintain a balance of net zero tree loss.

## The proposed Objectives of the Urban Forest Management Plan

### **1. The Plan will be well informed and placed in appropriate context**

- Carry out a literature review of other urban forest management plans and a jurisdictional scan of related practices.
- Review all existing Town of Mahone Bay data on the urban forest.
- Quantify the monetary benefits and services that existing trees provide as well as the incremental benefits of additional trees. Including carbon sequestration, stormwater management and temperature regulation.

### **2. The Plan will support the Town to effectively manage, monitor, and sustain the health and growth of Mahone Bay's urban forest**

- Identify the existing canopy cover, a canopy cover goal and identify strategies to reach this goal.
- Create a plan for planting new trees that includes recommended species, ideal locations for various species, and planting sites available in town. This plan will include instructions on planting and care throughout the life of the tree.

- Create a maintenance plan (year-over year) for pruning **street trees and individual trees** including budgetary considerations as well as requirements of the Electrical Utility and Department of Public Works & Transportation.
- Include identification of at-risk tree species, invasive species and hazard trees as well as associated recommendations.
- Develop guidelines for the maintenance of **forested areas** (for Town-owned property and private landowners) with respect to the overall health of the space, as well as the prevention of wildfires.
- Develop individual management plans for Town **parks**:
  - Jubilee Park (17 acres)
  - Aquatic Gardens (0.81 acres)

**3. The Plan will inform the public of the importance and benefits of the urban forest, relevant forestry issues and best management practices**

- Increase awareness around tree pests, invasive species and wildfire prevention practices on private property.
- Develop and/or source existing guidelines and public education material on best management practices for tree protection on private land that includes wildfire prevention.
- Continue to foster stewardship opportunities for citizens.

**4. The Plan will contribute to the Town's tree management practice**

- Provide a scope of work to inform future contracted tree trimming, removal and planting services as well training in management practices for Town staff and consulting services for Town and general public application.

The proposed Scope of Mahone Bay's Urban Forest Management Plan

The Plan will provide direction for the Town and guidance to property owners.

With Council's confirmation the proposed Vision, Goal, Objectives and Scope would be included in the RFP as considerations for consultants. Ultimately the draft Plan provided by the consultant would be expected to include statements of Vision and Goals which would then be subject to consultation before eventual adoption by Council.

## **Financial Analysis**

There is an allocation of \$30,000 in the 2023/2024 budget for the development of the Urban Forest Management Plan. Part of this has already been expended for the interactive online Tree Plotter map <https://ca.pg-cloud.com/mahonebayns/> which allows residents to add trees on their property to the tree inventory. The approximate remaining budget for the consultant is \$23,000.

Trees provide stormwater services and shade that save the Town and residents unknown amounts of money. Stormwater that is taken up by trees does not have to be processed through the wastewater treatment facility, and buildings shaded by trees means that additional electricity does not have to be used for air conditioning.

## **Climate Analysis:**

Managing the urban forest can help address the effects of climate change.

Climate change is expected to impact the urban forest through changes in forest growth due to climate warming, changes in precipitation, changes in where tree species can grow, as well as extreme weather events, and wildfires.

Planting new trees and maintaining our existing trees is important because trees produce oxygen and absorb carbon dioxide which reduces GHG concentrations in the atmosphere.

Trees improve water quality and regulate precipitation, evaporation and water flows, slow floodwaters, stabilize land and prevent erosion. Climate change has increased precipitation as well as increased intensity of storms and the amount of precipitation that comes down during a short period of time.

Trees also provide shade and cool the surrounding environment.

## **Links to Strategic Plan:**

### **3.3 Practice Stewardship of Our Natural Environment**

- Improve harbour water quality and urban forest health.
- Develop and implement Urban Forest Management Plan (including parks).



**Town of Mahone Bay**  
Staff Report  
RE: Urban Forest Management Plan  
November 14<sup>th</sup>, 2023

**Recommendation:**

It is recommended,

**THAT Council direct staff to issue the RFP for the Urban Forest Management Plan consultant.**

Respectfully submitted,

Lauren Clark

Climate and Energy Program Manager





## General Overview:

This report provides a recommendation to Council to direct staff to submit an application to the Sustainable Communities Challenge Fund, in order to switch the Town Hall from oil to electric heating.

This additional grant funding, when combined with the money already allocated for this project in the 2023-24 budget, will support the Town to save energy, reduce operating costs, and make the building more comfortable for staff, elected officials, and the community.

## Background:

Getting municipal buildings off oil and onto electric heating is a priority for the Town. It is referenced in Action #2 of the Town of Mahone Bay GHG Reduction Action Plan, which was officially adopted by Council in March 2021.

Staff applied to participate in the *Efficiency Nova Scotia Roving Municipal Energy Manager Service Program* in March of 2023 because the program would provide an opportunity to identify energy saving opportunities. This program involved working with an Energy Manager, who would be available to work with municipalities from June 30<sup>th</sup> until December 31<sup>st</sup> of 2023.

An onsite energy audit was completed for the Town Hall, as well as other municipal buildings, by the Roving Energy Manager, in August 2023. Preliminary findings from these audits were provided to Town staff in October of 2023. One of the recommendations from the audit is to install new HVAC systems at Town Hall, to replace existing oil-fired boilers (in accordance with the project already included in Council's 2023-24 budget).

The **Sustainable Communities Challenge Fund (SCCF)** is a provincial grant program for "local action on climate change in Nova Scotia". There are two streams available for funding: the Climate Change Adaptation Stream and the Climate Change Mitigation Stream. The Fall 2023 round has a deadline of November 28<sup>th</sup> for applications. This is the second round of applications that are being accepted. A pre-screening form has already been submitted and the Town has been invited to submit a full application for the recommended HVAC systems. The grant will provide up to 80% of the total cost of the project which would bring the Town's cost for the work proposed by the Roving Energy Manager in line with the 2023-24 budget allocation.

## **Analysis:**

The new HVAC systems proposed for SCCF funding include a new VRF (Variable Refrigerant Flow) heat pump as well as electric boilers. The new heat pump would work in combination with the existing heat pumps, serving currently unserved areas. The heat pumps would act as the primary heat source and new electric boilers will act as the backup heat source.

A VRF heat pump system consists of an outdoor unit that is connected to multiple indoor units via refrigerant piping to provide cooling and heating to individual zones. There are areas of Town Hall that are not currently served by heat pumps, that are currently wholly heated with the oil boilers (and cooled with traditional window mounted air conditioning units); for example the office of the Climate and Energy Program Manager. These areas are where the indoor units of the heat pump would be placed. Both existing oil boilers would also be replaced with electric boilers.

Additional heat pumps are being recommended with electric boilers as a backup, as opposed to just electric boilers, because VRF heat pumps are 300% more efficient than electric boilers.

Heat pumps: 1 unit of electricity = 3 units of heat

Electric boiler: 1 unit of electricity = 0.95 - 1 unit of heat

The heat pumps also provide cooling, which will eliminate the need for separate air conditioning units.

The proposed HVAC systems will reduce operating costs over the long term.

## **Financial Analysis**

Efficiency Nova Scotia has estimated the total cost of the Town Hall HVAC project, including the design, to be approximately \$125,000. The Town is required to contribute at least 20% of eligible project costs. 20% of \$125,000 is \$25,000, so if we take the \$30,000 that was originally allocated for the project, then we meet the funding requirements of the Sustainable Communities Challenge Fund.

It is estimated that the project will save the Town \$6,985 per year on the electric bill for Town Hall.



The timing of the program and the EI review has led staff to recommend that the money in the budget that has been allocated for the switch from oil to electricity be pushed ahead to next fiscal year, for the Town to take advantage of the SCCF funding opportunity.

### **Climate Analysis:**

Converting to electricity from oil, will help the Town to reduce GHG emissions and achieve our net zero targets/goals. This project will reduce corporate emissions by 1.25 tonnes per year (taking into account the electricity provided by the wind farm and solar garden).

Transitioning Town buildings away from fossil fuels shows the Town is leading by example.

### **Links to Strategic Plan:**

#### **3.1 Reduce Community Greenhouse Gas Emissions**

Strategic Actions: Implement community Greenhouse Gas (GHG) Reduction Action Plan. Action #2 is for municipal buildings to be retrofitted to net-zero ready.

### **Recommendation:**

It is recommended,

**THAT Council directs staff to submit an application to the Sustainable Communities Challenge Fund to transition the Town Hall off of fossil fuels.**

Respectfully submitted,

Lauren Clark

Climate and Energy Program Manager



**Town of Mahone Bay**  
Staff Report  
RE: Council Remuneration  
November 14, 2023

**General Overview:**

The purpose of this report is to present Council with options to consider in the formation of a Council Remuneration Committee.

**Background:**

At the March 9, 2023 Regular Council Meeting, Council passed the following motion,

THAT staff be directed to provide Council with a report no later than November 14, 2023, on the potential formation of a Council Remuneration Review Committee. The report would reference other municipal council remuneration reviews and provide a rationale for considering a remuneration review along with options and recommendations regarding the Committee's Terms of Reference including the number of members on a potential committee and their selection process, whether residence in the Town would be required or any particular experience or skills, and what role staff might play.

**Analysis:**

The Town of Mahone Bay *Council Remuneration Policy*, section 4.3 (ii) states,

If it is Council's determination that the annual remuneration rate should be reviewed to increase more than Nova Scotia's annual Consumer Price Index, then a citizen based committee shall be appointed by resolution of Town Council to review the remuneration paid to elected officials. The citizen-based committee will be responsible to submit a report, including recommendation, to Town Council for consideration not less than two months prior to a forthcoming municipal election, with any approved changes taking effect the following April.

In a review of other Nova Scotian municipal practices on council remuneration, the use of a council remuneration committee is not commonly enshrined in policy, but sometimes employed in Nova Scotia. In discussion with staff at other municipalities, the methods employed are similar to what is proposed with minor differences in the composition of the committee.

In a broader scope of research, it was found that Council Remuneration Review Committees are quite common outside of eastern Canada with many examples in Ontario and Alberta.



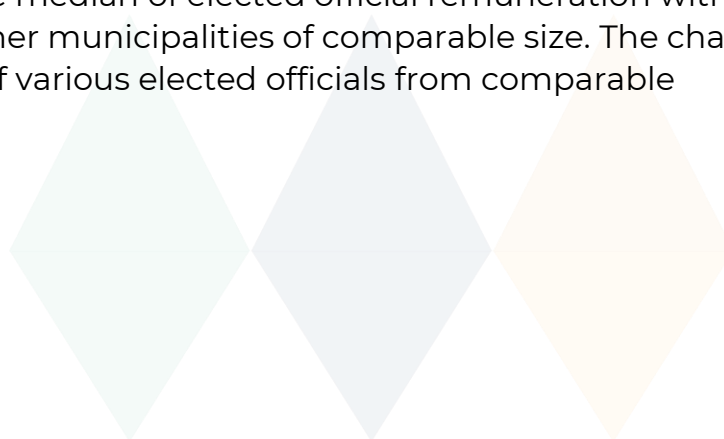
Staff conducted a review of the salaries of Mayors, Wardens, and Councillors from thirteen (13) other Nova Scotian municipalities to draw comparisons in remuneration to Mahone Bay. The comparator municipalities included the four (4) other municipal units in Lunenburg County and ten (9) other municipalities, mostly towns, with populations similar to Mahone Bay.

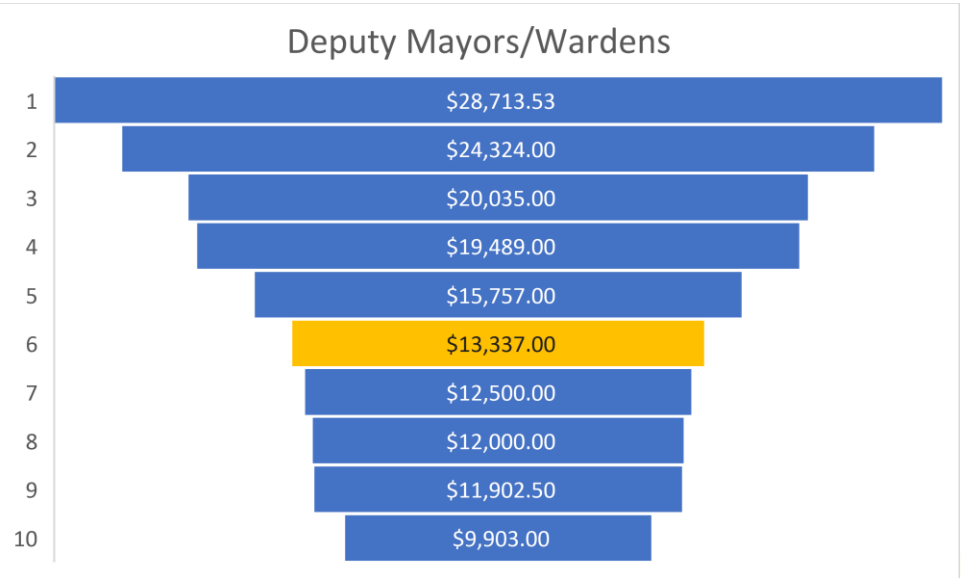
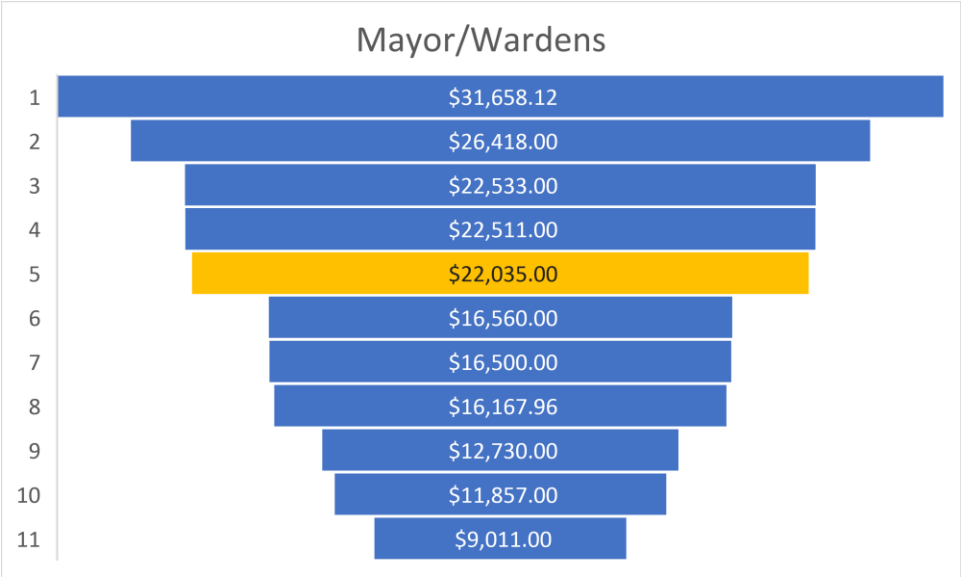
The following chart outlines the 'ranking' of remuneration level. Note that the numbers do not appear to reflect the previous paragraph, but one town only sent information on remuneration of their Mayor, and Town of Lunenburg is both in Lunenburg County and a similar size to Mahone Bay for the purposes of this report.

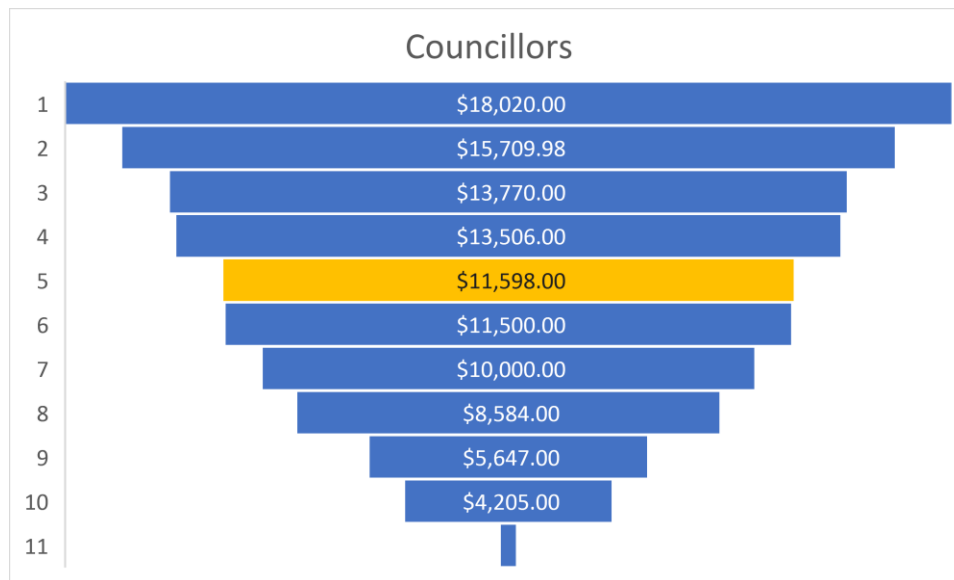
	Compared to Entire Group (total = 14)	Compared to Lunenburg County (total = 5)	Compared to Other Municipalities of Similar Size (total = 10)
Mayors/Wardens	8	5	5
Deputy Mayors/Wardens	9	5	5
Councillors	8	5	5

Of all the municipalities reviewed, two conducted remuneration reviews annually while others do not have set review times, though some appear to have conducted their reviews prior to the 2020 election. Almost all municipalities provided their elected officials with CPI increases.

Mahone Bay tends to fall near the median of elected official remuneration with very similar remuneration levels to other municipalities of comparable size. The chart below shows the remuneration of various elected officials from comparable municipalities:







With the above data, staff are not recommending a Council Remuneration Review at this time, as Mahone Bay currently offers competitive remuneration to elected officials compared to other municipalities of similar size.

Should Council decide that a remuneration review is necessary, Council Remuneration Review Committees are generally composed of three (3) to five (5) citizen members, and the support of staff, usually a Human Resources staff, Clerk, or Finance Manager. The public members are usually required to have backgrounds in human resources, finance, compensation or other similar fields. The public members would also be required to be residents of Mahone Bay. Two key features to consider is that in all cases reviewed, there was no Council representation on the committee, and it is explicit that a Council Remuneration Review Committee is strictly advisory.

The main function of the committee would be to produce a report for Council recommending any changes to remuneration. The proposed Terms of Reference – attached to this report – state:

The report may include, but is not limited to, recommendations with respect to:

- (a) Establishing or altering a set of guide principles for council remuneration
- (b) Establishing the appropriate remuneration to be paid to the Council
- (c) Benefits offered
- (d) Allowances and expenses
- (e) Option for making periodic adjustments to established remuneration
- (f) Standards for remuneration review

Per the *Council Remuneration Policy* referenced above the Committee – which if struck would likely begin meeting early in the new year – would need to deliver its recommendation to Council not later than June of 2024.

**Financial Analysis:**

Members of a Council Remuneration Review Committee would be subject to the Town of Mahone Bay *Expense Policy*.

**Climate Analysis:**

There are no forecasted implications.

**Links to Strategic Plan:**

This is related to the outlined Core Values in the Town of Mahone Bay 2021-2025 Strategy of accountability, fairness, honesty, and stewardship.

**Recommendation:**

It is recommended,

**THAT Council accept this report for information.**

Should Council wish to proceed with a Council Remuneration Review at this time the following motions are recommended,

THAT Council adopt the proposed Terms of Reference for the Council Remuneration Review Committee.

THAT Council direct staff to advertise public members for the Council Remuneration Review Committee.

**Attached for Council Review:**

- Draft Terms of Reference – Council Remuneration Review Committee

Respectfully submitted,

Eric J. Levy

Deputy CAO







## Council Remuneration Review Committee

### Terms of Reference

#### **Background**

The Council Remuneration Review Committee (the Committee) is a committee established by Council to review compensation paid to members of Council, and if required, recommend changes to Council remuneration.

#### **Committee Mandate**

The purpose of the Committee shall be to review and provide recommendation to the Town of Mahone Bay Council (Council) with respect to the Town of Mahone Bay Council Remuneration Policy.

The report must be complete and submitted to the Municipal Clerk no later than June 30th of the year of a general municipal election.

The report may include, but is not limited to, recommendations with respect to:

- (a) Establishing or altering a set of guide principles for council remuneration
- (b) Establishing the appropriate remuneration to be paid to the Council
- (c) Benefits offered
- (d) Allowances and expenses
- (e) Option for making periodic adjustments to established remuneration
- (f) Standards for remuneration review

The Chairperson and/or another Committee member shall present the Committee's final recommendations to the Policy and Strategy Committee or at a Regular Council meeting at the discretion of Council.

The Committee will review all relevant legislation and survey data and practices and may conduct other reviews it feels are necessary to enable it to make recommendations.

The Committee will determine the meeting schedule with a minimum of one meeting per month for the duration of the term of the Committee.

## Committee Membership

- The Committee is composed of three (3) residents of the Town of Mahone Bay. Preference will be given to individuals with backgrounds or experience in human resources, finance, compensation methodology, or similar fields.
- Manager of Finance (non-voting)
- Deputy Chief Administrative Officer (non-voting)
- The Committee shall elect a chairperson at their first meeting.
- Members of the Committee will be appointed by Council directly, according to the Town of Mahone Bay *Committees Policy*.
- Members are eligible for reimbursement of expenses outlined in the Town of Mahone Bay *Expense Policy*.
- If a member resigns or is unable to service, a replacement may be appointed from the original list of applicants.
- A quorum is a majority of the committee membership.

## Term of Office

1. In the year prior to a general municipal election, the Committee is established as a temporary committee of Council.
2. The Committee shall terminate upon acceptance of the Committee's final report by Council, which shall be completed on or before July 31<sup>st</sup> of the year of a general municipal election.





## **Town of Mahone Bay**

Staff Report

RE: Fire Station HVAC

November 14, 2023

### **General Overview:**

This staff report is intended to present Council options in relation to HVAC requirements for the Fire Station.

### **Background:**

The Fire Station building was designed in two phases, owing to the late addition of the community hall portion. In the process the space used as the canteen in the community hall was left unserved by the building's HVAC system. This presents an issue given the heavy use of the space for Dept. fundraising activities; equipment has also been installed which contributes to the space becoming quite hot during events. HVAC service for this space has been requested.

### **Analysis:**

Staff have explored the options and recommend the installation of a 9000 BTU mini split to serve the canteen space. The indoor unit can be wall mounted or mounted in the ceiling tile.

With respect to the outdoor unit, there are two options, it can be placed on the ground outside the building or it can be installed on the roof out of sight.

### **Financial Analysis:**

Prices for the requested mini split range from \$6,000-12,000 with the outdoor ground unit to \$16,000-20,000 with the roof mounted unit. It is anticipated that any cost would be applied to the fire services budget.

### **Climate Analysis:**

The Fire Station was designed with all electric HVAC systems to minimize emissions.

### **Strategic Plan:**

N/A

### **Recommendation:**

It is recommended,

THAT Council direct staff to proceed with the installation of a mini split to serve the canteen space at the Fire Station.

**Attached for Council Review:**

None

**Respectfully Submitted,**

A handwritten signature in blue ink, appearing to read 'Dylan Heide', with a long horizontal flourish extending to the right.

Dylan Heide, Town of Mahone Bay CAO



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A meeting of the Policy & Strategy Committee for the Town of Mahone Bay was held on Monday, October 23, 2023 at 7:00 p.m. in Council Chambers.

Present:

Mayor David Devenne  
Deputy Mayor Francis Kangata  
Councillor Penny Carver  
Councillor Joseph Feeney  
Councillor Suzanne Lohnes-Croft  
Councillor Richard Nowe  
Councillor Kelly Wilson  
Deputy CAO, Eric Levy  
Town Clerk, Kelly Munroe

Absent: Dylan Heide, CAO (with regrets)

Gallery:

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

1. Approval of Agenda – Correct agenda

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT the agenda be approved as amended to add item 4.3 Future Topics." Motion carried.

2. Minutes

The committee received the draft minutes of the September 25, 2023 meeting of the Policy and Strategy Committee.

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT the minutes of the September 25, 2023 meeting of the Policy and Strategy Committee be accepted as presented." Motion carried.

3. Noise By-law Discussion

The committee received a staff report from Deputy CAO, Eric Levy with options for next steps.

A motion by Councillor Wilson, seconded by Councillor Carver, "THAT the committee recommend **that Council direct staff to develop a new draft Noise Bylaw.**"

Motion carried.

#### 4. Next meeting

##### 4.1 Date and Time

The next meeting of the Policy and Strategy Committee will be held at 7pm on Monday, November 27, 2023.

##### 4.1 Agenda for next meeting

It was agreed that the agenda for the next meeting would include a discussion on public engagement (public information and discussion sessions) and AREA.

##### 4.3 Future Agenda Items

Proposed future topics include:

Old Firehall Use – January

Swimming Pool - January

Property across from Firehall – February

Aquatic Garden Park Access -February

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, "THAT the committee refer the future agenda items to Council for approval." Motion carried.

With no further agenda items, the meeting adjourned at 8:35 PM.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Chair, Mayor David Devenne

Town Clerk, Kelly Munroe



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The regular meeting of the Community Logo Development Steering Team for the Town of Mahone Bay was held on Monday, October 30<sup>th</sup>, 2023, at 3:11 PM in Council Chambers.

**Present:**

Councillor Suzanne Lohnes-Croft (Chairing)

Peter Smith

Tracy Repchuk (remote)

Alexandra Orozco (remote)

Nick Pavlinic (remote)

Laura Anderson (remote)

Dylan Heide (CAO)

**Absent:**

Michael Broley (declared conflict of interest)

Councillor Richard Nowe (with regret)

Tom Allen (with regret)

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

Approval of Agenda

A motion by, T. Repchuk seconded by A. Orozco "THAT the agenda be approved as presented." Motion Carried

Approval of Minutes – July 31<sup>st</sup>, 2023

A motion by, A. Orozco seconded by T. Repchuk "THAT the minutes of the Committee's meeting on July 31, 2023 be approved as presented." Motion Carried

Logo Update RFP – Evaluation of Proposals

Steering team members reviewed the proposals received.

A motion by, T. Repchuk seconded by A. Orozco "THAT the Steering Team recommends that Council award the logo update contract to Ross Graphics on the basis of the proposal received." Motion Carried

Next Meeting Date

Members agreed to a next meeting would be timed based on the contractor's progress.

The meeting adjourned upon motion at 4:10 PM

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Co-Chair, Suzanne Lohnes-Croft

Recording Secretary, Dylan Heide







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A meeting of the Climate and Environment Advisory Committee for the Town of Mahone Bay was held on Wednesday, November 1, 2023, at 9:00 a.m. in Council Chambers

Present

Mayor David Devenne  
Councillor Penny Carver  
Councillor Kelly Wilson  
Vernan Haysom  
Richard Wilson  
John Evarts (virtual)  
Gregg Little  
Amanda Montgomery  
Dylan Heide, CAO (left at 9:35am)  
Lauren Clark, Climate & Energy Program Manager  
Kelly Munroe, Town Clerk (joined at 9:30am)

Absent:

James Tilley

1. Approval of Agenda

A motion by Mr. Haysom, seconded by Mr. Wilson, "THAT the agenda be approved as amended to add item 3 b, Coyotes." Motion carried.

2. Approval of the Minutes

A motion by Mr. Haysom, seconded by Mr. Little, "THAT the minutes of the October 4, 2023 meeting be approved as presented." Motion carried.

3. Updates

a. Sustane Tour

The committee discussed the tour they had of the Sustane facility on October 18<sup>th</sup>.

b. Coyotes

Members discussed recent reports of coyotes interacting with trail users in and near Mahone Bay.

A motion by Mr. Haysom, seconded by Ms. Montgomery, "THAT the committee recommend that Council direct staff to provide a report on the subject of coyotes with a view to community policy in respect of co-existence and conservation." Motion carried.

4. Discussion: Initiating Community Engagement Regarding Climate Change Adaptation

Mr. Haysom will work on a proposal for the committee to consider with respect to adaptation and resiliency engagement, for Council's consideration.

5. Consideration of Pending MPS/LUB Adoption and Follow-up Bylaw Development

The committee was informed that the Town's draft Municipal Planning Strategy and Land Use Bylaw has passed first reading by Council.

6. Discuss/Promote upcoming Solar Open House

The committee discussed the upcoming open house for the solar garden.

7. Staff Report on Work Completed in the Second Quarter)

The committee received the 2023/24 second quarter report from Ms. Clark.

8. Start the Annual Strategic Plan and GHG Action Plan Review

The committee discussed their annual review of the Town's Strategic Plan and Green House Gas Action Plan. This item will be further discussed at the committee's December meeting. The committee will also review their Terms of Reference.

On completion of business, the committee adjourned at 11:00am.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Chair, Councillor Penny Carver

Town Clerk, Kelly Munroe

The LCSSP is a free confidential community-based non-profit service that works collaboratively with BPS, RCMP, and many community partners to help address the safety concerns of older adults (55 years of age+), residing in Lunenburg County. Service is provided through awareness campaigns, advocacy, community outreach projects, educational programs, community presentations and one to one service.

### LCSSP October highlights:

- Work continues with the research and development of ***Seniors' Mental Wellness toolkit***. PowerPoint and brochure in last phases of development. Additional tools include Lazy 8 breathing and Circle of Supports. Rack Card to be developed.
  - **Seniors' Safety Academy** Oct 12 -Nov 16/2023 at the OHC in Chester. Going well with only 2 weeks left. Thank you to all the Presenters for sharing their knowledge and time with us. Looking forward to holding another Academy in the spring with an option to have a mini (3 week) series through the winter.
  - **October 4<sup>th</sup>** presentation to RCMP new members at Chester Detachment on Seniors Safety Program overview and collaboration.
  - **October 13<sup>th</sup>** Presentation at **NSCC to the CCA students** on Elder Abuse.
  - **October 19<sup>th</sup>** with CST Upshaw presentation at The Best Western on Safe Home Visiting and LCSSP to the **Western Regional Housing Authority**.
- 
- Collaborative Home Visits in October with Continuing Care Coordinator, BPS, RCMP, SSODA and Western Housing Authority.
  - Collaborative client specific meetings with Adult Protection, Western Housing Authority, SSRH/NSHA, and SSODA.

Hard to believe we are drawing closer to the season... Secret Santa for Seniors preparations are in the works....





# Lunenburg County Seniors' Safety Program Monthly Report –October 2023

prepared: November 06, 2023

## Referrals:

New Referrals: **12**   Re Referrals: **3**   Home/site Visits: **12**   Active clients: **63**  
Closed files: **12**

New Referrals Service Area in Municipal Units (#'s have been rounded either up/down)	%
MODC	14%
MODL	46.5%
Mahone Bay	6.5%
Lunenburg	6.5%
Bridgewater	26.5%

## Referral Source:

Community Partner **14%**   Self/Family **46 %**   RCMP **20%**   BSP **20%**

**Areas of concern:** Seniors' Mental Health/Addictions, Safe Housing, Fraud/Scams, Community resources/connections, Health Care (no primary care physician).

## LCSSP Client Emergency Contingency Fund (CECF):

The CECF continues to serve the community in partnership with other organizations to help mitigate risk for seniors experiencing financial hardship. **The October 31, 2023 float count balance is: \$2,400.11. \$146.55** Ambulance fee for client.

*'Thank you to all Lunenburg County Seniors' Safety Program supporters.  
We couldn't do what we do without you.'*





# Accessibility Quarterly Update: July-September 2023

Completed by Ellen Johnson, Regional Accessibility Coordinator, November 7, 2023

## Summary

The work on the individual accessibility implementation plans continued over the summer and into September. The Lunenburg County Accessibility Advisory Committee (LCAAC) completed their review of the first of these plans, the Town of Mahone Bay Accessibility Implementation Plan, and provided feedback to the Town of Mahone Bay Council. Draft plans were also provided to the Municipality of Chester and Town of Lunenburg for initial review by senior management.

The LCAAC has been meeting regularly and continues to attract multiple applicants when vacancies arise. One call for volunteers arose this summer following the resignation of one community member.

The Accessibility Directorate released the Proposed Built Environment Accessibility Standard for public review and staff from all five municipalities provided feedback to the Accessibility Coordinator on the draft. These questions were either answered, forwarded to the Accessibility Directorate, or compiled to be part of the submission to be made through the public engagement website before the submission deadline on October 30. The LCAAC also chose to provide a letter with their feedback.

The Accessibility Coordinator continues to support projects in individual municipalities to bring an accessibility lens to the work. Examples of this include reviews of documents such as reports, requests for proposals, accessibility audit reports, a Land Use Bylaw, Secondary Planning Strategy, and Personnel Policy. In addition, visits to parks, trails, accessible washrooms, building entrances, and other site visits allowed for recommendations to be made about how to identify, plan, modify, or prioritize changes to increase accessibility.

Municipal staff continue to participate in opportunities to learn about accessibility as opportunities for training arise and are shared with them. Several staff have committed to participating in the Train-the-Trainer sessions to facilitate the Accessibility Foundations training that will be offered to their colleagues later this fiscal year.

Connections continue to be made with other organizations to support increasing accessibility in the region and across the province. For example, the Accessibility Coordinator continues to participate in the Bluenose II Accessibility Advisory Committee, the Nova Scotia Public Housing Agency Accessibility Advisory Committee, and the Nova Scotia Community Transportation Network Board of Directors. Participation in the Evacuation and Persons with Disabilities Advisory Committee through the McEachern Institute for Public Policy and Governance has wrapped up.

## Lunenburg County Accessibility Advisory Committee (LCAAC)

Coordinating LCAAC, ensuring committee is fully appointed and meeting its mandate.

- The LCAAC continues to meet monthly and has an engaged Chair and Vice Chair to help shape the direction of the committee.
- One community member resigned from the committee and the process to fill that vacancy was initiated.
- The LCAAC completed its review of the Town of Mahone Bay Accessibility Implementation Plan and forwarded it to the Town of Mahone Bay Council with a recommendation that it be accepted.
- The revision of the LCAAC TOR has paused as the committee explores how to ensure remuneration for community committee members is appropriately reflected. This may require waiting for policies to be revised at the Municipality of Chester as that is where this committee is hosted.

### Accessibility Act Obligations and Involvement with the Accessibility Directorate

Supporting municipal units to plan and implement actions to meet commitments presented in the Lunenburg County Accessibility Plan and to meet obligations under the Accessibility Act (2017).

- The Accessibility Act has undergone an independent review, which is a requirement of the Act. The reviewer consulted with impacted individuals and sectors across the province and produced a comprehensive report with 48 recommendations covering six themes: culture, intersectionality, capacity, accountability, autonomy, and timelines. Many of the recommendations appear intended to strengthen the Act and ensure that the public is more aware of its contents and progress. The full review report can be found on the [Accessibility Directorate Accessibility Act Review website](#).

### Accessibility Standards

The Proposed Built Environment Accessibility Standard was released for public review on August 31, 2023, with a deadline of October 30 to provide feedback. Following the review period, any changes will be made, and the expected enactment is early 2024. The proposed standard is composed of five categories:

- Regulations: Laws that organizations must follow with a compliance date of April 1, 2026. This applies to newly constructed or redeveloped aspects of the built environment (after the compliance date).
- Guidelines: Recommendations for best practice. These are non-mandatory with no associated timelines.
- Government Actions: Actions the provincial government will commit to taking to increase accessibility in the built environment.
- Building Code Amendments: These are amendments to the Nova Scotia Building Code Regulations (Section 3.8). The update to the building code follows a separate legislative process and will require compliance as soon as it is in effect (anticipated early 2024).
- Fire Code Amendments: Like the amendments to the building code, the changes to the fire code follow their own legislative process and will require immediate compliance when they come into effect (anticipated early 2024).

The Accessibility Coordinator will work with staff to compile a response to the proposed standard and support the LCAAC to draft a letter with their feedback.

The remaining five standards are as follows:

- Education: Expected to be enacted in 2025.
- Employment: Expected to have public engagement for the initial recommendations in late 2023 before the provincial government converts the recommendations into a proposed standard for additional public review.
- Goods and Services: In initial stages of developing recommendations.
- Public Transportation: In preparation for selection of Standard Development Committee members.
- Information and Communications: Not started.

#### Lunenburg County Accessibility Plan

The Accessibility Coordinator continued working on developing the accessibility implementation plans for each municipality. The plan for the Town of Mahone Bay is complete and those for Town of Lunenburg and Municipality of Chester have been forwarded for review by senior management.

Specific implementation plan progress for the five municipal units is as follows:

Category	MODC	MODL	TOB	TOL	TOMB
Goods and Services	Draft Complete	Draft Complete	Draft Complete	Draft Complete	Draft Complete
Information & Communications	Draft Complete	Draft Complete	Draft Complete	Draft Complete	Draft Complete
Transportation	Draft Complete	In Progress	Draft Complete	Draft Complete	Draft Complete
Employment	Draft Complete	Draft Complete	-	Draft Complete	Draft Complete
Built Environment	Draft Complete	-	In Progress	Draft Complete	Draft Complete

**Status:** The Town of Mahone Bay Accessibility Implementation Plan is with Town Council following review and feedback from the LCAAC. The Town of Lunenburg and Municipality of Chester plans are being reviewed by senior staff.

#### Accessibility Directorate involvement

Communicating with the Accessibility Directorate and participating in information and training sessions as appropriate.

- Are You Ready? Emergency Preparedness for Persons with Disabilities: This webinar was offered by the Accessibility Directorate based on the "[Emergency Preparedness Guide for Persons with Disabilities and Older Adults in Nova Scotia](#)" from 2021 and was attended by the Accessibility Coordinator and several staff members from the five Lunenburg County municipalities.

- **Accessibility Foundations Workshop:** The Accessibility Coordinator is planning to offer this training, which Councillors, CAO's and Deputy CAO's participated in on April 5, to municipal staff and remaining Councillors in the Fall/Winter. Several staff members from the 5 municipalities are registered to participate in the train the trainer sessions this Fall, increasing the number of people who can support offering this training in-house.

### General and Joint Projects/Activities

Actions related to accessibility in general or joint actions involving multiple municipal units.

- **Social Media Accessibility:** Following the Accessibility Directorate's workshop on social media accessibility in June, the Municipality of Chester approached the Accessibility Coordinator to support development and delivery of a similar workshop for community groups. As the municipality is often asked to share social media posts from these groups, it is important that they understand what is required for accessibility. When the municipality receives accessible social media posts from the community groups, it is easier to share them on municipal social media accounts in accessible formats, increasing the proportion of accessible posts produced by the municipality. The workshop will be offered to community groups in Chester in mid-October. Following these workshops, the Accessibility Coordinator will approach the other four municipalities to determine if it will also be offered elsewhere.
- **Emergency Preparedness:** The Accessibility Coordinator participated in a wrap-up meeting of the advisory committee for the MacEachen Institute for Public Policy and Governance Accessibility Standards Canada funded research on Evacuation and Persons with Disabilities. This research focused on vulnerable people and communication, evacuation, sheltering, and return following emergencies. The meeting summarized the research results and outlined plans for future research, which includes exploring vulnerable persons registries.
- **Heritage and Accessibility:** The Accessibility Coordinator has continued to work with staff at the Town of Lunenburg as they explore how heritage and accessibility can both be maintained/achieved. This has resulted in providing support to the province in their work to produce appropriate educational materials on this topic and collaboration to define the challenges related to restaurant accessibility resulting from the Human Rights decision that requires all new restaurants in Nova Scotia to provide a barrier free path of travel to enter the restaurant and access an accessible washroom. The proposed built environment standard contains a commitment that the province will work to clarify this topic as well.
- **Community Outreach/Consultation:** Recognizing the importance of engaging the community of people impacted by accessibility work, efforts have continued to build and maintain connections with the community.
  - Continued participation in Community Links Aging Well Together Coalition, which brings together organizations and individuals concerned with seniors' health and wellbeing. This group provides a means to learn about issues relevant to seniors in our communities and to disseminate information through the coalition members when appropriate.



- Continued to add to a contact list of people interested in accessibility in Lunenburg County in share information relevant to accessibility, including consultations and events.
  - Continued speaking with individual community members about accessibility-related concerns and involving appropriate staff where necessary.
- Funding Opportunities: The Accessibility Coordinator continues to update the spreadsheet of available funding related to accessibility and to attend regular meetings with staff responsible for grant applications in each municipal unit to support any applications related to accessibility and encourage the inclusion of accessibility into other projects.
- South Shore Sustainability Summit: The Accessibility Coordinator presented at one of the sessions for municipalities at the summit on the topic of joint services.
- Continued to participate in REMO Planning Committee, bringing an accessibility lens to discussions.
- Nova Scotia Provincial Housing Authority Accessibility Advisory Committee (NSPHA-AAAC): Continued to participate in meetings of the NSPHA-AAC and met with a small group of staff from that organization to explore how they might approach creating their accessibility plan.
- Bluenose II Accessibility Advisory Committee: The Accessibility Coordinator continued to participate in this committee in partnership with the Nova Scotia Department of Communities, Culture, Tourism and Heritage, the Bluenose II Captain and staff, and other stakeholders. Participated in one-hour training of ship crew on the topic of accessibility and disability.
- Nova Scotia Community Transportation Network (NSCTN): As a board member, the Accessibility Coordinator brings an accessibility lens as well as a municipal perspective to this organization, which aims to facilitate the development of an inclusive and integrated community transportation network across the province. Examples of recent projects are the development of resources on insurance for volunteer drivers and management guides for rural transportation providers and managing a project for the provincial government to develop dispatch software that will be used by all community transportation providers across the province, including those in Lunenburg County.

### Specific Projects and Activities in Each Municipal Unit

Participating in projects and activities that support integration of accessibility into everyday practices and increase accessibility in the five areas addressed in the Lunenburg County Accessibility Plan (Goods and Services, Information and Communications, Transportation, Employment, and Built Environment).

#### Town of Bridgewater

- Met with Energize Bridgewater staff to support incorporation of accessibility into information and communications practices.
- Answered questions from staff related to accessibility.
- Met with TOB Community Navigator to identify shared issues and discuss accessibility.

- Provided feedback on Kinsman Field accessibility questions.
- The Dalhousie School of Planning PEACH Research Unit's Rural Accessibility and Age Friendly Infrastructure Assessment (RAAFIA) Project consultations with persons with disabilities in partnership with the Town of Bridgewater took place in June and the team has provided a [preliminary report](#) summarizing the engagement. They will follow up with an additional, more detailed report.
- Focus will return to finalizing the TOB Accessibility Implementation Plan this Fall.

#### Town of Mahone Bay

- Accessibility Planning: The LCAAC has reviewed and forwarded the Town of Mahone Bay Accessibility Implementation Plan with their feedback to Mahone Bay Town Council.
- Met with new Deputy CAO regarding accessibility work and coordinator role.
- Answered questions from staff about accessibility, especially built environment related.

#### Town of Lunenburg

- Participating in Civic Square Compatibility and Accessibility project, including supporting the planning of a public engagement session for persons with disabilities.
- Continued to work with TOL staff and the province to address issues of accessibility and heritage.
- Reviewed and provided feedback to staff on the Lunenburg Community Centre Accessibility Audit report.
- Supported washrooms mapping project by helping to identify accessible washroom facilities in the Town.
- Reviewed Town of Lunenburg Accessibility Implementation Plan draft with Community Development staff and forwarded to senior staff for feedback. Next step to meet to discuss before forwarding to the LCAAC for additional review.

#### Municipality of the District of Lunenburg

- Continued to support staff to apply an accessibility lens to work through participation in the Active Transportation plan development, Parks Accessibility Audits, Pickle Ball Court planning, recreational spaces design and accessible equipment loan program.

#### Municipality of the District of Chester

- Continued to support accessibility improvements to the Municipal buildings and Wild Rose Park.
  - Provided recommendations related to upgrades to Council Chambers communications technology.
- Reviewed proposed Personnel Policy using an accessibility lens.
- Contributed an article on service dogs to the municipal newsletter.
- Reviewed and provided feedback on the draft Village of Chester Secondary Planning Strategy and Land Use By-law.