



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, January 13, 2026 at 9:00 a.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor S. Lohnes-Croft
Deputy Mayor J. Feeney
Councillor P. Carver
Councillor B. Palfreyman
Councillor K. Wilson
CAO, D. Heide
Deputy CAO, E. Levy

Absent:

Town Clerk, K. Munroe

0 Online & 3 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.

Call to Order

1. Agenda

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT the agenda be approved as amended to add items 8.2 Nominations Committee membership and 10.1 Survey Feedback.”** **Motion carried.**

2. Minutes

There were no errors or omissions in the minutes of the December 9, 2025 regular Council meeting.

3. Announcements by Council Members

Mayor Lohnes-Croft welcomed Council to the New Year and thanked attendees at the Levee. The Mayor also noted the upcoming Special Election.

Councillor Carver spoke to Communities in Bloom 2026 inviting to register and is looking forward to a successful year ahead.

4. Public Input Session

Richard Nowe of 86 Fairmont Street, Mahone Bay asked Council about potentially purchasing land that is adjacent to his own from the Town. He expressed concern about a lack of communication from the Town on this matter.

5. Presentations

No presentations.

6. Correspondence

6.1 Nicholas MacInnis, Warden, Municipality of the County of Antigonish to Premiere Tim Houston

Council received above correspondence regarding declining cell service in Antigonish County.

6.2 Kim Masland, Minister, Department of Emergency Management

Council received above correspondence advising of end of the bottled water reimbursement program.

A motion by Councillor Wilson, seconded by Councillor Palfreyman, **“THAT items 6.1 and 6.2 be received and filed.”** **Motion carried.**

7. Staff Reports

7.1 Staff Report to Council – January 13, 2026

Council received the January 13, 2026 Staff Report to Council.

A motion by Councillor Palfreyman, seconded by Councillor Wilson, **“THAT Council accept the January 13, 2026 Staff Report to Council for information.”**

Motion carried.

7.2 Staff Report - Hedge Row (Deferred from November 27th 2025)

Council received 2025-26 second quarter statistics report.

A motion by Councillor Carver, seconded by Councillor Palfreyman, **“THAT Council defer item 7.2 Hedge Row to a February Council meeting.”** **Motion carried.**

7.3 Staff Report - Regional Emergency Measures Agreement Amendments

Council received a staff report with recommendations concerning proposed amendments to the Regional Emergency Measures Organisation (REMO) Inter-Municipal Emergency Services Agreement.

A motion by Councillor Wilson, seconded by Councillor Carver, **“THAT Council approve the amended Inter-Municipal Emergency Services Agreement.”** Motion carried.

7.4 Memo – Appointment of Development Officer & Revocation of Appointment

Council received a memo providing them with information regarding the appointment of a new Development Officer at the Municipality of the District of Chester, and the retirement of another Development Officer.

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council appoint Chris Burns as Development Officer for the Town of Mahone Bay, effective January 13, 2026 and until such time as the appointment is revoked.”** Motion carried.

A motion by Councillor Wilson, seconded by Councillor Carver, **“THAT Council revoke the appointment of Elaine Brunn Shaw, who has retired, as Development Officer for the Town of Mahone Bay.”** Motion carried.

8. Council Items

8.1 Councillor Carver – Motion re: Mayors, Wardens, Deputies and CAO Meetings

Councillor Carver made a motion concerning the Terms of Reference for Mayors, Wardens, Deputies and CAO Meetings.

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council direct staff to prepare a letter for the signature of the Mayor of the Town of Mahone Bay addressed to Councils of the municipalities in Lunenburg and Queens Counties, requesting the development of Terms of Reference for meetings of the Mayors, Wardens, Deputies and CAOs to be reviewed and approved by all participating municipalities.”** Motion withdrawn.

8.2 Councillor Wilson – Nominations Committee Membership

Councillor Wilson noted that the nominations committee requires a replacement Council member to serve, further to the resignation of Councillor Twanow.

A motion by Councillor Wilson, seconded by Councillor Carver, **“THAT Council appoint Councillor Palfreyman to serve as a Council member of the Nominations Committee.”** Motion carried.

9. Committee Reports

9.1 Planning Advisory Committee

Council received the draft minutes of the December 2, 2025 meeting of the Planning Advisory Committee.

A motion by Councillor Palfreyman, seconded by Councillor Wilson, **“THAT the Terms of Reference for the Planning Advisory Committee be revised as follows:**

Committee Mandate

The responsibilities of the Planning Advisory Committee shall include:

- (a) Reviewing planning matters referred by Council and making recommendations to Council with respect to planning matters including Development Agreements and amendments to the Municipal Planning Strategy and Land-Use By-Law; and,**
- (b) Reviewing and making recommendations to Council with respect to planning matters, alternatives thereto and related options, as they arise; and,**
- (c) Conducting an update of the Municipal Planning Strategy and Land-Use By-Laws every 10 years.**

A motion by Deputy Mayor Feeney, seconded by Councillor Carver, **“THAT Council defer the motion to the next Council meeting.”** **Motion carried.**

9.2 Climate and Environment Advisory Committee

Council received the draft minutes of the December 3, 2025 meeting of the Climate and Environment Advisory Committee.

9.3 Asset Management Committee

Council received the draft minutes of the December 18, 2025 meeting of the Asset Management Committee.

A motion by Councillor Palfreyman, seconded by Councillor Carver, **“THAT Council direct staff to apply to the Coastal Planning Support Program.”** **Motion carried.**

9.4 South Shore Open Doors Association

Council received the November 2025 monthly report from the South Shore Open Doors Association.

9.5 Lunenburg County Senior’s Safety Program

Council received the December 2025 monthly report from the Lunenburg County Senior’s Safety Program.

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council accept and file Committee reports 9.1-9.5.”** **Motion carried.**

10. New Business

10.1. Survey Feedback

Councillor Palfreyman requested information on responses received from Mahone Bay residents regarding proposed By Law amendments. It was agreed this would be discussed further at the upcoming Policy & Strategy Committee meeting.

11. Questions/Comments

Richard Nowe of 86 Fairmont Street, Mahone Bay commented positively on the institution of a communications working group.

12. Closed Session

A motion by Councillor Carver, at 10:15 a.m., seconded by Councillor Wilson, **“THAT Council go into Closed Session to discuss Acquisition, Sale, Lease and Security of Municipal Property, Legal advice eligible for solicitor-client privilege and Contract Negotiations permitted in the Municipal Government Act sections 22(2)(a), 22(2)(g) and 22(2)(e) respectively.”** Motion carried.

Council arose from Closed Session at 11:25 a.m.

13. Business arising from closed session

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council approve the purchase of a 2025 Ford E-transit from Mosher Ford at a cost of \$71,915.45 plus HST and minus related rebates.”** Motion carried.

A motion by Councillor Wilson, seconded by Councillor Palfreyman, **“THAT Council approve award of the contract to concrete work on Edgewater Street to Whiting Concrete Construction Limited at a cost of \$21,969.96 plus HST.”** Motion carried.

Council adjourned at 11:30 a.m. on conclusion of business.

TOWN OF MAHONE BAY

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Mayor, Suzanne Lohnes-Croft

Deputy CAO, Eric Levy