



**Town Council Agenda**  
**January 29, 2026 at 7:00 p.m.**  
**Council Chambers and YouTube Live**

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**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 Approval of Agenda

2 Acceptance of the Minutes

2.1 Special Council Meeting – January 9<sup>th</sup>

2.2 Regular Council Meeting – January 13<sup>th</sup>

3 Announcements by Council Members

4 Public Input Session

5 Presentations

6 Correspondence

6.1 Heather Limpert – re Animal Control Bylaw – January 12<sup>th</sup>, 2026

7 Staff Reports

7.1 Staff Report to Council – January 29<sup>th</sup>, 2026

8 Council Items

8.1 Mayor Lohnes-Croft – 2026 Appointment of Fire Chief

8.2 Councillor Wilson – Motions

9 Committee Reports

9.1 Climate & Environment Committee – January 7<sup>th</sup> – Draft Minutes

9.2 Asset Management Committee – January 15<sup>th</sup> – Draft Minutes

10 New Business

11 Questions/Comments

12 Closed Session

12.1 MGA 22(2)(e) Contract Negotiations

13 Business Arising from Closed Session

14 Adjournment



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The Special Meeting of Town Council for the Town of Mahone Bay was held on Friday, January 9, 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

**Absent:**

Town Clerk, K. Munroe  
Deputy CAO, E. Levy

0 Online & 0 in-person gallery

**Land Acknowledgement**

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**Call to Order**

**1. Agenda**

A motion by Councillor Wilson, seconded by Deputy Mayor Feeney, **“THAT the agenda be approved as amended to add Closed Session.”** **Motion carried.**

**2. Closed Session**

A motion by Deputy Mayor Feeney, at 9:04 a.m., seconded by Councillor Carver, **“THAT Council go into Closed Session to discuss Legal advice eligible for solicitor-client privilege permitted in Municipal Government Act Section 22(2)(g).”** **Motion carried.**

**Council arose from Closed Session at 9:36 a.m.**

### **3. Staff Report - Council Vacancies and Special Election**

Council received and reviewed the staff report with information regarding the requirements in the Municipal Elections Act due vacant seats on council.

A motion by Deputy Mayor Feeney, seconded by Councillor Wilson, **“THAT Council accept the resignation of Councillor Rebecca Twanow.”** **Motion carried.**

A motion by Councillor Carver, seconded by Councillor Palfreyman, **“THAT Council set Saturday, February 14, 2026 as ordinary polling day for the 2026 special election.”** **Motion carried.**

A motion by Councillor Palfreyman, seconded by Councillor Carver, **“THAT Council set Tuesday, January 20, 2026 as nomination day for the 2026 special election.”** **Motion carried.**

A motion by Councillor Wilson, seconded by Deputy Mayor Feeney, **“THAT Council amend the date of the nomination day for the previously advertised 2026 special election from January 13, 2026 to January 20, 2026.”** **Motion carried.**

A motion by Deputy Mayor Feeney, seconded by Councillor Carver, **“THAT Council appoint Eric Levy as Municipal Elections Officer and Returning Officer for the 2026 special election.”** **Motion carried.**

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council appoint Clare Blyth as Assistant Returning Officer for the 2026 special election.”** **Motion carried.**

**Council adjourned at 9:42 a.m. on conclusion of business.**

**TOWN OF MAHONE BAY**

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Mayor, Suzanne Lohnes-Croft

CAO, Dylan Heide



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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  
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**Absent:**

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**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 27<sup>th</sup> 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**

**TOWN OF MAHONE BAY**

Mayor, Suzanne Lohnes-Croft

Deputy CAO, Eric Levy

## Dylan Heide

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**From:** Town of Mahone Bay Clerk  
**Sent:** January 13, 2026 9:32 AM  
**To:** Dylan Heide; Eric Levy; Kelly Munroe  
**Subject:** Fw: animal bylaw amendment needed

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**CAUTION:** This email originated from an external sender.

***Hello Town Clerk- Please share/forward this letter to all members of Mahone Bay Town Council. Thank you, and enjoy this lovely day. Heather Limpert 88 Pleasant Street***

Monday, January 12, 2026

Dear Council Members,

Last year (September 2025), I wrote a letter to town council requesting that there be a review and update to our current animal bylaw. From my understanding, that letter was filed. I am unclear what that means. I will assume it means there has been no action taken. Therefore, I am writing a follow-up letter, with the request that it be shared, discussed etc. at the next town council meeting and then forwarded to the Policy and Strategy Committee...which I think includes the same members of town council. I guess you'll get it twice, which is nice.

Our current bylaw (I think last updated in 1988?) only includes dogs. I am requesting that it be updated to include all domestic animals and specifically address the issue of cats at large.

Roaming cats are problematic in our community for many reasons, some of which I will outline in this letter.

As an animal advocate, the most obvious reason for me is for the well-being, health, and safety of animals that are allowed to roam. They are at risk of harm from other animals, cars, toxins, and humans. A bylaw that includes all domestic animals may help to prevent the unnecessary pain, suffering and death of roaming animals. They did not make the choice to roam, that was made by their human owners. A bylaw would support and promote responsible pet ownership.

Cats that roam, cause serious harm to our wildlife, including birds. Scientific research has shown that outdoor cats are the leading cause of bird mortality in Canada, killing nearly 350 million birds every year (Blancher, 2013). Cats also prey on other native wildlife, such as reptiles, bats, and other small mammals, threatening species at risk and competing with local predators for food. This is an opportunity for our town to adopt an animal bylaw to help protect our environment.

Roaming cats are a nuisance for property owners. Cats defecate in gardens and play areas. It is unsanitary and disrespectful to other tax paying members of the community. If I don't clean up after my dog after it defecates on someone else's property, I would (and should) be fined. I am unclear why that same rule does not apply to all domestic animals.

To my knowledge, we don't currently have a feral cat problem, although in my observations, there are more cats roaming. However, if you were to have a conversation with another NS community that has had to manage a feral cat population, I have no doubt they would express that they wished they had had a bylaw in place before it became an issue. Aside from being very expensive, challenging to coordinate with TNR, vet care etc., it also means that cats are in pain and suffering. This is an opportunity to be proactive and preventative.

My last argument for adopting an updated bylaw to include all domestic animals is for mental health. Many people, including myself, rely on their outdoor space for positive mental health support. In an effort to better share our urban environment and combat disappearing habitats, I and many others in our community, have tried to create outdoor spaces to support wildlife, including birds and pollinators. It is beyond upsetting for me when I witness a cat killing a bird, swatting/killing a butterfly, or running off with a chipmunk in its mouth. It's not a fair playing field. Cats are NOT part of the natural environment.

As well, if someone were to tragically hit an animal with their car, or if a cat gets stuck in someone's garage/shed and dies, then that individual has to manage the emotional pain that goes along with that horrible event. An event that they were not responsible for.

That kind of pain and suffering is completely and utterly avoidable for both the animal and human. In our world where so much is out of our control, this is not. This is town's opportunity to do something about it.

An updated bylaw to include all domestic animals seems like a no-brainer. I cannot think of any reason(s) that trump any of the above mentioned arguments. Just because a practice has been going unchecked, does not make it right. We change laws all the time. There is no need to reinvent or create a bylaw- use AI or copy/paste one of countless similar bylaws adopted by other communities. No excuses!

Please don't waste this opportunity to make change for the better (especially before Spring arrives). This bylaw will only have a positive impact on our environment and community members- furry, feathery, and otherwise.

Maya Angelou sums it up beautifully-

"Do the best you can until you know better. Then, when you know better, do better."

Now you know better too.

Thank you,  
Heather Limpert  
88 Pleasant Street  
Mahone Bay



## Staff Report to Council

January 29, 2026

This Report to Council is intended to provide the Mahone Bay Town Council with a high-level summary of staff progress toward Council's direction to staff. As per the Town Council Policy, the report will be provided at each regular meeting of Council.

1. Develop a grant program to Mahone Bay recreation and cultural organizations that will support participation of children and youth who may not be able to participate due to lack of funds.

Date Assigned: March 11, 2025  
Expected Completion: February 2026  
Percent of Completion: 75%

2. Seek feedback from the public on design of fishing dock and report back to Council on potential upgrades for spring 2026-27.

Date Assigned: September 09, 2025  
Expected Completion: March 2026  
Percent of Completion: 25%

3. Draft a new Streets and Sidewalks Bylaw for consideration.

Date Assigned: September 09, 2025  
Expected Completion: January 2026  
Percent of Completion: **Completed**

On February 2<sup>nd</sup> Policy & Strategy Committee agenda.

4. Draft a new Seasonal Sales Area Bylaw.

Date Assigned: September 09, 2025  
Expected Completion: January 2026  
Percent of Completion: **Completed**

On February 2<sup>nd</sup> Policy & Strategy Committee agenda.

5. Review the condition of Tiny Tots Playground and report back to Council with recommendations.

Date Assigned: September 25, 2025  
Expected Completion: February 2026  
Percent of Completion: 25%

6. Bring a report to Council on the process of obtaining any necessary permissions for the re-damming of Oakland Lake for water supply purposes.

Date Assigned: September 25, 2025  
Expected Completion: February 2026  
Percent of Completion: 50%

7. Develop a Stormwater Management Plan for Mahone Bay and present a draft to a joint meeting of Climate and Environment Advisory Committee, Asset Management Committee, and the Planning Advisory Committee.

Date Assigned: October 14, 2025  
Expected Completion: June 2026  
Percent of Completion: Not yet begun

8. Review the Flag Policy with a Diversity and Anti-Racism lens and to propose a list of recurring special awareness days or periods during which representational flags will be flown at the Community Flagpole.

Date Assigned: October 30, 2025  
Expected Completion: January 2026  
Percent of Completion: **Completed**

On February 2<sup>nd</sup> Policy & Strategy Committee agenda.

9. Bring an overview report on Asset Retirement Obligations to the Audit Committee.

Date Assigned: October 30, 2025  
Expected Completion: March 2026  
Percent of Completion: Not yet begun

10. Arrange a fire drill as soon as reasonably possible, to test response time to the intersection of Mader's Cove Road and Herman's Island Road as a demonstration of the Department's response time, and to report the statistics to Town and the Mader's Cove Fire Commission.

Date Assigned: October 30, 2025  
Expected Completion: April 2025  
Percent of Completion: 25%

Notes: Fire Chief reports drill may not be practical before Spring due to the onset of winter weather conditions. Staff currently working to update fire department statistical reporting with Dept. cooperation.

11. Support Mr. Anderson's placement of the driftwood monster in the Aquatic Garden.

Date Assigned: November 27, 2025  
Expected Completion: December 2025  
Percent of Completion: **Completed**

12. Bring a report on the recommended approach to public art installations for Edgewater Street.

Date Assigned: November 27, 2025  
Expected Completion: February 2026  
Percent of Completion: 25%

13. Bring a report outlining the process to create an appropriate Indigenous art installation on Edgewater Street.

Date Assigned: November 27, 2025  
Expected Completion: February 2026  
Percent of Completion: 25%

14. Prepare a report concerning options to accommodate an active transportation route along Kinburn Street that includes safe pedestrian passage across the Kinburn Street Bridge.

Date Assigned: November 27, 2025  
Expected Completion: February 2026  
Percent of Completion: 25%

15. Prepare a draft policy in consultation with members of the Mahone Bay and District Fire Department regarding the use of the public showers at the Fire Hall.

Date Assigned: November 27, 2025

Expected Completion: May 2026

Percent of Completion: Not yet begun

**Mahone Bay & District Fire Department**

**2026 Election of Officers**

**January 13, 2026**

Chief - Adam Ekins

Deputy Chief - Dwayne Browne

Captain - Joel Veinotte

Captain - Donnie Hiltz

Captain - Kiana Hiltz

Captain - Felix Weissbach

Lead Engineer - Dylan Uhlman

Mahone Bay Fire Services Bylaw Excerpt:

4.0 Fire Chief

4.1 The Fire Chief shall be appointed by Council following a nominating vote of the Fire Department membership held in compliance with the internal procedures of the Fire Department.

**Councillor Wilson**

**Proposed Motions**

**January 29, 2026**

“THAT Council direct staff to produce a report on the solar garden operation detailing production and cost of production and provide to Council as soon as it is available and with all quarterly financial updates going forward.”

“THAT Council direct staff to prepare a report analysing the various alternatives for planning/development service delivery including pros and cons of each, cost implications for budget and implementation timing.”

“THAT Council direct staff to review the arrangements in place between the Town’s Electrical Utility and the Riverport Electric Light Commission and report to Council on the current status of these contractual arrangements and recommendations going forward.”



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**Present:**

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

**Absent:**

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**1. Agenda**

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**Motion carried.**

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

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- (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**

**TOWN OF MAHONE BAY**

Mayor, Suzanne Lohnes-Croft

Deputy CAO, Eric Levy