The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, July 14, 2026 at 9:00 a.m. in Council Chambers and broadcast via YouTube live.

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

Absent:
Clerk, K. Munroe

Gallery:
0 Online & 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 McCarron, seconded by Councillor Carver, **"THAT the agenda be approved as circulated."** **Motion carried.**

2. Minutes
There were no errors or omissions in the minutes of the June 10, 2026 special meeting of Council.

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There were no errors or omissions in the minutes of the June 25, 2026 regular meeting of Council.

3. Announcements by Council Members

Councillor Carver announced that the Communities in Bloom judges will be in Mahone Bay this month and Council has been invited to meet them.

Mayor Lohnes-Croft thanked and congratulated community groups for a successful Canada Day.

4. Public Input Session

No public input was received.

5. Presentations

There were no presentations.

6. Correspondence

6.1 Premier Houston – Support for Municipal Electric Utilities in Repayment of Outstanding NSPI Costs – deferred from June 25, 2026 meeting.

Council received correspondence from Premier Houston relating to support for the municipal electric utilities in repayment of outstanding Nova Scotia Power costs, noting a hope for additional follow up in this regard from the Province in the near future.

6.2 South Shore Housing Action Coalition – Request for Feedback.

Council received correspondence from the South Shore Housing Action Coalition requesting feedback on their current work and cooperation with the Town.

A motion by Councillor MccCarron, seconded by Councillor Carver, **"THAT Council refer Item 6.2 to the September Policy and Strategy Committee meeting."**

Motion Carried.

6.3 Linda Schneidereit – Clearland Road Sidewalk

Council received correspondence from Linda Schneidereit requesting a sidewalk be installed on Clearland Road.

A motion by Councillor Carver, seconded by Councillor Palfreyman, **"THAT direct staff to draft a letter for signature of the Mayor to Linda Schneidereit stating that a sidewalk is not currently planned for Clearland Road but that there will be space for a sidewalk for the future."** **Motion Carried.**

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6.4 Terry Sueltz and Norman Whynot, Mahone Bay Centre Co-Chairs – Parking and Travelled Surface Request

Council received correspondence from the Mahone Bay Centre requesting assistance to improve and upgrade parking and travelled surfaces at the Centre.

A motion by Councillor Palfreyman, seconded by Councillor Boon, **"THAT Council receive and file correspondence 6.1."** **Motion Carried.**

7. Staff Reports

7.1 Staff Report to Council – June 14, 2026

Council received an updated staff report to Council for the first half of July outlining progress on Council's direction to staff.

A motion by Councillor Wilson, seconded by Councillor McCarron, **"THAT Council receive the Staff Report to Council – July 14, 2026 for information."** **Motion Carried.**

7.2 Report of the Clerk – Public Hearing, Land Use Bylaw Amendment

The report regarded a public hearing on housekeeping amendments to the Land Use Bylaw and Municipal Planning Strategy. One (1) person was present for the hearing; no presentations were made, and no written submissions were received before or during the hearing.

A motion by Councillor Carver, seconded by Councillor McCarron, **"THAT the tree retention provisions in the LUB be excluded from the housekeeping amendments proposed for second reading and instead be referred for review and analysis."** **Motion Defeated.**

A motion by Councillor Wilson, seconded by Deputy Mayor Feeney, **"THAT give second reading to the proposed LUB/MPS amendments as presented."** **Motion Carried.**

A motion by Councillor Carver, seconded by Councillor Wilson, **"THAT Council direct staff to draft a report on the merits of developing a Tree Retention Bylaw for the Town of Mahone Bay that includes provisions for Trees on private and public property."** **Motion Withdrawn.**

7.3 Staff Report – Bay Way Access

Council was presented with the requested options for access to Bay Way from the Visitor Information Centre components of the Edgewater Project.

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A motion by Councillor Wilson, seconded by Deputy Mayor Feeney, **"THAT Council approve the accessible walkway across the Peace Garden and a two-metre extension of the iron handrail to the slope to prevent people from climbing the embankment."**
Motion Carried.

A motion by Councillor Carver, seconded by Councillor Palfreyman, **"THAT Council approve the installation of a set of steps for accessing the Bay Way from the parking lot across the street from St. James Anglican Church."** **Motion Carried.**

A motion by Councillor Carver, seconded by Councillor McCarron, **"THAT Council approve the installation of an accessible crosswalk from the Bay Way to the Visitor Information Centre."** **Motion Carried.**

7.4 Staff Report – Build Communities Strong Fund – Local Impact Stream
Council was presented with a recommendation to apply for external funding to support capital improvements via the Build Communities Strong Fund – Local Impact Stream from the Government of Canada.

A motion by Councillor Wilson, seconded by Councillor Carver, **"THAT Council direct staff to submit an application to the Build Communities Strong Fund – Local Impact Stream for improvements in relation to the Community Sports Field."**
Motion Carried.

8. Council Items
None.

9. Committee Reports
9.1 Climate & Environment Advisory Committee – July 2, 2026 Draft Minutes
A motion by Councillor Carver, seconded by Deputy Mayor Feeney, **"THAT Council direct staff to develop a draft Tree Retention By-law."** **Motion Defeated.**

A motion by Councillor Carver, seconded by Councillor McCarron, **"THAT Council refer the Nature Based Solutions Policy to the Policy and Strategy Committee."**
Motion Carried.

9.2 Planning Advisory Committee – July 7, 2026 Draft Minutes
A motion by Councillor Wilson, seconded by Councillor Carver, **"THAT Council give first reading to the MPS/LUB amendment to change the zone from Residential to Parks and Open Space for the remainder of PID 60373107 and the entirety of PID 60373024."** **Motion Carried.**

10. New Business
No new business.

11. Questions/Comments

12. Closed Session
A motion by Councillor Boon, at 12:14 p.m. , seconded by Councillor Wilson, **"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 section 22(2)(a), and 22(2)(e) respectively." Motion carried.**

Council arose from Closed Session at 12:55 p.m.

13. Business Arising from Closed Session
A motion by Councillor Palfreyman, seconded by Councillor Wilson, **"THAT Council identify the Raw Water Transmission Project as a priority and direct staff to apply for the Build Communities Strong Fund – Direct Stream for funding to support the implementation of this project." Motion Carried.**

14. Adjournment
Council adjourned at 12:56 p.m. on conclusion of business.

TOWN OF MAHONE BAY **TOWN OF MAHONE BAY**

Mayor, Suzanne Lohnes-Croft Town Clerk, Kelly Munroe

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