The Regular Meeting of Town Council for the Town of Mahone Bay was held on Thursday, July 30, 2026 at 7:00 p.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
DCAO, E. Levy

Absent:
CAO, D. Heide
Clerk, K. Munroe

Gallery:
7 Online & 1 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 McCarron, **"THAT the agenda be approved as amended to add item 10.1 – Notice of Motion."** **Motion carried.**

2. Minutes
Council requested a review of the minutes from July 14, 2026 to ensure the motions from Item 9.1 – Climate and Environment Committee Report - were accurately reflected.

3. Announcements by Council Members

Councillor Carver highlighted the success of the Communities in Bloom judges visit regardless of the rainy weather. Councillor Carver also acknowledged the high level of community pride that was felt in Mahone Bay during this event.

Councillor Boon announced the official opening of the Bay Way would be held on Tuesday, August 4th at 4:30pm. He reviewed the schedule which included musicians, buskers, speeches, demonstrations, and food.

Mayor Lohnes-Croft announced the Lunenburg-Queens Business Excellence Awards nominations are open. She also highlighted the Town of Lunenburg hosting the National Trust for Canada event in July. Mayor Lohnes-Croft also highlighted an exhibit called "We in the Sea" at the Fisheries Museum of the Atlantic. The exhibit honours the marine heritage of African Nova Scotians.

Councillor McCarron expressed how the South Shore is fortunate to have a thriving and expanding library system in the light of recent library closures in other parts of the province.

4. Public Input Session

Veryan Haysom – 195 Fairmont Street, Mahone Bay expressed concern on the Municipality of the District of Lunenburg's Land-Use Bylaw and Municipal Planning Strategy provisions around Oakland Lake protections in relation to development and vegetation.

5. Presentations

There were no presentations.

6. Correspondence

6.1 South Shore Open Doors Association June 2026 Data Report

Council received and reviewed the June 2026 report.

6.2 Municipality of the District of Lunenburg Land Use Bylaw and Municipal Planning Strategy

Council reviewed and discussed items relating to public input around vegetation and development.

A motion by Deputy Mayor Feeney, seconded by Councillor Carver, **THAT Item 6.2 – Municipality of the District of Lunenburg Land Use Bylaw and Municipal Planning Strategy be referred to the Watershed Committee."** **Motion Carried.**

6.3 Property Valuation Services Corporation Annual Report
Council received the annual report from Property Valuation Services Corporation and offered congratulations to Deputy Mayor Feeney on his service to the organization.

A motion by Councillor Wilson, seconded by Councillor McCarron, **"THAT Council receive and file the correspondences."** **Motion Carried.**

7. Staff Reports

7.1 Staff Report to Council – July 30, 2026
Council received an updated staff report to Council for the second half of July outlining progress on Council's direction to staff.

A motion by Councillor Wilson, seconded by Councillor Boon, **"THAT Council receive the Staff Report to Council – July 30, 2026 for information."** **Motion Carried.**

7.2 Report of the Clerk – Public Hearing, Land Use Bylaw Amendment
The report regarded a public hearing on the rezoning of PID60373107 and PID 60373024 to the Land Use Bylaw and Municipal Planning Strategy. One (1) person was present for the hearing; one (1) person made public comment, and no written submissions were received before or during the hearing.

A motion by Councillor Carver, seconded by Councillor Wilson, **"THAT Council give second 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.**

8. Council Items

No Council items.

9. Committee Reports

9.1 Policy and Strategy Committee – July 20, 2026 – Draft Minutes
A motion by Councillor Boon, seconded by Councillor Palfreyman, **"THAT Council accept the report of the Policy and Strategy Committee July 20, 2026 meeting."**
Motion Carried.

10. New Business

Councillor Carver provided a notice of motion on the development of a Feeding Wildlife bylaw.

11. Questions/Comments

12. Closed Session

A motion by Councillor Carver, at 7:36 p.m. , seconded by Councillor McCarron, **"THAT Council go into Closed Session to discuss Acquisition, Sale, Lease and Security of Municipal Property, Contract Negotiations, and Litigation or Potential Litigation as permitted by the Municipal Government Act section 22(2)(a), 22(2)(e) and 22(2)(F) respectively." Motion Carried.**

Council arose from Closed Session at 9:10 p.m.

13. Business Arising from Closed Session

A motion by Councillor Wilson, seconded by Councillor McCarron, **"THAT Council approve the Edgewater Street Change Order #30 from Harbour Construction pertaining to asphalt rates and quantities in the amount of $70,870 with an overall net impact of $21,646." Motion Carried.**

14. Adjournment

Council adjourned at 9:15 p.m. on conclusion of business.

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

Mayor, Suzanne Lohnes-Croft Town Clerk, Kelly Munroe