

TOWN OF LUNENBURG
COUNCIL MEETING AGENDA
Tuesday, January 27, 2026 | 6 pm
Lunenburg Town Hall – Council Chambers
120 Townsend Street



NOTICE: Council meetings are open to the public and held in Town Hall. **Please use the back entrance at 120 Townsend Street.** The public can also watch meetings through Zoom. To livestream this meeting starting at 6 pm, use this Zoom link:
<https://us06web.zoom.us/j/81475382430>

Please note that all Council meetings are livestreamed through Zoom and meeting recordings are archived on the Town's [YouTube](#) channel.

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

This meeting takes place in the traditional and ancestral territory of the Mi'kmaq people. We are all Treaty people.

3. ADDITIONS/ DELETIONS TO AGENDA

4. APPROVAL OF AGENDA

4.1 January 27, 2026 Council Meeting Agenda

Recommendation: That Council approve the agenda for the January 27, 2026 meeting as presented.

5. APPROVAL OF MINUTES

5.1 January 13, 2026 Regular Meeting Minutes

Recommendation: That Council approve the January 13, 2026 meeting minutes as presented.

6. PRESENTATIONS

6.1 Presentation: Property Valuation Services Corporation

6.2 Presentation: Young Chefs Program – Bérénice Van Laer

7. PUBLIC INPUT AND QUESTIONS – 20 MINUTES

- Each person is limited to 3 minutes
- Each person must state their name
- Questions or comments are directed to the Chair
- Comments and questions are open to any municipal matter
- **Virtual Participation:** Members of the public wishing to participate virtually in this agenda item must register in advance by 12:00 p.m. on the business day before the meeting by contacting adminsupport@townoflunenburg.ca or 902-

634-4410 ext. 225. When registering, please include a brief description of the agenda item you wish to speak to.

8. CORRESPONDENCE

Correspondence items included on the agenda have been submitted for Council's information and do not imply endorsement by the Town. The content of correspondence reflects the views of the author and has not been independently verified. Should Council wish to take action on an item, a motion must be made.

8.1 Exploration of Electrical Utility Sharing Opportunities – Mayor Lohnes-Croft, Town of Mahone Bay

8.2 Invitation to Lunenburg County Housing Market Study Presentation – MODL

9. PUBLIC HEARINGS, PUBLIC INFORMATION MEETINGS AND APPEALS

10. BUSINESS ARISING AND UNFINISHED BUSINESS

11. NEW BUSINESS

11.1 Fire Chief's 2025 Annual Report

11.2 Appointments: Heritage Officer & Development Officer

Recommendation: That Council appoint Alan Howell as a Development Officer, and Marc Kiely as a Heritage Officer for the Town of Lunenburg.

12. NOTICES OF MOTION, INFORMATION REQUESTS AND COUNCILLOR REPORTS

13. ITEMS FOR CONSIDERATION AT COMMITTEE OF THE WHOLE

The next Committee of the Whole meeting is scheduled for Tuesday, February 3, 2026.

14. MOTION ACTION LIST

15. CLOSED SESSION

15.1 Personnel Matter

Recommendation: That Council move into closed session for agenda item 15.1.

16. ADJOURNMENT

**COUNCIL MEETING MINUTES
TOWN OF LUNENBURG**

January 13, 2026 | 6 pm
Lunenburg Town Hall - Council Chamber



-
- Present Mayor Jamie Myra, Deputy Rachel Bailey, Councillors Alex Greek, Debbie Dauphinee, Renea Babineau, Gale Fullerton, Alison Strachan
- Also present Paul Nopper, CAO
Tyson Joyce, Director of Public Works
Marc Kiely, Director of Community Development
Kayla Byrne, Municipal Clerk
Jamie Deans, Communications and Events Coordinator
Alan Howell, Senior Planner
- Call to Order The Chair called the meeting to order at 6:02 p.m.
- Land Acknowledgment The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
- Staff introduction Council welcomed the Town's new Senior Planner, Alan Howell.
- Approval of Agenda Moved and seconded that Council approve the agenda for the January 13, 2026 meeting as presented.
Motion carried unanimously
- Approval of Minutes Moved and seconded that Council approve the December 9, 2025 meeting minutes as presented.
Motion carried unanimously
- Presentations Council formally recognized Tony Schleihauf and Sourav Sourav of William Gerhardt Property Improvement for their actions during an emergency incident in Bayswater on December 31, 2025.

Council expressed its appreciation for their quick response, professionalism, and willingness to help, and acknowledged their actions as an example of strong community spirit.

Council recognized Martin and Sylvie Ruiz Salvador, co-owners of Lunenburg Restaurants, including Beach Pea Kitchen & Bar, The South Shore Fish Shack, and the Salt Shaker Deli, for receiving a Taste of Nova Scotia Award.

Council congratulated Mr. and Mrs. Ruiz Salvador on this provincial

recognition and acknowledged their leadership in Lunenburg's food and hospitality sector and their long-standing contribution to the community and local economy.

Recess	The Chair called a brief recess at 6:07 p.m.
Public Input and Questions	None.
Review of the Motion Action List	Council reviewed the Motion Action List. Based on staff's recommendations, the list will be updated and circulated on a future agenda. Council indicated that it would like to receive a presentation at a future Committee of the Whole meeting on the Water System Modelling completed in 2023, including the recommendations that inform the proposed Transmission Main Renewal project.
Potable and Wastewater Quality Test Results (July – Sept 2025)	For information, Council received the Potable and Wastewater Quality Test Results for July – Sept 2025.
Items for Consideration at COTW	The next Committee of the Whole meeting is scheduled for Tuesday, February 3, 2026.
Closed Session	Moved and seconded that Council move in closed session at 6:26 p.m. for agenda item 15.1.
Revert to Open Meeting	Council reverted to open meeting at 7:30 p.m.
Adjournment	There being no further business, the Council meeting adjourned at 7:31 p.m.

Minutes were read and approved.



PVSC 2026 ASSESSMENT ROLL

TOWN OF LUNENBURG

January 27, 2026

ABOUT PVSC



Created under the *Property Valuation Service Corporation Act* and responsible for assessing all property in Nova Scotia as per the *Nova Scotia Assessment Act*.



Delivers an Assessment Roll to all 49 municipalities and over 650,000 Assessment Notices to property owners in Nova Scotia each year.



Municipally funded, not-for-profit. Governed by a Board of Directors.



Approximately 135 employees working in 60 communities across Nova Scotia.

WHAT WE DO & DON'T DO

PVSC does:

- Deliver an Assessment Roll to all 49 NS municipalities.
- Deliver ~650,000 Assessment Notices to NS property owners.
- Administer the Capped Assessment Program (CAP) and Seasonal Tourist Business Designation program on behalf of the provincial government.

PVSC does **NOT**:

- Have the authority to:
 - Determine land ownership
 - Set tax rates
 - Collect taxes
 - Create tax policy
 - Provide tax relief

MARKET VALUE

The *Nova Scotia Assessment Act* requires that we assess property at **market value**:

*“... the amount which in the opinion of the assessor would be paid if it **were sold on a date prescribed by the Director** in the open market by a willing seller to a willing buyer”*

AND

*“The assessment shown on the roll shall be the assessment that **reflects the state of the property as it existed on the first day of December** immediately preceding the filing of the roll”*

2026 Base Date:
January 1, 2025

2026 State Date:
December 1, 2025

MASS APPRAISAL

- PVSC uses mass appraisal to determine the value of all real property in Nova Scotia each year.
- Mass appraisal is the process of valuing a group of properties as of a given date using common data, standardized methods and statistical testing.
- Property assessments are based on market evidence (sales and financial data). **We do not set the market – we reflect it.**
 - 2026 assessments are based on sales and market evidence from 2024.
- PVSC measures market value assessment accuracy, uniformity, and fairness against the *Assessment Act* and the internationally accepted standards of the International Association of Assessing Officers (IAAO).

THREE APPROACHES TO DETERMINING VALUE

Sales Comparison

Analyze sales of comparable properties to determine value and adjust for local market conditions.

Income

Determine the income a property can earn (after expenses) and convert net operating income to market value.

Cost

Calculate land value and current cost to replace buildings, then deduct for depreciation.

SALES DATA

- PVSC receives property sale information from the NS Land Registry.
- Sales are reviewed to determine if they meet the criteria of an arms-length sale between a willing buyer and willing seller (per section 42 of the *Act*).
 - Contact the seller and buyer
 - Review real estate listings to verify and update property data
- Sales that meet the criteria are used in our analysis.
- By analyzing how the market transacts in different areas we can determine homogeneous market areas.
 - Some market areas might be large such as in a rural area, while others might be a neighbourhood or a street in a city or town.
- In areas that have few or no sales, we expand analysis to include sales from similar areas nearby or use an industry best practice called time trending, which effectively measures the influence of time on sale prices and trends them to a specific point in time (the base date).

THE CAPPED ASSESSMENT PROGRAM

- In 2005, the Provincial Government introduced the Capped Assessment Program, which places a 'cap' on the amount that the taxable assessment for eligible residential property can increase year over year.
- The CAP is based on the Nova Scotia Consumer Price Index (CPI) in October.

**2026
CAP Rate
= 2.6%**

2026 PROPERTY ASSESSMENT <i>Charlene MacNeil, Director of Assessment</i>				
Classification	Assessed Value	*Capped Assessment	Acres <small>(where applicable)</small>	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$226,800 <div style="border: 1px solid green; padding: 2px; width: fit-content; margin: 5px auto;">Assessed "market" value reflects the market and state of property</div>	\$114,500 <div style="border: 1px solid orange; padding: 2px; width: fit-content; margin: 5px auto;">Capped assessment reflects the NS CPI in October</div>		\$114,500 <div style="border: 1px solid blue; padding: 2px; width: fit-content; margin: 5px auto;">Taxable assessed value is what is used to determine property taxes</div>
2026 TOTAL	\$226,800			\$114,500

Historic CAP Rates

2025:	1.5%
2024:	3.2%
2023:	7.7%
2022:	5.4%
2021:	0.3%

TOWN OF LUNENBURG: 2026 ASSESSMENT ROLL

	2026	2025	2024	2023	2022
Total Assessment Roll	\$662,258,000	\$610,843,800	\$570,259,700	\$497,048,000	\$422,848,400
Total Residential	\$538,556,400	\$490,012,100	\$445,790,900	\$381,916,000	\$318,518,300
Adjusted Total Residential with CAP Applied	\$386,495,700	\$360,635,000	\$341,146,800	\$312,601,200	\$274,985,600
Total Commercial	\$123,701,600	\$120,831,700	\$124,468,800	\$115,132,000	\$104,330,100

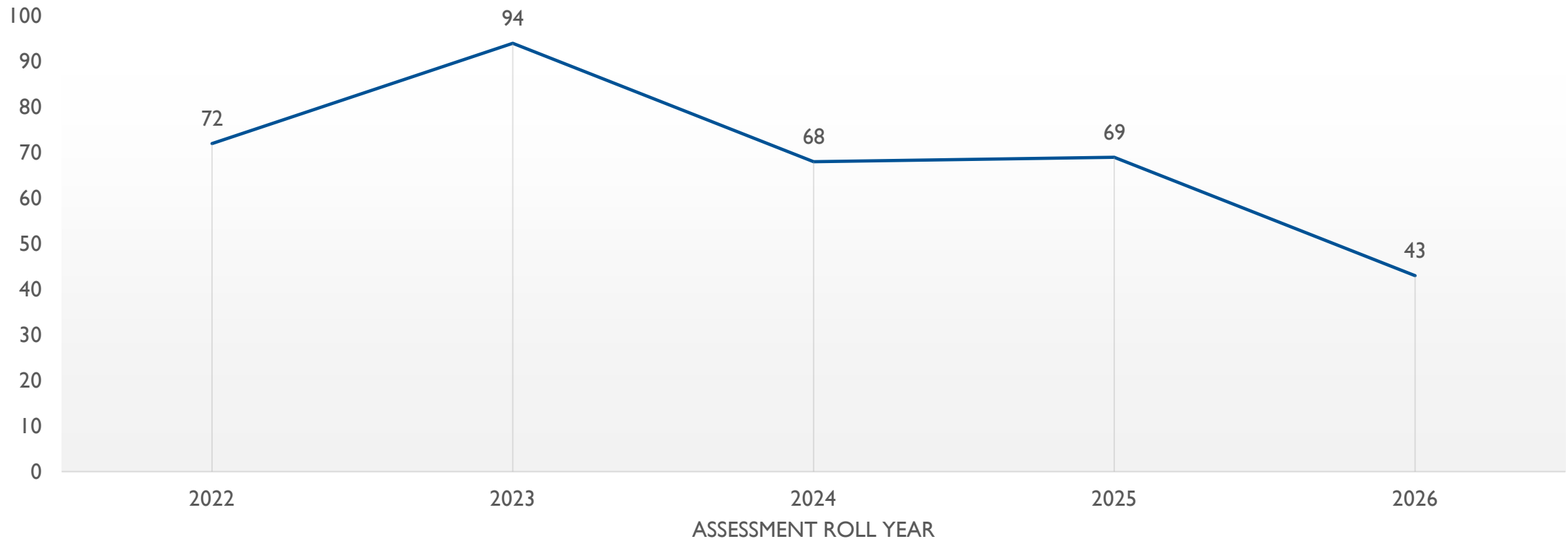
Total taxable value for 2026:

\$448,653,900

Note: figures include taxable and exempt classifications.

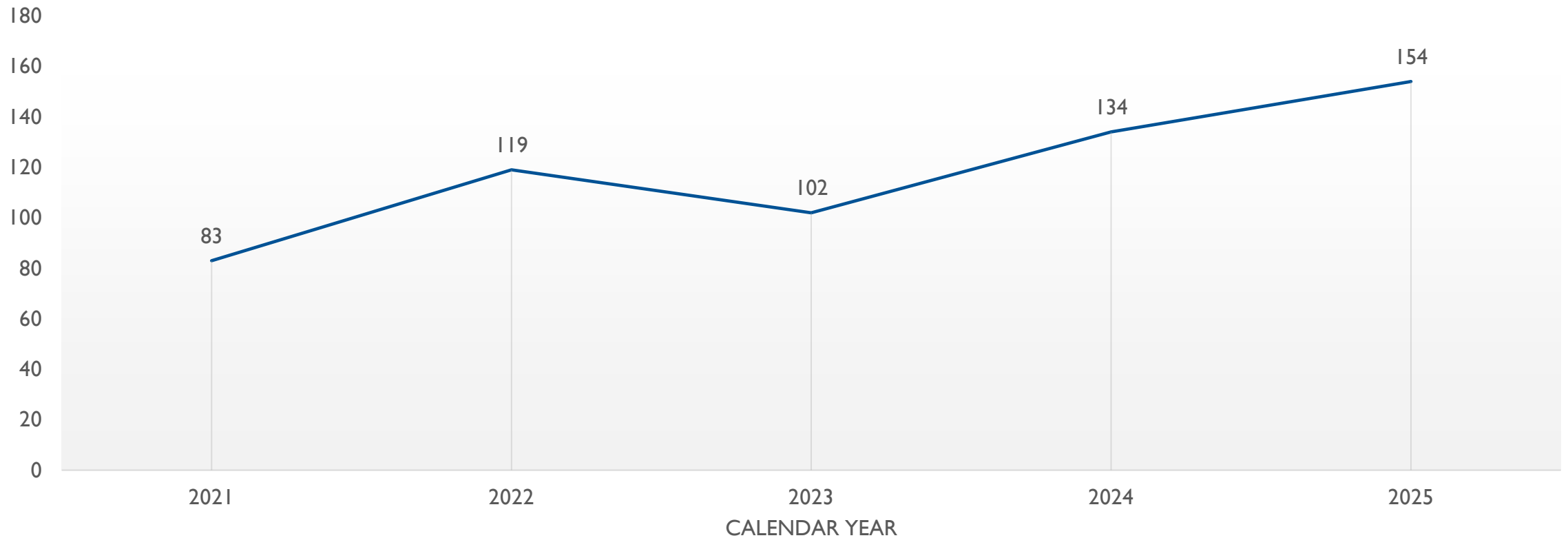
TOWN OF LUNENBURG: QUALIFIED SALES

Number of Qualified Sales Used in Reassessment Analysis



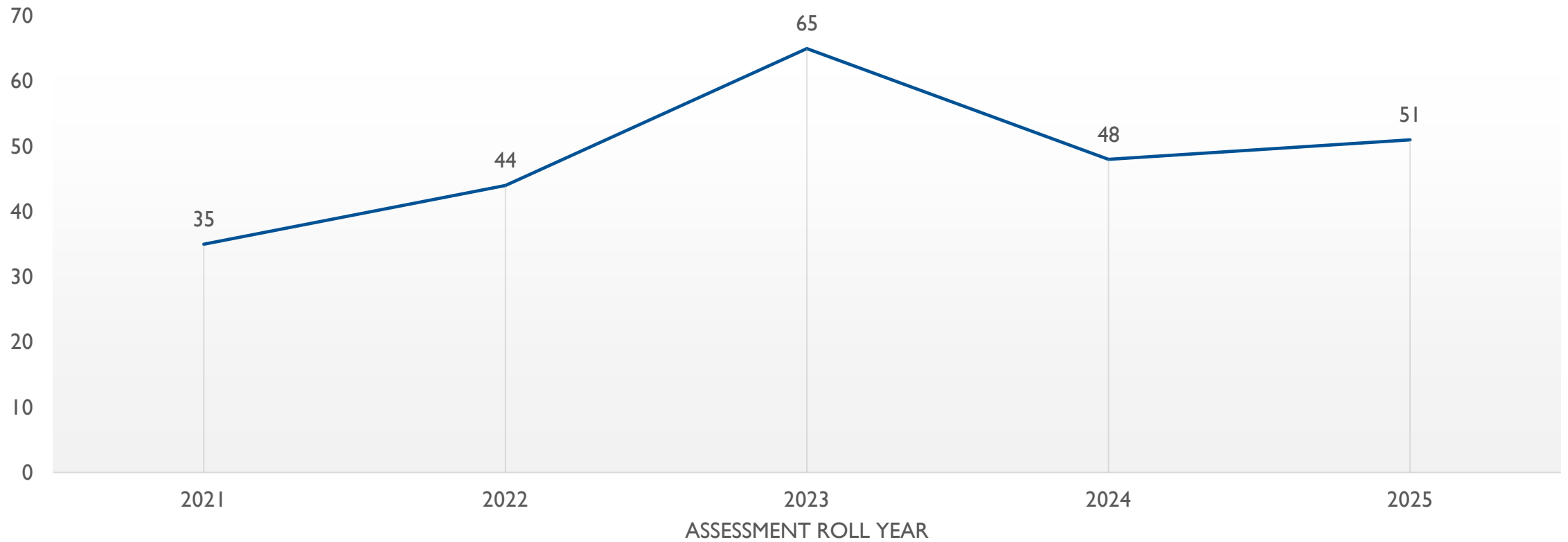
TOWN OF LUNENBURG: PERMITS

Number of Permits Received



TOWN OF LUNENBURG: APPEALS

Number of Appeals Received



THE APPEAL PROCESS

- Each property owner receives a notice of assessment which indicates an assessed value for their property.

2026 PROPERTY ASSESSMENT <i>Charlene MacNeil, Director of Assessment</i>				
Classification	Assessed Value	*Capped Assessment	Acres <small>(where applicable)</small>	Taxable Assessed Value
RESIDENTIAL TAXABLE	\$226,800	\$114,500		\$114,500

- Should a property owner disagree with their assessed value, classification, or ownership they may file an appeal:
 - 2026 assessment appeals **must be received by February 12, 2026.**
 - Instructions on how to file an appeal are included on the assessment notice.
- There are three levels of appeal:
 - PVSC initial assessor review
 - Nova Scotia Assessment Appeal Tribunal (NSAAT)
 - Nova Scotia Regulatory and Appeals Board (NSRAB)

CONTACT INFORMATION

- Many property owner questions and concerns can be addressed and resolved by **calling PVSC before appealing**.
- **Our knowledgeable and expert staff are ready to assist.**
- If you receive questions from constituents about property assessment, please direct them to **call or email our Contact Centre**.

During the 2025 appeal period, **PVSC responded to over 10,000 inquiries** by phone and email.

The **average wait time** before speaking with a PVSC staff person was **16 seconds**.



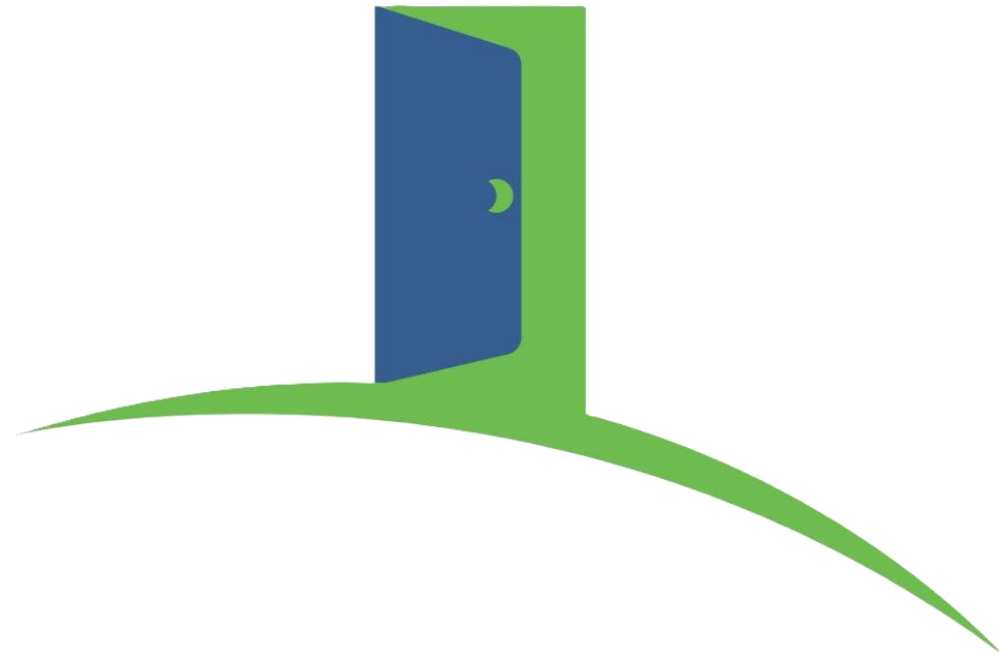
1-800-380-7775



inquiry@pvsc.ca



pvsc.ca



THANK YOU

2026 ASSESSMENT ROLL MEDIA KIT




**Property Valuation Services
Corporation**
A truly valued Nova Scotia

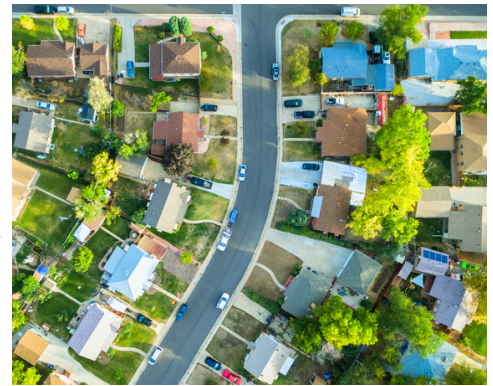


TABLE OF CONTENTS

1. MEDIA RELEASE
2. ASSESSMENT ROLL AT A GLANCE
3. ROLL HIGHLIGHTS
4. KEY DATES & REMINDER
5. ABOUT PVSC & THE CAP
6. CONTACT INFO & LOGO
7. HISTORICAL ASSESSMENT VALUES
 - PROVINCIAL
 - MUNICIPAL



MEDIA RELEASE

Nova Scotia Property Assessments Surpass \$200 Billion for First Time

January 12, 2026 – Property owners across the province will begin receiving their 2026 Assessment Notices by mail in the coming days.

Assessments are conducted annually by Property Valuation Services Corporation (PVSC), the province's independent, municipally funded, not-for-profit assessment authority. Values reflect market conditions as of January 1, 2025, and the physical state of each property as of December 1, 2025, including any renovations or demolitions.

This year's Assessment Roll reaches \$206.3 billion – a growth of 8% over last year.

"The 2026 Roll reflects steady growth across residential and commercial markets in Nova Scotia," says Charlene MacNeil, Director of Assessment. "Smaller, affordable options such as manufactured homes remain strong, while industrial parks and vacant land lead commercial growth.

Apartments, condominiums, and other multi-unit properties – such as duplexes – are also experiencing notable growth, driven by new construction provincewide."

The Capped Assessment Program (CAP) rate is 2.6%, up from 1.5% last year. Approximately 72% of residential properties – 416,847 accounts – qualify for the CAP, which limits the amount the taxable assessed value can increase year over year.

PVSC representatives and assessors are available to answer property owner questions at 1-800-380-7775 or inquiry@pvsc.ca. For more information, visit pvsc.ca.

2026 ASSESSMENT ROLL

At-a-glance summary

Province of Nova Scotia

\$206.3B total assessed value

654,600 property accounts



Residential Property Assessment

\$174.0B total assessed value

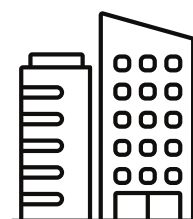
620,200 accounts

Adjusted Residential *with CAP applied* = \$125.6B
Residential accounts *with CAP applied* = 416,850

Commercial Property Assessment

\$32.2B total assessed value

34,400 accounts



14,750
building
permits



39,100
property
transactions



9,050
appeals
in 2025



36,950
inquiries
in 2025



2026 ROLL HIGHLIGHTS

Residential Property Trends

- The total residential file increased 8% provincewide over last year.
- Increased growth in municipalities near HRM and in larger communities with amenities.
- Smaller, more affordable structures such as manufactured homes remain a strong market.
- Condo, apartment and multi-unit properties (e.g., duplexes) show significant growth across the province with new construction expanding beyond HRM.
- Water influence continues to positively impact property values.
- Higher-value homes in HRM are increasing at a slower rate than average homes.

Commercial Property Trends

- The total commercial file increased 6% provincewide over last year.
- Commercial land values in HRM show significant growth, e.g., Burnside.
- The hospitality sector seeing continued high growth in HRM and tourism destinations across the province.
- Office, industrial, and retail properties remain stable.

KEY DATES

The *Nova Scotia Assessment Act* requires that all real property be assessed at market value each year. The 2026 Assessment Roll reflects:

- a property's **market value as of January 1, 2025**, based on sales and financial data from 2024 ("base date"); and considers
 - a property's **physical state as of December 1, 2025**, including new construction, renovations, demolitions, and impacts from natural disasters ("state date").
-

Dec 15, 2025: 2026 Assessment Roll sent to Nova Scotia's 49 municipalities.

Jan 12, 2026: Assessment notices for over 650,000 property accounts mailed to Nova Scotia property owners.

Feb 12, 2026: Assessment appeal deadline. Instructions and form are included on the back of each Assessment Notice. **Signed appeal forms** can be submitted via email, mail, or fax.

REMINDER

When you receive your Property Assessment Notice in the mail:

- **Read every section** and be sure to **keep your copy** for your records.
- Visit pvsc.ca to access your "**My Property Report**" and learn more about property assessment in Nova Scotia.
- **Contact PVSC** if you have questions about, or disagree with, your Property Assessment Notice. We are here to help.
- Note the **deadline to appeal** your assessment is **February 12, 2026**.

ABOUT PVSC

- Created as an **independent, not-for-profit corporation** in 2007, PVSC provides property assessment services for Nova Scotia's municipalities and property owners annually.
- PVSC is governed by a Board of Directors and led by **CEO, Scott Farmer**. We employ approximately 135 people that live and work in communities across the province.
- We operate under the provincial ***Nova Scotia Assessment Act*** and follow internationally recognized mass appraisal standards.
- We deliver the assessment roll to all **49 municipalities** each December, and mail over **650,000 assessment notices** to Nova Scotia property owners every January.
- PVSC does **not** set tax policy, tax rates, collect taxes, or provide tax relief. Those responsibilities rest with provincial and municipal governments.
- Watch our [**Who We Are video**](#) to learn more.

THE CAP

- On behalf of the provincial government, and under the *Nova Scotia Assessment Act*, PVSC administers the **Capped Assessment Program (CAP)**.
- **The CAP** limits the annual increase in taxable assessment for eligible residential properties to no more than the **Nova Scotia Consumer Price Index (CPI)**.
- For 2026, the **CAP rate is 2.6%** (1.5% in 2025, 3.2% in 2024).
- Watch our [**How the CAP Works video**](#) to learn more.

CONTACT INFORMATION

MEDIA CONTACT

Sarah Morris

Senior Communications Advisor

sarahmorris@pvsc.ca | 902-229-4027

GENERAL INQUIRIES

Contact Centre

1-800-380-7775 (within N America)

1-902-893-5800 (outside N America)

inquiry@pvsc.ca

pvsc.ca

PVSC LOGO

Official corporate logo for media use only.
Do not adjust or alter design.

High-resolution **PNG format**
Screen resolution **JPG format**

HISTORICAL VALUES

2016 - 2026 PROVINCIAL SUMMARY

Provincial values include market and new growth and taxable and exempt accounts.

Year	Total Assessment Roll	Total Residential	Adjusted Total Residential with CAP Applied	Total Commercial
2026	206,285,621,700	174,061,495,900	125,629,752,900	32,224,125,800
2025	190,562,605,100	160,360,719,900	116,836,486,900	30,201,885,200
2024	173,620,358,500	144,239,204,300	109,015,701,400	29,381,154,200
2023	147,481,852,500	120,604,433,300	100,096,726,500	26,877,419,200
2022	124,644,119,600	99,556,529,100	89,489,042,300	25,087,590,500
2021	114,620,902,600	89,851,078,700	82,548,000,400	24,769,823,900
2020	111,322,281,300	86,737,408,600	79,926,765,300	24,584,872,700
2019	108,614,239,800	84,328,055,700	77,434,115,000	24,286,184,100
2018	106,641,493,300	82,723,454,200	74,819,827,700	23,918,039,100
2017	105,287,593,600	81,486,639,600	73,165,498,200	23,800,954,000
2016	103,354,323,300	79,778,284,700	70,663,960,200	23,576,038,600

ASSESSMENT VALUES BY MUNICIPALITY

Values include market and new growth and taxable and exempt accounts.

MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

Category	2025	2026
1. Total Residential	2,807,821,200	3,020,793,500
2. Adjusted Total Residential with CAP Applied	2,006,025,900	2,132,831,900
3. Total Commercial	180,731,300	183,823,800
4. Total Assessment Roll	2,988,552,500	3,204,617,300

TOWN OF ANNAPOLIS ROYAL

Category	2025	2026
1. Total Residential	90,104,400	98,780,000
2. Adjusted Total Residential with CAP Applied	71,038,000	76,546,500
3. Total Commercial	51,628,100	54,602,800
4. Total Assessment Roll	141,732,500	153,382,800

MUNICIPALITY OF THE DISTRICT OF DIGBY

Category	2025	2026
1. Total Residential	1,021,643,500	1,141,871,900
2. Adjusted Total Residential with CAP Applied	770,773,300	858,311,000
3. Total Commercial	135,718,100	139,835,000
4. Total Assessment Roll	1,157,361,600	1,281,706,900

TOWN OF DIGBY

Category	2025	2026
1. Total Residential	168,254,400	181,902,900
2. Adjusted Total Residential with CAP Applied	129,438,300	139,503,400
3. Total Commercial	68,711,000	69,263,200
4. Total Assessment Roll	236,965,400	251,166,100

TOWN OF MIDDLETON

Category	2025	2026
1. Total Residential	168,137,500	180,289,100
2. Adjusted Total Residential with CAP Applied	129,684,500	139,862,200
3. Total Commercial	78,710,500	79,550,900
4. Total Assessment Roll	246,848,000	259,840,000

MUNICIPALITY OF THE COUNTY OF ANTIGONISH

Category	2025	2026
1. Total Residential	2,367,132,400	2,574,712,900
2. Adjusted Total Residential with CAP Applied	1,730,732,000	1,836,572,600
3. Total Commercial	226,994,600	229,372,200
4. Total Assessment Roll	2,594,127,000	2,804,085,100

TOWN OF ANTIGONISH

Category	2025	2026
1. Total Residential	642,797,300	691,654,700
2. Adjusted Total Residential with CAP Applied	522,028,800	551,888,200
3. Total Commercial	362,860,200	368,415,400
4. Total Assessment Roll	1,005,657,500	1,060,070,100

MUNICIPALITY OF THE DISTRICT OF GUYSBOROUGH

Category	2025	2026
1. Total Residential	726,797,000	790,454,100
2. Adjusted Total Residential with CAP Applied	563,892,800	605,415,900
3. Total Commercial	132,876,200	133,896,100
4. Total Assessment Roll	859,673,200	924,350,200

TOWN OF MULGRAVE

Category	2025	2026
1. Total Residential	44,083,700	49,952,100
2. Adjusted Total Residential with CAP Applied	34,032,100	35,975,400
3. Total Commercial	35,895,200	35,591,100
4. Total Assessment Roll	79,978,900	85,543,200

MUNICIPALITY OF THE DISTRICT OF ST. MARY'S

Category	2025	2026
1. Total Residential	492,561,500	516,796,500
2. Adjusted Total Residential with CAP Applied	408,055,400	423,870,800
3. Total Commercial	46,876,200	46,766,500
4. Total Assessment Roll	539,437,700	563,563,000

CAPE BRETON REGIONAL MUNICIPALITY (CBRM)

Category	2025	2026
1. Total Residential	8,678,314,600	9,694,252,000
2. Adjusted Total Residential with CAP Applied	5,946,414,600	6,395,204,600
3. Total Commercial	2,022,971,800	2,283,797,700
4. Total Assessment Roll	10,701,286,400	11,978,049,700

MUNICIPALITY OF THE COUNTY OF COLCHESTER

Category	2025	2026
1. Total Residential	5,075,221,500	5,633,184,000
2. Adjusted Total Residential with CAP Applied	3,598,302,300	3,872,346,500
3. Total Commercial	698,863,500	709,681,300
4. Total Assessment Roll	5,774,085,000	6,342,865,300

TOWN OF TRURO

Category	2025	2026
1. Total Residential	1,231,193,400	1,357,038,100
2. Adjusted Total Residential with CAP Applied	950,148,100	1,035,593,000
3. Total Commercial	657,377,700	693,630,200
4. Total Assessment Roll	1,888,571,100	2,050,668,300

TOWN OF STEWIACKE

Category	2025	2026
1. Total Residential	214,062,700	250,417,800
2. Adjusted Total Residential with CAP Applied	157,966,500	181,347,000
3. Total Commercial	31,363,600	33,176,800
4. Total Assessment Roll	245,426,300	283,594,600

MUNICIPALITY OF THE COUNTY OF CUMBERLAND

Category	2025	2026
1. Total Residential	3,305,613,400	3,555,605,200
2. Adjusted Total Residential with CAP Applied	2,443,046,900	2,591,463,100
3. Total Commercial	388,790,200	397,026,400
4. Total Assessment Roll	3,694,403,600	3,952,631,600

TOWN OF AMHERST

Category	2025	2026
1. Total Residential	696,763,700	765,124,200
2. Adjusted Total Residential with CAP Applied	536,638,500	595,988,400
3. Total Commercial	221,029,700	233,697,600
4. Total Assessment Roll	917,793,400	998,821,800

TOWN OF OXFORD

Category	2025	2026
1. Total Residential	95,624,700	103,668,900
2. Adjusted Total Residential with CAP Applied	69,987,600	75,637,400
3. Total Commercial	49,129,700	57,143,300
4. Total Assessment Roll	144,754,400	160,812,200

HALIFAX REGIONAL MUNICIPALITY (HRM)

Category	2025	2026
1. Total Residential	87,283,755,600	93,911,680,700
2. Adjusted Total Residential with CAP Applied	63,694,866,600	68,550,048,600
3. Total Commercial	18,473,152,000	19,925,911,500
4. Total Assessment Roll	105,756,907,600	113,837,592,200

MUNICIPALITY OF THE DISTRICT OF EAST HANTS

Category	2025	2026
1. Total Residential	4,198,593,400	4,682,068,100
2. Adjusted Total Residential with CAP Applied	2,971,042,400	3,281,951,000
3. Total Commercial	359,334,500	416,153,700
4. Total Assessment Roll	4,557,927,900	5,098,221,800

WEST HANTS REGIONAL MUNICIPALITY

Category	2025	2026
1. Total Residential	2,968,855,200	3,296,616,200
2. Adjusted Total Residential with CAP Applied	2,130,760,600	2,291,440,800
3. Total Commercial	286,260,000	299,349,300
4. Total Assessment Roll	3,255,115,200	3,595,965,500

MUNICIPALITY OF THE COUNTY OF INVERNESS

Category	2025	2026
1. Total Residential	2,237,941,400	2,492,901,100
2. Adjusted Total Residential with CAP Applied	1,657,282,900	1,790,300,500
3. Total Commercial	275,310,000	285,194,600
4. Total Assessment Roll	2,513,251,400	2,778,095,700

TOWN OF PORT HAWKESBURY

Category	2025	2026
1. Total Residential	253,549,100	278,721,400
2. Adjusted Total Residential with CAP Applied	197,842,100	210,962,500
3. Total Commercial	155,487,400	159,960,800
4. Total Assessment Roll	409,036,500	438,682,200

MUNICIPALITY OF THE COUNTY OF RICHMOND

Category	2025	2026
1. Total Residential	1,296,034,200	1,359,986,200
2. Adjusted Total Residential with CAP Applied	1,003,299,700	1,060,692,400
3. Total Commercial	294,281,700	296,638,400
4. Total Assessment Roll	1,590,315,900	1,656,624,600

MUNICIPALITY OF THE COUNTY OF VICTORIA

Category	2025	2026
1. Total Residential	1,300,508,300	1,410,857,800
2. Adjusted Total Residential with CAP Applied	996,533,000	1,048,086,200
3. Total Commercial	322,630,500	340,094,600
4. Total Assessment Roll	1,623,138,800	1,750,952,400

MUNICIPALITY OF THE COUNTY OF KINGS

Category	2025	2026
1. Total Residential	7,311,022,100	8,026,715,300
2. Adjusted Total Residential with CAP Applied	5,243,278,500	5,628,210,900
3. Total Commercial	921,671,300	930,400,400
4. Total Assessment Roll	8,232,693,400	8,957,115,700

TOWN OF BERWICK

Category	2025	2026
1. Total Residential	297,972,500	346,344,400
2. Adjusted Total Residential with CAP Applied	213,826,000	253,944,100
3. Total Commercial	66,081,400	66,034,900
4. Total Assessment Roll	364,053,900	412,379,300

TOWN OF KENTVILLE

Category	2025	2026
1. Total Residential	871,144,400	962,471,400
2. Adjusted Total Residential with CAP Applied	659,907,400	712,049,700
3. Total Commercial	179,154,800	193,609,200
4. Total Assessment Roll	1,050,299,200	1,156,080,600

TOWN OF WOLFVILLE

Category	2025	2026
1. Total Residential	903,285,800	962,490,700
2. Adjusted Total Residential with CAP Applied	712,908,200	764,819,500
3. Total Commercial	222,728,400	222,490,700
4. Total Assessment Roll	1,126,014,200	1,184,981,400

MUNICIPALITY OF THE DISTRICT OF CHESTER

Category	2025	2026
1. Total Residential	3,280,697,500	3,647,626,600
2. Adjusted Total Residential with CAP Applied	2,366,545,300	2,548,145,000
3. Total Commercial	202,573,700	201,670,300
4. Total Assessment Roll	3,483,271,200	3,849,296,900

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Category	2025	2026
1. Total Residential	5,578,183,700	6,169,982,200
2. Adjusted Total Residential with CAP Applied	3,973,522,900	4,275,232,000
3. Total Commercial	290,444,000	294,483,400
4. Total Assessment Roll	5,868,627,700	6,464,465,600

TOWN OF BRIDGEWATER

Category	2025	2026
1. Total Residential	1,030,198,100	1,132,416,500
2. Adjusted Total Residential with CAP Applied	780,190,900	843,424,100
3. Total Commercial	382,007,300	410,897,600
4. Total Assessment Roll	1,412,205,400	1,543,314,100

TOWN OF LUNENBURG

Category	2025	2026
1. Total Residential	490,012,100	538,556,400
2. Adjusted Total Residential with CAP Applied	360,635,000	386,495,700
3. Total Commercial	120,831,700	123,701,600
4. Total Assessment Roll	610,843,800	662,258,000

TOWN OF MAHONE BAY

Category	2025	2026
1. Total Residential	270,736,000	293,448,300
2. Adjusted Total Residential with CAP Applied	208,634,100	223,651,500
3. Total Commercial	43,680,900	42,990,800
4. Total Assessment Roll	314,416,900	336,439,100

MUNICIPALITY OF THE COUNTY OF PICTOU

Category	2025	2026
1. Total Residential	3,248,649,800	3,465,143,800
2. Adjusted Total Residential with CAP Applied	2,307,278,400	2,455,343,500
3. Total Commercial	370,832,600	368,105,100
4. Total Assessment Roll	3,619,482,400	3,833,248,900

TOWN NEW GLASGOW

Category	2025	2026
1. Total Residential	823,488,600	885,515,200
2. Adjusted Total Residential with CAP Applied	620,378,500	668,067,400
3. Total Commercial	260,197,300	273,193,200
4. Total Assessment Roll	1,083,685,900	1,158,708,400

TOWN OF PICTOU

Category	2025	2026
1. Total Residential	264,053,000	297,550,800
2. Adjusted Total Residential with CAP Applied	197,243,100	217,307,000
3. Total Commercial	84,950,500	84,871,100
4. Total Assessment Roll	349,003,500	382,421,900

TOWN OF STELLARTON

Category	2025	2026
1. Total Residential	334,210,500	361,010,700
2. Adjusted Total Residential with CAP Applied	244,386,400	260,741,500
3. Total Commercial	151,222,300	153,048,500
4. Total Assessment Roll	485,432,800	514,059,200

TOWN OF TRENTON

Category	2025	2026
1. Total Residential	168,189,800	186,037,300
2. Adjusted Total Residential with CAP Applied	120,054,800	127,897,100
3. Total Commercial	83,081,400	85,609,400
4. Total Assessment Roll	251,271,200	271,646,700

TOWN OF WESTVILLE

Category	2025	2026
1. Total Residential	257,479,800	282,828,200
2. Adjusted Total Residential with CAP Applied	182,645,100	198,999,000
3. Total Commercial	25,188,000	25,660,000
4. Total Assessment Roll	282,667,800	308,488,200

MUNICIPALITY OF THE DISTRICT OF BARRINGTON

Category	2025	2026
1. Total Residential	735,765,000	788,872,700
2. Adjusted Total Residential with CAP Applied	554,048,100	586,676,000
3. Total Commercial	134,523,200	139,733,000
4. Total Assessment Roll	870,288,200	928,605,700

TOWN OF CLARK'S HARBOUR

Category	2025	2026
1. Total Residential	56,240,800	58,890,200
2. Adjusted Total Residential with CAP Applied	40,987,500	42,399,600
3. Total Commercial	23,237,700	23,551,800
4. Total Assessment Roll	79,478,500	82,442,000

QUEENS, REGION OF QUEENS MUNICIPALITY

Category	2025	2026
1. Total Residential	2,167,932,200	2,319,768,900
2. Adjusted Total Residential with CAP Applied	1,574,271,500	1,676,282,800
3. Total Commercial	230,224,700	231,168,800
4. Total Assessment Roll	2,398,156,900	2,550,937,700

TOWN OF LOCKEPORT

Category	2025	2026
1. Total Residential	61,771,200	65,252,400
2. Adjusted Total Residential with CAP Applied	41,351,600	43,914,200
3. Total Commercial	17,274,200	17,199,900
4. Total Assessment Roll	79,045,400	82,452,300

MUNICIPALITY OF THE DISTRICT OF SHELBURNE

Category	2025	2026
1. Total Residential	783,203,100	826,322,500
2. Adjusted Total Residential with CAP Applied	584,606,500	615,678,400
3. Total Commercial	75,949,600	78,755,400
4. Total Assessment Roll	859,152,700	905,077,900

TOWN OF SHELBURNE

Category	2025	2026
1. Total Residential	148,518,000	159,013,300
2. Adjusted Total Residential with CAP Applied	106,618,500	113,406,600
3. Total Commercial	39,956,100	39,932,200
4. Total Assessment Roll	188,474,100	198,945,500

MUNICIPALITY OF THE DISTRICT OF ARGYLE

Category	2025	2026
1. Total Residential	979,055,400	1,046,348,400
2. Adjusted Total Residential with CAP Applied	756,858,300	790,968,500
3. Total Commercial	137,308,100	136,808,800
4. Total Assessment Roll	1,116,363,500	1,183,157,200

MUNICIPALITY OF THE DISTRICT OF CLARE

Category	2025	2026
1. Total Residential	1,098,777,800	1,182,783,300
2. Adjusted Total Residential with CAP Applied	844,452,300	895,820,400
3. Total Commercial	141,524,700	146,711,400
4. Total Assessment Roll	1,240,302,500	1,329,494,700

MUNICIPALITY OF THE DISTRICT OF YARMOUTH

Category	2025	2026
1. Total Residential	1,327,979,800	1,465,528,100
2. Adjusted Total Residential with CAP Applied	1,010,722,100	1,078,939,700
3. Total Commercial	107,442,900	108,898,200
4. Total Assessment Roll	1,435,422,700	1,574,426,300

TOWN OF YARMOUTH

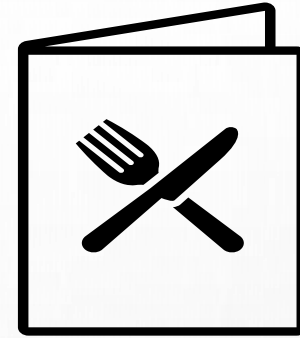
Category	2025	2026
1. Total Residential	506,788,800	551,248,900
2. Adjusted Total Residential with CAP Applied	411,303,000	439,498,800
3. Total Commercial	332,814,700	352,026,900
4. Total Assessment Roll	839,603,500	903,275,800

YOUNG CHEFS

THE WAY TO THE HEART IS THROUGH THE STOMACH



WHO IS DRIVING THIS?



AMANDA

INSTRUCTOR

THE BRAINS

HUMANITY LOVER

LAURA

INSTRUCTOR

NETWORKER

PLAN(E)T LOVER

BÉRÉNICÉ

INSTRUCTOR

COOK NERD

FOOD LOVER

.....and more are going to join our party

WHY?

MANY KIDS....

- DON'T LEARN HOW TO COOK
- DON'T KNOW WHAT A HEALTHY DIET IS
- DON'T GET A PROPER MEAL AT HOME
- EAT SUGAR, SALT AND PROCESSED FOOD
- ARE GENERALLY DISCONNECTED FROM FOOD
- OFTEN FEEL EXCLUDED

.....BUT MANY KIDS DO:

- LOVE TO ENGAGE IN HANDS-ON ACTIVITIES
- LIKE TO SOCIALIZE
- LOVE TO EXPERIMENT
- NEED TO HELP AT HOME

.....NEED AND LOVE TO EAT



CURRENT NETWORKS AND POSSIBLE FUTURE NETWORKS

- CURRENT SUPPORT:

FOOD VIBES: WHO HELPED US SECURE KITCHEN SPACE AT THE RIVERPORT COMMUNITY CENTRE AND GAVE US A MONETARY HEADSTART

MODL: PROVIDED A \$1,000 RECREATION GRANT

- POSSIBLE NEW CONTRIBUTORS:

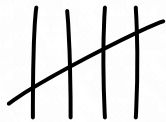
- TOWN OF LUNENBURG (KITCHEN, FUNDS FOR INGREDIENTS AND UTENSILS)
- FARMERS MARKET, INDIAN GARDEN FARMS AND FOOD FOREST (LEFT-OVER PRODUCE TO BE USED IN COOKING CLASSES)
- RESTAURANTS (NEED FOR NEXT-GEN CHEFS)



WHY LUNENBURG?

- LACK OF YOUTH PROGRAMS
- NO COOKING-RELATED CLASSES AVAILABLE (WITH KITCHEN)
- EASY TO ACCESS FOR KIDS FROM LUNENBURG AREA (KIDS FROM LUNENBURG DON'T HAVE TO TRAVEL TO RIVERPORT FOR CLASSES)
- OPPORTUNITIES TO ENGAGE WITH LOCAL CHEFS/RESTAURANTS

NUMBER CRUNCH



► SO FAR, WE PROVIDED:

FALL 2024: COOKING CLASS MADE OF 4 SESSIONS (12 KIDS) AT THE RCC

WINTER 2025: COOKING CLASS MADE OF 4 SESSIONS (12 KIDS) AT THE RCC

FALL 2025: COOKING CLASS AIMED AT TEENAGERS, MADE 3 CLASSES AT THE OLD
ACADEMY LIBRARY

DECEMBER 2025: 1 BAKING SESSION WITH 24 PARTICIPANTS (KIDS, TEENAGERS,
PARENTS AND GRANPARENTS) TO PROVIDE CHRISTMAS COOKIES FOR THE
PARTICIPANTS AND THEIR FAMILIES AND “**WE FEED LUNENBURG**”

► WE COOKED WITH:

44 CHILDREN AND TEENAGERS

AND RECEIVED:

LOADS OF FEEDBACK FROM HAPPY YOUNG CHEFS, EVEN HAPPIER PARENTS AND AN
EXTREMELY PROUD AND HAPPY TRIO

PARENTS AND KIDS ARE ASKING FOR MORE SESSIONS

NEXT UP:

WINTER 2026: REGISTRATION FULL (WITH WAITING LIST) FOR OUR 3 X WINTER
CLASSES AT THE RCC

IN THE CLASSES / WHAT'S COOKING



- KNIFE SKILLS
- HOW TO COOK WITHOUT PROCESSED FOOD
- SOCIALIZE
- LAUGH
- MAKE MISTAKES AND DO IT AGAIN
- SEPARATE EGGS
- BE AMONG PEERS
- LEARN FROM EACHOTHER
- TALK ABOUT FOOD IN DIFFERENT COUNTRIES
- STAY FOCUSED
- LEARN WHAT'S IN SEASON
- NEW FLAVOURS AND TEXTURES
- SPEND TIME „UNPLUGGED“
- MAKE A MESS AND CLEAN IT UP
- EASY RECIPES
- CREATIVITY
- MENTAL HEALTH
- INCLUSIVE
- HEALTHY BEHAVIOURS
- FOOD AND PERSONAL INSECURITY
- COMMUNITY FEEL
- SOCIALIZING
- NO SCREENS – NO SCREAMS

IN A NUTSHELL

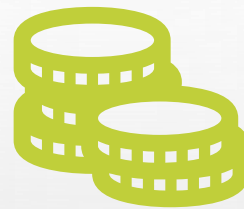
WE WOULD LIKE TO PROGRAM A PILOT PROGRAM IN LUNENBURG THIS WINTER

- FEBRUARY/MARCH
- 2 CLASSES AROUND 2 HOURS EACH
- TEACH 12 KIDS
- COOK AND EAT TOGETHER
- INVITE TOWN COUNCIL MEMBERS TO ONE SESSION
- GET SEASONAL AND LOCAL INGREDIENTS

WHAT WE NEED FROM THE TOWN OF LUNENBURG



A dedicated free space
to cook in Lunenburg



Funds for ingredients
and kitchen utensils



A council that pops by
and tries our results

**FOOD FOR THOUGHT:
WITH 250 000 CAD
TOGETHER WE COULD
MAKE ALL THIS AND SO MUCH MORE HAPPEN....**

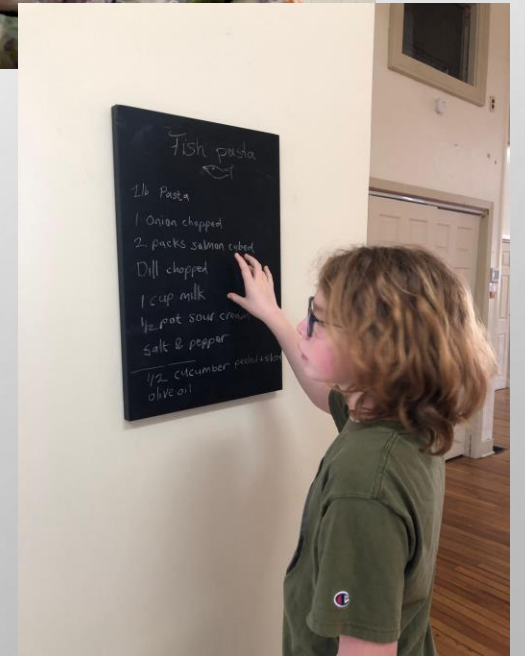
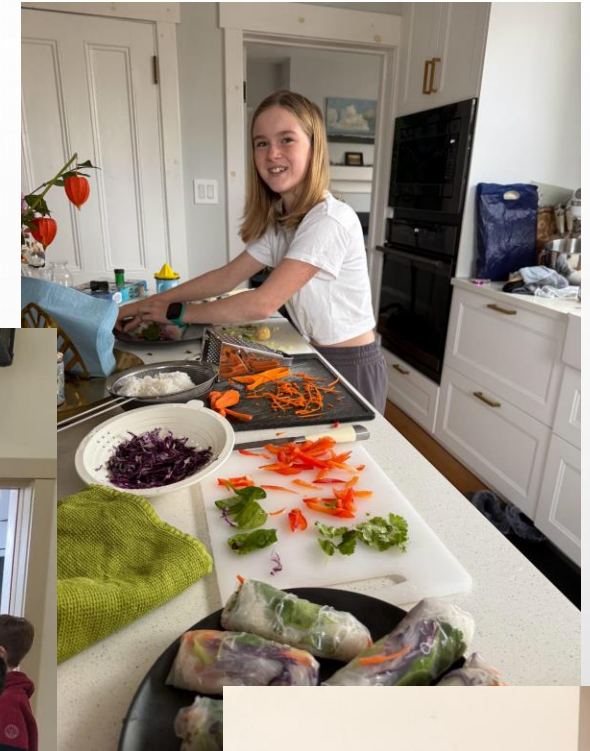
- A **SPACE OF OUR OWN**: HAVE A FULLY EQUIPPED KITCHEN (ONE OVEN, COOK STOVE, FRIDGE ETC)
- ORGANIZE **COOKING PARTIES** TO HELP KIDS IN NEED
- GET **UTENSILS** AND KITCHEN **SUPPLIES** (PANS, POTS AND BAKING SHEETS)
- HAVE A PROPER **FOOD STORAGE** (NOT OUR PANTRY AT HOME)
- OPEN A **YOUTH CENTRE** (MAYBE IN THE OLD FIRE HALL OR IN THE BASEMENT OF THE OLD ACADEMY) FOR KIDS TO **GATHER, SOCIALIZE** AND FIND A **SAFE HAVEN**
- LITERALLY BRING TOGETHER THE **COMMUNITY BY CONNECTING** YOUNG, STILL YOUNG AND YOUNG AT HEART
- **FEED MORE KIDS!!!!**

FOR MOMENTS LIKE THIS....





... AND THIS....





Lunenburg & District Fire Department

25 Medway Street, P.O. Box 1478

Lunenburg, Nova Scotia

Chief Darren Romkey

Cell- 212-0476 dromkey@eastlink.ca

Annual Fire Chief Report for 2025 December 10,2025

This report includes the period of December 1st 2024 to November 30th 2025.
Tonight marks the end of 13 years as Chief..

This year we responded to 149 general emergency calls this year with 62 in the Town (41%), 68 in the District (45%), and 21 mutual aid calls (14%).

Panel alarms and MVCs were a majority of the calls with a total of 86, 45 alarms in town, and 18 in the District, and 17 MVCs in the District and 6 in town..

A majority of the residential alarms were due to burning food from cooking.

A quick break down,

Alarms- 45 in Town, 18 in the District

MVC- 6 in Town, 17 in the District

Structure/fires- 1 in Town, 6 in the District

Technical (Lift assist, difficult extrication etc)4 in Town, 6 in the District

Other (smoke sightings, controlled, Hax Mat, water related etc) 7 in Town, 5 in the District

Chimney- 1 in Town, 1 in the District

Grass/Brush- 0 in Town, 4 in the District

Vehicle- 2 in Town, 1 in the District

Power-3 in Town, 2 in the District

Mutual Aid

Dayspring 6

West Dalhousie-4

Martins River-3

Riverport-2

Chester-2

Northfield-1

Blockhouse-1

Wrong department dispatched-1

There were 9 Medical calls with 6 in Town (66.7%), 3 in the District (33.3%)
77 members attended 7.5 hours of calls for 90 hours.

This year we averaged 20.8 members per call.
21.3 if the 4 West Dalhousie calls were omitted where only those crews who went responded.

3098 members attended 235.5 hours of Emergency calls for a total of 4310 hours of personal response.

Training remains to be an important role and 545 members attended 289.5 hours of training for a total of 2021.5 hours.

This training includes a wide variety of topics such as fire fighting, boat ops, drone, MFR, drone

We need to continue to not only keep up with what we've learned, but be open to taking all the training available.

Members are encouraged to keep up with their level of training and contact their Captain or D/C Robb with any concerns.

Over and above responding and training, members have been busy attending various meetings, truck checks, public events, and other things.

Members also attended conferences in Truro and Summerside.

1215 members attended 575.5 hours for a total of 3171 hours.

The training and misc hours are not actual numbers as there is hundreds of hours of undocumented hours,

Overall, with responses, training, meetings and misc fire department duties, members spent 9596 hours committed to the department.

Our membership has dropped and we are sitting at 38 meaning some are stepping up to overcome the drop.

The year started with the annual New Years Levee was attended by approx. 150 people. We host the event for the town and district.

Our 2002 GMC Tanker 6 has been replaced this year with a 2025 Freightliner built by Battleshield Industries out of Vars Ontario.

This truck carries 2500 gallons of water and comes with a 2200 gpm pump that will be a huge asset to supply water over a great distance from a static water supply.

This truck was cost shared 50/50 by the town and district.

We did have an issue with the tank cracking within the first month, but Battleshield was great to work with and looked after the entire repair.

We continue to hold functions such as meals after the monthly meetings, picnic, golf tournaments, Daytona 500 social and other activities to show appreciation to the members and families for all the hard work done over the year.

The Junior program continues to succeed and over 41 juniors attended our annual junior fire fighting day where they learn various skills such as live fire, vehicle extrication and rope repelling.

The Chowder Cup, a friendly hockey game between the Lunenburg and District Fire Department and RCMP, was held in March.

A much younger RCMP team with some former junior players was a bit too much for us this year and they took the cup.

Other events the department were a part of included various parades, Remembrance Day ceremony, Fishers Memorial service, CDRA race coverage, and Christmas events. These are just a few of the many events we attended.

The department Color Party has again been visible to several public events such as the Fishers Memorial service, Mutual Aid parade and funerals.

Led by Oran Hyson, he is always looking for members who can step in and help out.

We've had an exceptionally dry summer this year and with the help of \$25 000 fine for illegal burns, aside from a couple calls prior to the dry spell, we lucked out and had none. We did send crews 3 times to help battle the West Dalhousie fire.

We kept an eye on our dry hydrants out in the district and faired our pretty well.

With financial support from the district for supplies, and yet another generous offer from Gerhardt Property Improvement, another dry hydrant has been added to the Sunny Brook area.

The department was again represented by Nick Falt at the National Fire Fit Competition, held in St Catherines Ontario.

This year we lost Honorary Fire Fighter Elward Crouse, Honorary former Chief Donnie Parks, and Active Lt Tony Hunt.

Their names were placed on the monument during the Fire Prevention Week service.

Chief Parks was honored at the Fire Chiefs Convention where his helmet was laid by his grandchildren during the memorial service.

Lt Hunt will be remembered as we named our Communications room in his memory. A place where he was well known for his calm voice over the radio.

Our auxiliary continues to keep busy and caters a number of events.
This year they were able to give us \$8000 to help purchase new equipment.

After a good long service, we had to replace the motors for our boat.
Seamasters of Dartmouth supplied and installed a pair of 115hp Yamahas.
These came at a cost of a bit over \$40 000 and we were lucky enough to have most of
that donated by an anonymous donor.

We still have enough and will be replacing the electronics over the winter.
It also had a refurbishing and painting of the hull.

12 members attended a course in boat operations in November and once they get their sea
time in, will up our operators from 6 to 18.

Thanks to all those employers out there who allow the members to respond to calls
during work hours, it is greatly appreciated.

Please pass along to your employers my thanks.

And as always, thanks to your families for their part.

In closing, I wish all of you a safe and uneventful 2026.

Thank you.

Darren Romkey

Fire Chief,
Lunenburg and District Fire Department

Breakdown of calls

Emergency/fire	Town-	54 (43.2%)
	District-	46 (36.8%)
	Mutual Aid	25 (20.0%)

Type	Town	District
Alarms	30	5
MVCs	9	17
Chimney	1	2
Power/lines	2	3
Grass/brush	0	2
Structure	1	3
Lift Assists	3	2
Other	8	12
Total	54	46

Mutual Aid

Martins River	7
Riverport	4
Dayspring	3
Mahone Bay	2
Italy Cross	2
Chester Basin	1
Chester	1
Blockhouse	1
Oakhill	1
Greenfield/Caledonia	1
Out of Province error	2
Total	25

Attendance Stats

	Attended	Hours	Total Hours
Calls	2803	193.5	4176.5
Medical	148	14.0	148.0
Training	776	341.5	2473.0

Misc Ops	1386	403.0	3114.5
Totals	4965	938.0	9764.0

Percentage of Time Committed

Emergency/Medical	56.5%	20.6%	42.8%
Training	15.6%	36.4%	25.3%
Misc Ops	27.9%	43.0%	31.9%

Subject: Appointment of Development Officer and Heritage Officer

From: Marc Kiely, Director of Community Development

Date: January 27, 2026



Recommendation

Staff recommends that Council appoint Alan Howell as a Development Officer, and Marc Kiely as a Heritage Officer for the Town of Lunenburg.

Discussion

The Town of Lunenburg's Community Development department is a small collaborative team where many roles overlap the three staff members. For effective coverage, having multiple Development and Heritage Officers ensures a consistent ability to issue permits and approvals during personal/medical leave or vacation periods, and in high volume periods.

Staff are recommending that Council appoint Senior Planner, Alan Howell as a Development Officer to enhance the Town's ability to provide a consistent coverage of services. Alan has extensive Planning and Development experience in previous roles with the Province of Nova Scotia, Halifax Regional Municipality, private sector and as an Instructor at Dalhousie University's School of Planning. Alan would assume primary Development Officer duties while Marc Kiely would remain as a Development Officer, primarily in a support role.

Similarly, in the area of Heritage regulation, Staff are recommending that Council appoint Marc Kiely as a Heritage Officer to complement Laura LeGresley, who will continue to be the primary Heritage Officer. Marc has extensive experience in Heritage management, regulation, and policy development, including in previous roles with Parks Canada in the Indigenous Affairs and Cultural Heritage directorate in International Affairs and Cultural Resource Management.

Legislative Authority

Pursuant to Section 243(1) of the MGA, Council must appoint a Development Officer to administer the Land Use By-Law and Subdivision By-law.

Heritage officer 19G (1) A council that has adopted a conservation plan and conservation by-law shall designate a person employed by the municipality as the heritage officer and the heritage officer shall be responsible for the administration of the conservation plan and conservation by-law and the issuance of certificates. (2) A council may, from time to time, authorize another person to act in the heritage officer's stead.

Financial Impact

There are no budget considerations associated with the proposed appointments of existing staff to .



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Mahone Bay NS, B0J 2E0
Phone 902-624-8327 | Fax 902-624-8069
townofmahonebay.ca

Mayor Jamie Myra
Town of Lunenburg
P.O. Box 129
Lunenburg, NS
B0J 2C0

Chair David Maxwell
Riverport Electric Light Commission
P.O. Box 100
Riverport, NS
B0J 2W0

January 15th, 2026

RE: Exploration of Electrical Utility Sharing Opportunities

Dear Mayor Myra and Chair Maxwell,

The Town of Mahone Bay welcomes opportunities to expand cooperation with our neighboring communities. Mahone Bay, Lunenburg and Riverport share the unique situation of owning and operating our own local electrical utilities.

Our local utilities have operated for more than a century, serving our residents and maintaining local control over vital infrastructure, but times have changed and our utilities need to change with them to ensure we're continuing to serve our residents' needs and adequately preparing for the future.

Modernizing our electrical utilities requires an objective evaluation of the current situation and exploration of opportunities for sharing and improvement including alternative models for service delivery. Sharing resources and combining operations can support more effective and efficient utility operations while maintaining local control.

The Town of Mahone Bay invites you to join us in approaching the Province of Nova Scotia to financially support such a study of our three utilities and sharing opportunities. If you are supportive of this joint initiative, please reach out to me to coordinate our approach.

Sincerely,

Suzanne Lohnes-Croft, Mayor
Town of Mahone Bay



Municipality of the District of Lunenburg

10 Allée Champlain Drive Cookville Nova Scotia Canada B4V 9E4
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

January 13, 2026

Via Email

Council of the Municipality of Chester
Council of the Town of Mahone Bay
Council of the Town of Lunenburg
Council of the Town of Bridgewater

Dear Councils,

Re Invitation to Lunenburg County Housing Market Study Presentation

On behalf of the Municipality of the District of Lunenburg (MODL), I am pleased to invite you to attend a presentation by Turner Drake & Partners Ltd. on the recently completed Lunenburg County Housing Market Study. This session will provide valuable insights into housing market across our region.

Details of the Meeting

Date: Tuesday, February 24, 2026

Time: 10:15 a.m.

Location: MODL Municipal Services Building

Virtual Option: A Microsoft Teams link will be available for Councillors who are unable to attend in person.

To encourage meaningful dialogue, MODL Council intends to suspend the rules of Council during this meeting to allow Councillors from our partner municipalities to ask questions directly to the presenter.

January 13, 2026

Page 2 of 2

We hope you will join us for this important discussion. Please confirm your attendance and indicate whether you will participate in person or via Teams so we can provide the necessary details.

Should you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized, cursive 'T' followed by a loop and a tail.

Tom MacEwan, LLB
Chief Administrative Officer