



**TOWN OF LOCKPORT
COUNCIL MEETING
FRIDAY SEPTEMBER 12, 2025, AT 1:00 P.M.
AGENDA**

- 1. Call to order**
- 2. Silence Electronic Devices**
- 3. Conflict of Interest**
- 4. Approval of Agenda, including additions or deletions**

Staff Suggested Motion – That Council approve the agenda for the September 12, 2025, meeting with the following additions/deletions.

- 5. Approval of Minutes**

- Regular Council Meeting Minutes August 22, 2025

Staff Suggested Motion – That Council approve the Minutes from the Regular Council Meeting of August 22, 2025.

- 6. Business arising from Previous Minutes**

There was no business arising from the previous minutes.

- 7. Community Forum (Open Mic)**

- 20 Minutes Maximum
- Each resident is allowed a maximum of five minutes
- The resident is to speak directly to Council
- There will be no interaction by Council at this time
- If questions are posed by residents the question will be recorded to be researched

8. Presentations

9. Finance

- List of invoices already paid in the amount of \$176,669.61 (Page 1-2)
- Quotes for streets paving in Town (Page 3-4)
- Fall Debenture (Page 5)
- Beach Centre Heat Pump – two quotes from Nick’s Refrigeration, one for repair and one for purchase and Rhyno’s Heating and Cooling for a new heat pump (Page 6-12)
- Funding Opportunity for Playground Concrete Pad (Page 13)
- Low Income Property Tax Exemption Policy for review (Page 14-15)

10. Other Business

- Street, Lane and Walkway Closings (Page 16-17)
- Re visiting request from Emily Swim in regard to well on Hall St. (Page 18-19)
- Update: 110 Hall St. Re: Order to Remedy (Page 20)
- Possible donation of painting from Rick Theriault to the Town of Lockeport (Page 21)
- Resident Complaint (Page 22)

11. Council Reports

- Mayor Derek Amalfa (Page 23)
- Deputy Mayor Anna Chetwynd (Page 24)
- Councillor Craig Hillen (Page 25)
- Councillor Kevin Chetwynd (Page 26)
 - o July 1st draft minutes (Page 27-28)
- Councillor Candace Malik (Page 29)

12. Correspondence

- Letter from Harmony Bazaar, Festival of Women and Song (Page 30-31)
- Letter form Assistant Commissioner Dennis Daley, Commanding Officer NS RCMP (Page 32)

13. Information Only

- Briefing note: Strong Mayor Legislation (Page 33-36)
- Letter to Mayor Andy Filmore from the Honourable John Lohr, Minister of Municipal Affairs (Page 37)

14. Date of next meeting

- September 22, 2025, at 1:00 p.m.

15. “In Camera”

16. Adjournment

1

LIST ON INVOICES ALREADY PAID TO BE PRESENTED AT THE		
SEPTEMBER 12, 2025 MEETING		
AGAT LABRATORIES	WATER SEWER TESTS	381.90
AC BELLIVEAU VEINOTTE INC.	2024 AUDIT	20,520.00
ATWELL, DANIEL	ENTERTAINMENT FOR BEACH BASH - DONATED BY TIM RHYNO	1,000.00
BALISH, MIKE	HALF COST OF LABOUR TO RESTORE BOARDWALK	4,000.00
BELL ALIANT	BEACH CENTRE	113.86
BIO PRO	WASTE GO FOR SEWER PLANT	1,083.00
CBCL	WASTEWATER PROJECT PROGRESS CLAIM	4,189.50
CULLIGAN WATER STORE	DRINKING WATER	69.24
CUMINGS FIRE & SAFETY EQUIPMENT LTD.	FIRE TRUCK SUPPLIES - WILL BE REIMBURSED BY THE FD	7,480.58
DASH, LISA	BATHROOM SIGNS	20.00
HARDING, JUNE	LIFE INSURANCE	27.20
I.B.E.W	UNION DUES	307.88
LOCKEPORT PHARMACHOICE	LIQUID SOAP	15.94
MANULIFE	PENSION FOR EMPLOYEES	1,408.72
METALFAB	FIRE TRUCK SUPPLIES	409.78
MUNICIPALITY OF THE DISTRICT OF BARRINGTON	SENIOR SERVICES GRANT	7,924.72
MUNICIPALITY OF THE DISTRICT OF SHELBURNE	C & D SITE - OLD BARRICADES	13.79
NOVA SCOTIA POWER	UV SYSTEM	524.57
NOVA SCOTIA POWER	STREET LIGHTS, PLAYGROUND, TREATMENT PLANT	3,363.82
NOVA SCOTIA POWER	BOARDWALK	130.76
PAYROLL	AUG 9 - AUG 22	18,914.45
PAYROLL	AUG 23 - SEPT 5	17,038.32
PLAYGROUND CANADA	DEPOSIT FOR PLAYGROUND EQUIPMENT	65,195.18
REGION OF QUEENS	TIPPING FEES	4,917.53

ROACHE, DALE	HONORARIUM FOR ATHLETIC FIELDS CLEANING - AUG 2 - AUG 15	60.00
ROACHE, DALE	HONOURARIUM FOR CLEANING ATHLETIC FIELDS	60.00
SCOTIA BUSINESS CENTRE	ELEVATOR MONITORING, MFR/FIRE DISPATCH FOR THE MONTH OF SEPTEMBER	598.73
SNOW, KEVIN REIMBURSEMENT	CLOTHING ALLOWANCE	387.44
SWIM, EMILY REIMBURSEMENT	SUMMER REC PROGRAMS	93.49
TELUS	MEDICAL AND LIFE INSURANCE FOR EMPLOYEES	965.42
TRI-COUNTY REGIONAL CENTRE FOR EDUCATION	MONTHLY EDUCATION TAX	11,727.15
WESTERN COUNTIES REGIONAL LIBRARY	3RD QUARTER GRANT	1,175.00
WOODWORKERS HOME HARDWARE	HANDSOAP FOR BEACH CENTRE, PAINT FOR SEWER BUILDING, NAILS AND WOOD FOR BOARDWALK	462.67
WORKERS COMPENSATION	MUNICIPAL OPERATIONS ADMINISTRATIONS	711.39
WORKERS COMPENSATION	OPERATIONS, CONSTRUCTION & MAINTENANCE	425.63
XEROX	LEASE INVOICE 33 OF 60	246.13
XTR FOSS NATIONAL LEASING	GAS FOR TOWN OWNED VEHICLES	705.82
	TOTAL	176,669.61



60 MacCulloch Road
Cookville
Nova Scotia B4V 7N9
Phone: 902-543-3003
Fax 902-543-2237
townandcountry@eastlink.ca

To: Town of Lockeport
Location: Various Streets as below
Date: August 25, 2025
Re: Asphalt overlay 2025 Season

Scope of work :

- Supply and place hot asphalt overlays as per list below:
 1. Brighton Rd, 44BR Rd to 58 BR Rd– newest pave to newest pave: 62m x 6.6m; 76BR Rd to 137 BR Rd: 338.1m x 6.2m.
 2. Hall St – Between Locke St and Beech St intersections: 74.4m x 6.6m.
 3. South St (Streetscape Monument to Wharf) two crosscuts: 5.2m x 4.8m, 5.2m x 3.3m.
 4. North St (Upper Water – Puffs House): 21.5m x 6.2m.
 5. John St. (Stevie Stuarts): 5.2m (street width) x 3.5m.
 6. Locke St (West Head approach – from Beach Centre to newest patch: 124m x 6.4m.
 7. Water St (laundromat toward South) 70m x 7m.
- Crosscuts to be dug out and reinstated with 4” hot asphalt.

Total project pricing \$146,941.80 + HST

Please note:

Licenses, dues and fees by others
Compaction testing by others

Thank you

Ashley A. Eisner
AAE/sgs
www.townandcountryns.com



Dexter Construction Company Limited

Quotation

(13)

Dexter Construction Company Limited
17 Standard Paving Road
Wolfville, Nova Scotia B4P 2R2
Phone: (902) 542-9090
Fax: (902) 542-2539

E25-2985

Client:	Town of Lockeport	Date:	September 8, 2025
Attention:	June Harding	Phone No.:	(902) 656-2216
E-Mail:	townoflockeport@ns.sympatico.ca	Fax No.:	
Project:	Lockeport Streets Asphalt Paving		
Location:	Various Streets, Lockeport, NS		

We are pleased to quote you the following Lump Sum Price based on the scope below. If any alterations are requested then corresponding price adjustments will be required:

LUMP SUM PRICE

\$ 214,900.00 + HST

The above price includes the following scope of work:

- To mill keyways where new asphalt is to terminate flush with existing asphalt.
- To apply tack coat and place hot mix asphalt patches in any potholed areas prior to resurfacing.
- To resurface sections of various streets with hot mix asphalt at an average compacted thickness of 50mm.
- To supply, place, and compact Type 1 gravels along shoulders and in gravel driveways to match new asphalt grade.
- To reinstate centreline pavement markings on Brighton Road and Locke Street.
- Area and scope as per site visit and discussion with Kevin. Pricing based on Brighton Road section civic 44-58 being 62m long x 6.6m wide, Brighton Road section civic 76-137 being 338m long x 6.6m wide, Hall Street section being 74m long x 5.8m wide, South Street sections being 4.8m long x 4.2m wide and 3.3m long x 4.2m wide, North Street section being 21.5m long x 6m wide, Locke Street being 144m long x 6m wide, and Water Street section being 67m long x 7m wide.

If reinstatement of gravel shoulders and driveways is completed by others, we will subtract \$12,000.00 from the above lump sum price.

Notes & Exclusions:

- Price is based on completing the noted work during the 2025 construction season
- If any work is required and or completed over and above the noted scope, it will be deemed extra to the contract
- Additional costs due to handling, disposal and replacement of contaminated soil will be extra to the contract
- Rock excavation, rock breaking, frost breaking and subsequent replacement of unsuitable material is excluded
- Survey is for Dexter's work only
- All permit acquisition, consulting, and materials and compaction testing are by others
- Geotechnical certification and or inspection of sub-grade is by others
- Dexter not responsible for settlement or heaving of work due to unsuitable sub-grade prepared by others
- Asphalt placed after October 31st is not covered by warranty. Resurfaced asphalt is not covered by warranty
- Quotation is valid for acceptance for 30 days from the above date. Due to current volatility in the price of fuel and asphalt binder, pricing adjustments may be necessary beyond 30 days

Thank you for the opportunity to bid on this project. If you have any questions or concerns please contact the undersigned at (902) 542-9090 (office), (902) 698-3414 (cell), or areid@dexter.ca.

Regards,
Dexter Construction Company Limited

Alyssa Reid, Estimator

To accept this quote please sign, date and return. This will authorize us to proceed in accordance with this quotation and the terms and conditions noted.	
Acceptance: _____	Date: _____

Terms: All taxes extra. Any additional costs arising after the date of this Quotation from tariffs or other government trade action will require a corresponding price adjustment. Net 30 days. Work commencement is conditional upon credit approval. Interest charged on accounts over 30 days at 2% per month (24% per annum). Quotation is valid for 30 days from above date. Work delayed for a period of greater than 30 days after award may be subject to additional costs.

53

From: McAfee, Ben <Ben.McAfee@novascotia.ca>
CC: MacDonald, Ross <Ross.MacDonald@novascotia.ca>, Hyslop, Andrea <Andrea.Hyslop@novascotia.ca>, Haughn, Jason M <Jason.Haughn@novascotia.ca>, Provoe, Angela <Angela.Provoe@novascotia.ca>, Municipal Finance <municipalfinance@novascotia.ca>
Date: Jul 18, 2025, 3:53:45 PM
Subject: **Fall 2025 Debenture Requirements: Deadline October 16**
Attachments: Commitment Letter - Blank.docx, Pre-Approval Form - Blank.rtf, Municipal Finance Debenture Process Policy (February 2025).pdf

Good day,

I am reaching out to provide you with process and deadline for the Fall 2025 debenture issue. Please disregard this email if you have no plans to borrow.

The deadline for submissions is 4:30pm on Thursday, October 16, 2025. No submissions will be accepted after this date.

To participate in the fall debenture, please send a pdf file with the following documentation, signed and approved:

1. Commitment Letter (update the highlighted sections)
2. Approved Borrowing Certificate
3. Pre-Approval Form (updated unprotected fields)
4. Villages & Municipal Enterprises require a Municipal Guarantee

Please use the attached forms for your Commitment Letter and Pre-Approval Form. The Pre-approval form may require modification based on your entity structure. Please contact me if you require modification.

We have set the Pre-Approval interest cap at 7.0%. The Spring 2025 cost of funds for municipalities was ~ 3.73% for 10 years and the current 20-year rate is ~ 5.20%. It is recommended that Council approve a higher interest rate cap to avoid the risk of the municipality being excluded from the debenture issue due to the interest rate cap.

*****If you do not have your approved Borrowing Certificate in place, please contact your Municipal Advisor now to avoid any delays.*****

I am attaching the Debenture Process Policy for your reference.

Feel free to reach out if you have any questions. Also let me know if you need any contacts updated.

Thank you,

Ben



Ben McAfee, CPA, CA
 Manager, Municipal Finance
 Finance and Treasury Board

1723 Hollis Street, 5th Floor, Provincial Building
 PO Box 187, Halifax, NS, B3J 2N3

6



QUOTE #16

SENT ON:

Aug 21, 2025

RECIPIENT:

Lockeport beach house

157 Locke Street
Lockeport, Nova Scotia B0T 1L0

SENDER:

Nick's Refrigeration And Air Conditioning Ltd.

705 Pembroke Road
Yarmouth, Nova Scotia B5A 5H3

Phone: (902) 748-2233

Email: nick.refrigeration@gmail.com

Website: nicksrefrigeration.ca

Product/Service	Description	Qty.	Unit Price	Total
Labor	Service call for heatpump not working unit in error and has bad fan motor will need new motor Control board seems to be working with everything else but won't know 100% until replacing the motor.	2	\$95.00	\$190.00
Parts!	Outdoor fan motor and shipping	1	\$585.00	\$585.00
Labour	Return and replace outdoor fan motor and test unit to make sure everything else works.	3	\$95.00	\$285.00

Subtotal	\$1,060.00
HST (14.0%)	\$148.40
Total	\$1,208.40

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

(73)



QUOTE #15

SENT ON:

Aug 21, 2025

RECIPIENT:

Lockeport beach house

157 Locke Street
Lockeport, Nova Scotia B0T 1L0

SENDER:

Nick's Refrigeration And Air Conditioning Ltd.

705 Pembroke Road
Yarmouth, Nova Scotia B5A 5H3

Phone: (902) 748-2233

Email: nick.refrigeration@gmail.com

Website: nicksrefrigeration.ca

Product/Service	Description	Qty.	Unit Price	Total
18000 btu single zone Mitsubishi heatpump	Remove existing heatpump and supply and install one single zone 18000 btu Mitsubishi heatpump model muz-gs18nahu1	1	\$5,800.00	\$5,800.00

Subtotal	\$5,800.00
HST (14.0%)	\$812.00
Total	\$6,612.00

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

Nicks refrigeration and air conditioning

Installment loan estimate
Special promo

11.99% Interest for 60 Months

Monthly payment
\$149.25

Purchase amount
\$6,612.00
APR
11.99%
Term
60 months
Amortization period
60 months
Administration fee
\$99.18

would cost 1044.75 for 7 months until the end of March, 2026.

9



QUOTE #15

SENT ON:

Aug 21, 2025

RECIPIENT:

Lockeport beach house

157 Locke Street
Lockeport, Nova Scotia B0T 1L0

SENDER:

Nick's Refrigeration And Air Conditioning Ltd.

705 Pembroke Road
Yarmouth, Nova Scotia B5A 5H3

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This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

103



QUOTE #16

SENT ON:

Aug 21, 2025

RECIPIENT:

Lockeport beach house

157 Locke Street
Lockeport, Nova Scotia B0T 1L0

SENDER:

Nick's Refrigeration And Air Conditioning Ltd.

705 Pembroke Road
Yarmouth, Nova Scotia B5A 5H3

Phone: (902) 748-2233

Email: nick.refrigeration@gmail.com

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Parts!	Outdoor fan motor and shipping	1	\$585.00	\$585.00
Labour	Return and replace outdoor fan motor and test unit to make sure everything else works.	3	\$95.00	\$285.00

Subtotal	\$1,060.00
HST (14.0%)	\$148.40
Total	\$1,208.40

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

113



Rhyno's
250 North Street, Bridgewater, Nova Scotia B4V 2V6 Canada
(902) 543-4737

BILL TO

Town of Lockeport
26 North Street
Lockeport, NS B0T 1L0 Canada

ESTIMATE 182789199	ESTIMATE DATE Aug 29, 2025
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JOB ADDRESS

Tourist Bureau
157 Locke Street
Lockeport, NS B0T 1L0 Canada

Job: 181990095

ESTIMATE DETAILS

Installation mini split, Town of Lockeport, Tourist Bureau:
Supply and install a KERR 18,000 Btu KMH UltraV Series (-30) cold climate heat pump system to main hall.
Includes removal of existing heat pump system (Fujitsu), all labour, materials, pad, stand and changing electrical panel breaker to the proper size.
KERR 5 year warranty on parts and compressor, Rhyno's 5 year warranty on labour.
Outdoor model number, A-KMH18SV-1
Indoor unit model number, B-KMH18SV-1

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
Mini Split Install	Labour, materials and equipment required for Mini-Split installation.	1.00	\$5,745.00	\$5,745.00

SUB-TOTAL	\$5,745.00
TAX	\$804.30
TOTAL	\$6,549.30
EST. FINANCING	\$136.94

HST# 102287505RT0001
Financing available prior to job completion.
Warranty VOID if payment is not received in full within 30 days.
Thank you for choosing Rhyno's!

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Rhyno's as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has

(12)

started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

If paying by credit card I acknowledge there will be a credit card convenience fee of 3% applied to the transaction. This fee is charged to cover the processing costs associated with credit card payments. This fee does not apply to other payment forms such as cash, e-transfer or debit cards.

Please note that the quoted price is based on current material costs and does not include any potential increases due to tariffs. Any applicable adjustments will be communicated, if necessary, prior to project commencement.

Sign here

Date

Funding Opportunity for Playground Concrete Pad

The following motion was passed by Council through email on September 2, 2025:

It was duly moved and seconded that Council instruct the Town Clerk to pursue other avenues of funding for the site preparation for the new play park. Motion Passed

Councillor Malik – In favour

Deputy Mayor Chetwynd – In Favour

Councillor Hillen – In Favour

Mayor Amalfa – In Favour

Councillor Chetwynd – In Favour

I would like to rescind this motion and suggest the following one:

It be duly moved and seconded that Council instruct the Town Clerk to pursue funding through the Federal Government Tourism Growth Program, to assist with the site preparation for the new Play Park.

**Low Income Property
Tax Exemption**

**Effective Date:
October 10, 2023**

**Revision Date:
March 7, 2024**

TITLE

This Policy is entitled the “Low Income Property Tax Exemption Policy.”

PURPOSE

It shall be the policy of the Town of Lockeport to have clear terms and conditions to provide annual partial property tax relief to low-income property owners.

Policy Details

In September of each year, the Town shall advertise the availability of the Low-Income Property Tax Exemption Policy provisions.

Applications shall be accepted until the third Friday of October of any fiscal year for the current fiscal year therein.

To qualify for the Low-Income Property Tax Exemption, a property owner’s gross income from all sources, including all persons of the same family residing within the household as the applicant (taxpayer), for the preceding calendar year for which the exemption is sought, is as follows:

\$23,000 or less \$150.00
\$18,000 or less \$300.00
\$12,000 or less \$500.00

Total income does not include War Veterans Pensions and Allowance. All other income is included. The exemption is granted only in respect of property occupied by the applicant ratepayer as their primary residence year-round. A copy of the applicant’s previous year’s Income Tax Notice of Assessment is required.

To qualify for the exemption, a property owner’s previous year’s taxes must be paid in full at the time of their application. Application forms will be available at the Lockeport Town Office at 26 North Street, Lockeport.

Each year the Low-Income Property Tax Exemption Policy shall be reviewed to determine if the income level and amount of exemption need to be revised.

TOWN OF LOCKEPORT
POLICY STATEMENT

(15)

Policy GG-042

Low Income Property
Tax Exemption

Effective Date:
October 10, 2023

Revision Date:
March 7, 2024

Town Clerk/Treasurer's Annotation for Official Policy Book

Date of Passage of Current Policy: Oct 10, 2023

I certify that this Policy was adopted by Council as indicated above.

Jane Harding
Town Clerk/Treasurer

Nov. 19/24
Date

March 7, 2024
Revision Date

Town of Lockeport

Street, Lane and Walkway Closings

1. Policy Statement

This policy establishes the criteria for legally closing Streets, Lanes, and Walkways as public highway.

2. Definitions

Not applicable.

3. Applicability

This policy applies to all Municipally owned Streets, Lanes, and Walkways designated public highway, whether assumed or not.

4. The Policy

a) Closings of streets, lanes or walkways shall be by way of Council policy, regardless of whether they are assumed by the Town or not.

b) Applications to close streets, lanes or walkways must be made with the intention of purchasing the said street, lane or walkway.

c) Where required, easements shall be conveyed by the Town to utility owners upon the closing of the street, lane or walkway.

d) The closing of a street that results in total loss of a property's access to public highway shall require the consent of the property owner.

e) The process for closing a publicly traveled street shall include public notice provisions satisfactory to the Town Clerk.

f) The Town shall not approve of the closing of a lane unless all of the lane in the block bounded by the four intersecting streets is included in the application.

g) The Town shall not approve of the closing of any lanes that provide access to properties fronting on arterial or collector streets.

h) The Town shall not approve the closing of any lanes that provide access to properties having inadequate side yards which do not permit vehicles to be driven from the abutting street onto private property.

i) The closing of a lane shall require the consent of every property owner affected by the closing.

j) The Town will not approve the closing of a public walkway unless land use changes in the immediate vicinity render the walkway redundant.

Last modified: Monday, September 2, 2025

1. Other Business

- Letter from Emily Swim regarding use of the well on Hall Street.

This request is tabled until the next Council meeting so more information can be gathered.

July 11, 2025 Council Meeting

Emily Swim
35 Hall Street, P.O. Box 223
Lockeport, Nova Scotia
B0T 1L0

June 27th, 2025

Town of Lockeport
26 North Street, P.O. Box 189
Lockeport, Nova Scotia
B0T 1L0

Dear Mayor and Councilors of the Town of Lockeport,

Many of you know that I own the property at 19 North Street and have been slowly renovating it over the past several years. The building was built around 1850 and there have been several issues that my contractor has fixed and replaced and we are finally in the stages of redoing all of the electrical and figuring out the water supply before we can move onto insulating all three levels.

I am looking into different water options for the property since the well that was originally on the property was a very old rock well that we ended up filling in since it wasn't very deep and it was also in terrible condition. Currently there is no water source on the property. I know that there is a well on the property adjacent to me at 21 North Street that was originally the old Huskilson property that burnt down several years ago, and I am also aware that the property at 22 Spruce Street is currently using that well as their water source. My contractor is currently looking into the well to see what the flow rate is and if it would even be a viable option for me to hook into for a water supply.

I did reach out to the province about the ability to hook into town water since my property is a commercial one and the bottom level is taxed at a commercial rate but they will not entertain hooking anyone onto town water so that only leaves me with the two options: drilling a well or hooking into the existing well.

I am hoping that Council will consider allowing me to hook into the well at 21 North Street. This would be done at no cost to the town and I will also pay for the cleaning of the well annually. I am unsure of what the cost to use that well would be to me but I am hoping we can discuss this more if you will consider it.

Thank you for your consideration.
Sincerely,

Emily Swim
emily.c.swim@gmail.com
(902)319-0223

203

From: michael hagley <michael.tourism5@gmail.com>
To: townoflockeport@ns.sympatico.ca townoflockeport@ns.sympatico.ca
<townoflockeport@ns.sympatico.ca>
Date: Sep 5, 2025, 1:14:28 AM
Subject: Re: From Michael Hagley Order to Remedy

Thank you for your message. Fortunately, progress has been made in securing the property and enhancing the appearance. Therefore, it would not seem necessary to involve Town Council at this time. It appears that Andy would monitor the property for now, to ensure that security and appearance are not compromised. I can advise that an area contractor has been referred to me, and he may be willing to work on the property, in the absence of Bolton.
Yours truly, Michael Hagley

On Thu, Sep 4, 2025 at 5:20 AM townoflockeport@ns.sympatico.ca townoflockeport@ns.sympatico.ca <townoflockeport@ns.sympatico.ca> wrote:

Good Morning Mr. Hagley

Thank you for addressing the Order to Remedy items at 110 Hall Street in Lockeport, that were listed in your registered letter dated August 25, 2025. Andy Stuart came in to the office to let us know these items have been addressed and he will continue to monitor the rodent traps on your property and keep the lawn mowed.

The question has arisen as to whether you would now like to withdraw your appeal or do you still want it taken before Council?

If you do still want it to go before Council, please let me know before Monday, September 8, 2025 at 4:00 p.m. so it can be included in the Council packages for the meeting on Friday, September 12, 2025. Also please advise me of the expected outcome of the appeal now that the concerning items have been addressed.

Thank you

June Harding
Town Clerk/Treasurer
Town of Lockeport
902-656-2216
townoflockeport@ns.sympatico.ca

(21)

High 3 ft



4 1/2 ft long

(22)

From: Candace Malik <candacemaliklockeport@gmail.com>
To: Derek Amalfa <derekamalfalockeport@gmail.com>, Anna Chetwynd <annachetwyndlockeport@gmail.com>, Craig Hillen <craighillenlockeport@gmail.com>, Kevin Chetwynd <kevinchetwyndlockeport@gmail.com>, June Harding <townoflockeport@ns.sympatico.ca>
CC: Jill Cassibo <adminassistant@lockeport.ns.ca>
Date: Sep 8, 2025, 3:40:07 PM
Subject: Resident complaint received

Today I was approached by a resident who felt very strongly about this weekend's car show. They expressed how they did not appreciate the smell of burning rubber wafting into their home and were also concerned about the environmental affects. Although they said they support the show in general, they voiced how other Towns and Municipalities have banned the use of burnouts.

I wanted to bring this forward in case anyone has any comments or suggestions.

--

Councillor
Candace Malik

Council Status Report: August 2025
Mayor Derek Amalfa

Meetings Attended:

<i>Date</i>	<i>Committee</i>	<i>Notes</i>
August 5	Summer Staff Appreciation	
August 3	MYM Navigator Interviews	
August 8	Town of Lockeport Council	
August 10	Legion Breakfast	
August 11	MYM Progress Meeting	
August 11	Shelburne Co Events Committee	
August 11	Recreation Committee	
August 14	MODS & Lockeport Strategic Planning	
August 15	Seacaps Playground Funding Announcement & meeting with MLA Nolan Young & Dave Ritcey	
August 18	REMAC Grant Review & Approval	
August 19	Lockeport Heritage, Tourism & Culture	
August 20	Meeting with Kevin Curry (SW Transit)	
August 20	Shelburne Co - Mayors, Wardens, CAO's	
August 20	Town of Lockeport - Special Council Session	
August 22	Town of Lockeport Council	
August 25	Lockeport CRCC Check In	
August 26	Meeting with ACOA	

August 2025 Deputy Mayor Anna Chetwynd

Aug 02- LOCKEPORT ACTIVE START SOCCER U6 & U12 (Old son's soccer field)

Aug 04- DUCT TAPE HAND-OUT & REGISTRATION (Seacaps Park)

Aug 05- COM CHECK IN (online)

Aug 05- THANK YOU LUNCHEON SUMMER STAFF (Crescent Beach Center)

Aug 06- INTERVIEW #1 MYM NAVIGATOR (council chambers)

Aug 06- INTERVIEW #2 MYM NAVIGATOR (council chambers)

Aug 08- REG COUNCIL (council chambers)

Aug 08- DUCT TAPE BOAT RACES (Freddy's Beach)

Aug 08- SEA DERBY CONCERT (Seacaps Park)

Aug 09- LOCKEPORT ACTIVE START SOCCER U6 & U12 (Old son's soccer field)

Aug 11- RECREATION COMMITTEE (council chambers)

Aug 13- LOCKEPORT MYM CHECK IN (online)

Aug 15- PROVINCIAL PLAYGROUND FUNDING ANNOUNCEMENT (Seacaps Park)

Aug 16- LOCKEPORT ACTIVE START SOCCER U6 & U12 (Old son's soccer field)

Aug 18- REMO MEETING (online)

Aug 19- COM CHECK IN (online)

Aug 20- SHELburne COUNTY LEADERSHIP MEETING (Municipality of Shelburne)

Aug 20- IN CAMERA MEETING (council chambers)

Aug 22- REG COUNCIL MEETING (council chambers)

Aug 23- LOCKEPORT ACTIVE START SOCCER U6 & U12 (Old son's soccer field)

Aug 26- EXPLORING FUNDING FOR PLAYGROUND PREPARATION (council chambers)

Aug 26- SENIORS BINGO (Rec Center)

Aug 28- MET WITH OLIVIA FINAL DAY (Crescent Beach Center)

Aug 29- ASSISTED JUNE IN OFFICE (Town office)

Aug 30- LOCKEPORT ACTIVE START SOCCER U6 & U12 (Old son's soccer field)

Aug 31- LOCKEPORT BEACH BASH (Crescent Beach)

Month of August 2025

Councillor C. Hillen

Town specific

Aug 08- Regular Council Meeting

Aug 13- Home Office Work HTC correspondence future project (3hrs)

Aug 14- NS Provincial Police Review- Halifax

Aug 15- Attended Playground Grant presentation

Aug 16- Home office work - HTC agenda prep and review minutes (2 hrs)

Aug 18- REMEAC meeting (virtual meeting zoom)

Aug 19- Heritage & Tourism Committee meeting

Aug 20- Special Council Meeting -In camera

Aug 22- Regular Council Meeting

Aug 26- Seniors Bingo

Aug 28- Home Office work- HTC correspondence future project- review and editing (2hrs)

August- Several Crescent Beach Centre visits to review and speak with Operations Supervisor as it is Lockeport's primary tourist information centre and site

Community Events- Personal choice attendance

Aug 9 - Lockeport Town-wide yard sale

Aug 31- Annual Beach Bash

Councilor Chetwynds

Meetings and events.

Aug 2nd community soccer

Aug 8th regular council meeting

Aug 8th duck tape boat races

Aug 9th community soccer

Aug 15th playground announcement

Aug 16th community soccer

Aug 22nd regular council meeting

Aug 23rd community soccer

Aug 30th community soccer

Aug 31st beach bash

Lockeport and Area Canada Day Celebration Committee

Lockeport N.S.

Sunday, August 24, 2025

Present were: Emily Swim in the Chair, Ellen Suttle, Nancy Williams, and Kevin Chetwynd.

Regrets: Candace Malik

This meeting was called to complete the 2025 July 1st activities and complete the Celebrate Canada 2025 Final Report to be submitted.

Celebrate Canada 2025 was discussed at great length with adjustment to the actual activities that took place and the number of attendees at each event. Emily will complete the report and will email the committee a copy of this report that will be submitted.

July 1st 2026 – A discussion was held regarding what this committee is able to handle for events for July 1st, 2026. It was felt that the following would be sufficient for this committee. This will be posted in November on social media so that if another person or group would like to organize another event, they have plenty of time to come forward to do so and we will advertise it for them.

June 21 - Indigenous Day - Shon as guest presenter.

June 27 – Multicultural Share Fair - Show case the culture of Italy

June 27 – Family Beach Bash

June 28 – Seaman’s Memorial Service

Little Miss Lockeport Pageant – Kelly Penney

June 29 - Afternoon Social – only cake, tea, coffee and water served

July 1st – Annual craft fair

Strawberry Festival – (community group)?

Annual grease pole

Flag Raising Ceremony & Cake

Carnival in the Park

Children’s Parade

‘Little Mac’s” Antique Car Parade

Grand Street Parade

Pie Eating Contest

Awards Ceremony & Raffle Draws

Beans and Brown Bread Supper (Community group)??

Family Dance Party & Free Glow Stuff

Mini Fireworks Display

Emily reported that the Yarmouth Big Bounce equipment has been booked for July 1st 2026.

Canada Day Raffle – The Lockeport Recreation Committee will be asked to organize and carry out this event. It was felt that perhaps the Quaterdeck Resort could be approached for a dinner gift certificate and White Point Estates for a day family pass to the pool. Emily will email the Recreation Committee to see if they are interested in this event.

July 1st 2026 Theme – It was decided to call for July 1st Theme Ideas on social media. Emily will put a post on facebook regarding same

There being no further business, Nancy moved to adjourn the meeting.

Next meeting – September 26, 2025 at 6:00 p.m.

Respectfully submitted,

Ellen Suttle

Councillor Malik - August report

8th - regular council meeting

11th - rec meeting

20th - special council meeting

22nd - regular council meeting (regrets)

24th - July 1st meeting (regrets)

29th - attended beach bash



(30)

September 6, 2025

Mayor and Council

Town of Lockeport
26 North Street
P.O. Box 189
Lockeport, NS B0T 1L0

Dear Mayor and Members of Council,

On behalf of the Board of Directors of the Harmony Bazaar Festival of Women & Song, we are writing to formally express our deep disappointment regarding the Town of Lockeport's lack of cooperation during the setup of our festival tent this year.

For 20 years, Harmony Bazaar has proudly called Lockeport home. What began as a grassroots celebration of women in music has grown into a nationally recognized festival that consistently attracts visitors from across the province, country, and beyond. Our programming showcasing world class female artists, empowering workshops, and community engagement, has placed Lockeport on the cultural map and created an economic ripple effect that benefits local businesses, accommodations, and tourism infrastructure.

We are troubled by the Town's lack of support in facilitating a smooth and timely setup of this year's festival including the lack of clear communication regarding the setup of the large white tent, emptying of park waste receptacles, over lawncare of the site as well as receiving barricades for street closures. When our team arrived at Seacaps Park, we found the garbage receptacles already full and without liners, resulting in overflowing waste. The overflowing waste was remedied when a member of our team went to Town Hall to request they be emptied, Town Staff then removed the receptacles in their entirety. This not only diminished the overall presentation of the park but also reflected poorly on the readiness of the site. The tent, as the central hub of our festival, and the surrounding park environment are critical to the audience experience, artist performances, and the impression our visitors carry away from Lockeport. Cleanliness, safety, and professional presentation should be a shared priority to ensure the festival continues to be an asset to the town.

It is especially disheartening that after two decades of bringing economic, cultural, and social value to the community, our organization is met with resistance rather than collaboration. As a small nonprofit run largely by volunteers, the success of Harmony Bazaar depends heavily on local partnerships. We expect and deserve a level of mutual respect and cooperation that reflects our longstanding commitment to enhancing the profile and prosperity of Lockeport.

The festival generates significant economic activity, filling restaurants, rental properties, and shops, while also providing youth employment, volunteer opportunities, and a reason for former residents to return home each summer. Our contribution to Lockeport's tourism economy and cultural landscape cannot be understated.

We urge the Town to reflect on the value Harmony Bazaar brings to Lockeport and to recommit to a spirit of cooperation and civic pride that has made this festival a success for two decades. We are not just another event, we are part of Lockeport's identity, and we hope to continue this partnership in good faith for many more years.

We would welcome a meeting with Town representatives to discuss how we can move forward together with improved communication and shared purpose.

Sincerely,

Board of Directors

Harmony Bazaar Festival of Women & Song Society

info@harmonybazaar.com
PO BOX 249 Lockeport, NS B0T 1L0
harmonybazaar.com

31

From: Derek Amalfa <derekamalfalockeport@gmail.com>
To: Garrett Chetwynd <boxoffice@harmonybazaar.com>
CC: June Harding <townoflockeport@ns.sympatico.ca>
Date: Sep 8, 2025, 9:38:48 AM
Subject: Re: Correspondence for Town Council

Hi Garrett,

On behalf of the Town of Lockeport, I would like to sincerely thank the Harmony Bazaar Volunteer Committee for your ongoing efforts and dedication. The Harmony Bazaar Festival has become an important part of the fabric of our community, and we greatly appreciate all that you do to showcase Lockeport on a cultural, social, and economic level.

We have received your letter and take your concerns seriously. Council recognizes the importance of Harmony Bazaar to our town, and we are committed to reflecting on the issues raised. We will be including this matter in this week's Council meeting, and I look forward to following up with you to discuss ways to improve communication and strengthen our working relationship moving forward.

Thank you again for everything you bring to Lockeport. We value our partnership and look forward to building on it together to ensure the festival's ongoing success.

Derek Amalfa
Mayor
Town of Lockeport

On Sat, Sept 6, 2025, 6:20 p.m. Garrett Chetwynd <boxoffice@harmonybazaar.com> wrote:

Good evening,

Please find attached a letter from the Harmony Bazaar Festival of Women & Song Society. We wish for this letter to be included in the upcoming council agenda for council correspondence.

Thank you,

Garrett Chetwynd
Treasurer
Harmony Bazaar Festival of Women & Song Society



Royal Canadian Mounted Police Gendarmerie royale du Canada

Commanding Officer Commandant divisionnaire

(32)

August 27, 2025

Dear Mayor Amalfa:

In 2024, the Nova Scotia RCMP responded to thousands of calls for service and launched hundreds of investigations across the province, laying charges in a wide range of serious crimes committed both within Nova Scotia and beyond its borders.

Many of our investigative efforts focused on gender-based violence, hate crimes, human trafficking, internet child exploitation, and serious and organized crime. Much of what we accomplished was made possible through strong partnerships with other agencies and organizations.

As Nova Scotia's provincial police service, we remain committed to serving and protecting Nova Scotians around the clock, every day of the year.

We recently released *Your Nova Scotia RCMP: 2024* – a web-based annual review that highlights key files, special initiatives, policing data, and our engagement in community events across the province. <https://rcmp.ca/en/nova-scotia/corporate-information/publications-and-manuals/your-nova-scotia-rcmp-2024>

While the report offers just a glimpse into the breadth of our daily policing work, it reflects our employees' unwavering dedication to building a safe Nova Scotia.

I hope you find the 2024 review interesting and informative.

Sincerely,

Assistant Commissioner Dennis Daley
Commanding Officer
Nova Scotia RCMP

Canada



**Briefing Note: Strong Mayor Legislation
Association of Municipal Administrators of Nova Scotia**

July 2025

Overview:

The Mayor as a leader among equals and having a single vote at council, remains as the form of local government in place across Canada, with the only exception now being in Ontario. Although Strong Mayor Powers (SMP) in Ontario focus on three main elements (Administrative, Provincial Priorities, Municipal Budgets), the Association of Municipal Administrators (AMANS) takes a position on only Administrative and Budgeting powers. Provincial Priority powers, as legislated in Ontario, deal with the power balance of Council and Committees, which is a political matter.

Based on Ontario's Housing Supply Tracker¹, there is no evidence that SMP in Ontario is helping to build housing. Of the 46 municipalities who have had SMPs, only 37% were at a rate of pace of 80% or more to achieve their 10-year housing targets and 24% were on track or exceeded (80 per cent or more starts) in 2024.²

As advocates of excellence in local government, management and leadership, in consideration of the implementation of SMP in Nova Scotia, AMANS offers the following:

Administrative Powers

- The politicization of the CAO and senior management roles will set Nova Scotia municipalities back decades. The independence of municipal administrators, such as the CAO, is vital for non-partisan, expert-driven decision-making. Removing or weakening this independence risks politicizing municipal administration.
- Local government needs functional foundations, administrations with consistent and stable leadership, proper succession planning and proactive long-term planning of infrastructure and building communities.
- The CAO and leadership team manage these complex organizations with multimillion-dollar budgets, infrastructure systems, regulatory frameworks, legal compliance, economic development, and public safety.
- Running the day-to-day operations of a municipality is a difficult role, one that must balance the needs of the community, the execution of Council's strategic plans and keeping the public safe from harm. Disruption in this balance, created through execution of Administrative SMP, will be detrimental to Nova Scotians.
- Council as a whole body should maintain the ability to hire, and fire, the CAO. The CAO should remain the only employee of Council.
 - When a Council decision is made, which under the Ontario SMP could be through a veto used by the Mayor, Council provides instructions to the CAO, their

• ¹ Alana Del Grego, AMP, OCT, Dipl.M.A. "Strong Mayor Powers" Municipal Monitor, Q2 2025, pp. 15-19. Reference to <https://www.ontario.ca/page/tracking-housing-supply-progress>

² Alana Del Grego, AMP, OCT, Dipl.M.A.. "Strong Mayor Powers" Municipal Monitor, Q2 2025, pp. 15-19.

- one employee. Council expects that he or she will carry out its instructions as the CAO's job is to ensure that the public service carries out the will of Council. The CAO is the accountability link between council and the public service.
- The CAO must remain accountable to Council and not be beholden to a Strong Mayor.
 - Administrative SMP will result in a significant cultural shift in how municipalities operate – resulting from structural changes, staffing changes, loss of institutional knowledge and leadership.
 - If a Mayor's actions trigger politically embarrassing severance packages or human rights challenges, administrative SMP could result in significant legal and financial costs for Municipalities as well as reputational harm.
 - Council will have no say into or control over these expenses or the impact these decisions have on qualified individuals applying for jobs with the Municipality.
 - The public sector needs strong management professionals. Municipal culture will erode, as it is in Ontario, to where people will not step forward to take the volatile roles of CAO or that of a senior leader.
- The CAO's role as a neutral, professional administrator is vital for effective governance, transparency, and accountability. Maintaining the integrity of the CAO's position is essential to uphold public trust and ethical standards.

Budget Powers

- The Municipal Budget is a complex tool that takes into consideration complex capital and operational planning, debt policies and formulas, long term reserve planning and tax burdens for local citizens, businesses and developers.
- Any legislation that shifts the powers and responsibilities for the preparation and presentation of the municipal budget to one person, a Strong Mayor, is not taking into consideration the legal or financial framework under which Municipal budgets are prepared.
- In the current system, a mayor who runs on a mandate to keep the tax rates flat must work with their Council to adjust the level of service delivery to keep rates flat. Unless the CAO is given this as a mandate of Council, the budget is prepared based on business planning, Council policy and service level standards. The Council then has a choice to cut projects or services based on their priorities. A strong mayor would make those cuts before the budget gets to Council, potentially altering capital planning, service level standards, long-term planning, etc.
- Often, the professional advice of a CAO, Director of Finance or Municipal Engineer is overridden by a Council, voting in favour of one direction over another. This is part of the public process and record. The ability to give this objective advice without fear or favour maintains the professional integrity of staff preparing recommendations to Council. Advice that consistently contradicts the will of Council becomes a performance issue between Council and the CAO.
- 'Strong mayor' powers risk compromising administrative neutrality. In areas like budgeting and land-use planning advice, recommendations to council that are filtered

through or developed by the mayor's office make it more difficult to rely upon the information that council receives and for council to perform its oversight and policymaking functions.³

In Ontario, of the 46 municipalities granted strong mayor powers, about 76% of mayors directed staff to prepare the budget. For 13%, the Mayor or Mayor's Office prepared the budget, 4% directed their Budget Committee to prepare the budget, and the remainder are unclear. Where staff or the Budget Committee prepared the draft budget, about 17% of mayors outlined content, policy or outcome specifics as to how staff should develop the budget. 2% (or one municipality) experienced the mayor using the budget veto.⁴

Delegation of Authority

Although the powers in Ontario can be delegated to the CAO or Council, or both, this delegation is only good for so long as the Mayor maintains it. The delegation of powers rests solely with the Mayor and can be withdrawn. The delegation does not transfer to the next Mayor.

The Ontario Legislation

AMANS understands that Nova Scotia is not considering a cut and paste of the Ontario model, it is the only Canadian model that currently exists and it is not, by most accounts, meeting the objectives of the *Strong Mayors, Building Homes Act, 2022*.

Key Changes Introduced by the Legislation:

The 'strong mayor' legislation enacted in Ontario can be summarized as follows⁵:

- The mayor's ability to initiate or stop municipal activity has been formally enhanced by giving the mayor control over committee structure and committee leadership appointments, as well as more control over the 'municipal purse';
- The ultimate responsibility for preparing and presenting the city's annual operating and capital budgets and for proposing annual tax rates has been transferred from the city manager and treasurer to the mayor. The ability of the council to change the mayor's budget proposals has also been cut back, as it now requires a 2/3rd vote to approve any amendment;
- Although the CAO position may be maintained, the staff organization now effectively reports to the mayor, rather than to the council through the CAO. The mayor has direct hire/fire/direct authority over the city manager and a range of senior officials (chief

³ The Role and Significance of the Chief Administrative Officer Position in Canadian Municipal Government: A CAMA "White Paper" on Ontario's Strong Mayor Legislation and the Pivotal Role of the CAO in Providing Good Governance, p.14

⁴ Strong Mayor Authorities Scan: How Mayors are Using their Powers; October 2024, AMCTO

⁵ The Role and Significance of the Chief Administrative Officer Position in Canadian Municipal Government: A CAMA "White Paper" on Ontario's Strong Mayor Legislation and the Pivotal Role of the CAO in Providing Good Governance, p.8

planner, city engineer, heads of human resources, IT, parks and recreation, etc.), although with some key exceptions (clerk, treasurer, chief building official, police chief, fire chief, municipal integrity commissioner or ombudsman, etc.). (For a large municipality such as Toronto, the mayor's personnel authority descends well into the professional civil service.)

- Most controversially, for designated 'provincial priorities' (as the mayor interprets them locally), the mayor can veto council measures - subject to a 2/3rd override by council. More remarkably, the mayor can force through a legislative proposal related to provincial priorities, provided it enjoys the minimum support of 1/3rd of council.

Summary

In summary, adopting "Strong Mayor" legislation in Nova Scotia or elsewhere threatens to undermine the foundational democratic principles that ensure accountable, transparent, and effective municipal governance. It risks politicizing local government, weakening the role of the municipal senior management and members of Council, and reducing public confidence in municipal institutions, all of which are crucial for healthy democracy.



NOVA SCOTIA

**Municipal Affairs
Office of the Minister**

(37)

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902 424-5550 Fax 902 424-0581 • novascotia.ca

August 8, 2025

Your Worship Andy Filmore
Mayor
Halifax Regional Municipality
Via email: mayor@halifax.ca

Dear Mayor Filmore:

Thank you for your submission of the HRM Regional Plan (the "Plan").

While we were encouraged to see some proposals that would work towards improving the housing situation in the region, left as-is, they didn't go far enough. Beyond that, the document included many proposals that appear intentionally designed to impede housing. For example:

- Clauses EN-34, 40, 47: Changing setbacks from 20 to 30 metres.
- Clause EN-70: Requiring EV-ready parking spaces.
- Minimal changes in zoning to allow more people to build as-of-right.

This is unfortunate and, as a result after careful consideration and a thorough review, I simply cannot accept the Plan as submitted and must therefore refuse to approve the Plan.

We, and our colleagues at Growth and Development, are happy to work with you to review your policies and develop a new, more practical, citizen-focused HRM Regional Plan as part of Phase 5, along with a Suburban Plan. My team will reach out to schedule an initial meeting in the coming weeks.

Rest assured, we remain focused on supporting citizens and doing everything possible to provide them with suitable, attainable housing options.

I remain hopeful that, working together, we can produce an updated Regional Plan that will help Nova Scotians attain housing and meet provincial standards, all while supporting the municipality's long-term vision.

Sincerely,



Honourable John Lohr
Minister of Municipal Affairs

c: Honourable Colton LeBlanc, Minister of Growth and Development
Cathie O'Toole, Chief Administrative Officer, HRM
Iain MacLean, Municipal Clerk