



Before we begin our meeting, we acknowledge that we are gathered on the traditional territory of the Mi'kmaq people. We recognize the deep and ongoing relationship the Mi'kmaq have with this land, and we honor their history, culture, and contributions. We welcome all those who live, work, and play in Stewiacke, and we strive to uphold the spirit of respect and unity in our community.

Committee Of The Whole Agenda

1. Call to order
2. Attendance
3. Approval of / changes to agenda
4. Disclosure of interest on agenda items
5. Approval of minutes from the previous meeting – COTW April 23, 2026
6. Announcements
7. Presentations
8. Written petitions / correspondence
9. Citizen comments
10. Business
 - A) CAO Report
 - B) Council Meeting Date (July 2026)
 - C) 2026-2027 Draft Budget
11. Town Committee(s)
 - A) Planning Advisory Committee Re: R4 Assembly Amendment
 - B) Recreation Committee – Town Days Plan
12. Council Updates
13. In camera session
14. Adjournment

******* A FIVE (5) MINUTE RECESS WILL OCCUR BETWEEN COTW & COUNCIL *******



COTW & COUNCIL MEETING AGENDA
Thursday May 28, 2026 @ 7:00 pm
Council Chambers, Stewiacke, NS

Council Meeting Agenda:

1. Call to order
2. Attendance
3. Approval of / changes to agenda
4. Disclosure of interest on agenda items
5. Approval of minutes from the previous meeting – Council April 23, 2026
6. Announcements
7. Presentations - None
8. Written petitions / correspondence
9. Citizen comments
10. Business
11. Town Committee(s)
 - A) Bylaw and Policy – Revised 2026 Rental Agreement Form
12. Council Updates
13. In camera session
 - A) Personnel Matters
14. Adjournment

******* A FIVE (5) MINUTE RECESS WILL OCCUR BETWEEN COTW & COUNCIL *******



Before we begin our meeting, we acknowledge that we are gathered on the traditional territory of the Mi'kmaq people. We recognize the deep and ongoing relationship the Mi'kmaq have with this land, and we honor their history, culture, and contributions. We welcome all those who live, work, and play in Stewiacke, and we strive to uphold the spirit of respect and unity in our community.

Committee Of The Whole Agenda

1. Call to order 7:01 pm
2. Attendance

Town Council	Position
Suzanne Lutz - CHAIR	Deputy Mayor, Town of Stewiacke
Doug Glasser	Mayor, Town Of Stewiacke
Rebecca Rogers	Councillor, Town of Stewiacke
Pam Osborne	Councillor, Town of Stewiacke
Marc Seguin	CAO, Town of Stewiacke
Helen Young	Director Of Corporate Services
Erin Richard	Director of Community Services

Regrets	Councillor LeBlanc
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3. Approval of / changes to agenda

Motion to Approve Agenda:	Approved By:
First	Mayor Glasser
Second	Councillor Rogers
Result	Carried

4. Disclosure of interest on agenda items – None



- 5. Approval of minutes from the previous meeting – COTW March 26, 2026
- 6. Announcements
- 7. Presentations
- 8. Written petitions / correspondence
- 9. Citizen comments
 - Stephen Helpard, Stewiacke. Commercial Tax Incentive - Mr. Helpard’s comment to Council was that he does not think that the incentive is necessary any longer and asked Council to consider removing it as a way to reduce the budget.
- 10. Business
 - A) Stewiacke Fire – Presentation by Chief Mark Crozier and Deputy Chief Scott Fisher. Presentation was included in Councils package.
 - B) CAO report – CAO provided a variety of updates.
 - C) Sewer Bylaw Report – Was presented as discussion. Council referred the policy to the bylaw and policy committee.
 - D) Tax Sales 2026 – CAO reported that there are currently nine-teen (19) properties that are in a tax sale position.
 - E) 2026-2027 Draft Budget – Staff presented a variety of items to Council for discussion. Council was asked to provided direction (by majority) for Staff to make edits.

11. Town Committee(s)

- A) Bylaw and Policy – Revised 2026 Rental Agreement Form

Recommend to Council to adopt the facility rental agreement form as amended and presented.

Motion to Approve	Approved By:
First	Councillor Rogers
Second	Councillor Osborne
Result	Carried

- B) Business Committee – Deleted



12. Council Updates

13. In camera session

14. Adjournment 8:51 pm

Council Meeting Agenda:

1. Call to order 8:52 pm
2. Attendance

Town Council	Position
Doug Glasser Chair	Mayor, Town of Stewiacke
Suzanne Lutz	Deputy Mayor, Town of Stewiacke
Rebecca Rogers	Councillor, Town of Stewiacke
Pam Osborne	Councillor, Town of Stewiacke
Marc Seguin	CAO, Town of Stewiacke
Helen Young	Director Of corporate Services
Erin Richard	Director of Community Services

Regrets	Councillor LeBlanc
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3. Approval of / changes to agenda

Motion to approve the Agenda

Motion to Approve Agenda:	Approved By:
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COTW & COUNCIL MEETING **MINUTES**
Thursday April 23, 2026 @ 7:00 pm
Council Chambers, Stewiacke, NS

First	Councillor Rogers
Second	Deputy Mayor Lutz
Result	Carried

4. Disclosure of interest on agenda items - None
5. Approval of minutes from the previous meeting – Council March 26, 2026
6. Announcements
7. Presentations - None
8. Written petitions / correspondence
9. Citizen comments
10. Business
11. Town Committee(s)
12. Council Updates
Mayor Glasser – Verbal
13. In camera session
14. Adjournment 8:55 pm



To: Town Council
From: Marc Seguin, CAO
Re: CAO Report
Date: May 28 ,2026

The following is a list of general updates as of May 28, 2026.

This report is submitted as information only.

Public Works Report:

Water Tank Maintenance Project – On Tuesday, May 19, the Town of Stewiacke will began maintenance on the Towns water system. The project will take approximately six (6) weeks to complete.

The Town of Stewiacke's water system operates off of two (2) water towers. During the project, the maintenance will require the Town to operate off one (1) water tank at a time, which may impact water pressure. Staff will be monitoring the system throughout the project to minimize impacts.

Residents are asked to engage in water conservation efforts during the time of this project and to report any issues to the Town.

During regular business hours (9am to 4pm Monday to Friday) residents are asked to report any water issues to the Town by phone at 902-639-2231 or email town@stewiacke.net. Any issues outside of regular business hours should be reported to Public Works at 902-897-7823.




ATTENTION

**Water System
Maintenance In Progress**

The town's water system operates off two water towers, but during the water system maintenance we will be required to operate off one water tank at a time. This may impact water pressure. Residents are asked to engage in water conservation efforts during this time.

Please Report any issues to the Town during regular business hours 9am-4pm, Mon - Fri



Phone: 902-639-2231
Email: town@stewiacke.net
After Hours Phone: 902-897-7823

Water Treatment Plant Design Project

Council signed off on the GRID report and funding in March. Staff have released a request for proposal for design and project management services.

Item	Date / Time
RFP Open	April 2 2026
Question Deadline	May 7 2025 2 p.m. (ADT)
RFP Close	June 4 2026 2 p.m. (ADT)
Recommendation to Council Date	June 25, 2026
Award Date	July 23. 2026



High Tide Low Tide – The High Tide / Low Tide Road pump station project planning is underway. The physical improvements will commence in July.

The estimated schedule is as follows:

Item	Date / Time
Mobilization	July 6, 2026
Mechanical upgrades to wet well	July 15 to 17, 2026
Install new concrete top, riser and new pump guide rails	July 18 to 19, 2026
Electrical updates	July 20, 2026
Commission Station with Engineer	July 21, 2026
Demobilization	July 22, 2026

Emergency Repairs:

Deisel Generator – A leak in the diesel generator tank (required for emergency pumping) was found in January which requires immediate repair.

Upon inspection it was determined that the tank and liner need immediate replacement and is being deemed as an emergency repair. As the tank and liner are components that are specific to the generator brand the components cannot be sourced other than from the manufacturer of the generator, however Staff were able to acquire two quotes) on the same product from two separate suppliers. The components, labor and materials estimate to complete the repair are forecasted at \$50,000.

Staff are still awaiting the delivery of the equipment required to begin the repair. **The estimated date to commence the repair is June 11, 2026**



Community Service Updates:

- Summer Day camp and Summer Sports are at capacity.
- The Town has successfully hired seven (7) summer staff members.
- Seasonal Parks & Grounds staff member has started (May 19th).
- Pride Flag Raising will happen on June 17th, 2026, at 4:00pm in Dennis Park.
- Enrollment for After School Care is open for 2026-2027.
- End of School Bash is June 26th at the Stewiacke Community Centre 6:00pm
- The Town has received funding for one summer student.

Marc Seguin

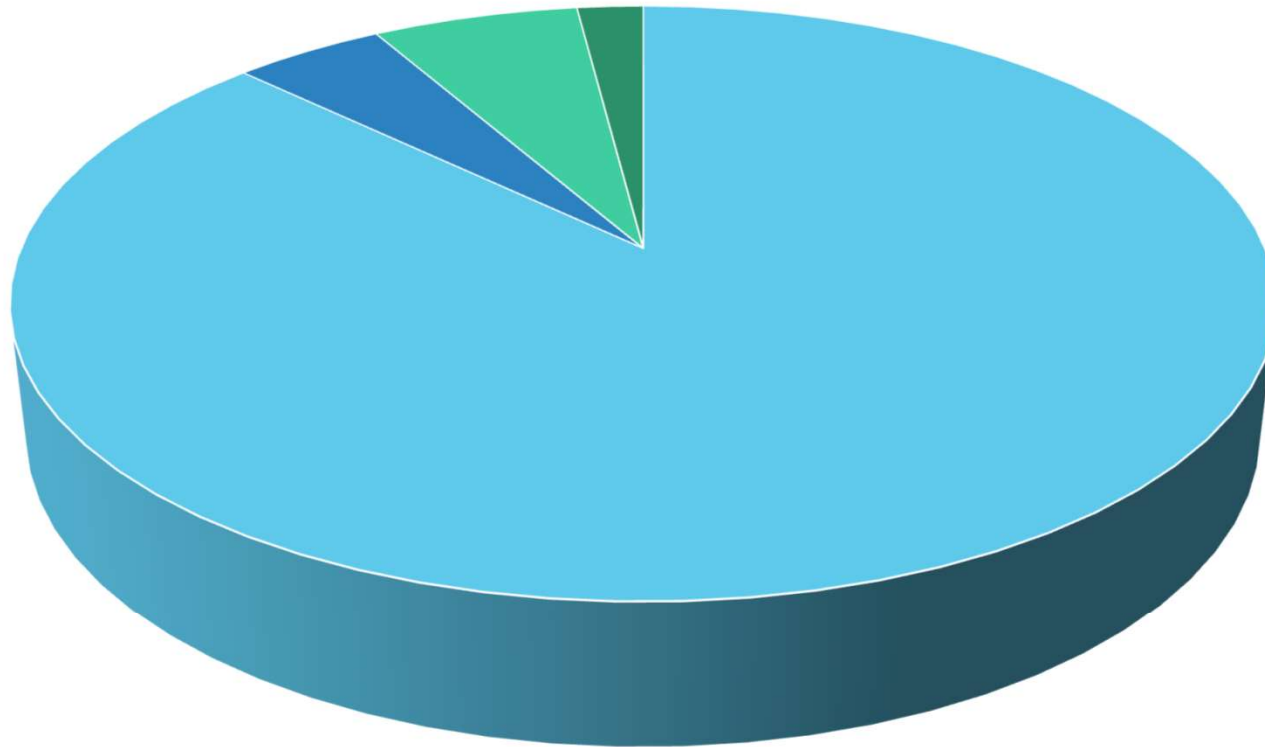
Marc Seguin
Chief Administrative Officer

STEWIACKE
RIVERS OF OPPORTUNITY



Draft Budgets 2026/27

Budget 26/27 Revenue



■ Tax \$3,631,587 ■ Grants & Gov't Transfers \$191,599 ■ Own Sources \$262,045 ■ Sale Of Service \$84,273

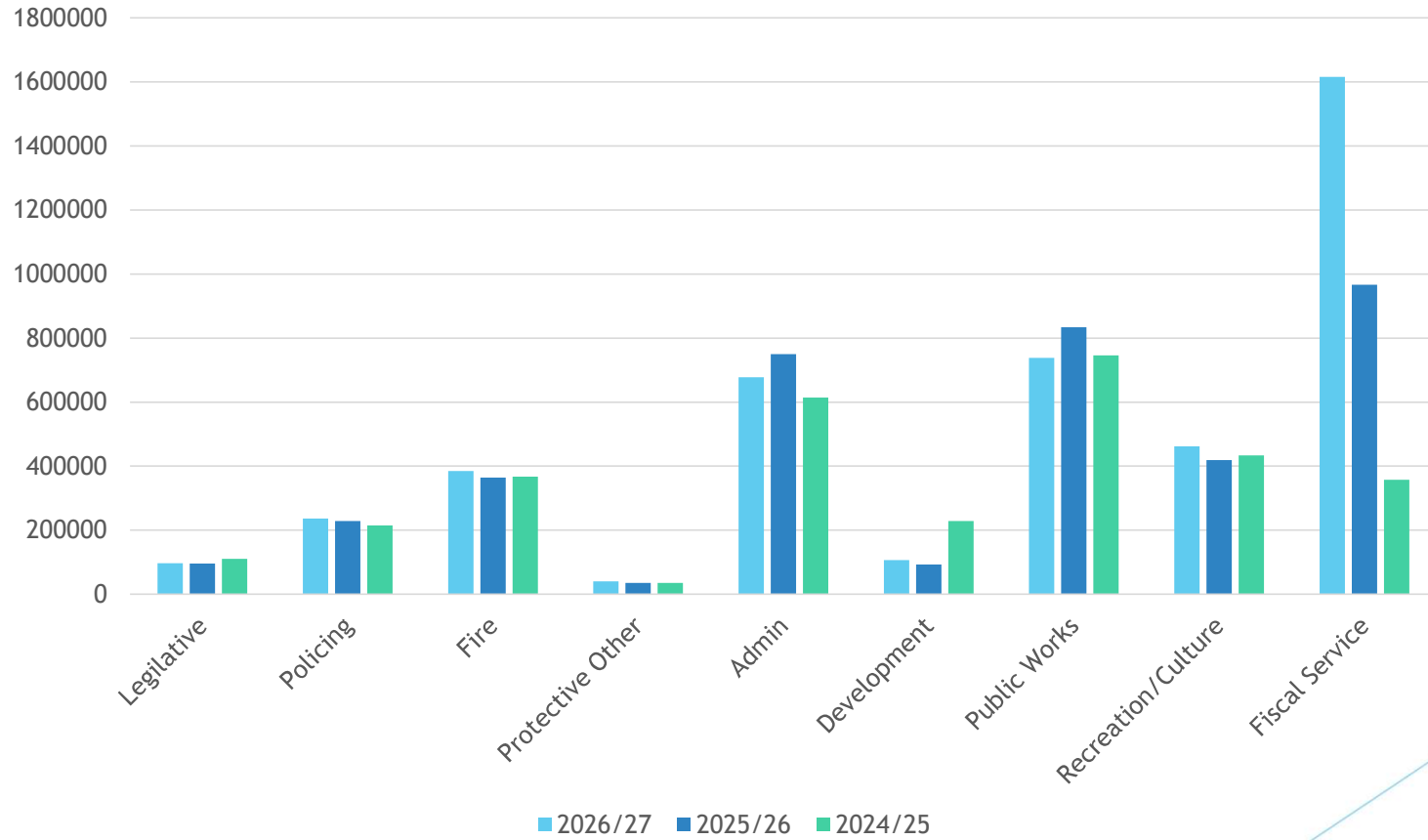
87.1%

4.3%

7.2%

1.4%

Budget 26/27 Expense



Budget Revisions from Council Meeting April 23, 2026

Budget Item	Budgetary Cost	Budgetary Cost Revision	Discussions
Council Professional Development	\$5000	\$5000	Councilor Osborne
Council Travel Other-(hotel & meals)	\$0	\$3500	Councilor Osborne
Cost Share-Project Co-Ordinator	\$48,000	\$0.00	Councilor Osborne
Special Projects	\$9,600	\$9,600	Councilor Osborne
Rec Committee	\$14,400	\$14,000	Councilor Osborne
Downtown Decorating	\$8,000	\$750	Mayor Glasser
TCPEP	\$13,445	\$13,445	Mayor Glasser
<u>Administrative</u>			
CAO Renumeration	\$115,120	\$126,642	Staff
CAO Federal Benefits	\$5,542	\$7,042	Staff
CAO Pension	\$10,683	\$12,739	Staff
WCB	\$27,759	\$29,610	Staff
<u>Transportation & Public Works</u>			
Garage Lights	\$1,500	\$3,000	Staff
Garage Heat	\$1,255	\$3,447	Staff
Equipment Fuel	\$6,100	\$16,500	Staff
Street Lights	\$34,980	\$36,730	Staff

Budget Item	Budgetary Cost	Budgetary Cost Revision	Discussions
<u>Environmental Health</u> Sewer Lift Station Power	\$8,480	\$9,493	Staff
<u>Recreation & Culture</u> CC- Heating Fuel	\$11,112	\$25,493	Staff
<u>Fiscal Services</u> Joffre Street Refirb-38-A-1	\$35,000	\$26,250	Staff- move WU portion (8,750 moved to WU budget)
TOTAL CHANGE IN OPERATING BUDGET	\$355,976	\$320441 = \$12,735 surplus moved to reserves	
<u>28/29 General Capital Budget</u> Fitness Centre	\$300,000	40.00	Staff
Ball Field Expansion	\$200,000	\$0.00	Staff
Pump Track	\$60,000	\$0.00	Staff
TOTAL REDUCTION IN 28/29 CAPITAL BUDGET	\$560,000	\$0.00	

Town of Stewiacke

General Operating *DRAFT* Budget 2026/27

Revision #4 - April 30,2026

March 31/26

REVENUE	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Budgetary Notes for Information Purposes
Taxes							
Taxes - Residential -Tax Rate 1.58	1,781,658	2,126,158	2,425,613	2,426,990	2,791,241	66.9%	Taxable Assessmets - 176,660,800 - 836 dwellings, 82% Cap Eligible, average assessment = \$ 318,233 , increase 15.07% - See Schedule A- PVSC Property Assessment & Market Overview
Taxes - Commercial -Tax Rate 3.45	514,129	690,458	697,763	647,059	759,196.65	18.2%	See Schedule "A"- -F25 Actual reduced by sucessful Appeals
Taxes - Commercial Tax Rebate	(102,156)	(107,170)	(108,242)	(100,851)	(80,976)	-1.9%	See Schedule "B" -Commerical Rebate 10 Yr Progm Cost Anaylsis
Taxes - Resource -Tax Rate 1.58	22,358	23,161	24,740	29,459	27,157	0.7%	PVSC -2026 assessment
Taxes - Forest <50,000 Tax Rate .25	367	362	343	363	331	0.0%	Total Acres = 1324 per PVSC -2026 assessment
Farm Property Acreage	3,735	3,794	3,934	3,934	4,037	0.1%	Total Acres =1033 per PVSC 2026 assessment
Taxes - MT&T Rate 1.58	6,584	6,328	6,328	6,328	6,328	0.2%	PVSC -2026 assessment - 10 Garden Gate, 15 Main St
Garbage Collection	110,393	182,955	229,144	182,947	182,956	4.4%	Cost- \$135,175 + tipping over limit fee, est \$47, 725 = \$182,900/ \$ 15,241 mth (contract ends Oct 2028)
Waste Water(Sewer)-Base Rate 62.87	178,848	187,017	205,711	187,017	187,353	4.5%	745 connections
Taxes-Fire Protection - .10	129,080	156,100	175,311	174,212	196,127	4.7%	PVSC 2026 assessment report -Res \$175,660,800, Comm \$20,225,000 and Resource taxable \$1,718,800
Fire Dept Grant	(125,256)	(152,700)	(171,209)	(152,700)	(191,869)	0.0%	Fire Tax Revenue less dispatch costs \$4,258
Deed Transfer Tax -Rate 1%, increase 1.5%	192,075	184,283	105,000	144,675	217,688	5.2%	Staff recommends an Increase to 1.5% -resulting increased revenue= \$28,013-
Correctional Services	(17,763)	0	0	0		0.0%	Ended in 2023/24
Regional School Board -Rate .3048	(328,968)	(394,259)	(444,228)	(333,171)	(467,981)	-11.2%	\$0.3048 per \$100.00 of (Uniform Assessment 155,993,658) (\$38,998 monthly)- PNS Dec'25
Total Taxes	2,365,084	2,906,487	3,150,205	3,216,262	3,631,587		See Schedule "C" - Tax Rate Change Screnio's
Grants in Lieu of Taxes							
Grants in Lieu -DOT	6,123	6,123	14,200	6,150	6,150	0.1%	Main St ANN#1161792 & Main St West ANN# 2136783
Grants In Lieu Federal Gov't	3,266	3,266	3,266	3,266	3,266	0.1%	93 Riverside - RCMP & Fire Department
Total Grants in Lieu of Taxes	9,389	9,389	17,466	9,416	9,416	0.2%	
Sale of Services							
Water Utility Admin	80,812	81,032	84,273	84,273	84,273	2.0%	2024 Rate Study preapred by Isnor Consulting Jan 2024
Total Sale of Services	80,812	81,032	84,273	84,273	84,273	2.0%	

	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Revenue From Own Sources								
Building permits	13,716	12,959	11,000		6,301	8,000	0.2%	
Sewer Connections	14,000	0	12,000		11,000	24,000	0.6%	\$1000 per serviced lot X 24 lots
Tax Certificate	2,295	2,400	1,000		1,675	1,600	0.0%	estimated based on actual history
Dog Licenses	575	395	0		270	250	0.0%	estimated based on history
Community Centre Hall Rentals	13,661	14,381	12,000		10,427	12,000	0.3%	estimated based on history
Fines	214	377	200		314	250	0.0%	estimated based on history
Interest Income	48,699	42,063	8,000		169,375	75,600	1.8%	Interest earned on GIC Matured Nov 2025, earning approx \$126k and current \$6300 monthly x 12 months
Penalties And Interest-Taxes	22,344	3,537	8,000		2,591	3,500	0.1%	Approximately \$280 monthly
Miscellaneous Revenue	7,273	2,978	4,000				0.0%	Moved to Misc revenue-Adult Programs
Misc Revenue-Adult Programs	37,291	9,829	10,000		7,328	7,005	0.2%	Adult fitness Class (instructor cost \$3,200) , badminton,pickle ball (MPAL leader donates time for Adult sport)
Youth Programs	4,279	17,584	21,000		23,009	26,080	0.6%	Summer Day camp =\$15,400, Summer Camp Lil Kids =\$5,280, summer sport \$5,400
Field Rental	434	782	800		1,008	1,600	0.0%	Adult SB league \$1000, tournament fee x4-\$600
After School Care	0	43,690	62,400		47,221	56,160	1.3%	\$15/day x 195 days x 18 kids, - CCRCE ASP funding \$4000
Town Day Revenue	9,639	6,717	8,000		13,137	13,000	0.3%	Donations & Community Support \$13,000 - Expense \$10,000 = surplus (\$3,000)
Down Town Decorating	1,982	1,599	2,000		1,249	1,200	0.0%	Cost \$8000 Flowers and Wreaths -defict of (\$6,800)
Culvert/Driveway Installation	300	3,700	4,000		1,266	4,800	0.1%	based on Jan 2026 development report
Solar Revenue NSP	21,344	26,838	22,000		21,260	27,000	0.6%	Based on previous Yr revenue - Cost Annual Principal & Int payments = \$19562-matures May 2032
Total Revenue from Own Sources	198,046	189,829	186,400		317,431	262,045	6.3%	
Unconditional Transfer from Gov't								
Equalization Grant	202,349	157,184	157,183		78,592	157,183	3.8%	Will be frozen for 5 years to 2031 - 1st installment received in June
UNSM HST Offset Revenue	11,611	8,323	8,000		0	0	0.0%	
Fuel Tax Rebate	2,549	2,875	2,500		0	0	0.0%	
Total Unconditional Transfer from	216,509	168,382	167,683		78,592	157,183	3.8%	
Conditional Transfers from Gov't								
Grants DHMA	25,000	20,000	25,000		25,000	25,000	0.6%	MPAL -Mun & Mikmaq Physical, Activity Leadership- reduces Recreation MPAL wage
Total Conditional Transfers from G	25,000	20,000	25,000		25,000	25,000	0.6%	
TOTAL REVENUE	2,894,840	3,375,119	3,631,027		3,730,973	4,169,504		14.8% Increase in Revenue-relative to assessment increase of % 15.7%

EXPENSE	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Legislative								
Mayor Renumeration	13,697	14,190	18,302	18,302	18,302	18,777	0.5%	CPI increase 2.6%
Mayor Mileage	2,698	2,314	3,500	3,028	3,028	2,000	0.0%	local travel to meetings
Mayor Meals	343	583	500	195	195	300	0.0%	meals while traveling for meetings
Mayor- Professional Development	4,481	1,550	7,500	1,550	1,550	1,500	0.0%	NSFM - Fed. Canadian Municipalities (removed as per Mayor Glasser-funds moved to Operating Reserve)
Mayor Federal Benefits	920	884	1,373	1,300	1,300	1,414	0.0%	payroll calc sheet
Mayor Other Expenses	0	0	400	499	499	500	0.0%	Misc Expense,
Council Renumeration	56,067	48,710	55,850	55,850	55,850	57,303	1.4%	CPI Increase 2.6% payroll calc sheet
Council Federal Benefits	3,389	2,557	3,990	3,170	3,170	4,117	0.1%	payroll calc sheet
Council Professional Development	8,603	19,723	10,000	4,193	4,193	5,000	0.1%	1 council member to Fed. Canadian Municipalities, -NS Fed. Municipalities
Council Other Expenses	0	982	1,600	3,445	3,445	500	0.0%	Misc Expense/parking,etc
Council Mileage	553	1,223	2,000	1,593	1,593	2,000	0.0%	travel to meetings
Council Other Travel	1,891	5,937	6,000	2,866	2,866	3,500	0.1%	travel to meetings- Increased \$3500-combined total \$6000=\$1500/Councilors/Deputy Mayor
Total Legislative	92,642	98,653	111,015	95,991	95,991	96,911	2.3%	
Administrative								
Administrative Salaries	189,631	182,202	419,236	241,013	241,013	239,610	5.7%	Removed \$48K for Project Admin Co-ordinator role (new) 4 current full time positions
Administration Mileage	227	630	700	653	653	700	0.0%	travel for meetings
Administration Meals	642	0	1,000	29	29	100	0.0%	meals while traveling for meetings
Administration Federal Benefits	15,142	13,992	27,499	16,231	16,231	17,187	0.4%	payroll calc sheet
Administration Pension	13,470	7,480	29,294	9,104	9,104	11,940	0.3%	payroll calc sheet
Administration Medical	6,439	6,153	10,244	2,599	2,599	3,100	0.1%	50% Town Share
Postage	9,979	5,818	7,000	6,447	6,447	6,536	0.2%	Tax & Utility billing and notices = \$4536, general mailing= \$2000
Stationery & Supplies	7,873	11,931	8,000	9,423	9,423	7,980	0.2%	\$665/month, includes printed envelopes
Equipment Rental	6,325	6,551	8,000	5,667	5,667	8,352	0.2%	Postage meter \$198 monthly(\$1584) & copier \$498 monthly(\$5976)
Legal Services	24,533	25,440	30,000	16,808	16,808	30,000	0.7%	Legal for contract negotiations
Telephone	6,268	6,060	13,500	11,494	11,494	8,600	0.2%	new phone system installed 2025, decreased cost
Internet	600	530	600	1,746	1,746	2,000	0.0%	Based on history
Common Services Other	24,553	14,615	11,600	4,182	4,182	0	0.0%	Reclassified to Annual Software Fees
Training & Development	5,174	2,888	5,000	3,906	3,906	3,500	0.1%	Includes CAO and Admin professional development
Advertising	40,790	16,357	5,000	213	213	1,000	0.0%	ads for Public consultations and planning
Insurance Premium-General	45,860	45,244	48,452	48,316	48,316	50,249	1.2%	includes cyber insurance - nominal increase overall policy
Workers' Compensation	23,711	24,379	25,492	23,414	23,414	29,199	0.7%	increased \$440 for CAO portion calculation based on 2.95% payroll + subcontractors
Annual Software Fees	20,744	21,218	20,000	25,437	25,437	25,000	0.6%	\$22,000 Central Square and \$3,000 misc annual software fees(adobe, etc)
IT Services	23,636	14,730	15,000	13,069	13,069	15,000	0.4%	average \$1100 monthly(MS 365,data security,new set up)
Lights	5,697	5,711	6,500	7,249	7,249	6,890	0.2%	based on PY +6% increase
Heat	11,022	20,128	5,848	6,758	6,758	7,036	0.2%	based on history, plus 26.97% increase in cost
Security Services	920	80	1,000	3,130	3,130	4,000	0.1%	Increased security services
Building Maintenance	3,517	16,421	10,000	8,727	8,727	7,700	0.2%	general building maintenance, ei; painting, small repairs
Janitor	3,738	3,663	6,000	5,750	5,750	6,000	0.1%	Additional cleaning service- total contract \$13,560

	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Tax Exemption	1,854	3,000	4,000	2,250	3,000	0.1%	Low income tax exemption \$250 x 12 participants (9 in 2026, 16 in 2025)	
Financial Management	23,929	21,498	26,000	32,000	27,000	0.6%	Audit- increased due to allocation corrections	
CAO Renumeration	75,538	112,732	incl in line #51	112,202	126,642	3.0%	Increase \$11521.'based on payroll calculation sheet	
CAO Federal Benefits	3,879	6,491	incl in line #51	6,409	7,042	0.2%	Increase \$1497 'based on payroll calculation sheet	
CAO Pension	4,223	6,316	incl in line #51	10,419	12,739	0.3%	Increase \$4328 'based on payroll calculation sheet	
CAO Medical	1,099	3,480	incl in line #51	5,925	6,500	0.2%	based on payroll calculation sheet	
CAO Mileage	5,397	7,199	5,000	2,536	2,500	0.1%		
CAO Meals	932	775	1,000	301	500	0.0%		
CAO Other Travel	1,438	205	150	849	200	0.0%		
Total Administrative	608,780	613,917	751,116	644,257	677,802	16.3%	(32,483 reduction) reduced from \$710,285	
Police Protection								
RCMP Contract	196,801	213,911	227,815	228,183	235,561	5.6%	Increase 3.4%=\$7745	
Police Protection - Other	932	1,093	1,000	1,285	1,300	0.0%	DNA Service	
Total Police Protection	197,733	215,004	228,815	229,468	236,861	5.7%		
Fire Protection								
Hydrant	188,598	188,598	188,598	188,598	188,598	4.5%	based on Jan 2024-2027 Rate Study by Isnor Consulting	
Fire Dispatch Service	4,077	3,083	4,102	3,131	4,248	0.1%	\$354 Monthly	
Total Fire Protection	192,675	191,681	192,700	191,729	192,846	4.6%		
Protective Other								
Crosswalk Guards	10,233	6,092	10,000	11,401	11,200	0.3%	1 crosswalk guard, includes mandatory wage increases Apr 1/26 and Oct 1/26	
Crosswalk Federal Benefits	234	166	350	164	350	0.0%		
Emergency Dispatch Services	4,587	8,506	10,617	11,794	10,765	0.3%	EMO Plan	
Dog Control	12,000	12,000	3,000	3,000	6,000	0.1%	SPCA contract \$1500/call out up to 3 hrs, additional hrs /\$250/hr + mileage	
Colchester Ground S & R	7,500	7,500	11,000	11,000	11,000	0.3%	Standing Cost	
Prosecution Services	38	771	500	144	500	0.0%	Fine Service Fees	
Total Protective Other	34,592	35,035	35,467	37,503	39,815	1.1%		
Transportation & Public Works								
Public Works Wages	203,370	225,261	161,948	177,536	144,808	3.5%	2 FT roles + 1 FT shared role =\$19,267	
Public Works Temp Wages	19,941	5,529	26,112	18,476	15,000	0.4%	1 seasonal PT role + 1 On call=\$5000	
Public Works Federal Benefits	16,176	16,613	15,137	24,493	22,725	0.5%	payroll calc sheet	
Public Works Pension	16,094	13,833	17,101	19,383	14,431	0.3%	payroll calc sheet	
Public Works Medical	4,845	4,182	5,000	4,456	5,000	0.1%		
Staff Training	1,787	2,171	3,000	1,461	6,000	0.1%	Increased for (2 staff) MPWWA Certification training and general Safety Training	
Garage - Telephone	447	692	500	2,399	1,500	0.0%		
Garage - Lights	0	629	500	2,178	3,000	0.1%	\$1500 increase based on actual	
Garage - Heat	2,339	4,806	5,000	3,252	3,447	0.1%	\$2192 increase 'based on actual useage + 6% increase	

	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Equipment O & M	13,642	15,527	14,359	20,500	6,885	20,000	0.5%	includes \$10,000 repairs to kubota, \$4000 generagor repair and regular equipment maintenance
P.W. Buildings O. & M.	6,882	7,837	2,383	18,000	17,554	10,000	0.2%	includes seacans for storage
Equipment Fuel	25,290	39,130	19,672	20,000	11,552	16,500	0.4%	increase \$10,400 'based on actual
Shop Tools & Equipment	7,770	15,696	3,798	10,000	1,499	3,050	0.1%	small tools
Materials and Supplies- General	7,517	5,593	3,066	5,000	7,760	7,000	0.2%	materials required for misc repairs to buildings, consumables, boots and town apparel
Garbage Collection	2,291	0	1,687	3,000	4,036	5,023	0.1%	increase cost and tipping fees
Auto Fleet/Liability Insurance	19,357	19,863	20,729	12,453	12,453	12,827	0.3%	3% increase
Snow & Ice	28,768	42,463	67,499	62,000	67,958	67,000	1.6%	From \$47 to \$67k -Increase based on 26/27 winter forecasting - FA - 650MT salt 70.40/MT plus trucking @ \$32.50/MT = \$102.90/MT
Calcium Chloride	4,901	5,635	5,644	6,000	4,343	7,000	0.2%	1 treatment
Vehicle O&M	1,749	1,119	843	2,000	13,209	11,618	0.3%	Includes repairs, regular maintenance, licence and registrations (fuel-\$7618 included, 26.97% increase)
Drainage Ditches	3,774	13,707	2,066	12,000	4,071	10,000	0.2%	increased from \$6000 to \$10000 to cover cost of 5 culvert replacements (\$1500 ea) for low income housing units and various drainage ditches, priority to be determined by Town staff
Street Lights	24,894	30,645	30,878	33,000	34,651	36,730	0.9%	\$750 increase 'based on actual usage + 6% increase
Traffic Light	186	581	508	750	224	795	0.0%	based on actual usage + 6% increase
X walk Light	360	0	5,772	6,000	645	1,200	0.0%	based on actual usage + 6% increase = Hwy 2
Roadway O & M	69,237	27,106	32,061	27,000	6,039	15,000	0.4%	patching/line painting, priority to be determined by Town staff
Gravel Roads O & M	0	0	0	10,000	2,460	8,000	0.2%	repair to gravel roads and CC/FD parking lot
Total Transportation & Public Works	529,026	510,010	484,680	482,000	448,972	447,652	10.7%	increase \$15,842
Environmental Health								
PW-Sewer Wages	20,049	21,904	18,394	14,899	19,779	29,414	0.7%	2 FT roles + 1 FT shared role-\$8014
PW-Sewer Federal Benefits	1,568	1,752	1,409	1,090	892	2,527	0.1%	based on payroll calculation sheet
PW-Sewer Pension	1,318	1,773	1,422	1,111	1,439	1,551	0.0%	\$49 decrease based on payroll calculation sheet
PW-Sewer Medical	767	815	679	576	649	700	0.0%	based on payroll calculation sheet
Sewer - Treatment Plant Power	22,185	25,678	30,883	27,000	31,496	32,683	0.8%	based on actual usage + 6% increase
Insurance Premium-Environmental	2,841	3,182	3,251	2,514	2,601	2,757	0.1%	3% increase
Mains and Laterals O & M	8,554	2,855	5,618	7,000	483	3,500	0.1%	Maintenance As required
Sewer Main Flushing	0	0	0	5,000	0	2,000	0.0%	Maintenance As required
Testing	2,754	1,356	9,191	8,000	5,461	8,000	0.2%	based on current cost
Sewer Lift Station..Power	9,286	11,640	9,040	10,000	8,956	9,493	0.2%	increase \$1013 'based on actual usage =6% increase
Sewer Lift Station O & M	19,370	31,937	24,728	75,000	14,224	10,000	0.2%	general repairs
Sewer - Treatment Plant O & M	43	3,749	5,405	10,000	2,581	5,000	0.1%	ballasts, bulbs,
Garbage Collection Contract-Town	108,209	134,634	151,601	190,000	158,264	182,900	4.4%	Cost- \$135,175 + tipping over limit fee, est \$47, 725 = \$182,900/ \$ 15,241 mh (contract ends Oct 2028)
Total Environmental Health	196,944	241,275	261,621	352,190	246,825	290,525	7.0%	decrease \$946
Planning & Development								
Planning & Zoning	53,129	16,970	39,951	80,000	86,819	90,000	2.2%	New planning agreement in progress-will auto renew unless either party gives 3months written notice
Engineering	0	0	178,978		11,464	0	0.0%	Engineering Services are included in Capital Projects
Business Committee						3,500	0.1%	Erin to supply details
TC PEP	9,057	8,485	9,574	13,445	13,446	13,445	0.3%	Truro Colchester Economic Development
Total Planning & Development	101,057	67,960	228,503	93,445	111,729	106,945	2.6%	

	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Recreation & Culture								
Recreation Wages	89,927	111,910	109,861	116,730	136,968	140,553	3.4%	\$25,000 PNS funding for MPAL, reduces cost to \$115553
Recreation Temp Wages(Summer)	20,244	20,179	59,118	18,785	37,453	29,117	0.7%	Summer Staff, Lil kids summer staff
Recreation Mileage	867	771	991	1,000	1,376	1,500	0.0%	travel for training, conferences and meetings
Recreation Other Travel	0	2,656	0	2,000	1,118	500	0.0%	parking, misc
Recreation Federal Benefits	8,360	9,791	11,651	9,335	11,870	9,943	0.2%	payroll calc sheet
Recreation Pension	6,782	7,707	10,005	9,805	10,273	12,122	0.3%	payroll calc sheet
Recreation Medical	3,816	6,740	5,629	5,000	4,049	5,808	0.1%	payroll calc sheet
Recreation Program Wages	16,493	29,199	36,332	2,000	53,213	2,844	0.1%	Sport Leaders
Rec Students Federal Benefits	906	1,506	2,260	5,353	3,396	2,364	0.1%	payroll calculation sheet
Staff Training	1,933	90	1,057	1,000	1,237	4,500	0.1%	Rec NS, MPAL(2 per Yr), grant writing support staff training, 3 education courses for Director of Rec.
Insurance Premium-Parks & Rec	3,973	4,485	4,664	4,825	4,825	4,970	0.1%	minimal bottom line increase-in process
Development Promotions	17,715	1,052	3,096	2,000	1,849	1,000	0.0%	
Special Projects	15,703	89,068	32,561	15,500	19,563	9,600	0.2%	refreshments public events (50/event) = \$ 1000, carpet ball, playfinder registration, Fridge CC
Program Supplies/Equipment	7,936	13,020	15,838	11,000	11,499	14,000	0.3%	Equipment-summer/Day camps, Balls, mats, craft supplies, slip & slide, pickle ball, fitness instructor, playfinder registration \$1368
After School Care	0	0	10,986	66,198	51,383	58,335	1.4%	ASP Wages \$ 50335, Equipment, Snacks & misc supplies (paints, art & crafts supplies)=\$8000- reveue + \$4000 CCRCE Grant= Surplus \$1835
Power	1,753	2,740	2,302	2,500	1,582	1,518	0.0%	6% increase
Parks & Grounds	10,738		10,738	7,000	5,339	22,661	0.5%	1 seasonal role \$10,000+ 1 shared role -\$4861 swings, topsoil, pea gravel, wood chips, 4 picnic tables \$2000, pavement "Bow" in Dennis Park, vandalism or weather damage, 2 benches \$800, restructure
Canteen - Maintenance & Equip	6,424	330	181	4,000	616	2,000	0.0%	Dennis Park window, plant change room,
Ballfields	9,955	10,117	9,702	6,000	5,825	11,416	0.3%	AED (required)\$2000, Topsoil \$2400, Sod \$2000, bathroom necessaary repairs \$2000, bleachers & benches \$3000, power \$1316-Revenue \$1600
Trails	3,000	4,536	3,000	3,000	1,099	7,500	0.2%	Rec'd \$2500 from TCT for annual maintenance - duties assumed by MPAL leader (salary included in recreation wages, Disc Golf (steps,teebox) \$4000, rental equipment \$3500, topsoil/Pea gravel
Cenitaph Maintenance	323	467	1,325	1,000	1,167	1,100	0.0%	\$1000 annually towards maintenance, wreath purchase
Splash Pad Operational Costs	3,582	3,852	2,270	5,000	556	4,297	0.1%	Includes \$997 for water useage, \$200 exhaust fan
CC-Custodial	4,887	10,101	7,827	12,000	8,230	8,500	0.2%	based on current contract
CC-Kitchen - Propane	236	290	345	11,000	12,082	4,827	0.1%	based on historical usage, plus 26.97% increase in cost
CC-Telephone	2,105	2,945	297	1,000	301	330	0.0%	based on historical usage
CC-Power	9,488	13,994	16,263	13,000	14,780	18,389	0.4%	based on actual Sq Ft & usage - 36.4% FD \$6693 'Included
CC-Heating Fuel	14,599	5,862	8,684	18,000	20,083	25,493	0.6%	Increased \$ 14,381 'Increase in cost by 26.97% - 36.4% FD =F25 \$7310 based on actual Sq Ft & usage
CC-Water Usage	933	2,614	0	2,000	1,183	1,500	0.0%	based on actual usage
CC-Maint. and Cleaning Supplies	9,567	6,022	13,798	14,000	11,020	17,000	0.4%	cleaning & repairs to stage/kitchen, painting, ceiling tile replacement, regualr repairs,gravel lot and Fire Dept, lights
Library	6,127	3,080	12,849	15,000	14,063	15,000	0.4%	Library Support \$10,500 + Town also pays operational cost of heat, lights, phone,garbage removal,snow clearing
Down Town Decorating	6,223	6,488	8,079	8,000	7,121	750	0.0%	reduced \$ 7250 (Flowers & baskets, wreaths, lights- \$ 6800)
Rec Committee	15,338	18,771	19,778	20,900	20,933	14,000	0.3%	Rec Committee Feb 17th, Motion by Suzanne Lutz and second by Greg Town Days Reduced by \$8,000 Based on Rec Committee recommendations- ei. Town Days-\$18,000 to \$10,000, Senior Social (7)-\$1400, Pancake Day-\$250, Easter Egg hunt-\$1000, Halloween-\$250, End of School Bash-\$500, Stewiacke Christmas-\$1000
Tourism-VIC	4,000	4,000	4,000	4,000	4,350	4,000	0.1%	Stewiacke Tourism Committee
Regional Accessibility & EDIA	0	0	7,694	1,500	1,021	4,000	0.1%	regional accessibility plan for unexpected needs, and or ad hoc committee needs.
Total Recreation & Culture	303,933	394,383	433,181	419,431	481,423	461,436	11.1%	increase \$6730
F26 vs F27 Budgeted Operational Expense Only								
	F26	2,666,178	F27	2,550,794	4.4% Reduction			

	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27	Budget %	Notes
Fiscal Services								See Schedule "E" Long Term Debt
Assessment Costs	15,638	20,666	22,921	26,000	23,826	24,755	0.6%	2026 cost \$22,921 - 2027 - 8% increase= \$24,755 - future increases 2028 8%, 2029 4%
Bank Charges and Interest	8,042	7,714	8,012	8,000	8,866	10,322	0.2%	
Main Street Principal	37,500	37,500	37,500	37,500	37,500	0	0.0%	matured 2025
Main Street Interest	1,332	986	2,046	2,250	2,042	0	0.0%	
Joffre Street Refirb -Principal	26,250	26,250	26,250	26,250	26,250	26,250	0.6%	\$245,000 - 2018- 10 yr loan to May 2028-\$8750 move to WU operating-debenture# 38-A-1
Joffre Street Refirb -Interest	5,198	4,432	3,761	3,462	2,247	1,705	0.0%	
Grader Principal	20,788	20,788	20,788	20,788	20,788	20,788	0.5%	Matures Oct 2031
Grader Interest	5,423	5,308	5,202	4,987	4,987	4,717	0.1%	
Solar Principal	13,285	13,285	13,285	13,285	10,885	11,121	0.3%	\$265,700 -Matures May 2032
Solar Interest	8,262	9,312	6,973	6,576	8,046	8,439	0.2%	
Riverside Principal						0	0.0%	0.00 repayment on principal in the first year of Debenture - Upgrades 2025
Riverside Interest						38,813	0.9%	New-Fall Debenture
Transfer to/from Capital Res	25,000	71,130	210,666	181,551	181,148	208,475	5.0%	5% of tax revenue for transfer-
Transfer To/From Operating Reserve	64,914	206,041	0	528,086	528,086	1,263,326	30.3%	Surplus - recommend transfer to operating Reserve/tax reduction-
Total Fiscal Services	231,632	423,412	357,404	966,850	854,671	1,618,711	38.8%	
Total Expenses	2,342,610	2,763,462	2,919,680	3,633,028	3,342,569	4,169,505		7.8% Decrease in budget prior to transfer to Operating Reserves
SURPLUS/(DEFICIT)	(299,380)	(131,379)	(455,439)	0	290,459	(0)		14.7% Increase in budget including transfers to Operating Reserves



Water Utility Operating Budget 2026/27

Town of Stewiacke
Water Utility Operating Budget 2026/27
DRAFT

	Actuals 2022/23	Actuals 2023/24	Actual 2024/25	Budget 2025/26	Actual 2025/26	Budget 2026/27	Budget %	Notes
REVENUE								
Metered Base Rate	204,750	215,795	226,103	314,361	174,058	229,858	28.6%	based on total 729 sites
Metered Water Usage	285,388	306,568	306,984	235,253	233,642	306,642	38.2%	based on actual usage
Connect/Reconnect/Development	5,250	14,600	32,750	12,000	5,000	73,200	9.1%	based on 24 units x \$50 *previous sewer connections miscoded 24 x \$3000=\$72,000 Development Fee
Public Fire Protection	188,598	141,449	188,598	188,598	188,598	188,598	23.5%	based on 2024-2027 rate study
Private Hydrant Rates	750	750	750	1,000	750	750	0.1%	2 locations High Tide, 1 location Chisholm Way
Miscellaneous-NSF fees		0	0	500	50	500	0.1%	
Interest	3,980	11,640	9,997	5,000	2,908	3,958	0.5%	
Total Income	688,716	690,802	765,182	756,712	605,006	803,506	100.0%	3.3 % decrease in Revenue from 2025/26
EXPENSE								
Pumping								
Water Haulers Fill Station	369	390	221	500	170		0.0%	closed
Booster Pump ... Power	1,489	792	807	2,100	452	893	0.1%	based on historical usage + 6% increase
Booster Pump O & M		0	0	10,000	3,485	7,000	0.9%	Refirbish or replacement pump
Total Pumping	1,858	1,182	1,028	12,600	4,107	7,893	1.0%	
Water Treatment								
Purification Supplies	44,354	56,612	54,702	65,000	30,515	55,000	6.8%	
Water Testing	28,134	11,900	37,257	35,000	19,164	38,000	4.7%	Monthly est. \$1,500 + Quarterly testing est \$20,000
Maintenance of Equipment	797	1,080	186	10,000	24,230	25,000	3.1%	Increased from \$10k to \$25k for ongoing R&M
Treatment Plant - Security	437	452	474	1,050	259	519	0.1%	added security camera monitoring
Treatment Plant O & M	8,574	9,713	15,972	14,500	9,392	28,000	3.5%	general O&M and plant software updates, insulation and repairs
Sludge Removal	1,756	3,344	2,698	7,000	562	2,160	0.3%	
Plant Operator Wages	95,206	97,386	128,825	226,551	65,627	165,946	20.7%	2 operators = \$117,071 + Atl. Intergrated Water \$1385 x 12 months=\$16,620 + \$15,000 increase to contact services + 30% shared =\$17,255
Staff Training	5,799	312	2,254	5,000	2,328	2,500	0.3%	(1) MPWWA and safety training
Treatment Plant Power	31,449	31,394	36,743	32,000	19,139	33,740	4.2%	based on historical usage + 6% increase
Telephone	3,760	5,136	2,711	2,000	1,291	2,004	0.2%	based on historical usage
Plant Supplies	5,370	3,859	515	2,000	1,485	2,000	0.2%	consumables
Small Tools	0	0	573	200	555	650	0.1%	small tools
Total Water Treatment	225,636	221,188	282,910	401,301	174,547	355,519	44.2%	

	Actuals 2022/23	Actuals 2023/24	Actual 2024/25	Budget 2025/26	Actual 2025/26	Budget 2026/27	Budget %	Notes
Transmission & Distribution								
Meters O & M (new meters)	24,268	18,880	14,062	21,000	7,646	7,500	0.9%	new meters
Mains O & M	23,439	18,257	33,882	20,000	1,581	15,000	1.9%	
Laterals O & M	9,206	977	5,449	7,700	0	5,000	0.6%	
Hydrant O & M		0	714	1,000	0	500	0.1%	
Leak Detection- no GL line			0	3,000			0.4%	
Vehicle Lease/Loan	5,804	4,353	0	0	0	0		No leases or loans
Vehicle O & M	249	165	1,770	1,000	223	2,000	0.2%	
Vehicle Fuel	4,657	5,311	7,709	5,000	10,322	13,300	1.7%	updated to reflect 26.97% increased fuel prices Mar'26
Total Transmission & Distribution	67,621	47,943	63,586	58,700	19,772	43,300	7.8%	
Administrative & General								
Bank Charges and Interest				2,100	0		0.0%	
Payment Town General	81,032	60,774	81,032	84,273	84,273	87,644	10.9%	based on 2024/27 Water Rate Study
Auditors	4,335	1,465	3,115	5,000		4,500	0.6%	
Insurance	2,042	2,305	2,397	3,500	2,597	2,677	0.3%	minimal increase expected
Legal Services			0	1,500	0	5,000	0.6%	
Board of Public Utilities	1,640	1,690	1,740	2,000	0	2,000	0.2%	Bill for F26 will be issued in March'26
Miscellaneous	4,230	1,296	427	1,000	0	250	0.0%	
Uncollectible rates			0	1,000	0	500	0.1%	
Total Administrative & General	93,279	67,530	88,711	100,373	86,870	102,571	12.8%	
Depreciation	74,944	81,285	100,882	122,000	75,654	99,541	12.4%	Mandatory Transfer to Water Utility Depreciation Fund - Actual - Estimate based on WU portion of Riverside Ave project = \$1,494,925 - 1.33% depreciation
Taxes	32,184	33,191	33,190	34,000	34,000	34,000	4.2%	Estimate based on history
Non Operating Expenditures								
Debt Charges (Ph I , II & III) Kitchen	76,185	55,685	55,686	27,500	0	0	0.0%	
Inter Charges (Ph I, II & III)	11,955	6,246	8,790	8,150	0	0	0.0%	
Debt Charges (Joffre)	8,750	8,750	8,750	8,750	8,750	8,750	1.1%	Included in \$35,000 debenture#38-A-1
Inter Charges (Joffre)	1,514	830	1,255	988	0	0	0.0%	
Transfer to WU Capital Fund		0	0		0	131,932	16.4%	From \$161,282 to \$131,932 Staff Recommend Permanent transfer to WU Infrastructure fund
Studies/On site inspections	2,130	10,000	5,000	0	11,464	20,000	2.5%	Water Rate Study and on site inspections
Total Non Operating Expenditure:	100,535	81,510	79,481	201,388	20,214	160,682	20.0%	
Total Expense	596,057	533,829	649,788	774,362	415,164	803,506		
NET SURPLUS(DEFICIT)	92,659	156,972	115,394	-17,650	189,842	0.00	0.0%	

STEWIACKE
RIVERS OF OPPORTUNITY



Capital Budgets 2026/27
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Budget Notes:

- Staff would like Council to be aware, that recent budget changes at the Provincial level have resulted in infrastructure funding programs like GRID being cancelled and that no announcements have been made regarding replacement programs.
- Council should also be aware that the ICIP funding which is approved at the Federal level has not seen an application process since 2023. Staff hope that we see some future announcement that can aid in our upcoming infrastructure needs.
- Staff forecast our immediate infrastructure needs at approximately \$38 million dollars. Without any funding programs being announced places the financial burden on the Town at 100%.
- Staff will continue to monitor funding / grant options and bring them to Councils attention, if / when announced.
- Staff also note for Council that, based on the Towns immediate needs, we are in infrastructure funding crunch, which results in pushing critical projects out into future budgets (i.e. Lewis and Pleasant St.).

Town of Stewiacke

2027-2029 DRAFT

Three Year Consolidated Capital Budget Summary

2026/27	Water Utility	\$4,379,028
	General Capital	\$9,346,000
	Total	\$13,725,028
2027/28	Water Utility	\$10,667,058
	General Capital	\$1,305,000
	Total	\$11,972,058
2028/29	Water Utility	\$11,722,500
	General Capital	\$350,000
	Total	\$12,072,500
3 Yr Project Total		\$37,769,586

Town of Stewiacke
3 Yr General Capital Budget F2026-F29- DRAFT

Carry Forward 2025/26

Funded -In Progress	Waste Water Refirbishment MCGP Grant 50/50 split	5,000,000
Funded-not started	PW-Shed Repairs—Joffre St \$15k	

2026/27	PW-Paving Program- Asquith both sides "V" in front of Dollar Store	75,000
	PW-Cab for Kubota \$7,000-Removed	
	PW- Kubota moved from 28/29, includes cab and trade In	30,000
	PW- 3 culverts leading to WTP	75,000
	PW- Garage Repairs	56,000
	Town Hall-New Build	2,000,000
	Library	2,000,000
	PW Building - Upgrades to meet compliance & accessibility (rent or sell property)	100,000
	REC- Community Centre Water Line Repairs	10,000

Removed Town Hall & Library Necessary Repairs -(Removed \$800,000)
Removed Town Hall & Library Accessibility Upgrades-(Removed \$239,500)

2026/27 Total 4,346,000

2027/28	PW-Paving Program Tower to Kitchener town limit (cost \$300k/km(NS Pavement P)	780,000
	PW - Dump Truck	250,000
	PW- Zero Turn Mower	25,000
	REC -Trail resurfacing/upgrade (JC&RC)	150,000
	REC - Shade Structure Dennis Park	40,000
	PW-F25 - Cross Culvert - Main St West	35,000
	PW-F25 Cross Culvert - Sherbrooke St	25,000

2027/28 Total 1,305,000

2028/29	PW-Paving Program	100,000
	PW-Back Hoe	250,000
	REC-Gym/Fitness Centre	
	REC-Ballfield Lights & Expansion	
	REC-Pump Track	

2028/29 Total 350,000

**Town of Stewiacke
Water Utility
3 Yr Capital Budget F27-F29- DRAFT**

<u>Year</u>	<u>Description of Project</u>	<u>Cost of Project</u>	
Carry Forward			
F20 Funded-Not Started	Lewis Street Moved to F28	\$667,058	CCFB (Gas Tax)- funding transfer to Pleasant Hill
F20 Unfunded Not started	Pleasant Hill Moved to F27	\$975,016	GRID Funding has ended
2025/26 Total Carry Forward		\$1,642,074	
<hr/>			
2026/27	New Water Treatment Plant Planning & Design Phase	\$3,404,012	GRID 50% - Application Approved
F20 Unfunded Project	Pleasant Hill Moved to F27	\$975,016	CCFB (gas tax)
2026/27 Total		\$4,379,028	
<hr/>			
2027/28	New Water Treatment Plant Site Preparation & Construction	\$10,000,000	ICIP Funding - application pending
F20 Funded-Not Started	Lewis Street Moved to F28	\$667,058	
2027/28 Total		\$10,667,058	
<hr/>			
2028/2029	New Water Treatment Plant Conruction Continued Start Testing Systems	\$11,722,500	ICIP Funding - application pending
2028/29 Total		\$11,722,500	

Total Estimated Cost of new Water Treatment Plant \$25,000,000

On average, in Nova Scotia a water treatment plant can take anywhere from 18 months - 3+ years to construct depending on scale

Unforeseen circumstances that may or may not affect the WTP construction time line include, permitting delays, funding approvals, weather conditions, unforeseen site preparation issues, sub trade delays and supply chain issues.

Town of Stewiacke
3 Yr Capital Budget Funding Analysis
DRAFT

The PNS announced in its F27 budget that the PCAP & GRID Capital Funding programs have ended, ICIP Funding is also closed to new applications. The Town of Stewiacke has relied heavily on these grant programs to fund capital projects in the past, but now is 100% responsible funding the necessary capital projects listed below as there are currently no funding options available.

An option to consider for smaller projects is increasing the Town's credit facilities from \$2m to \$5m. The annual cost of borrowing \$5m is estimated around \$514,000 principal & interest (2.8% today), however, this also increases Fiscal cost, reduces annual Surplus transfers, still leaves a significant shortfall by the end of F27 and does not address the financial obligations the town has for the WTP or WWTP.

"Green" Completed Projects														
"Yellow" Outstanding or Added														
	PROJECT	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
Carry Forward 2025-26	COST													
Opening Balance		645,067	200,341	103,120							15,011	111,214	0	199,518
WU - Lewis Street-approved not started F20-move F28	667,058													
PW - Paving Program-\$150,000 Main St to Hwy 2					-136,740									
PW - Half Ton x 2 (1 approved in previous year budget)	40,000				-40,000									
PW - Dennis Parking Lot Expansion/paving (Guardian)	45,000		-45,000											
PW - Paving Joffre St From Riverside to Hwy 2	20,000		-20,000											
PW - Sidewalk- Main St across from Town Hall	50,000		-50,000											
PW - Waste Water Refurb- project extended Mar'27	5,000,000		-2,500,000				-2,500,000							
REC - CC 50x 50 Asphalt Pad \$28k applied for	35,000				-7,000	-28,000								
REC - Repair to Boardwalk at River Country trail	28,400				-11,400	-17,000								
REC - Shed Repairs-Joffre St \$15K - now included in WWTP														
Transfers In /Out			181,551	528,860										
Interest		146,651	15,814	8,108	210,140	45,000	194,754							
Carry Forward Capital Project Total 2025/26	5,667,058	791,718	-2,217,294	640,088	15,000	0	-2,305,246	0		-2,305,246	15,011	111,214	0	199,518
Total Reserves		-785,488										310,731		

	PROJECT	Capital	Operating	Municipal	Other Fed.	Other Prov.	Long Term	WU funds	Total External	EC. Dev.	WUC fund	Operating	WU
2026-27	COST	Reserve	Reserve	Operations	Funding	Funding	Debt		Funding	Fund		Surplus	Dep'n
	Gas Tax												
Opening Balance		791,718	-2,217,294	640,088	2,468,390			310,731		15,011	111,214	0	199,518
WU-New Water Treatment Plant- Design Phase (GRID funding approved)	3,404,012		-1,702,006			-1,702,006							
WU - Pleasant Hill Approved F20 - GRID Funding	975,016	-834,000	-141,016										
Town Hall Build , includes Accessibility Upgrades(Debenture once completed)	2,000,000		-2,000,000										
Library	2,000,000		-2,000,000										
PW- Paving Program Asquith, in V section = .15kms	75,000			-75,000									
PW- Culvert Replacment WTP	75,000			-75,000									
PW - Cab for Kubota \$7000 removed													
PW- moved up from F29 Kubota, includes Cab with trade in	30,000			-30,000									
PW- Garage -New Furnace \$12,000, Remove & install diesel fuel tank and concrete pad/walls \$9,000,metal siding on northest side of garage \$2500, lighting \$600, & storage shed \$ 4000	56,000			-56,000									
PW Building Upgrades to meet compliance (Library)	100,000			-100,000									
REC-Community Centre -water line replacement, includes jackhammer flooring & drywall, replacements	10,000			-10,000									
Transfers In /Out //(Debenture TH & Riverside)			3,400,000								131,932		99,541
Interest		172,000	126,000	4,784							11285		7476
Capital Project Total 2026-27	8,775,028	129,718	-4,534,316	298,872	2,468,390	0	-1,702,006	0	-1,702,006	15,011	542,204	0	306,535
Total Reserves		-1,637,336									848,739		
		includes	Estimated \$1.4 million transfer Surplus from operational budget										
			\$2.4 million fall debenture of Riverside										
			\$2 million fall debenture of TH										

2027-28	PROJECT COST	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
Opening Balance		129,718	-4,534,316	298,872	2,468,390				542,204		15,011	542,204	0	306,535
WU-New Water Treatment Plant- Construction Phase	10,000,000		-10,000,000											
WU - Lewis Street-approved not started F20	667,058		-667,058											
PW - Paving Program-\$100,000-Kitchener														
PW-Paving Program Tower to end of Kitchener -1.6kms	780,000		-780,000											
PW - Cross Culvert - Sherbrooke St-moved from F25	25,000		-25,000											
PW - Cross Culvert - Main St West-moved from F25	35,000		-35,000											
PW - Dump Truck	250,000		-250,000											
PW- Zero Turn Mower	25,000		-25,000											
REC -Trail Resurfacing/upgrades (JC&RC)	150,000		-150,000											
REC - Shade Structure Dennis Park	40,000		-40,000											
Transfers In /Out /Surplus transfer to Reserve + cost recovery on the WTP- \$1m est amt is variable			1,400,000											
Interest		157,000	0	15,000								130000		99000
Capital Project Total 2027/28	11,972,058	286,718	-15,106,374	313,872	2,468,390	0	0	0	0	0	15,011	771,204	0	405,535
Total Reserves		-14,505,784										1,176,739		
		Includes estimated \$1.4 million transfer Surplus from operational budget												

2028-29	PROJECT	Capital	Operating	Municipal	Other Fed.	Other Prov.	Long Term	WU funds	Total External	EC. Dev.	WUC fund	Operating	WU
	COST	Reserve	Reserve	Operations	Funding	Funding	Debt		Funding	Fund	Surplus	Dep'n	
Opening Balance		286,718	-15,106,374	313,872	2,468,390			771,204		15,011	771,204	0	405,535
WU-New Water Treatment Plant, Phase 3 Construction con't & System Testing, estimated construction completed late F29-early F30	11,722,500		-11,722,500										
Paving Program	100,000	-100,000											
PW Back Hoe	250,000		-250,000										
PW Kubota \$25,000 moved to F27													
REC Gym/Fitness Centre \$300,000													
REC Ballfield Light/Expansion \$200,000													
REC Pump Track \$60,000													
Transfers In /Out /Surplus transfer to Reserve + cost recovery on the WTP- \$1m est amt is variable			1,400,000								130000		99,000
Interest		157,000											
Capital Project Total 2028/29	12,072,500	343,718	-25,678,874	313,872	2,468,390	0	0	0	0	15,011	1,000,204	0	504,535
Total Reserves		-25,021,284									1,504,739		
	Includes estimated \$1.4 million transfer Surplus from operational budget												

Combined Reserve Ratio

	<u>25/26</u>	<u>26/27</u>	<u>27/28</u>	<u>28/29</u>
Operating Reserve Fund Balance	640,088	298,872	313,872	313,872
Operating Expenses	2,666,178	2,556,240	2,632,927	2,711,915
Operating and Capital Reserves	-1,577,206	-4,235,444	-4,235,444	-25,365,002
Operating Expenses plus Amortization Expense (including debt payments)	3,066,178	2,956,240	3,185,327	3,111,915
Operating Reserve Ratio	24.0%	11.7%	11.9%	11.6%
Combined Reserves Ratio	-51.4%	-143.3%	-133.0%	-815.1%

Combined Reserves

Calculation	Risk Thresholds	
<u>Total Operating and Capital Reserves</u>	Low	Greater than 40%
<u>Total Operating Expenses plus Amortization Expense</u>	Moderate	30% to 40%
	High	Less than 30%

Debt Ratio

*Principal & Interest-General	121,495	120,583	125,583
Revenue-General	3,631,028	4,169,504	4,252,894
Debt Service Ratio	3.3%	2.9%	3.0%

Debt Service

Calculation	Risk Thresholds	
<u>Principal and Interest Paid on Long-term Debt</u>	Low	Less than 10%
<u>Total Own Source Operating Revenue</u>	Moderate	10% to 15%
	High	Greater than 15%

Schedule “A”



Property Assessment & Market Overview

TOWN OF STEWIACKE

Assessment Year: 2026

Report Run Date: Dec 11, 2025 9:01:25 AM
Data Current To: Dec 5, 2025 2:36:05 AM

Properties and Assessment Overview:

	Filed Year: 2026	Filed Year: 2025	Change \$	Change %
All Residential Assessed Value	\$250,417,800	\$214,062,700	\$36,355,100	16.98%
Total Residential Taxable Assessed Value	\$176,660,800	\$153,519,800	\$23,141,000	15.07%
Total Residential Taxable Assessed Value not eligible for the CAP	\$63,401,300	\$52,696,200	\$10,705,100	20.31%
Total Residential Taxable Assessed Value eligible for the CAP	\$113,259,500	\$100,823,600	\$12,435,900	12.33%
Total Resource Taxable Assessed Value	\$1,718,800	\$1,565,800	\$153,000	9.77%
Total Residential Exempt Assessed Value	\$2,967,400	\$2,880,900	\$86,500	3.00%
All Commercial Assessed Value	\$33,176,800	\$31,363,600	\$1,813,200	5.78%
Total Commercial Taxable Assessed Value	\$22,005,700	\$20,225,000	\$1,780,700	8.80%
Total Commercial Exempt Assessed Value	\$11,171,100	\$11,138,600	\$32,500	0.29%

Assessed Value reflects market value as of a specific point in time (base date).

Taxable Assessed Value is used to calculate property taxes and includes eligible **Capped Assessments**.

Schedule “B”

Commerical Rebate 10 Yr Program Cost Analysis

Rebate Year	Rebate Cost	Tax Revenue	Surplus (Deficit)
2026	\$80,975.64	\$759,196	\$678,220
2027	\$66,647.10	\$804,748	\$738,101
2028	\$58,960.85	\$853,033	\$794,072
2029	\$43,571.43	\$904,215	\$860,643
2030	\$27,677.97	\$958,467	\$930,789
2031	\$18,966.72	\$1,015,976	\$997,009
2032	\$10,047.44	\$1,076,934	\$1,066,887
2033	\$1,128.15	\$1,141,550	\$1,140,422
2034	\$416.07	\$1,210,043	\$1,209,627
2035	\$208.04	\$1,282,646	\$1,282,438

* Based on current enrollment total of four (4).

Schedule "C"

Town of Stewiacke
 SCHEDULE "C" - Residential Property Tax Rate Reduction /Increase Scenerio's

*A reduction or increase in tax revenue helps determine the Town's contributions to it's capital reserve funds, which in turn determine's Town's ability to financially support current and future capital infrastrucure needs.

Budget 2026/27

CURRENT TAX SCENERIO #1 No Rate Change		
Residential 1.58	Average Assessed Value \$318,233	\$5,028.00
Property Tax Revenue	\$2,791,241	
Transfer to Reserves	\$1,511,544	
Tax (Reduction)Recovery	<u>\$0</u>	
Average Residential No Change = \$0.00 based on 745 units		
Commerical Reduction = \$0.00		

TAX REDUCTION SCENERIO #2 .01 Residential Rate Reduction		
Residential 1.57	Average Assessed Value \$318,233	\$4,996.26
Property Tax Revenue	\$2,773,575	
Transfer to Reserves	\$1,477,660	
Tax (Reduction)Recovery	<u>(\$17,666)</u>	
Average Annual Residential Tax Reduction = \$21.13 based on 836 units		
Commerical Reduction = \$0.00		

TAX INCREASE SCENERIO #4 .01 Residential Rate Increase		
Rate Change Residential 1.59%	Average Assessed Value \$318,233	\$5,059.90
Property Tax Revenue	\$2,808,907	
Transfer to Reserves	\$1,477,660	
Tax (Reduction)Recovery	<u>\$17,666</u>	
Average Residential Tax Increase = \$21.13 based on 836 units		
Commerical Reduction = \$0.00		

Schedule "E"

Town of Stewiacke Principal & Interest Repayments

Fiscal Year	#38-A-1 2.781-3.300% (May 30/28)			#41-A-1 0.500-2.250% (Oct 22/31)			#42-A-1 2.575-3.782% (May 17/32)		
	Principal Repayment	Interest Repayment	Interest Rate	Principal Repayment	Interest Repayment	Interest Rate	Principal Repayment	Interest Repayment	Interest Rate
2022-2023	35,000	7,032.90	2.761%	20,788	5,468.58	0.500%	0	4,764.52	n/a
2023-2024	35,000	6,045.02	2.884%	20,788	5,364.64	0.775%	10,827	9,389.64	2.575%
2024-2025	35,000	5,016.81	2.992%	20,788	5,203.54	1.041%	10,885	9,091.97	2.908%
2025-2026	35,000	3,951.41	3.097%	20,788	4,987.14	1.300%	10,950	8,762.72	3.123%
2026-2027	35,000	2,852.41	3.184%	20,788	4,716.90	1.489%	11,121	8,413.69	3.202%
2027-2028	35,000	1,725.06	3.259%	20,788	4,407.36	1.664%	11,199	8,051.42	3.290%
2028-2029	35,000	577.41	3.300%	20,788	4,081.44	1.856%	11,383	7,674.66	3.383%
2029-2030	0	0.00	n/a	20,788	3,675.62	1.996%	11,575	7,278.40	3.520%
2030-2031	0	0.00	n/a	20,788	3,260.70	2.132%	11,874	6,859.11	3.631%
2031-2032	0	0.00	n/a	124,723	2,817.50	2.259%	12,080	6,419.34	3.712%
2032-2033	0	0.00	n/a	0	0.00	n/a	163,806	3,097.57	3.782%
-Totals	245,000	27,201.02		311,815	43,963.42		265,700	79,803.04	
	Joffre Street Refurbishment			Grader (Balloon in year 10)			Solar for Communities		

Town of Stewiacke Principal & Interest Repayments (Cumulative P&I Repayments)

Pending Debenture for Riverside **For Illustration Purposes Only			
Principal Repayment	Interest Repayment	Total Repayment	Interest Rate
0.00	38,813.03	38,813.03	2.511%
246,839.00	74,527.00	321,366.00	2.511%
246,839.00	68,217.80	315,056.80	2.601%
246,839.00	61,621.03	308,460.03	2.744%
246,839.00	47,366.00	294,205.00	2.883%
246,839.00	39,659.00	286,498.00	3.204%
246,839.00	31,566.00	278,405.00	2.883%
** Years 2034 - 2036 to be added upon signed deal			

Fiscal Year	Principal Repayment	Interest Repayment	Total Repayment	Princ Balance Outstanding
2022-2023	169,473	31,667.46	201,140.46	1,128,096
2023-2024	159,800	32,606.16	192,406.16	966,296
2024-2025	297,357	28,775.98	326,132.98	670,939
2025-2026	104,238	17,933.96	122,171.96	566,701
2026-2027	66,909	54,796.03	121,705.03	2,968,186
2027-2028	313,826	88,710.84	402,536.84	2,854,360
2028-2029	314,010	80,531.31	394,541.31	2,340,360
2029-2030	526,041	140,792.85	666,833.85	1,814,309
2030-2031	279,501	57,485.81	336,986.81	1,534,808
2031-2032	383,642	48,895.84	432,537.84	1,151,166
2032-2033	410,645	34,683.57	445,308.57	740,521
Totals	3,025,442	616,859.81	3,642,301.81	



To: Stewiacke Town Council

From: Jacob Macpherson, Planner

Re: Land Use Bylaw Text Amendment Application for 670 Highway 2, Stewiacke NS

Date: May 28, 2026

Submitted On: May 21, 2026

RECOMMENDATION

Staff recommend to Council that:

1. the Town of Stewiacke Land Use By-law be amended as per Schedule 1; and
2. Council adopts the Outdoor Event Permit By-law as per Schedule 2.

BACKGROUND

On March 9, 2026, zzap consulting submitted a request on behalf of the applicant to amend the Town's Land Use Bylaw to permit an assembly use in the R4 Zone. The applicant has submitted this request so that catered events can be allowed on their property, 670 Highway 2, which is in the R-4 Zone. A rationale was also provided by zzap to explain the purpose and potential benefit of making the amendment.

On March 18, 2026, the Planning Advisory Committee (PAC) considered the application to permit a 'Place of Assembly' as a permitted use in the R-4 zone. PAC directed Staff to create a new draft of the regulations that more closely consider:

- The impact of noise in residential parts of Town, especially in residential neighborhoods that are zoned R-4.
- The traffic impact of an event space on local roads (i.e. roads that are not Highway 2).
- Parking requirements.
- The movement of vehicles in and out of the event site.



On April 22, 2026 Staff presented updated regulations based on the Planning Advisory Committee’s direction. In addition to permitting the Place of Assembly use, as the applicant requested, the updated regulations consider the potential impacts of:

- Traffic congestion issues on local roads.
- Noise caused by outdoor event spaces.
- Parking required to properly host events.

PAC recommended that Council adopt the proposed regulations as they are presented in this report.

The regulations are attached as:

- Schedule 1 (Land Use By-law amendments); and
- Schedule 2 (Outdoor Event Permit By-law).

DISCUSSION

The proposed Land Use By-law amendments would define the Place of Assembly use and permit the use in the R-4 zone with added requirements to reflect the direction of PAC.

To be eligible as a Place of Assembly, the property would need to be along Highway 2, have multiple access points, and meet the parking requirements of the Land Use By-law. These requirements are intended to reduce the potential for congestion in Town, improve the ability of event attendees to evacuate during an emergency, and distance event spaces from more established neighbourhoods in Town that are zoned R-4 such as the Southern end of St Andrews St.

While the Town’s existing Noise By-law already considers what levels of noise are acceptable in the Town at different times, PAC has identified the need for regulations that take a more proactive approach by considering the impact of noise before the event location has been chosen. To reduce the potential for noise disturbance from outdoor event spaces, outdoor concert venues have been removed from the proposed definition of ‘Place of Assembly’. In addition, any events using outdoor speakers would need to apply for an Outdoor Event Permit through the proposed Outdoor Event Permit By-law.

The Outdoor Event Permit by-law requires that outdoor events using speakers are located away from neighboring homes and limits the times when speakers can be used to the hours listed in the Town of Stewiacke Noise By-law. By licensing an event through a permit, the event would be considered exempt from the Noise By-law which would normally prohibit any event space in Town from being able to operate without the potential of being fined.

POLICIES/LEGISLATION

<p>Policy RP-13 It is a policy of Council to establish the Rural Residential (R-4) Zone and to allow uses which are suitable for a rural area, such as agricultural uses, forestry uses, and golf courses. The R-4 Zone shall apply to the area designated Rural Residential. Existing R-4 uses located outside of the designation will also be zoned R-4.</p>	<p>Policy RP-13 establishes the Rural Residential Zone and gives examples of the kind of uses that are suited for rural parts of town. The uses listed, and more, are included as permitted uses for the R-4 Zone in the Land Use Bylaw.</p> <p>Uses such as a building to host catered events or a wedding venue are a good fit for rural spaces. The larger lot size of R-4 properties makes it easier for an event organizer to account for noise, parking space, and space for large crowds, all of which could cause be land use conflicts in other parts of Town.</p>
<p>Policy GP-2 It shall be the intention of Council to allow a range of compatible uses in each designation, subject to the policies of this document.</p>	<p>Permitting the Place of Assembly use increases the range of compatible uses in conformance with Policy RP-13.</p>
<p>Policy GP-3 It shall be the intention of Council to encourage the majority of future development to locate in the serviced areas of the Town.</p>	<p>Permitting Place of Assembly in rural areas would not encourage specific kinds of future development to locate in serviced areas of Town.</p>
<p>GP-4 It shall be the intention of Council to support the unserviced areas of the Town as a rural and agricultural area.</p>	<p>Allowing for a greater flexibility in permitted uses in the R-4 zone would support new and existing businesses in the rural areas of Stewiacke.</p>
<p>Policy IM-3 In considering amendments to the Town of Stewiacke Land Use By-law, in addition to the criteria set out in various policies of this Strategy, Council shall consider: a) whether the proposal is considered premature or inappropriate in terms of:</p>	

<ul style="list-style-type: none"> i. the adequacy of sewer and water services; ii. the adequacy of school facilities; iii. the adequacy of fire protection; iv. the adequacy of road networks adjacent to, or leading to the development; and v. the financial capacity of the Town to absorb any costs relating to the development. <p>b) the suitability with any aspect relative to the movement of auto, rail and pedestrian traffic;</p> <p>c) the adequacy of the dimensions and shape of the lot for the intended use;</p> <p>d) the pattern of development which the proposal might create;</p> <p>e) the suitability of the area in terms of steepness of grade, soil and geological conditions, location of water courses, marshes or bogs and susceptibility of flooding;</p> <p>f) whether the proposal meets the requirements of the appropriate provincial or federal agencies as well as whether it conforms to all other relevant municipal by-laws and regulations;</p> <p>g) the impact of not only the use being proposed but all uses permitted in the zone;</p> <p>h) the site meets all of the zone requirements for the zone sought;</p> <p>i) the impact of the proposed development on adjacent uses; and</p> <p>j) any other matter required by relevant policies of this Strategy.</p>	<p>(a)(iii) The applicant has already considered fire protection and evacuation as part of an application for a temporary event permit. Fire protection will continue to be considered as a part of the permitting process.</p> <p>(b) Hosting events has the potential to increase traffic in the rural areas of Town as people travel to and leave the event space. Only properties located along Highway 2 would be eligible.</p> <p>i) The impact of the proposed development is minimized by the size and location of the property.</p>
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MOTION

Staff recommend to Council that:

1. the Town of Stewiacke Land Use By-law be amended as per Schedule 1; and
2. Council adopts the Outdoor Event Permit By-law as per Schedule 2.



Approved by:

Marc Seguin

Marc Seguin
Chief Administrative Officer



Schedule 1 – Proposed Land Use By-law Amendments

(1) Under “Definitions”, add a new definition:

“**Place of Assembly** means a building, facility, or outdoor space where people gather for cultural events, festivals, celebrations, or similar purposes but does not include restaurants or outdoor concert venues.”

(2) Under “8.6.2 Permitted Uses”, add “Place of Assembly, subject to Section 8.6.3” as a new permitted use

(3) Add a new section after “8.6.2 Lot Specifications” with the following text:

“8.6.3 – Assembly Use

The Assembly Use may be permitted in the R4 Zone provided:

- The proposed event is within 250 meters (820.2 feet) of Highway 2 and has more than one legal access point;
- Adequate parking is provided, subject to Section 6.1; and
- For any event that involves the outdoor amplification of sound, a valid Outdoor Event Permit has been issued.”



Schedule 2 – Proposed Outdoor Event Permit By-law

TOWN OF STEWIACKE

BY-LAW #2026 – __

Date of first reading:

Date of advertisement of Notice of Intent to Consider:

Date of Second Reading:

Date of advertisement of Passage of By-Law:

Date of mailing to Minister a certified copy of By-law:

1. Title

This by-law may be cited as the “Outdoor Event Permit By-law”

2. Definitions

For the purposes of this By-law, the following words shall have the meanings hereby assigned to them:

- “Development Officer” means a development officer of the Town of Stewiacke
- “Non-participant Household” means a dwelling that is not associated with the hosting of an event
- “The Town” means the Town of Stewiacke

3. Purpose

- 3.1. This By-law is to provide for the requirements and issuance of Outdoor Event Permits where such a permit is required by the Land Use By-law.
- 3.2. An event that receives an Outdoor Event Permit shall be considered as an event that is licensed by the Town.
- 3.3. An Outdoor Event Permit shall not exempt the need to obtain a building or development permit.

Town of Stewiacke | 295 George Street | P.O. Box 8 | Stewiacke, NS B0N 2J0
Office 902-639-2231 | Fax 902-639-2221 | Email town@stewiacke.net



4. Requirements

A Development Officer may, at their sole discretion, issue an Outdoor Event Permit provided:

- a) The Place of Assembly use is a permitted or legally existing use on the property;
- b) The outdoor amplification of music will only occur outside of the hours proscribed in Part 2 of the Town of Stewiacke Noise By-law, as amended;
- c) The location of the event is 200 ft away, or more, from non-participant households; and
- d) The event is not open to the general public.

5. Application

5.1. An Outdoor Event Permit application shall be submitted by the property owner or a representative of the property owner to the Development Officer and shall contain any information required for the proper administration of this by-law, including but not limited to:

- a) The address and proposed location of the event on the property;
- b) A general description of the event(s) to take place; and
- c) The planned date of the event, or events in the case of multiple events.

5.2. An Outdoor Event Permit shall be valid for twelve months after the permit is issued.

5.2.1. A valid Outdoor Event Permit may be used for multiple events provided that the proposed location and timings remain the same.

6. Penalties

6.1. No person shall host an event where an Outdoor Event permit is required without an Outdoor Event Permit.

6.2. Any person who contravenes any provision of this By-law is punishable by:

- 6.2.1. The revocation of the Outdoor Event Permit; and
- 6.2.2. A fine, as per the Town of Stewiacke Noise By-law, as amended.

APPLICATION FOR OUTDOOR EVENT PERMIT

Please note: Outdoor Event Permits may only be issued where required by the Town of Stewiacke Land Use By-law.

Name of Applicant(s):	
Telephone:	Cell: Home: Work:
Event Address:	
Event(s) description and dates:	

I certify that:

- The event(s) will not be open to the general public.
- The outdoor event space is 200 feet away or more from any non-participating households.
- That no outdoor amplification of music will occur during the quiet hours set out in Part 2 of the Town of Stewiacke Noise By-law.

X _____
 Applicant(s) Signature

 Date

For Office Use Only	
<input type="checkbox"/> Approved	<input type="checkbox"/> Not Approved
Valid until:	
Approval Number:	
Date of approval by Development Officer:	
Comments:	

2026 Town Days Schedule

Friday, July 31

10am-12pm: Card Party @ Legion

10am: Teddy Bear Picnic @ Dennis Park

***Food Trucks Down Town

4:00PM-7:00PM Traveling Zoo @ Dennis Park

5:00pm-7:00pm Foam Party @ Dennis Park

6:00pm: Ball Tournament @ Stewiacke Rec Grounds

7:00pm-9:00pm Variety Concert @ Stewiacke Community Centre

10:00pm: Fireworks Sponsored by Tim Hortons @ Rec Grounds

Saturday, August 1st

8:00am: Ball tournament @ Stewiacke Rec Grounds

8:00am-10:00am: Breakfast @ Legion

9:30am: K9 Hi Flyers @ Dennis Park

10am – 4:00pm Food Trucks @ Church Lot

11:00am- Grand Street Parade

12:00pm-3:00pm:-Car Show @ Great Canadian Dollar Store

12:00pm-3:00pm, Music in the Park with Darren Howse

12:00pm-3:00pm Free Hot DOG

12:00pm-Welcome & Cake @ Dennis Park

12:00pm-3:00pm-Family Fun @ Dennis Park: Bouncy Castles, Glitter Tats, balloon animals & Games of Chance

2026 Town Days Schedule

1:00pm-4:00pm Vendor Market @ Church lot TBD

5:00pm-8:00pm Laser Tag @ Dennis Park

3:30pm- 50/50 Draw Shumilacke Foodbank @ Dennis Park

7:00pm-9:00pm- Trivia - TBD

Sunday August 2nd

8:00am: Ball Tournament @ Rec Grounds

9am-3pm: Farmers Market @ Community Garden - TBD

10:00am: Sunday Service by Lifepoint @ Dennis Park

11:00pm-2:00pm: History Display @ Stewiacke Community Centre

12:30pm-2:30pm: Touch a Truck @ Community Centre

****Events subject to change as event planning continues