



AGENDA

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

3. **APPROVAL OF THE MINUTES**
 - 3.1. Committee of the Whole Meeting – July 7, 2025

4. **PROCLAMATIONS**
 - 4.1. Right to Know Week – September 22 – 28, 2025

5. **ANYTHING BY CITIZENS**

Procedure: A thirty-minute period will be provided for members of the public to address Council regarding questions, concerns and/or ideas. Each person will have a maximum of two minutes to address Council with a second two-minute period provided there is time remaining within the thirty-minute "Anything by Citizens" period.

6. **NEW BUSINESS**
 - 6.1. RFD 045-2025 Fire Protection Area Rate for 2025-26 – CAO
 - 6.2. RFD 046-2025 Appointment List Update – CAO

7. **INFORMATION/DISCUSSION ITEMS**
 - 7.1. Dangerous and Unsightly Status Report as of August 2025 – CAO
 - 7.2. Community Concerns/Complaints as of August 2025 – CAO

COMMITTEE OF THE WHOLE
Town Hall – Council Chambers, ZOOM &
Facebook Live
Tuesday, September 2, 2025 – 7:00pm



8. CORRESPONDENCE

- 8.1. July 25, 2025 Letter from MacDonald Museum re: Grant Letter
- 8.2. August 1, 2025 Email from Pastor Jeff Milne re: Inn from the Cold
- 8.3. August 5, 2025 Letter from Department of Municipal Affairs re: Value-for-money audit of the Nova Scotia Firefighters School
- 8.4. August 7, 2025 Letter from Department of Growth and Development re: Unhoused Population in Middleton
- 8.5. August 8, 2025 Valley REN Q1 Snapshot

9. ANTHING BY MEMBERS

10. ADJOURNMENT



Proclamation

RIGHT TO KNOW WEEK **September 22 - 28, 2025**

- WHEREAS** the **Town of Middleton** has adopted the principles of openness, transparency and accountability; and
- WHEREAS** sections 462 through 502 of the *Municipal Government Act* gives citizens a right of access to information in the custody or under the control of the **Town of Middleton**; and
- WHEREAS** access to information ensures citizens of Nova Scotia have the opportunity for meaningful participation in the democratic process; and
- WHEREAS** a celebration of the right of citizens to access information will facilitate informed public participation in policy formulation, ensure fairness in government decision-making and permit the airing and reconciliation of divergent views; and
- WHEREAS** the **Town of Middleton** joins all other Canadian jurisdictions and democracies world-wide in acknowledging international Right to Know Week.

THEREFORE, be it resolved that I, **Gail Smith, Mayor of the Town of Middleton**, do hereby proclaim September 22 to September 28, 2025, to be Right to Know Week in the **Town of Middleton**.

Dated at Middleton, Nova Scotia
this 2nd day of September 2025.

Gail Smith, Mayor

**REQUEST FOR DECISION
Fire Protection Area Rate
RFD#: 045-2025**



To: COTW
From: Karen Kluska, Contract Accountant
Date: September 2, 2025
Subject: 2025/26 Fire Protection Area Rate

Guiding Principles for Decision-Making

Accountability Transparency Diversity Sustainability Engaged Informed

References/Attachments

- NS UARB approved rates and regulations effective October 1, 2018, Schedule C, Item 2 Public Fire Protection Rate (Matter# M08647)
- Calculation of Fire Protection Charge for 2025/26
- Calculation of Fire Protection Area Rate for 2025/26

Legislation

- MGA Section 80, Fire Protection Rate

Recommendations

No recommendations are needed, this RFD is being presented as an update to Council only.

On July 14, 2025, as part of the Operating Budget Approval (RFD 035-2025), Council made the below motion:

That Town Council hereby authorizes the levying and collection of a rate for the current year of \$4.300 per \$100 on the value of the property assessed in the assessment roll as Commercial property and Business Occupancy and \$1.820 per \$100 on the value of the property assessed in the assessment roll as Residential and Resource property, the rate of \$3.14 per acre for property assessed in the assessment roll as Farm Acreage, and the rate of \$3.23 per \$100 on the value of the property assessed in the assessment roll as Seasonal Tourist Businesses, and a sewer service charge of a flat fee of \$250 plus an additional rate of \$0.13 per \$100 on the value of the property assessed in the assessment roll as taxable Residential and Commercial property on which any building is connected to the sewage system of the Town, and a fire protection (hydrant) rate of \$0.13 per \$100 on the value of all properties assessed in the assessment roll, these being the rates the Council deems sufficient to raise the sum to defray the expenditures of the Town for the current year and;

REQUEST FOR DECISION
Fire Protection Area Rate
RFD#: 045-2025



Background

The Town introduced a Fire Protection Rate (Hydrant Rate) in 2019 to cover the costs of the hydrant system maintained by the Water Utility for all assessable property, which includes taxable and exempt assessments, except for property assessed to His Majesty in the Right of the Province.

The amount the Water Utility recovers from the Town is based on a formula approved by the NS UARB as set out in Schedule C of the approved Rates and Regulations. The calculation prescribed by the NS UARB requires the use of results from the preceding fiscal year of the Water Utility (March 31, 2025). This rate could not be finalized until the year-end financials for 2024-25 were completed. The audit has now been completed, and the financial statements are before Council for approval today. **The calculation resulted in the same area rate of \$0.13 cents per hundred dollars of assessment.**

The area rate is the greater of the Town's portion of the 2020/2021 Fire Protection Rate of \$220,048, or:

- a. The sum of 46.2% of transmission and distribution, taxes and depreciation expenses of the Water Utility and return on rate base of the immediately preceding year, plus,
- b. 10% of all other expenses,
- c. less the share of the above expenses billed to the County of Annapolis based on the proportional number of hydrants.

Using the UARB formula, the total Fire Protection Rate for 2025/26 is calculated at \$299,117 (see attached calculation). The Town has 92 hydrants, and the County has 8. The Town's share of the total is \$275,188 and the County's share is \$23,929.

Financial Implications

The 2025/26 budget included an estimate of \$268,402 for the Town's share of fire protection, at a rate of \$0.13 cents per hundred dollars of assessment. Using \$0.13 cents per hundred dollars of assessment will generate the budgeted \$268,402, leaving a slight shortfall of \$6,787 from the \$275,188 in the 2018 NSUARB formula. This difference is due to rounding the rate to 4 decimal places. Since the budget also used an estimate of \$0.13 cents per hundred dollars of assessment, there will be no impact on either the Town General or the Water Operating budgets previously approved by Council.

The Water Utility has submitted a Water Rate Study to the Nova Scotia Regulatory and Appeals Board, (NSRAB – the UARB successor). The Rate Study proposed a different formula for calculating the Fire Protection Rate. However, the proposed formula also results in a rate of \$0.13 cents per hundred dollars of assessment effective October 1, 2025, through March 31, 2026. If the NSRAB approves a different rate than submitted, the difference will be addressed in the spring 2026 property tax billing cycle.

**REQUEST FOR DECISION
Fire Protection Area Rate
RFD#: 045-2025**



Strategic Plan/Operating Plan Alignment

Check Applicable	Strategic Priority Area	Comments
	Environment	
	Infrastructure	
	Economy	
	Community	
X	Governance	
	Council Strategic Initiative	

Alternatives

N/A

Community Engagement/Communication

N/A

CAO Comments

The CAO supports the recommendation of staff.

CAO Initials: AC

Target Decision Date: n/a

**TOWN OF MIDDLETON
FIRE PROTECTION (HYDRANT) AREA RATE
2025-26**

	ASSESSMENT	GL #	REVENUE 3/31/26
RESIDENTIAL TAXABLE	\$ 128,351,100	01-110-111-1008	\$ 166,857
COMMERCIAL TAXABLE	\$ 15,760,500		\$ 20,489
SPECIAL LEGISLATION	\$ 5,077,900		\$ 6,601
SEASONAL TOURIST PROPERTY	\$ 555,000		\$ 722
RESOURCE TAXABLE	\$ 302,500		\$ 393
RESIDENTIAL EXEMPT	\$ 287,100	01-110-111-1007	\$ 373
COMMERCIAL EXEMPT	\$ 55,486,500		\$ 72,132
RESOURCE EXEMPT	\$ 369,200		\$ 480
RESOURCE FARM EXEMPT	\$ 218,600		\$ 284
RESOURCE FOREST	\$ 54,900		\$ 71
	<u>\$ 206,463,300</u>		<u>\$ 268,402</u>
REQUIRED REVENUE FROM AREA RATES	<u>\$ 275,188</u>		
AREA RATE	\$	0.0013	

EXHIBIT B
PUBLIC FIRE PROTECTION CHARGE FORMULA 2025/26

<u>EXPENSE CATEGORY</u>	% of Prior Year OPERATING EXPENSE	2024/25 Actual EXPENSE	HYDRANT CHARGE
Source of Supply	10.0%	1,056	106
Power & Pumping	10.0%	56,548	5,655
Treatment	10.0%	52,421	5,242
Trans. & Distribution	46.2%	243,161	112,340
Collection, Admin. and General	10.0%	223,664	22,366
Depreciation	46.2%	88,398	40,840
Taxes	46.2%	45,421	20,985
Return on Rate Base	8.199%	46.2%	91,584
			<u>299,117</u>

*Return on Base Rate

(Plant) - (Accum.Dep.) = Rate Base @8.199% = Return on rate base @ 46.2%=Hydrant Charge

4,467,958	2,050,185	2,417,773		
		'@8.1	198,233	
			'@46.2%=	91,584

Minimum Rate per 2018 Schedule C UARB approval **220,048**

TOWN	# of Hydrants	\$	299,117	Cost per hydrant
COUNTY	92	\$	299,117	
	<u>8</u>		100	\$ 2,991.17
	100			

Hydrant Charge

TOWN	92	2,991.17	275,187.64
COUNTY	8	2,991.17	<u>23,929.36</u>
			299,117.00

2. PUBLIC FIRE PROTECTION RATE

The Town of Middleton and the County of Annapolis shall pay annually in proportion to the number of hydrants serving each municipality as of April 1, 2020 to the water Utility for fire protection on or before September 30, 2020 the sum of \$220,048.

For subsequent years, the annual public fire protection rate shall be based on the above or:

- (a) the sum of 46.2% of transmission and distribution, taxes and depreciation expenses of the Utility and return on rate base of the immediately preceding year, plus
- (b) 10 % of all other expenses,

whichever is the greater.

3. RATES FOR SPRINKLER SERVICE

Each building having a sprinkler system installed shall pay annually for the service as follows:

Each building serviced by a sprinkler service pipe of 6" or less in diameter	\$250.00
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Each building serviced by a sprinkler service pipe of 8" or more in diameter	\$300.00
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4. WATER FOR BUILDINGS OR WORKS UNDER CONSTRUCTION

The Utility may furnish water to any person requiring a supply thereof for the construction of a building or other works. This person shall deposit with the Utility such sum as may be determined by the Utility as is sufficient to defray the cost of making the necessary connection to any water service or main together with the cost of the meter to be installed to measure the water consumed. Upon completion of the work and the return of the meter to the Utility, a refund will be made after deducting the cost, if any, of repairing the water service box, the meter and of testing the same and payment of the base and connection charges and the consumption rates in respect to such installation.

5. PRIVATE CONNECTION HYDRANT RATES

Per hydrant per year \$250.00

6. RATES FOR WATER SUPPLIED FROM FIRE HYDRANTS

Whenever the use of any fire hydrant is desired for supplying water for any purpose, excepting those of the Fire Department for fire use, the Utility may grant a permit containing such terms and conditions as it may provide, including arrangements regarding supervision of the opening and closing of the hydrant, and a service charge for commercial consumers of \$60.00 for connection and disconnection and a consumption

REQUEST FOR DECISION
Appointment List
RFD#: 046-2025



To: COTW and Special Town Council
From: Ashley Crocker, CAO
Date: September 2, 2025
Subject: Appointment List Update

Guiding Principles for Decision-Making

Accountability Transportation Diversity Sustainability Engaged Informed

References/Attachments

- Updated Draft Appointment List

Legislation

- *Municipal Government Act*

Recommendation

That Council, on recommendation from the CAO, appoint Robert Bruce as the Town’s Dangerous and Unsightly Administrator.

That Council approve the Appointment List, as presented.

Background

Robert Bruce is the new Manager of Protective Services at the County of Annapolis and will be enforcing the Town’s Dangerous and Unsightly Premises Policy in accordance with the newly signed agreement with the County of Annapolis for Bylaw Enforcement Services.

Financial Implications

N/A

REQUEST FOR DECISION
Appointment List
RFD#: 046-2025



Strategic Plan/Operating Plan Alignment

Check Applicable	Strategic Priority Area	Comments
	Environment	
	Infrastructure	
	Economy	
	Community	
X	Governance	
	Council Strategic Initiative	

Alternatives

N/A

Community Engagement/Communication

N/A

CAO Comments

The CAO supports the recommendation of staff.

CAO Initials: AC

Target Decision Date: 2 September 2025

TOWN OF MIDDLETON
APPOINTMENT LIST
(Approved by Council July 14, 2025)

COUNCIL AND COMMITTEES OF COUNCIL

COUNCIL

MAYOR GAIL SMITH, DEPUTY MAYOR GARY MARSHALL
COUNCILLORS DAN SMITH, JONATHAN ARCHIBALD,
BERNADETTE KNAPP, SANDRA FOURNIER, JOHN BARTLETT

COMMITTEE OF THE WHOLE

MAYOR GAIL SMITH, DEPUTY MAYOR GARY MARSHALL
COUNCILLORS DAN SMITH, JONATHAN ARCHIBALD,
BERNADETTE KNAPP, SANDRA FOURNIER, JOHN BARTLETT

INCLUSION, DIVERSITY, EQUITY & ACCESSIBILITY (IDEA)

ELIZABETH MASON-SQUIRES, CAMERON STIFF,
CHRISTINA HILTZ, CATHERINE JEAN VOYSEY, LARRY PETERS,
BRENDA MACDONALD LONA

AUDIT COMMITTEE

Citizens: PATRICIA LESLIE, SYLVESTER ATKINSON, THI ANH
DAO BUI
Town Council: COUNCILLORS BERNADETTE KNAPP,
SANDRA FOURNIER

COMMUNITY CENTRE & FIRE HALL COMM

Fire Department: MIKE TOOLE, JODY SPIDLE, SCOTT VEINOT
Town Council: MAYOR GAIL SMITH, COUNCILLORS
BERNADETTE KNAPP, GARY MARSHALL
Town Planner: CHRYSTAL FULLER
Staff: CAO ASHLEY CROCKER, DPW ADAM VERRAN

PLANNING ADVISORY COMMITTEE

Citizens: HILARY CAMPBELL, MARGARET JERKE,
DIANNE MCDONALD, HOWARD SELIG
Town Council: COUNCILLORS JOHN BARTLETT, DAN SMITH,
JONATHAN ARCHIBALD

JOINT ANNAPOLIS COUNTY POLICE ADVISORY BOARD

Citizens-Town: PATRICIA LESLIE, JOHN THOMPSON
Citizens-County: WILLIAM STREET, CAROL GREENTREE
County Council: COUNCILLOR HARDING, WARDEN LEBLANC
Town Council: COUNCILLORS JOHN BARTLETT, SANDRA
FOURNIER
NS Dept. of Justice: **VACANT** (Ad with Province)

SOURCE WATER PROTECTION ADVISORY COMMITTEE

Citizens-Town: BRENDA FORD, BRYSON CROWELL
Citizens-County: **VACANT**
County Council: COUNCILLOR GAIL OXNER
Town Council: COUNCILLORS BERNADETTE KNAPP,
SANDRA FOURNIER
Staff: DPW ADAM VERRAN

ASSET MANAGEMENT WORKING GROUP

Town Council: MAYOR GAIL SMITH
Staff: CAO ASHLEY CROCKER, **DOF VACANT**
DPW ADAM VERRAN

**INTER-MUNICIPAL COMMITTEES AND
WORKING GROUPS**

ANNAPOLIS COUNTY INTER-MUNICIPAL WORKING GROUP

MAYOR GAIL SMITH, DEPUTY MAYOR GARY MARSHALL

IDEA GOVERNANCE COMMITTEE

MAYOR GAIL SMITH, DEPUTY MAYOR GARY MARSHALL

VALLEY REGIONAL SERVICES BOARD

MAYOR GAIL SMITH, DEPUTY MAYOR GARY MARSHALL (ALT)

REMO ADVISORY COMMITTEE

COUNCILLORS DAN SMITH, GARY MARSHALL

REMO PLANNING COMMITTEE

CAO ASHLEY CROCKER, DPW ADAM VERRAN

VALLEY REN LIAISON & OVERSIGHT COMMITTEE (LOC)

COUNCILLORS JOHN BARTLETT, JONATHAN ARCHIBALD (ALT)

TOWN INDIVIDUAL APPOINTMENTS

ANIMAL CONTROL & BYLAW ENFORCEMENT OFFICERS

ZACHARY CROMWELL
ASHLEY GERVAIS
ROBERT BRUCE

BUILDING & FIRE OFFICIALS

DANNY WRIGHT
ANDREW DOBSON
ERIN SCHURMAN-KOLB
DANA OLMSTEAD

DANGEROUS & UNSIGHTLY PREMISES ADMINISTRATOR

ROBERT BRUCE

DEVELOPMENT OFFICER(S)

CHRYSTAL FULLER
LAUREN ISABELLE

FIRE CHIEF & DEPUTIES

CHIEF MIKE TOOLE
DEPUTIES SCOTT VEINOT, JODY SPIDLE

RCMP NCO IN CHARGE

SGT MIKE MAXWELL

REMO COORDINATOR

BRIAN ORDE, **TINA HALLIDAY** (ALT)

TOWN AUDITORS

BDO CANADA

TOWN CLERK

SARA MARCEAU

TOWN ENGINEER

DPW ADAM VERRAN

TOWN RETURNING OFFICER

SARA MARCEAU

TOWN SOLICITORS

TAYLOR MACLELLAN COCHRANE

TOWN TREASURER

ASHLEY CROCKER

TRAFFIC AUTHORITY

SGT MIKE MAXWELL, DPW ADAM VERRAN

VWRM BYLAW ENFORCEMENT OFFICER

DALE ROBERTS

**REPRESENTATION ON OTHER
COMMITTEES (BY CITIZENS)**

MIDDLETON SWIMMING POOL SOCIETY

ANDY RENWICK, STEPHANIE PURCELL, KATIE GREENE,
TARA BALCOME, KELLEY DOUCETTE, ALEX BALCOME,
SHALENE BURNS

REGIONAL LIBRARY BOARD

JILL COX

WESTERN REGIONAL HOUSING AUTHORITY

Citizen at Large: DIANNE MCDONALD

DANGEROUS AND UNSIGHTLY 2023

Complaints and Status Report

Complaint #	Date Complaint Received	Address of Owner	Complaint Form Completed	Property Inspection and Form Completed	Initial Notice Sent	Complainant Updated	Follow-up Inspection Must Be Done By:	Follow-up Property Inspection Completed	Is Clean Up Required? Y / N	Estimate of Cost for Clean Up \$\$	Council Approval for Clean Up Y / N	Notice to Owner of Clean Up	Owner Invoiced for Costs or Lien Placed	STATUS	Mark Complete When File is Closed
23-DU006	6-Jun-23	121 Main	7-Jun-23	7-Jun-23	30-Jun-23	2-Aug-23	15-Jul-23	25-Jul-23 29-Nov-24	N	n/a	n/a	n/a	n/a	Property Owner intends to demolish section of building that is unsightly. A permit form was given to the Property Manager, but was never returned. Nov 29/24 - Administrators visited property. Building is still standing. Staff issued a letter asking for an update and no response received.	
23-DU007	7-Jun-23	75 Victoria	7-Jun-23	7-Jun-23	30-Jun-23		15-Jul-23	29-Nov-24						Property is changing hands. Property was re-visited on May 30/24 and is still dangerous/unsightly. Nov 29/24 - Administrators visited property. Looks like they're trying to clean up property. Staff will check to see when ownership changed, and ask new owners for an update. No response from property owner.	
23-DU011	16-Jun-23	174 Main	16-Jun-23	31-Aug-23	7-Jun-24		24-Jun-24	29-Nov-24						Property was re-visited on May 30/24 and is still unsightly. Letter was sent. Nov 29/24 - Administrators re-visited property. Need to discuss path forward.	
23-DU013	16-Jun-23	28 Bridge	16-Jun-23	31-Aug-23	7-Jun-24		24-Jun-24	29-Nov-24						Property was re-visited on May 30/24 and is still unsightly. Letter was sent. Nov 29/24 - Administrators visited property. No change. Letter to be re-issued. Letter was issued after postal strike. No response from property owner.	
23-DU016	16-Jun-23 1-Aug-23 8-Aug-24 30-Sep-24	8 Spring Garden	16-Jun-23	29-Aug-23	7-Jun-24		24-Jun-24	29-Nov-24						Property was re-visited on May 30/24 and is still unsightly. Letter will be sent. Jun 12/24 - Renter called and stated that in her rental agreement, the landlord is supposed to be taking care of all yard work. Nov 29/24 - Administrators visited property. No change. Letter to be re-issued. Letter was issued after postal strike. No response from property owner.	
23-DU018	16-Jun-2023 13-May-2024 29-May-2025	5 George	16-Jun-2023 13-May-2024	31-Aug-23	7-Jun-24		24-Jun-24	29-Nov-24						Property was re-visited on May 30/24 and is still unsightly. Letter was sent. Nov 29/24 - Administrators visited property. No change. Will contact Building Inspectors on next steps as it appears unsafe. Contacted building inspectors and building inspector does not believe anyone lives there currently.	
23-DU019	5-Jun-23	54 School	16-Jun-23	7-Jun-23	25-Jul-23		8-Aug-23	30-May-24 29-Nov-24						Met with property owner on Jul 31/23 and they communicated that the conveyor belt will be removed by mid-November. Property was re-visited May 30/24 and conveyor belt has not been removed. Reminder letter to be issued. Nov 29/24 - Administrators visited property. No change. Conveyor belt has not been removed.	

DANGEROUS AND UNSIGHTLY 2024

Complaints and Status Report

Complaint #	Date Complaint Received	Address of Owner	Complaint Form Completed	Property Inspection and Form Completed	Initial Notice Sent	Complainant Updated	Follow-up Inspection Must Be Done By:	Follow-up Property Inspection Completed	Is Clean Up Required? Y / N	Estimate of Cost for Clean Up \$\$	Council Approval for Clean Up Y / N	Notice to Owner of Clean Up	Owner Invoiced for Costs or Lien Placed	STATUS	Mark Complete When File is Closed
24-DU004	24-May-24	16 Bridge Street	24-May-24											Nov 29/24 - Administrators visited property. There is a barricade around the property. Need to re-visit property and fill out forms.	



P O Box 925
21 School Street
Middleton, NS B0S 1P0
902 825 6116
www.macdonaldmuseum.ca

July 25th, 2024

Mayor Gail Smith & Town Council
Town of Middleton
P O Box 340
Commercial Street
Middleton, NS
B0S 1P0

Dear Mayor Smith & Members of the Council

On behalf of the Annapolis Valley Historical Society and the Macdonald Museum, I am writing to thank you and the Council for the \$3,000 grant to the Museum.

The Town has always been a strong supporter of the Museum, and we deeply appreciate your continued commitment. We know that, now more than ever, many organizations are in need of financial support, and we recognize the difficult decisions Council has had to make this year. Your support means a great deal to us.

The Macdonald Museum and the Town of Middleton have shared a positive and collaborative relationship for many years. We look forward to continuing to work together on events and initiatives that benefit not just the Town, but the wider community as well.

With sincere thanks,



Claire Grazette
Director

From: [Ashley Crocker](#)
To: [Sara Marceau](#)
Subject: FW: Important - Re Middleton Emergency Overnight Shelter
Date: Friday, August 1, 2025 8:44:43 AM

For September COTW meeting agenda under correspondence

Ashley Crocker, MBA, CPA

Chief Administrative Officer
Town of Middleton
131 Commercial Street, PO Box 340
Middleton, NS B0S 1P0
Ph: 902-825-4841 ext. 105
e: acrocker@town.middleton.ns.ca | www.discovermiddleton.ca



From: Jeff Milne <pastorjeff.nictaux@gmail.com>
Sent: Friday, August 1, 2025 6:56 AM
To: Sweis Ubels <sweis.ubels@gmail.com>; christopher wickens <cbfwickens@gmail.com>; David Bowlby <mladavidbowlby@gmail.com>; David Hopper <carpentertheologian@gmail.com>; David Tysick <pastordave@nhwchurch.ca>; Pastor Andrew Taylor <pastor@lubc.ca>; Stephen Wiseman <Stephen.Wiseman@salvationarmy.ca>; Leslie.Wiseman@salvationarmy.ca; Mailman,Catherine <catherine.mailman@nsc.ca>; Iris Sullivan <irissullivan9@gmail.com>; President Rotary <president@rotaryclubofmiddleton.com>; Bridgetown Baptist Church <Bridgetownbaptist@gmail.com>; Michael (Mike) Walsh <gratefulpriest90@gmail.com>; Ashley Crocker <ACrocker@town.middleton.ns.ca>; Gail Smith <GSmith@town.middleton.ns.ca>; Joey Worthington <Joey.Worthington@nshealth.ca>; Sarah Burgess <SarahM.Burgess@nshealth.ca>; nick.haddock@openarms.ca; Leanne Jennings <leanne.jennings@openarms.ca>
Subject: Important - Re Middleton Emergency Overnight Shelter

Caution

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

To the Volunteers and Supporters of the Middleton Emergency Overnight Shelter.

Dear Friends, Volunteers, and Supporters,

It is with confident, but heavy hearts that we write to inform you of a difficult decision regarding the Middleton Emergency Overnight Shelter. After much prayer, extensive conversation, and careful consideration, the organizing committee has made the decision not to operate the emergency overnight shelter for the coming winter season.

This decision was not made lightly. The reasons behind it are vast and varied, reflecting the complex challenges that community-led initiatives like ours face. We want you to know that every aspect of this decision has been thoroughly examined, and we recognize the significant impact it will have on some in our community.

Over the past seasons, your prayers, dedication, compassion, and tireless efforts have made an immeasurable difference in the lives of those who found warmth, safety, and dignity through our shelter doors. Whether you volunteered your time overnight, baked, did laundry, donated resources, offered financial support, or simply advocated for us, you have been part of something truly meaningful. Your commitment to serving our neighbours in their time of need exemplifies the very best of our community. Thank you.

While we will not be operating the shelter this winter, we want you to know that our concern for those experiencing homelessness in our region remains. Currently, there is important work being undertaken to explore alternative solutions. It is our hope and prayer that as needs evolve and circumstances change, new opportunities may arise. We ask that you remain engaged with the broader conversation about homelessness and housing security in our region.

We remain grateful for the privilege of serving alongside each of you and for the compassion you've shown to our community's most challenged and vulnerable neighbours.

With sincere appreciation and kind regards,

Diane, Linda & Jeff - The Middleton Emergency Overnight Shelter Organizing Committee

--

Rev. Jeff Milne

Pastor, Nictaux Baptist Church

Cell 902-825-8536



NOVA SCOTIA

**Municipal Affairs
Office of the Minister**

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

August 5, 2025

VIA EMAIL

To: Mayors and Wardens

Re: Value-for-money audit of the Nova Scotia Firefighters School

The Province values the crucial role fire services play in emergencies throughout the province. Firefighters put their lives at risk every day to keep Nova Scotians safe and away from harm, and in return, they deserve to be trained at a school that puts their safety first.

In June, we commissioned a comprehensive value-for-money audit into the operations and governance of the Nova Scotia Firefighters School. This letter is to inform you that we released the findings publicly today. The results were clear: the Nova Scotia Firefighters School cannot safely and effectively operate as it is.

The findings of the report were troubling. They show a consistent failure to uphold a culture of safety, and serious, unaddressed safety-related deficiencies. The report also identified a dysfunctional governance structure, outdated bylaws, non-existent committees, lack of strategic planning and a decline in infrastructure. Other issues noted in the report were lack of stakeholder engagement, inadequate oversight of the Executive Director, eroded public trust and a loss of confidence by firefighters.

As a result, the Province is ending its relationship with the school. A steering committee on firefighter training will be established in the coming weeks to oversee an interim training plan and to guide the work on a long-term comprehensive training model for firefighters once the results of a broader fire services review are in. The goal is to have the interim training available by fall.

The results of the audit will help to inform a broader fire services review focusing on governance, operations, communications, funding and more, expected in September.

Nova Scotian firefighters deserve no less.

Mayors and Wardens
Page 2

A link to the value-for-money audit report is included:
<https://beta.novascotia.ca/documents/nova-scotia-firefighters-school-audit>.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Loh".

Honourable John Loh
Minister of Municipal Affairs

c: Chief Administrative Officers
Juanita Spencer, NSFM

Gail Smith
Office of the Mayor
PO Box 340, Middleton,
NS B0S 1P0

Dear Gail Smith:

Thank you for your letter of July 17, 2025, to the Department of Growth and Development, with respect to the Immediate Provincial Support Required for Unhoused Population in Middleton, which was forwarded to the Honourable Scott Armstrong, Minister of Opportunities and Social Development. I am responding to you on his behalf as Executive Director of Employment Support and Income Assistance, responsible for Homelessness and Supportive Housing.

The Department is aware of the evolving needs across the Annapolis Valley and the challenges rural communities face in responding to homelessness. We continue to meet regularly with service providers through the Homeless No More planning table in your region and we are actively monitoring local trends and system pressures. Providers such as Open Arms and Portal Youth Outreach offer critical services throughout the Valley. These services include a recently expanded outreach program, and we are collaborating with them to identify their most critical needs.

We also appreciate the additional insight provided by your recreation staff. The tent fire near the sewage treatment plant is a reminder of the safety risks that arise when individuals seek shelter outdoors.

As you point out in your letter, accessing shelter supports outside of one's immediate community can be challenging for some individuals, and I appreciate your interest in better helping those who wish to stay in your community rather than go elsewhere. We remain open to exploring options that respond to local realities and are grounded in the relationships and providers that exist in your region.

Thank you again for your continued leadership and advocacy.

Sincerely,



Suzanne Ley
Executive Director
Employment Support and Income Assistance
responsible for Homelessness and Supportive Housing
Department of Opportunities and Social Development

cc: Honourable Scott Armstrong (2017-01-02972)
Honourable Colton LeBlanc, Minister of Growth and Development
Ashley Crocker Chief Administrative Officer, Town of Middleton

Q1 - 2025



SNAPSHOT

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PROGRESS POINTS

- Delivered Immigration & Settlement Navigation employer sessions in Middleton and Windsor
- Co-hosted Community Connections & Career Fair in West Hants
- Launched new Connector Program model focused on skilled trades and direct-entry apprenticeships
- Revitalized Workforce Alliance with a more targeted and collaborative approach
- Showcased Guru Site Selector tool at provincial conference; delivered demos, site visits, and new instructional videos
- Finalized BRE diagnostics tool, now under review ahead of September's info and engagement session
- "What We Heard" report completed; final report underway and prep ongoing for September info session
- Hosted Annapolis Valley Tourism Network session at Long Table Social Club to continue facilitating and strengthening tourism sector collaboration
- Finalized Agri-food Tech Corridor proposal with two RENs; now exploring funding options to support the pilot
- Released 2024–25 Annual Report and hosted AGM at Greenwood Golf Club, followed by a tour and EATlab presentation from NSCC Middleton
- Completed PESTLE-R analysis (macro environment economic impact analysis) to support 2024–2028 Strategic Plan

NEWS

Earlier this summer, we joined MLA Julie Vanexan to facilitate a Kings South tourism tour with Minister David Ritcey, highlighting innovative operators in our region and activities tied to our regional tourism strategy. We extend our thanks to participating tourism operators!

Our BusinessNOW Navigator, Adam Kemp, has been visiting businesses across the region, promoting our Site Selector Tool—a resource that helps identify ideal locations for growth using data on zoning, properties, and workforce.

For the latest Labour Market update, check out our August Newsletter, [here](#).

UPCOMING EVENTS

- SEPT 2025 - BUILDING BUSINESS INSIGHTS: A BRE CONVERSATION
- SEPT 18, 2025 - VALLEY VIEWING PARTY, DIGITAL NOVA SCOTIA AGM
- NOV 1, 2025 - IMMIGRATION AND COMMUNITY FAIR

TO STAY UP TO DATE AND IN THE KNOW, VISIT OUR WEBSITE WWW.VALLEYREN.CA TO SUBSCRIBE TO OUR MONTHLY NEWSLETTER.

