

## **Municipality of the District of Lunenburg Minutes of a Meeting of the Finance Committee**

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, NS  
**Tuesday, July 4, 2023 – 9:12 a.m.**

### **Attendance**

Councillor Cathy Moore, District 5, Chair  
Mayor Carolyn Bolivar-Getson  
Deputy Mayor Pam Hubley, District 4  
Councillor Leitha Haysom, District 1  
Councillor Martin Bell, District 2  
Councillor Wendy Oickle, District 3  
Councillor Sandra Statton, District 6  
Councillor Michelle Greek, District 7  
Councillor Kacy DeLong, District 8  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

### **Staff**

Tom MacEwan, Chief Administrative Officer  
Alex Dumaresq, Deputy CAO  
Elana Wentzell, Director of Finance  
April Whynot-Lohnes, Municipal Clerk  
Tina Robichaud-Bond, Recording Secretary

### **1. Call to Order**

Councillor Moore called the meeting to order at 9:12 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

### **2. Announcements/Acknowledgements/Recognition**

Councillor Greek recognized Councillor Cathy Moore and the New Germany Canada Day event team for all their hard work and a successful Canada Day event.

### **3. Public Input - Nil**

### **4. Approval of Agenda**

**Moved by Deputy Mayor Hubley, seconded by Councillor Haysom that the Agenda be approved as circulated. Carried unanimously.**

### **5. Approval of Minutes – June 6, 2023**

**Moved by Councillor DeLong, seconded by Councillor Oickle that the Minutes of the June 6, 2023 Finance Committee meeting be approved as circulated. Carried unanimously.**

**6. Business arising from Minutes - Nil**

**7. Presentations/Scheduled Times**

**7.1 New Elm Church**

Allie Mailman, New Elm Church Committee President, was in attendance and gave a presentation on the state of repairs required on the New Elm Church. She noted that the church building was used for both church services and social gatherings.

Ms. Mailman advised that the roof of the church was in need of repair and advised that the cost to place a metal roof on the church was \$12,265.79. She noted that through various fundraising efforts, the community had raised \$6,265.75 and asked that Council provide financial help for the remaining \$6,000.

It was noted that the Church did not qualify for neither provincial nor federal grants.

Council agreed to discuss the matter further at a later meeting.

**8. Consideration of Correspondence - Nil**

**9. Recommendations from Committees & Boards - Nil**

**10. Staff Reports**

**10.1 Finance Department**

**10.1.1 Operating Variance Report 4<sup>th</sup> Quarter**

Elana Wentzell, Director of Finance reviewed the report, Operating Variance Report 4<sup>th</sup> Quarter (DRAFT to March 31, 2023)" (circulated with the agenda).

It was clarified that surplus funds go into a general operating reserve as legislated by the Municipal Government Act.

**10.2 Administration Department**

**10.2.1 Noise Concerns & Short Term Rentals**

Alex Dumaresq, Deputy CAO, gave a presentation on "Short Term Rentals & Noise Discussion" (attached to Minutes) providing details on noise issues generated by short term rentals (STRs). A report titled, "Follow up on Noise Concerns and Short-Term Rentals" was circulated with the agenda.

Mr. Dumaresq reported on:

- National Context of Short-term Rentals Issues
- Whole-unit Short Term Rentals in MODL
- Provincial Regulations

- Regulatory Authority
- Examples of Regulation to Limit Short-term Rentals
- Inability to create Noise By-law for Air BnBs
- Framework for Nuisances Caused by Business Activities

It was noted that any new land use planning regulations will not impact existing businesses but that a licensing regime could be applied to existing businesses. It was also noted that a licensing regime would increase workload and enforcement issues would continue to exist.

### **10.2.2 Housing Accelerator Fund**

Amy Wamboldt reviewed the report, "Housing Accelerator Fund – Information Item" (circulated with the agenda), advising that the goal of the Housing Accelerator Fund was to increase housing stock and explaining how the program worked and noting that Urban Matters was the consulting firm hired to help develop an action plan.

It was clarified that the funds from the program could be used towards development projects that are already in the works depending on when the building permit was issued.

Ms. Wamboldt noted that once the action plan was developed, it would be brought to Council for review and approval.

**11. Added Items - Nil**

**12. In Camera - Nil**

**13. Adjournment**

**There being no further business, the meeting adjourned at 10:40 a.m.**