

**Municipality of the District of Lunenburg**  
**Minutes of a Meeting of the Policy & Strategy Committee**  
**Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.**  
**Tuesday, July 15, 2025 – 9:00 a.m.**

**Attendance**

Deputy Mayor Chasidy Veinotte, District 10, Chair  
Councillor Alison Smith, District 6, Vice Chair  
Councillor Morgen Reinhardt, District 1  
Councillor Wendy Oickle, District 3  
Councillor Martin Bell, District 2  
Councillor Pam Hubley, District 4  
Councillor Cathy Moore, District 5  
Councillor Edgar Burns, District 7

**Regrets**

Mayor Elspeth McLean-Wile  
Councillor Kacy DeLong, District 8  
Councillor Ben Brooks, District 9

**Staff**

Alex Dumaresq, Deputy Chief Administrative Officer  
April Whynot-Lohnes, Municipal Clerk  
Jennifer Harrietha, Administrative Assistant

**1. Call to Order**

Deputy Mayor Veinotte called the meeting to order at 9:02 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 - Nil**

**3. Public Input**

Andrew Himmelman, Newcombville, discussed the following:

- Climate change
  - municipal projects and reports
  - Provincial projects
  - Costs

**4. Changes/Approval of Agenda**

**Moved by Councillor Moore, seconded by Councillor Bell that the agenda be approved as circulated. Carried unanimously.**

## **5. Approval of Minutes – June 17, 2025**

**The minutes of June 17, 2025, were approved as circulated.**

## **6. Business Arising from Minutes**

Staff are summarizing the concerns addressed at the last meeting regarding the proposed uranium exploration and mining in Nova Scotia.

## **7. Presentations/Scheduled Times**

### **7.1 Nova Scotia Community Solar Program**

Tracy Zheng, Chief Development Officer from SolarBank and Joel MacNeil, Principal from Trimac Engineering, gave a presentation titled "The future is bright – Nova Scotia Community Solar Program", included in the agenda package.

The presentation provided details on the following:

- Renewable energy
- Community solar program
  - How it works
  - Community benefits
- Solar project site location(s)
  - Simpsons Corner
- Project development
- Application requirements
- Community engagement
  - Options to engage
  - Meeting dates
- Subscription plan

The committee discussed the following:

- Clarified what was expected of the municipality
  - no financial involvement
- Public engagement(s)
- Agricultural
  - soil protection
- Municipal planning
  - upcoming zoning regulations
  - wetland and water setbacks
- SolarBank's lease agreement (with property owner)
- Development and construction timeline(s)
- Working with youth
  - NSCC, CBRM, Housing University

- Local High Schools
  - Workshops
  - Site tours

Staff will review the details of the presentation.

The meeting recessed at 9:58 a.m. and resumed at 10:08 a.m.

## **8. Referral From Committees/Council - Nil**

## **9. Staff Reports**

### **9.1 Planning & Development**

#### **9.1.1 Housing Strategy Development**

Jonathan Betram and Xinyuan Wu gave a presentation titled “Housing Strategy Development”, included in the agenda package.

Staff have been working on developing a housing strategy for the municipality. The presentation provides an overview to the committee of information has been compiled on the topic.

The presentation provided details on the following:

- Types of affordable housing
  - Subsidized
  - Non-profit
  - cooperative
- Trends in affordable housing
- Benefits and issues of affordable housing
- Provincial priorities
  - Programs and initiatives
- Case study themes and examples
  - Lack of supply
  - Diversity of housing options
  - Affordability and financialization
  - Issues facing non-market housing
  - Short-term rentals and rural homelessness

The committee discussed the following:

- Diverse housing needs of the municipality
  - Deep rural housing
  - Co-op housing
  - Senior housing and retirement communities
  - RV living

- Landbank
- Affordability
- The municipality's responsibility and involvement
- Shared resources with municipalities and towns
- Clear regulations and policies
  - Land diversity
  - Preapproved building plans
- Communication with developers
- Include existing government programs as part of the strategy

Staff will continue working on the development of a housing strategy and thanked the committee for their input.

**10. Mayor's/Deputy Mayor's/Councillors' Matters - Nil**

**11. Added Items - Nil**

**12. In Camera - Nil**

**13. Adjournment**

**There being no further business, the meeting adjourned at 11:19 a.m.**