

Municipality of the District of Lunenburg

Minutes of a Meeting of Municipal Council

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.
Tuesday, January 14, 2025 – 9:00 a.m.

Attendance

Mayor Elspeth McLean-Wile
Deputy Mayor Chasidy Veinotte, District 10
Councillor Morgen Reinhardt, District 1
Councillor Martin Bell, District 2
Councillor Wendy Oickle, District 3 (Arrived at 9:45 a.m.)
Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Alison Smith, District 6
Councillor Edgar Burns, District 7
Councillor Kacy DeLong, District 8
Councillor Ben Brooks, District 9

Staff

Tom MacEwan, Chief Administrative Officer
Alex Dumaresq, Deputy CAO
April Whynot-Lohnes, Municipal Clerk
Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the meeting to order at 9:00 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 Smith recognized two community groups, the 644, a community cooks program in New Germany, and Fed and Nourished, a monthly meal program run by the Mount Calvary Lutheran Church, for their work in preparing meals for their communities over the holidays.

Councillor DeLong acknowledged the volunteers of the Mahone Bay & District Fire Department for a successful breakfast fundraiser to help a fellow firefighter in time of need.

Councillor Moore recognized the HOHO Helping Fund and the New Germany Fire Department for collecting donations for gift certificates to help families in the area.

Councillor Bell recognized former councillor and member of the Bridgewater Fire Department, Reid Whynot, for receiving the CBFSA Lifetime Achievement Award.

Trudy Payne, Director of Recreation, Parks & Tourism, introduced Kelly Cunningham, the Municipality's Active Living Coordinator.

3. Public Input - Nil

Debbie Belrose of Pine Grove attended Public Input to provide comments regarding safety, vandalism, and maintenance concerns at the Pine Grove Park.

George Buryani, with the Bridgewater Watershed Protection Alliance, attended Public Input to make comments on the matter listed at 9.1 of the agenda regarding the request for support to ask the Province to conduct a review of the quarry permit issued in Lapland.

Taylor Creaser, Conservation Campaigner with the Nova Scotia Chapter of the Canadian Parks & Wilderness Society, attended Public Input to provide comments on the Petite Riviere Watershed and the rare species located on or adjacent the public lands of the watershed.

4. Approval of Agenda

Moved by Councillor Hubley, seconded by Councillor Brooks that the Agenda be approved as circulated. Carried unanimously.

5. Approval of Minutes – December 10, 2024

The Minutes of the December 10, 2024 Council meeting were approved as circulated.

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs - Nil

8. Presentations/Scheduled Times

8.1 Lunenburg County Wheels

Jerome Tanner, President of Lunenburg County Wheels, Daron Lantz, Operations Manager, and Harry Beach, Treasurer, were in attendance to provide an update on Lunenburg County Wheels.

Mr. Lantz, gave a presentation providing details on the following:

- Fleet of vehicles
- Service area
- Staffing
- Ridership statistics
- Usage statistics
- New dispatch software tool

Mr. Beach, presented Lunenburg County Wheels' financials, providing details on the costs of operating the service.

Council requested that they be notified of meetings held in their respective districts.

It was noted that Lunenburg County Wheels can only provide service within the permitted area. Riders who wish to go further are responsible for setting up the connection to another service.

Councillor Oickle joined the meeting.

9. Consideration of Correspondence

9.1 Email from George Buranyi re Designated Watershed Lunenburg County

Abhi Jain, Climate Change & Sustainability Manager, reported that correspondence was received from George Buranyi, a member of the Bridgewater Watershed Protection Alliance (circulated with the agenda), regarding the proposed quarry in the Petite Riviere Watershed area. Mr. Buranyi's letter requested that the Municipality write to the Premier and Department of Environment Minister advocating for the withdrawal of the quarry permit and to begin the process of designating the public lands as a Wilderness Area.

Mr. Jain also reported on correspondence received from Gerald Veinot Excavation Company Limited, the company behind the proposed quarry advising that the Company followed all the provincial guidelines and obtained the quarry approval after meeting the requirements.

Mr. Jain explained that the Municipality does not have jurisdiction to regulate provincially approved industries like quarries, mines and forestry.

2025-001 Moved by Councillor Reinhardt, seconded by Councillor Bell that the Mayor write to Premier Tim Houston and Timothy Halman, Minister of the Department of Environment and Climate Change supporting the request received to conduct a review of the quarry permit issued in the Lapland area.

Mr. Jain explained that the dust run off, oil spills from large vehicles, and pollutants from the quarry operation could have an impact on the water quality and the at risk species in the nearby lake.

It was noted that the Municipality could request that the operation be paused until a review is carried out.

The Motion on the floor was voted on and carried unanimously.

Council recessed at 10:09 a.m. and resumed at 10:16 a.m.

8.2 Broad Cove Beach Adjacent Lands

Shelley Scott, member of the Broad Cove Community Association, was in attendance to give presentation on the Broad Cove Beach adjacent lands (circulated with the agenda), providing details on the following:

- background and mandate of the Broad Cove Community Association;
- adjacent beach lands (owner unknown);
- timeline of steps taken to protect the beach lands;
- the Association’s vision for the lands; and
- a proposed conservation plan.

Ms. Scott reported that the Association was interested in partnering with the Municipality in moving forward with a conservation plan as well as entering into a stewardship agreement for the protection of the Broad Cove Beach and adjacent lands.

Mr. MacEwan reported that the Municipality was moving forward with the expropriation process and that Council would be considering how to move forward with the property, i.e., a conservation area or a public park.

10. Recommendations from Committees & Boards

10.1. Nominating Committee

10.1.1 Member at Large Appointments to Planning Advisory Committee

Councillor Oickle, Chair of the the Nominating Committee reviewed the applications for member at large positions on the Planning Advisory Committee and recommended Gary Mailman and Michael Hirtle for the two positions.

2025-002 Moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council accept the recommendation of the Nominating Committee and approve the appointments of Gary Mailman and Michael Hirtle as members at large to the Planning Advisory Committee for the period of January 14, 2025 to November 2026. Carried unanimously.

11. Staff Reports

11.1 Administration

11.1.1 Fire & Emergency Services Coordinator’s Annual Report

Chris Kennedy, Fire Services Coordinator, gave a presentation, “Fire Service Coordinator Update to MODL Council, Jan 14, 2025” (circulated with the agenda) and provided details on the following, explaining that some statistics were based on 2023 data:

- 2024 Volunteer Awards
- Fire Services Coordinator work plan

- Pump testing facility
- Leadership training grant
- Registration statistics
- Call statistics
- Funding to Fire Services
- Fundraising
- Recruitment & Retention

It was requested that the provincial First Responder grants be part of future annual updates.

11.1.2 Household Water Supply Financing Budget Options

Susan Berry, Corporate Services Supervisor, reviewed the report, “Household Water Supply Financing Budget Options” (circulated with the agenda), providing details on the dry well program and the water supply upgrade lending program.

2025-003 Moved by Councillor DeLong, seconded by Deputy Mayor Veinotte that Municipal Council approve funding of \$600,000 to the Clean Energy Financing (CEF) Water Supply Upgrade Lending Program, from the general operating reserve. Carried unanimously.

11.2 Recreation, Parks & Tourism

11.2.1 PRO Kids Reserve Budget Request

Tissy Bolivar, Program Coordinator, reviewed the report, “PRO Kids Reserve Budget Request” (circulated with the agenda) to request the use of PROKids reserve funds to fulfill applications up to the end of the fiscal year.

2025-004 Moved by Councillor Hubley, seconded by Councillor Reinhardt that Municipal Council approve up to \$10,000 in additional funds for the PRO Kids program for the 2024-2025 fiscal year, and further, that these funds come from the PRO Kids Reserves.

It was clarified that any requests for funds used from reserve accounts required Council’s approval.

The Motion on the floor was voted on and carried unanimously.

11.2.2 Seahawks Minor Football Club Management Agreement

Trudy Payne, Director of Recreation, Parks & Tourism, reviewed the report, “Seahawks Minor Football Club Management Agreement” (circulated with the agenda), providing details on the proposed management agreement with the Seahawks Minor Football Club to create practice football fields at the location of the Pine Grove Park.

Ms. Payne reported that the Club had officially notified her that they would not be proceeding the with agreement.

2025-005 Moved by Councillor Burns, seconded by Councillor DeLong that Municipal Council direct staff to hold a public information and engagement session to gather input from residents on the future use of Pine Grove Park, and further request that staff bring the results of such information and engagement session to Council in the form of a report along with options for future use of the Park.

It was noted that when the Pine Grove Outdoor Park Association dissolved there were unused funds and was placed in a Pinegrove reserve account.

The Motion on the floor was voted on and carried unanimously.

11.3 Planning & Development

11.3.1 Proposed Amendments to Osprey Village Secondary Planning Strategy and Land Use By-law

Carin Mahone, Planner I, and Jeff Merrill, Director of Planning and Development Services, were in attendance.

Ms. Mahone reviewed the report, “Osprey Village Plan Amendments” (circulated with the agenda) and gave a presentation on the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law (attached to Minutes).

2024-006 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that Municipal Council direct staff to hold a public information session on the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law, and further, request that the Planning Advisory Committee review the proposed amendments and make recommendations to Council.

It was noted that completion of the amendment could be March depending on the requirements of the Planning Advisory Committee.

The Motion on the floor was voted on and carried unanimously.

12. Mayor’s/Deputy Mayor’s/Councillors’ Matters

12.1 Region 6 Update

Councillor DeLong provided an overview of the Region 6 committee and an update on the following matters of the committee:

- 2025/2026 budget approved
- Unrecyclable fishing netting

- Fire in Kentville facility due to lithium batteries

12.2 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended the Bridgewater Fire Department meeting; the Osprey Village Enhancement Plan public consultation; agenda briefing meeting; assigned meetings; and to cheque signing.

12.3 Mayor's Update

Mayor McLean-Wile's update is attached to the Minutes.

13. Added Items – Nil

14. In Camera

At 12:04 p.m., it was moved by Councillor Hubley, seconded by Councillor Smith that Municipal Council go In Camera to discuss the following items:

14.1 Contract Negotiations under Section 22(2)(e) of the MGA

14.2 Land Negotiations under Section 22(2)(a) of the MGA

Carried.

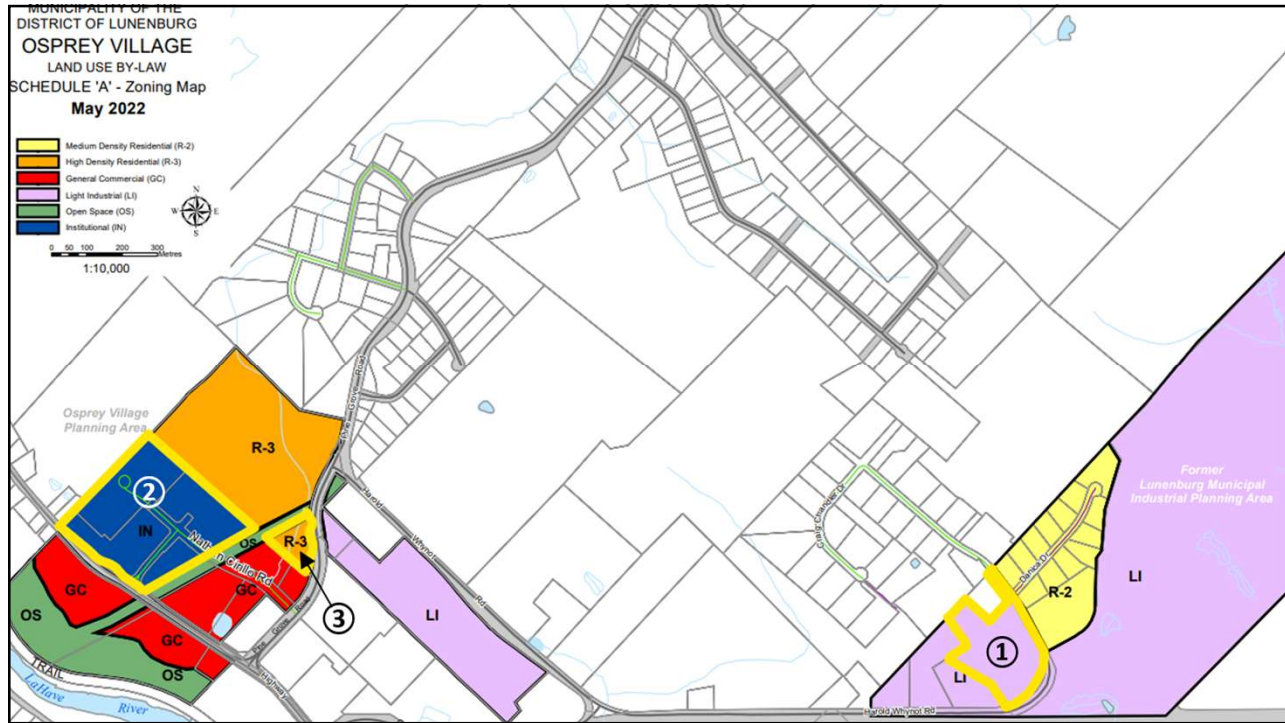
Municipal Council In Camera in session.

At 1:10 p.m., it was moved by Councillor Burns, seconded by Councillor Hubley that Municipal Council come out of In Camera and return to open session. Carried.

Municipal Council in session.

15. Adjournment

There being no further business, the meeting adjourned at 1:10 p.m.



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Area 1: Corner of Harold Whynot Rd
 Zoned as Light Industrial (LI) in an unserviced area

➡ Amend the Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) to remove the high-density residential requirement on unserviced land.

Inset Map Labels:
 Harold Whynot Rd
 R-2, LI
 Area 1 (yellow outline)

2

Area 2: Along Nathan Cirillo Rd and Allee Champlain Drive

Zoned as Institutional (IN) in anticipation for a large recreation facility that was ultimately not built at this site

- ➔ Amend the Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) to rezone to permit other types of development



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Area 3: Near the corner of Nathan Cirillo Rd and Pine Grove Rd

Zoned as High-Density Residential (R-3)

Several development constraints prevent R-3 development

Property is largely undisturbed and contains natural features

- ➔ Amend the Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) to rezone the property to Open Space (OS)



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Steps to take for Osprey Village Plan Amendments

Provision
Council initiates a by-law amendment
Staff holds a public information session.
Staff holds a Planning Advisory Committee (PAC) meeting
PAC recommends Council
Council passes a first reading
Clerk publishes a notice of public hearing
Council holds a public hearing
Council passes a second reading
Clerk publishes a notice of approval

Mayor's Report

Council Meeting January 14, 2025

I would like to extend my best wishes for the coming year to our Council members and staff. We do have a lot of exciting discussions ahead of us and I look forward to getting important work done together on behalf of the community.

In December I participated in a roundtable sponsored by Dalhousie University. Kim Brooks, the President of Dalhousie University and all her department chairs (excluding the medical and dental schools) were here in the area for the entire day. There was a large roundtable with business leaders, not for profits and elected leaders sitting together talking about their challenges and also their strategic initiatives for the coming years.

Beyond the roundtable Dalhousie reached into the community and met with businesses including Michelin, ABCO, the Bridgewater and Area Chamber of Commerce with the purpose of identifying opportunities for Dalhousie to work with the broader community. It is an ambitious initiative as they intend to visit 23 other communities throughout Nova Scotia.

The nominating committee met and interviewed candidates for the Planning Advisory Committee. The interview process was not the practice of selecting candidates in the recent past and there was agreement that it was a useful addition.

As I mentioned at several opportunities I think before the end of this year we, as a Council need to take a serious look at what committees are essential to our operation and our work. Within six months I think we should ask for a review of our external committee involvement to determine what is actually necessary. Clearly there are some that do require our involvement like MJSB, the LCLC, the PAC, Police Board, REMO but there are likely others where we could be satisfied as a Council by having an annual report/presentation.

The issue of gender based violence became very real to our community with the recent murder-suicide in Mahone Bay. The previous Council acknowledged gender based violence as an epidemic following the release of the report of the Mass Casualty Commission. We have scheduled a presentation by Be the Peace Institute which has been an active advocate for the provincial government to take action. The Mass Casualty Commission set out recommendations for all levels of government and we have asked the Institute to bring forward some ideas of practical initiatives we can undertake to address this issue.

You will receive a schedule of the budget process that will be undertaken over the next four months. I am happy to report that all the budget discussions will be held in public and there will be an opportunity for the public to attend the meetings, ask questions and give feedback. Because this is a new approach we will need to be flexible with the timing of the public meetings to allow people to attend during the day and the evening. It is a rigorous process and will require us to be well rested and on our game to absorb and consider the information presented and also consider the feedback we are receiving.

I met with Greg Amos to hear of the work of the Riverport Community Park and their plans for development of the park over the next 3-5 years.

I met with Janet Pace to learn more of the work of the Kingsburg Coastal Conservancy, their land acquisition plans and their work in researching the carbon sequestering in wetlands in Kingsburg and Feltzen South area. MODL staff have collaborated with them in their work.

I met with Scott Christian, the Mayor of the Region of Queens. We identified a number of issues of common interest and shared a belief in the need for greater cooperation within the region. It was a productive first step in building relationships within the region.