

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, April 22, 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
Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Alison Smith, District 6
Councillor Edgar Burns, District 7

Regrets

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 Oickle advised of a conflict of Interest with Item 11.2.1 Cluster Development Regulations.

Councillor Burns paid his respects to the late Jackie Turner and acknowledged his strong presence in the community.

Councillor Smith acknowledged and welcomed public members in attendance to support the proposed Neighbourhood Nuisance By-law.

Councillor Reinhardt announced that April 26 was Independent Bookstore Day and acknowledged the LaHave River Books bookstore for their support of local authors.

Alex Dumaresq, Deputy CAO, introduced Jonathan Bertram and Xinyuan Wu, Policy Analysts contracted to develop a draft public housing strategy.

2.1 Proclamation - National Volunteer Week

Mayor Elspeth McLean-Wile proclaimed the week of April 27 to May 3, 2025 as Volunteer Week in recognition of the efforts of volunteers throughout the Municipality of the District of Lunenburg.

3. Public Input - Nil

Andrew Himmelman, Newcombville, was in attendance at public input to provide comments on the development of the Community Hub, more specifically to matter of food sustainability. He requested that Council ensure that the Hub is affordable for all.

Janice Brown, Conquerall Bank, was in attendance to express support for the proposed Neighbourhood Nuisance By-law.

4. Approval of Agenda

It was requested that the discussion on Item 10.1.1 First Reading – Neighbourhood Nuisance By-law be moved earlier on the agenda.

Moved by Councillor Smith, seconded by Councillor Bell that the Agenda be approved as amended with Item 10.1.1 First Reading – Neighbourhood Nuisance By-law being moved to the first order of business on the agenda. Carried unanimously.

5. Approval of Minutes – April 8, 2025

The Minutes of the April 8, 2025 Council meeting were approved as circulated.

6. Business Arising from Minutes - Nil

10. Recommendations from Committees & Boards

10.1. Policy & Strategy Committee

10.1.1 First Reading of Neighbourhood Nuisance Bylaw

A recommendation from the Policy & Strategy Committee, including a report titled “Neighbourhood Nuisance Bylaw” providing an overview of the proposed Neighbourhood Nuisance Bylaw and what constitutes a nuisance, was circulated with the agenda.

Tom MacEwan, CAO, explained that the proposed by-law was primarily created to provide the RCMP with the ability to issue summary offence tickets for activities that unreasonably disturbs the peace of a neighbourhood.

2025-086 Moved by Councillor Smith, seconded by Councillor Hubley that Municipal Council accept the recommendation of the Policy & Strategy Committee and conduct First Reading of the proposed Neighbourhood Nuisance By-law, as presented, and give notice of its intention to conduct Second Reading on May 13, 2025.

The following concerns were raised:

- Activities in the fishing industry that could fall under the definition of “nuisance” were not specifically exempted in the By-law. Mr. MacEwan explained that these activities would fall under section 6(f) of the By-law as the businesses would be operating lawfully and appropriately to the nature of the business.
- Possibility of the by-law enticing pettiness between neighbours. It was explained that the enforcement of the by-law was at the RCMP’s discretion first and then the prosecutors. It was further noted that the by-law was written in such a way to alleviate this issue by including a reasonableness component, defining what is appropriate behaviour, and the requirement for two neighbouring complaints.
- How agricultural exemptions would affect backyard farms. It was explained that a nuisance under this category would apply to certain activities and would depend on the reasonableness of the complaint.

The Motion on the floor was voted on and carried. Those Opposed: Councillor Moore and Councillor Burns

7. Awarding of Tenders/RFPs

7.1 Award of Tender #2024-01-002 Grass & Brush Cutting on Municipal Public Roads and Properties

Jamie Burgess, Senior Municipal Engineer, and Tyler Richardson, Municipal Engineer, were in attendance.

Mr. Richardson reviewed the report, “Award of Tender 2024-01-002 Grass & Brush Cutting on Municipal Public Roads and Properties” (circulated with the agenda), providing details on submissions received and recommendation for the award of the tender.

2025-087 Moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council award Tender 2024-01-002 Grass and Brush Cutting on Municipal Public Roads and Properties to Gerhardt Property Improvements Ltd. in the amount of \$103,125, excluding HST. Carried unanimously.

7.2 Award of Tender 2024-01-004 Municipal Public Roads Grading & Dust Suppression

Jamie Burgess, Senior Municipal Engineer, and Tyler Richardson, Municipal Engineer, were in attendance.

Mr. Richardson reviewed the report, "Award of Tender 2024-01-004 Municipal Public Road Grading and Dust Suppression" (circulated with the agenda), providing details on submissions received and recommendation for the award of the tender.

2025-088 Moved by Councillor Oickle, seconded by Councillor Bell that Municipal Council award Tender 2024-01-004 Municipal Road Grading and Dust Suppression to Howard Little Excavating Ltd. in the amount of \$206,790, excluding HST. Carried unanimously.

8. Presentations/Scheduled Times

8.1 Working Together to Support Community Well-Being

Louise Hopper, Health Promotor with the Nova Scotia Health Authority gave a presentation on "Working Together to Support Community Well-Being" (circulated with the agenda), providing details on the following:

- Organizations included in Public Health Sector
- Mission within Public Health
- Factors that influence health
- Work in the Community
- Opportunities to collaborate with Council on strategic priorities
- ASK of Council:
 - acknowledge Public Health as a key partner
 - Public Health Staff to collaborate with municipal staff

It was noted that data specific to homelessness in Lunenburg County would be available at a later date and would be provided to Council.

Ms. Hopper left the meeting.

Council recessed at 10:33 a.m. and resumed at 10:44 a.m.

8.2 Mahone Island Conservation Association (MICA) Overview

Mr. Dumaresq declared a Conflict of Interest and left the room.

John Meisner, Member of MICA, Deb Hawkes, Director, and Byran Palfreyman, Vice Chair, were in attendance.

Mr. Meisner reported that Birch Island was acquired in March 2025 and added to the list of 24 properties now protected and conserved by the Mahone Island Conservation Association and its partners. Mr. Meisner thanked MODL for its contribution in bringing the Birch Island back into public ownership.

Mr. Meisner, along with Ms. Hawkes and Mr. Palfreyman, gave a presentation titled "Mahone Islands Conservation Association" (circulated with the agenda), providing details on:

- MICA's mission
- the Association's various acquisitions and stewardships,
- the Registered Public Moorings program and goals
- Fundraising efforts and events
- Future plans

Discussions followed regarding:

- Advantages of boat mooring program;
- Possible acquisition of the parcel of land east of the property known as the MICA Oakland Conservation Area;
- Challenges of recreational uses and stewardship of conservation lands.

Mr. Meisner, Ms. Hawkes, and Mr. Palfreyman left the meeting.

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards

10.1. Policy & Strategy Committee

10.1.2 Dissolution of Internal Transportation Committee

A recommendation from the Policy & Strategy Committee, including a report titled "Recommendation to Dissolve the Internal Transportation Committee" providing details on the recommendation to dissolve the Internal Transportation Committee, was circulated with the agenda.

Jeff Merrill, Director of Planning and Development Services, explained that the Regional Planning and Economic Development Collaboration Committee would replace the role of the Municipality's Internal Transportation Committee.

2025-089 Moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council accept the recommendation of the Policy & Strategy Committee and dissolve the Internal Transportation Committee. Carried unanimously.

11. Staff Reports

11.2 Planning & Development Services

11.2.1 Revised Cluster Development Regulations Report

Councillor Oickle left the table due to the earlier declared Conflict of Interest.

Reid Shepherd, Deputy Director of Planning and Development Services, and Ella R. Gindi, Planner II, were in attendance.

A report from Ms. Gindi titled “Cluster Development Regulations – First Reading” was circulated with the agenda.

Ms. Gindi gave a presentation titled “Cluster Development – April 22, 2025” (attached to Minutes) providing details on the revisions to the Cluster Development Regulations based on the public consultation and feedback received from Council and the public.

Clarification was provided on the difference between development permit and a development agreement whereas a development permit is a standard requirement for any construction or alteration to a property that aligns with a land-use by-law. A development agreement is a more formal and legally binding agreement between a developer and the municipality and is often used when a project does not strictly fit existing regulations. This is a longer process as it includes public engagement/hearing.

Clarification was also provided on the difference between bare land versus phase bare land developments. The only difference is that one is “phased” in over time.

2025-090 Moved by Deputy Mayor Veinotte, seconded by Councillor Hubley that Municipal Council conduct First Reading of By-law 035C – Amendments to the Municipal Planning Strategy and By-law 049A – Amendments to the Municipal-Wide Land Use By-law, as presented, which include new sections outlining regulations for cluster development. Carried. Opposed: Councillor Smith.

2025-091 Moved by Councillor Hubley, seconded by Deputy Mayor Veinotte that Municipal Council direct staff to hold a public information session to present and discuss the revised cluster development amendments to the Municipal Planning Strategy and Municipal-Wide Land Use By-law, and further, that Council schedule a Public Hearing for May 13, 2025, at 5:30 p.m. Carried unanimously.

Council recessed at 11:45 a.m. and resumed at 12:49 p.m.

Mr. Dumaresq returned to the meeting.

11.3 Recreation Parks & Trails

11.3.1 Major Event Grant – Association of Nova Scotia Geocaching

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, “Major Event Grant Application Association of Nova Scotia Geocaching – Maritime Mega 6” (circulated with the agenda), providing details on the Association’s grant application for the Maritime Mega 6 geocaching event.

2025-092 Moved by Deputy Mayor Veinotte, seconded by Councillor Hubley that Municipal Council approve the Association of Nova Scotia Geocaching’s application for funding through

the Major Event Grant in the amount of \$3,500 for the Maritime Mega 6 event taking place June 26 - July 1, 2025.

It was noted that the Municipality of the District of Chester, the Town of Mahone Bay, and the Town of Lunenburg had approved funding, and that the Town of Bridgewater's decision was pending.

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

11.1 Economic Development

11.1.1 Community Hub Engagement Report & Presentation

Dave Waters, Director of Economic Development introduced Marilee Suleski, Project Lead with Colliers Project Leaders, and explained that the Community Hub presentation was a follow up to the engagement sessions conducted with various stakeholders.

Ms. Suleski gave a presentation on "Community Hub Engagement" (circulated with the agenda), providing results of the public engagement sessions and presented the What We Heard report which included the following seven recommendations:

- Do not pursue farmers markets
- Rentable commercial kitchen & cold storage
- Flexible, rentable community/event space
- Office space and boardroom facility
- Conduct follow-up targeted consultation
- Governance structures & booking system
- Ongoing communication with stakeholders

Concerns were raised that an event space may take revenue away from the community halls located throughout the Municipality and that booking activities in the smaller halls should be encouraged. It was noted that the existing community halls were in high demand and that the proposed space in the Community Hub would supplement the demand by offering a larger space.

It was further noted was many community halls have kitchen facilities and encouraging commercial kitchen certification may provide further community access.

11.3 Recreation Parks & Trails

11.3.2 Cape LaHave Island – What We Heard Report

Trudy Payne, Director of Recreation, Parks & Tourism, reviewed the report, "Cape LaHave Island – What We Heard Report", (circulated with the agenda), providing background on the steps taken towards developing a conservation easement agreement with the Nova Scotia Nature Trust for the Cape LaHave Island and an outline of how this type of agreement operates.

Ms. Payne also reviewed the What We Heard Report from the public information sessions held in May 2024.

It was requested that the draft conservation easement be available for Council's review at least 14 days prior to providing it to the public.

2025-093 Moved by Councillor Bell, seconded by Councillor Reinhardt that Municipal Council confirm its intention to enter into a Conservation Easement Agreement with the Nove Scotia Trust for the Cape LaHave Island. Carried unanimously.

2025-094 Moved by Councillor Burns, seconded by Councillor Hubley that Municipal Council direct staff to host a Cape LaHave Island public information session to inform the public on the content of the "What We Heard" report and the permitted uses identified in the report. Carried unanimously.

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

12.1 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended the various municipal-wide planning meetings; agenda briefing meetings; cheque signing; and all meetings as assigned.

12.2 Mayor's Update

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

13. Added Items – Nil

14. In Camera

At 2:07 p.m., it was moved by Councillor Burns, seconded by Councillor Moore that Municipal Council go In Camera to discuss the Item 14.1 Contract Negotiations under Section 22(2)(e) of the MGA. Carried

Municipal Council In Camera in session.

At 2:48 p.m., it was moved by Deputy Mayor Veinotte, seconded by Councillor Burns that Municipal Council come out of In Camera and return to open session. Carried unanimously.

Municipal Council in session.

15. Adjournment

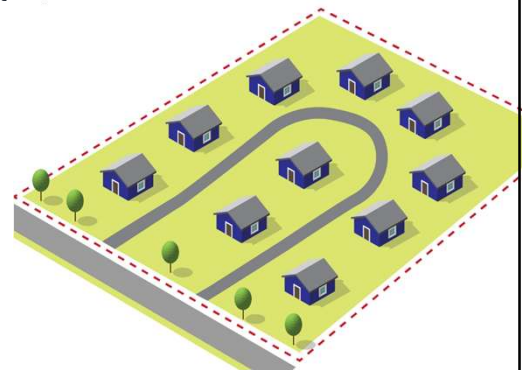
There being no further business, the meeting adjourned at 2:48 p.m.



1

Background

- Lack of existing development standards for this development style.
- First reading passed July 28, 2025 (expired Dec 27, 2024)
- First reading reintroduced and passed January 28, 2025
- Public Information Session and hearing March 3 & 11, 2025
- Options report March 25, 2025
- Revised MPS and LUB's cluster regulations via Council's motion



2

Municipal Planning Strategy (Section 5.3)

Revised subsection:

5.3.1 As outlined in the Municipal-Wide Land Use By-law section on Non- Conforming Uses, it will be a policy of Council that, for cluster developments being developed as bare land condominiums or phased land condominiums, all units that have been accepted for registration by the Registrar of Condominiums as evidenced by their being registered at the appropriate Land Registration office established under the Land Registration Act by December 31, 2026, will be recognized by Council as non-conforming.

New subsections added:

5.3.2 Council will recognize cluster developments as non-conforming if they are not phased development condominiums. To qualify, a developer must have submitted a complete building permit application for the development by December 31, 2026.

5.3.3 Despite subsection 5.3.2, Council may allow cluster developments to be approved by development agreement prior to December 31, 2026 if it determines that the proposed development cannot be completed within the building permit timeframe.

3

Municipal Wide Land Use Bylaw (Section 4.6)

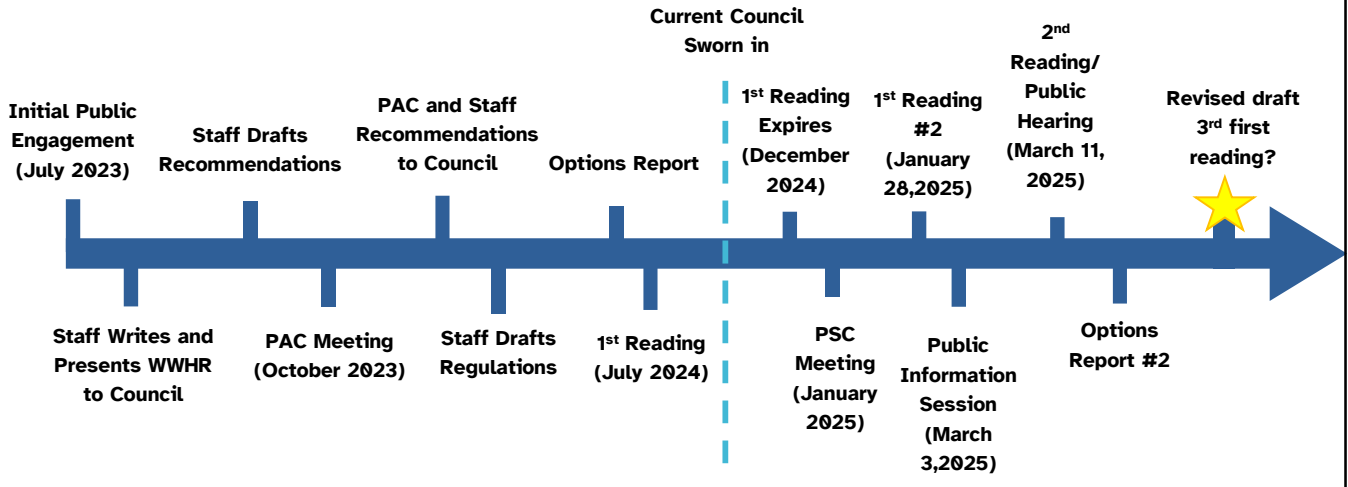
Revised subsection:

4.6 Non-Conforming Cluster Developments

For cluster developments established as bare land or phased land condominiums, all units registered with the Registrar of Condominiums by December 31, 2026—as evidenced by registration at the appropriate Land Registration Office under the *Land Registration Act*—will be recognized by Council as non-conforming. For non-bare land condominium cluster developments, Council will extend the same recognition to those that obtain a complete building permit application by December 31, 2026. In the case of phased condominium developments, only the units registered by December 31, 2026, will be considered non-conforming, regardless of whether the approved Condominium Declaration anticipates additional phases.

4

Project Timeline



5

Questions?

6

Mayor's Report

April 22, 2025

I want to begin by recognizing the work Councillors and staff have devoted to the restart of the municipal planning strategy. We do have a long road ahead but everyone has been active in developing a plan and participating in the public engagement sessions. We have many meetings ahead and we will continue to refine the sessions.

I participated in a meeting with Councillor Smith in Union Square attended by 22 residents. As you all know more than 200 people attend the New Germany meeting. The attendance at these meetings certainly supports the concern we have heard about the planning strategy. We will continue to use the sessions to help residents understand why we are creating a plan and why their input is important. We have scheduled another afternoon/evening session in May to work in smaller groups with the residents from New Germany and the surrounding area.

As we hold meetings in each of the districts, we will add additional meetings to allow for small group discussions where individuals have a chance to share their concerns at a table conversation.

Along with a number of Councillors I talked with hundreds of residents at the South Shore Expo event held at the LCLC. This was a great opportunity to promote the dates for public meetings and speak directly with residents. It was time well spent.

We will continue to produce materials and videos that help educate our residents on the provincial statements of interest and the reasons for developing a plan for our district. By mid-May we will begin policy discussions at Council on drinking water, agricultural land and home based businesses. This will begin to give residents an idea about the policies that will support the related land use by-law.

I participated with Mayor David Mitchell in the Mayor's Breakfast organized by the Bridgewater and Area Chamber of Commerce. The format was new and I enjoyed an opportunity to share a public discussion with the neighbouring Mayor.

I attended the ground turning for the expansion of the Small World Learning Centre. This will provide childcare for another 86 children throughout our community. Although the facility is in town many families in the municipality are users. This district and the surrounding area still have a high demand for more daycare.

I attended a meeting of the Nova Scotia Woodland Trust at the Parkdale Maplewood hall which provided a great opportunity for local woodlot owners to learn of an organization working to preserve working woodlots for the future through a trust agreement and generate resources to support the woodlot trust through the sale of carbon credits.

I met with Mayor Mitchell to discuss regional economic development and steps that are feasible to consider in formation of a regional organization. The role of the organization and the place for partnership between municipal government and the business community in establishing an entity.

I spent an afternoon with the SIKH (sick) community at the Hebbville Fire Hall, celebrating their main spring celebration. It marks the beginning of the Sikh New Year, it is a harvest festival and is celebrated annually on April 13 and 14. This year it was celebrated here on April 19. There were prayers and readings from their Holy Book, cants, music and special food served during their religious ceremonies. I felt privileged to be part of the afternoon and learned a lot about the traditions and history of the Sikh religion – the youngest world religion dating back only 500 years. Founding in the Punja district of India – the district between India and Pakistan. There were at least 125-150 people in attendance, mostly young men and women with small children. The men are generally easily identified as they wear turbans; the women were beautifully dressed in their traditional colorful tunics and pants. The pronunciation is SICK not SEEK. It is SICKISM not SEEKISM.