

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, May 13, 2025 – 6:00 p.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 (left at 6:15 p.m. & joined on TEAMs at 8:51 p.m.)
Councillor Cathy Moore, District 5
Councillor Alison Smith, District 6
Councillor Edgar Burns, District 7
Councillor Ben Brooks, District 9

Regrets

Councillor Kacy DeLong, District 8

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 6:00 p.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 Burns advised that he would be declaring a conflict of interest on Item 10.3.1 Proposed Development Agreement – Lot FE-1 MacCulloch Road.

Councillor Oickle advised that she would be declaring a conflict of interest on Item 11.1.1 Cluster Development Regulations – Second Reading.

2.1 Proclamation – International Day Against Homophobia, Biphobia, and Transphobia

Mayor McLean-Wile proclaimed May 17, 2025 as “International Day Against Homophobia, Biphobia, and Transphobia” in the Municipality of the District of Lunenburg as a day to celebrate the 2SLGBTQ+ community in Lunenburg County.

3. Public Input

Jennifer Varner, Barss Corner, was in attendance to express concerns regarding the wording of the proposed Neighborhood Nuisance By-law.

Andrew Himmelman, Newcombville, was in attendance to provide comments regarding the following matters:

- the Neighbourhood Nuisance Bylaw;
- Highway 332 being designated as a Blue Route and the safety issues it may cause cyclists; and
- Awarding tenders to non-local businesses who are not familiar with Nova Scotia safety regulations.

Councillor Hubley left the meeting at 6:15 p.m.

4. Approval of Agenda

Moved by Deputy Mayor Veinotte, seconded by Councillor Moore that the Agenda be approved as circulated. Carried unanimously.

5. Approval of Minutes – April 22, 2025

The Minutes of the April 22, 2025 Council meeting were approved as circulated.

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs

7.1 Award of Tender #2024-01-006 Municipal Services Building Property Maintenance Services

Jamie Burgess, Senior Municipal Engineer, and Tyler Richardson, Municipal Engineer, were in attendance. Mr. Richardson reviewed the report “Award of Tender 2024-01-006 Municipal Services Building Property Maintenance Services” (circulated with the agenda), providing details on the submissions received for the tender for maintenance services to the Municipal Building.

It was clarified that the contract was for one year.

2024-095 Moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council award Tender 2024-01-006 Municipal Services Building Property Maintenance Services to William A. Gerhardt Property Improvement in the amount of \$58,457.07, excluding HST. Carried unanimously.

7.2 Award of Capital Project – Supply and Installation of Accessible Kayak Launch and Dock System

Maria Butts, Project Manager, reviewed the report “Award of Capital Project – Supply and Installation of an Accessible Kayak Launch and Dock System at Miller Point Peace Park” (circulated with the agenda), providing details on the recommendation to award the capital project to Eagle Beach Contractors Limited.

Discussions followed regarding the following:

- the tidal environment at the location required a different system than used at other parks;
- the accessibility features of the dock system; and
- plans for adverse weather.

2025-096 Moved by Councillor Bell, seconded by Councillor Smith that Municipal Council award the contract for the supply and installation of an EZ Docks accessible kayak launch and doc system at Miller Point Peace Park to Eagle Beach Contractors Limited in the amount of \$88,433, excluding HST.

It was noted that the contractors would be able to begin immediately.

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

8. Presentations/Scheduled Times - Nil

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards

10.1 Finance Committee

10.1.1 Community Recreation Capital Grant – Additional Funding Request

A recommendation from the Finance Committee, including a report titled “Additional Funding Request – Community Recreation Capital Grant” was circulated with the agenda.

2025-097 Moved by Councillor Moore, seconded by Councillor Burns that Municipal Council accept the recommendation of the Finance Committee and provide up to \$20,000 in additional funding to the Community Recreation Capital Grant Program for the 2025-2026 fiscal year; and further, that it come from the general operating reserves. Carried unanimously.

10.1.2 Annual Operating & Major Recreation Capital Grants

A recommendation from the Finance Committee, including a report titled “Annual Operating and Major Recreation Capital Grants” was circulated with the agenda.

2025-098 Moved by Deputy Mayor Veinotte, seconded by Councillor Reinhardt that Municipal Council accept the recommendation of the Finance Committee and approve the

applications for the 2025-2026 Annual Operating Grant Program in the amount of \$99,701, as presented. Carried unanimously

2025-099 Moved by Councillor Smith, seconded by Deputy Mayor Veinotte that Municipal Council accept the recommendation of the Finance Committee and approve the applications for the 2025-2026 Major Recreation Capital Grant Program in the amount of \$52,359, as presented; and further, that the approval of the South Shore Multi-Cultural Society application be contingent on securing storage space. Carried unanimously.

10.1.3 Funding Support to Friends of Crescent Beach

A recommendation from the Finance Committee, including a report titled “Funding Support to Friends of Crescent Beach” was circulated with the agenda.

Abhi Jain, Manager of Climate Change and Sustainability, reviewed the report, “Update – Funding Request from Friends of Crescent Beach (FOCB) (circulated with the agenda), providing details on the FOCB’s request to decrease the amount of funding from \$30,000 to \$20,000.

2025-100 Moved by Councillor Bell, seconded by Councillor Reinhardt that Municipal Council accept the recommendation of the Finance Committee and provide \$20,000 to support a feasibility and options study regarding climate risk mitigation to the Friends of Crescent Beach (FOCB), with the funds coming from the Open Space and Sustainability operating reserves; and further, that municipal funding be contingent on FOCB receiving a grant from the provincial Sustainable Communities Challenge Fund. Carried. Opposed: Councillor Brooks.

10.2 Nominating Committee

10.2.1 Police Advisory Board – Members at Large Appointments

A recommendation from the Nominating Committee was circulated with the agenda.

2025-101 Moved by Councillor Oickle, seconded by Councillor Brooks that Municipal Council accept the recommendation of the Nominating Committee and appoint the following as Members at Large to the Police Advisory Committee:

- **Joseph Boutilier, of Pine Grove, for a two-year term ending November 2027; and**
- **Larry Hagell, of Maplewood, for a three-year term ending November 2028. Carried unanimously.**

10.3 Planning Advisory Committee

10.3.1 Proposed Development Agreement – Lot FE-1 MacCulloch Road

Councillor Burns removed himself from the table as per the earlier declared Conflict of Interest.

A recommendation from the Planning Advisory Committee, including a report titled “Development Agreement for Proposed Land Lease Community on Lot FE-1 MacCulloch Road” was circulated with the agenda.

Ella Gindi, Planner II, gave a presentation titled “Development Agreement: Lot FE-1 MacCulloch Road (Land Lease Community)”, providing details on the Development Agreement and the development project (attached to Minutes).

It was noted that modular homes are naturally more affordable.

2025-102 Moved by Councillor Bell, seconded by Deputy Mayor Veinotte that Municipal Council accept the recommendation of the Planning Advisory Committee and give notice of its intention to enter into a Development Agreement with Jaylynn Enterprises Ltd. for the development of a land-lease cluster development located on Lot FE-1 MacCulloch Road (PID 60709383), and further, that Council set a Public Hearing for June 10, 2025 at 5:00 p.m. Carried unanimously.

Councillor Burns returned to the table.

10.3.2 Proposed Amendments to Osprey Village Secondary Planning Strategy (020) and Land Use By-law (021)

A recommendation from the Planning Advisory Committee, including a report titled “Osprey Village Plan Amendments” was circulated with the agenda.

Carin Mahon, Planner I, gave a presentation titled “Osprey Village Planning Amendments Secondary Planning Strategy & Land Use By-law Amendments” (attached to the Minutes) providing details on the proposed amendments to By-law 020 and By-law 021.

Concerns were raised that the “open space” designation permitted the development of parking lots. It was noted that a park required adequate parking.

2025-103 Moved by Councillor Burns, seconded by Councillor Moore that Municipal Council accept the recommendation of the Planning Advisory Committee and conduct First Reading of:

- **By-law 020F Amendments to the Osprey Village Secondary Planning Strategy 2025; and**
- **By-law 021I Amendments to the Osprey Village Land Use By-law 2025;**

and further, that Council set a Public Hearing for June 10, 2025 at 5:30 p.m. Carried unanimously.

11. Staff Reports

11.1 Planning & Development

11.1.1 Cluster Development Regulations – Second Reading

Councillor Oickle removed herself from the table as per the earlier declared conflict of interest.

A report from Ella Gindi, Planner II, titled “Cluster Development Regulations – Second Reading” providing details on the steps taken to date for regarding the amendments to By-law 035 Municipal Planning Strategy and By-law 048 Municipal-Wide Land Use-By-law, was circulated with the agenda.

2025-105 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that Municipal Council conduct Second 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 at the May 13, 2025 Public Hearing, which includes new sections outlining regulations for cluster developments.**

It was clarified that the proposed amendments would not necessarily create an opening for more cluster developments.

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

Councillor Hubley and Councillor DeLong were absent from the vote.

Councillor Oickle returned to the table.

11.2 Administration

11.2.1 South Shore Public Libraries – Funding Support Request

A memo from Ashley Nunn-Smith, CEO & Chief Librarian, South Shore Public Libraries, regarding “Request for Endorsement and Signature - Letter to the Province on Public Library Funding” was circulated with the agenda.

2025-105 Moved by Councillor Smith, seconded by Councillor Burns that Municipal Council provide a letter to the Honourable Dave Ritcey, Minister of Communities, Culture, Tourism and Heritage, in support of the South Shore Public Libraries’ request for the Province of Nova Scotia to revisit the current public library funding formula. Carried unanimously.

11.2.2 By-law 050 Neighbourhood Nuisance By-law – Second Reading

Tom MacEwan, CAO, reviewed the report, “Second Reading – Neighbourhood Nuisance By-law” (circulated with the agenda) and provided details on the proposed by-law.

Mr. MacEwan reviewed and addressed the concerns raised by residents at public input and emails received regarding the proposed By-law.

Mr. MacEwan noted that the RCMP would determine the reasonableness of a complaint and lay charges accordingly and explained that the Municipality had the option to remove a charge and seek compliance.

2025-106 Moved by Councillor Smith, seconded by Councillor Oickle that Municipal Council conduct Second Reading and adopt By-law 050 Neighbourhood Nuisance, as presented. Opposed: Councillor Moore, Councillor Burns, and Deputy Mayor Veinotte. Carried

Council recessed at 8:07 p.m. and resumed at 8:20 p.m.

11.2.3 Appointment of Code of Conduct Investigator

Alex Dumaresq, Deputy CAO, reviewed the report, "Appointment of Investigator for Code of Conduct Issues" (circulated with the agenda).

2025-107 Moved by Councillor Reinhardt, seconded by Councillor Oickle that Municipal Council appoint Taylor MacLellan Cochrane (TMC) as the Municipality's Code of Conduct investigator. Opposed: Councillor Brooks. Carried.

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

12.1 MJSB Update

Councillor Oickle provided an update on the following matters of the Municipal Joint Services Board:

- Supply and installation of security cameras awarded to Convergent
- Hazardous Waste Collection & Transportation awarded to GFL Environmental Services Inc.
- Term Public Relations Co-op position approved
- Funding application to PCAP to offset tipping fees supported by units

12.2 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended the volunteer reception; the NSFM Conference; the MPS meetings; agenda briefings; and all assigned committee meetings.

12.3 Mayor's Update

Mayor McLean-Wile's updates are attached to the Minutes.

13. Added Items – Nil

14. In Camera

At 8:34 p.m., it was moved by Councillor Moore, seconded by Councillor Oickle 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 Personnel Matter under Section 22(2)(c) of the MGA

Carried.

Municipal Council In Camera in session.

At 9:04 p.m., it was moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council come out of In Camera and return to open session. Carried.

Municipal Council in session.

14.1 Pickleball Lease Agreement & Funding

2025-108 Moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council approve funding to the South Shore Pickleball Club (Club) in an amount not to exceed \$555,890 for the design and construction of 6 pickleball courts, a driveway and gravel parking lot, conditional upon the Club and the Maritime Tennis & Pickleball Court – Builders & Refinishers entering into a contract for the design and construction, on terms acceptable to the Municipality; and further that the funds to come from the Pickleball Court Reserve. Opposed: Councillor Brooks. Carried.

2025-109 Moved by Councillor Burns, seconded by Councillor Oickle that Municipal Council enter into a lease agreement with the South Shore Pickleball Club for a portion of the land situated at 247 Leary Fraser Road (PID 60413234), as presented. Opposed: Councillor Brooks. Carried.

14.2 Personnel Matter

2025-110 Moved by Councillor Bell, seconded by Deputy Mayor Veinotte that Municipal Council approve the leave request submitted by Councillor DeLong for the period from May 1, 2025 to August 31, 2025, which includes but is not limited to all meetings of Council scheduled during that period and the leave be reviewed again at the end of the requested time frame; and further, that salary and benefits continue during the time frame of the approved leave period. Carried unanimously.

2025-111 Moved by Councillor Bell, seconded by Councillor Reinhardt that Municipal Council approve that all Councillor DeLong's Council constituency duties be assumed by Deputy Mayor Veinotte; and further that the Nominating Committee review Councillor DeLong's committee appointments and recommend re-assignments of appointments as needed. Carried unanimously.

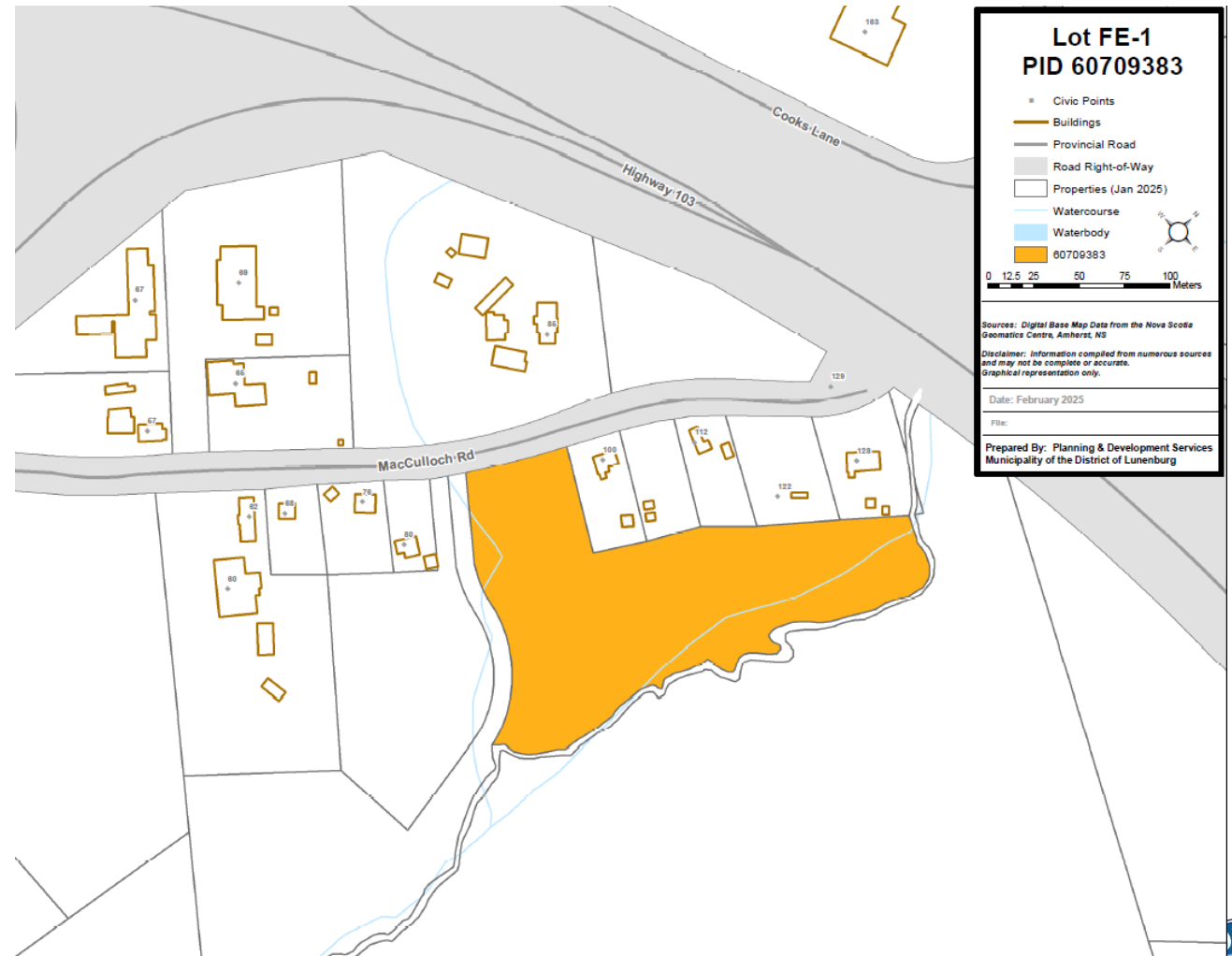
15. Adjournment

There being no further business, the meeting adjourned at 9:10 p.m.

Development Agreement: Lot FE-1 MacCulloch Rd (Land Lease Community)

Ella R. Gindi, Planner II

May 13, 2025



Agenda

- **Overview**
- **Development agreement criteria**
- **Proposed Development**
 - Site plan summary
 - External agencies and staff feedback
- **Development Agreement process steps**
- **Question period**



Development overview

- **Applicant: Jaylynn Enterprises Ltd.**
- **Proposal: Cluster development (land-lease community)**
- **Units: Up to 23 modular single-family dwellings**
- **Location: MacCulloch Road, Cookville (Unzoned property)**
- **Cluster Development Regulations**
- **First reading held January 28, 2025 and April 22, 2025**
- **Public Information session held March 19, 2025**
- **Planning Advisory Committee provided positive recommendation April 24, 2025**



Policy & Regulatory Framework

Aligns with:

- **Sections 5.3– Cluster Development**
- **Section 6 – Development Agreement process**

DA can regulate:

- **Access, servicing, phasing, stormwater, environmental impact**
- **Completion timelines, site suitability, traffic, and fire safety**



Feedback from Agencies

- **Emergency Services: Road and turnaround meets their requirement**
- **Town of Bridgewater:**
 - Minimal traffic impact expected
- **South Shore School Board: No concerns**
- **Public Works:**
 - Concerns with the closeness of the proposed structures and number of accesses that are on the frontage of McCulloch Road.
 - There is to be no structures of any kind (septic tanks, retaining walls, parking stalls) within a minimum of 5 meters of the ROW. All entrance approvals are contingent on SSD information and intended use.
 - Developer changed the site plan in accordance with DPW requirement.



Environmental Review

Developer submitted:

- **Notification Receipt to Nova Scotia Environment**
 - On-site sewage system must meet provincial standards

Planning Staff:

- **No species at risk identified**
- **Stream noted near road; no current setback regulation**



Public engagement

- **Septic Odour:** Residents raised concerns; engineer confirmed airtight design eliminates odour risk.
- **Flooding & Vegetation:** Public cited past issues with blocked streams and tree loss; engineer confirmed 100-year flood event is accounted for.
- **Water Flow & Fire Safety:** Concerns about hydrants and flow; plans include adequate fire protection and water pressure.
- **Green Space & Trees:** Green space exists; concerns over tree removal acknowledged
- **Road Access During Construction:** Residents concerned about closures; developer committed to managing and communicating disruptions.
- **Garbage Collection:** Questions raised about private road access.
- **Street Lighting & Privacy:** Lighting planned for safety; fencing requests shared with developer for consideration.



Development Agreement Steps

1. Municipality receives development application
2. Staff holds public information session – Month 19th, 2025
3. Staff provides feedback from Information session to Planning Advisory Committee
4. Planning Advisory Committee meeting (PAC) –April 24, 2025
 - PAC makes recommendation to Council
5. Council does or does not declare their intent entering into a development Agreement
6. Public Hearing
7. Council may decide to enter or not enter into a Development Agreement with developer
8. 14-day appeal period
9. If no appeals, application is approved



Conclusion

- **Supports Statement of Provincial Interest on Housing**
- **Increases affordable housing options in a serviced area**
- **Aligns with Council’s strategic priorities (economic development, climate change, quality of life and growth)**
- **DA process ensures long-term regulatory alignment**
- **Staff confirm preliminary compliance with policies and criteria**
- **PAC recommendations:**

“That the Planning Advisory Committee recommend that Municipal Council approve entering into the Development Agreement for the land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383), as it is consistent with the Development Agreement requirements outlined in the Municipal Planning Strategy”



Recommendations

Motion:

“That Municipal Council give notice of their intention to enter into a Development Agreement with Jaylynn Enterprises Limited for the development of a land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383), as the proposal is consistent with the intent and policies of the Municipal Planning Strategy. Further that Council sets the date and time of June 10, 2025, at 5p.m. for a public hearing.”



Thank You!

Questions?





Osprey Village Planning Amendments Secondary Planning Strategy & Land Use By-law Amendment

First Reading

May 13, 2025

Carin Mahon, Planner 1

Agenda

- Overview of PAC recommendations
- Recommendations for each area
- Next steps
- Questions

Recommendations from PAC meeting (April 24, 2025)

Area 1 (Harold Whynot Rd properties):

Permit lower-density residential development on four unserviced industrial-designated lots in Area 1

Area 2 (MODL owned vacant property zoned Institutional):

Rezone municipally-owned parcel near Allée Champlain Drive (Area 2) from Institutional to General Commercial to enable mixed-use development

Area 3 (High-density to open space zone):

Rezone a constrained high-density residential parcel (Area 3) to Open Space to protect natural features.

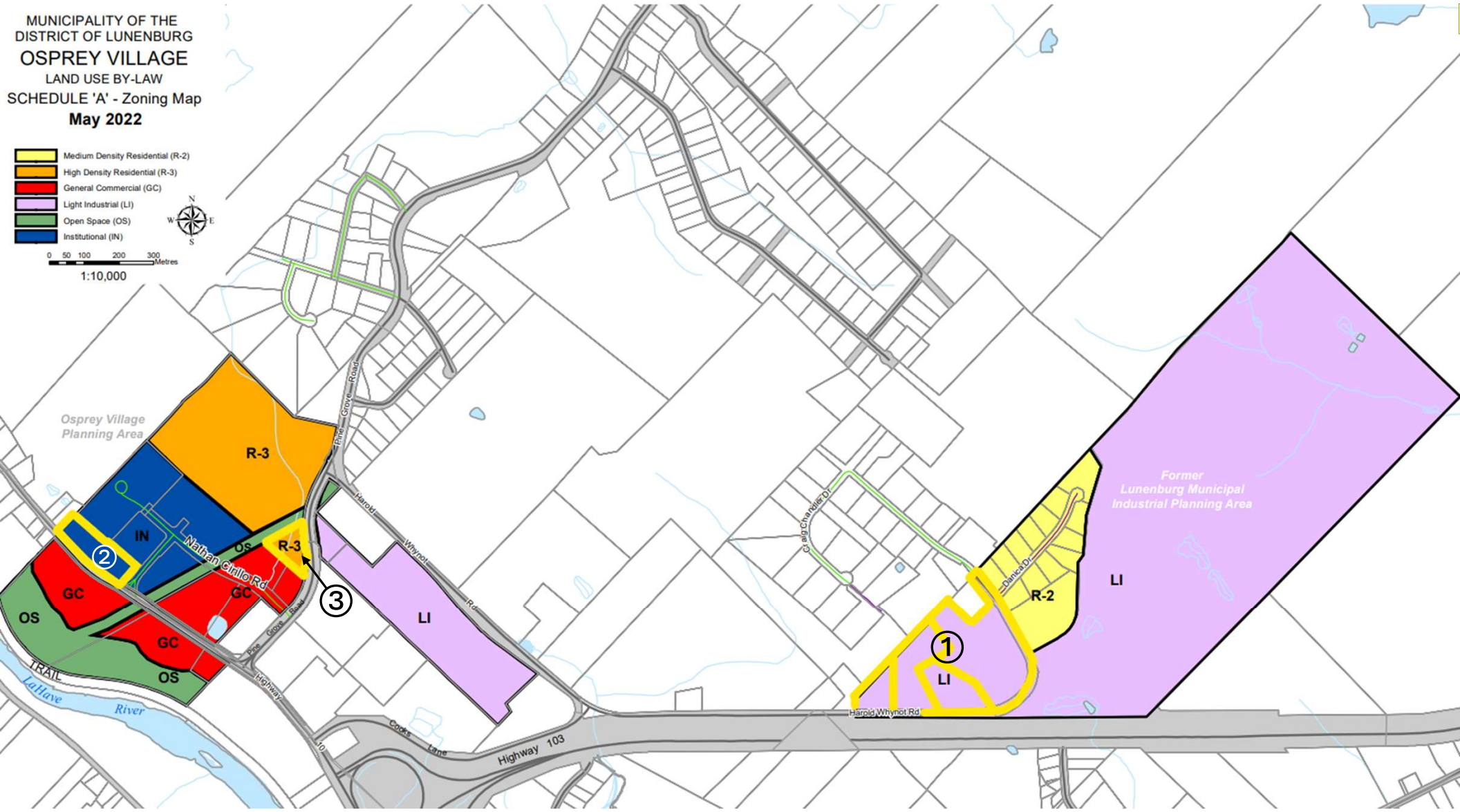


MUNICIPALITY OF THE
DISTRICT OF LUNENBURG
OSPREY VILLAGE
LAND USE BY-LAW
SCHEDULE 'A' - Zoning Map
May 2022

- Medium Density Residential (R-2)
- High Density Residential (R-3)
- General Commercial (GC)
- Light Industrial (LI)
- Open Space (OS)
- Institutional (IN)

0 50 100 200 300 Metres

1:10,000



Slide 4

CM1 Edit the area 1 to include the other 4 PIDS
Carin Mahon, 2025-03-26T19:19:08.938

Overview of affected areas

Area 1 (Harold Whynot Rd properties)

- Zoned as Light Industrial (LI), but potential for residential use
- Currently only permits high-density residential in an unserviced area (25units/hectare)

Recommendation:

Amend the Land Use Bylaw (LUB) to remove the high-density residential requirements to PIDs specifically in this area

Slide 5

CM1 Each area should have its own slide, make sure the recommendations visually stand out (New paragraph, put a border around?)

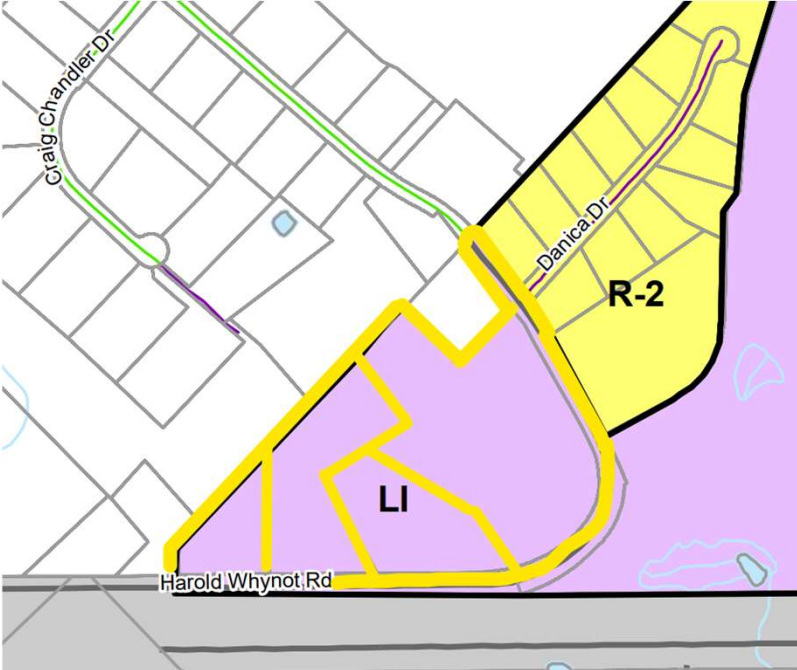
Carin Mahon, 2025-03-26T19:29:08.175

Area 1 Amendment

Osprey Village Land Use By-law

Lands that would be exempt from the High Density Residential requirement of minimum 25 units per hectare:

PID	Civic Address
60431913	371 Harold Whynot Road
60582566	391 Harold Whynot Road
60253374	417 Harold Whynot Road
60487824	Harold Whynot Road



Overview of affected areas

Area 2 (Current Institutional Zone)

- Zoned as Institutional (IN), but undeveloped property has potential for commercial/residential use
- Current permitted uses are restrictive

Recommendation:

Rezone undeveloped MODL owned property from Institutional (IN) to General Commercial (GC)

Slide 7

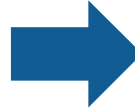
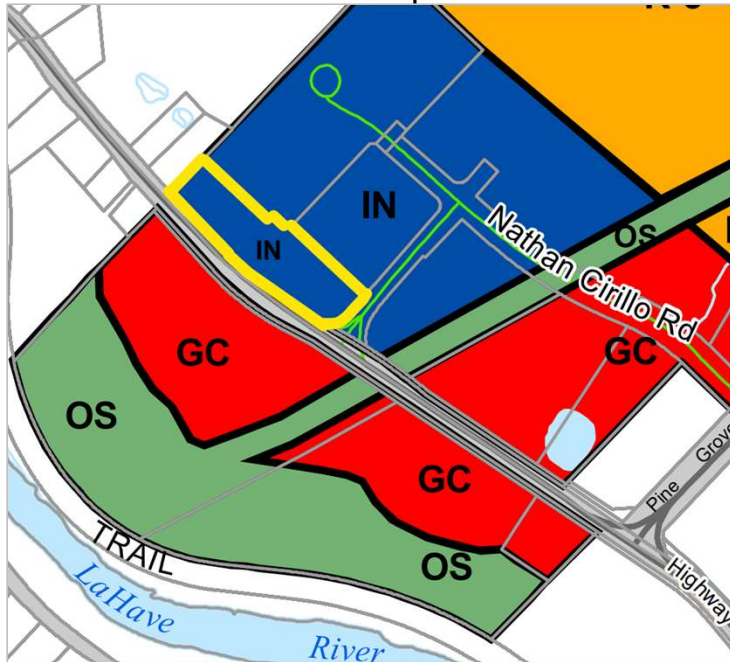
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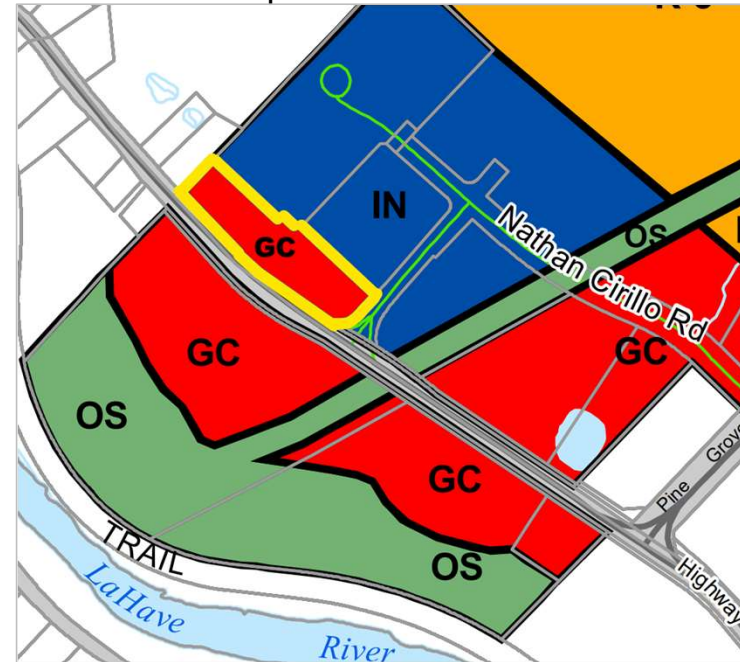
Area 2 Amendment

Osprey Village Land Use By-law – Zoning Map

Current map



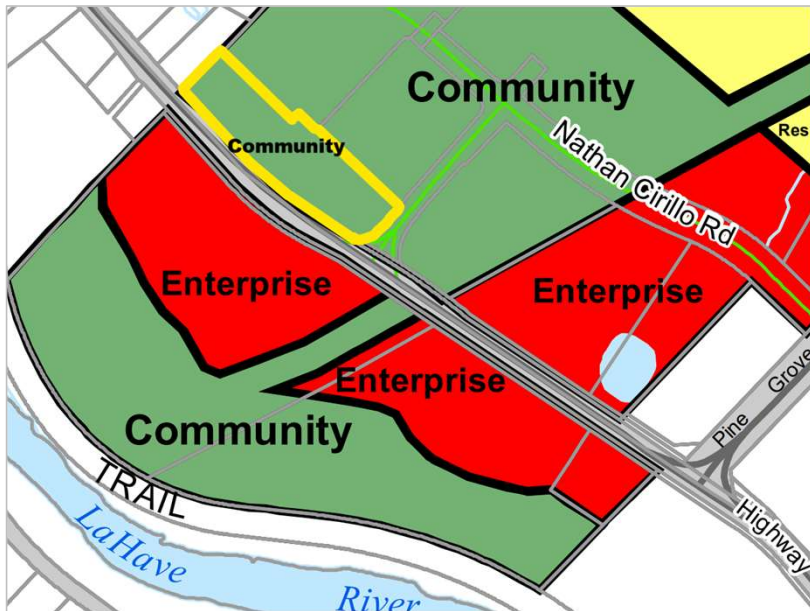
Map after amendment



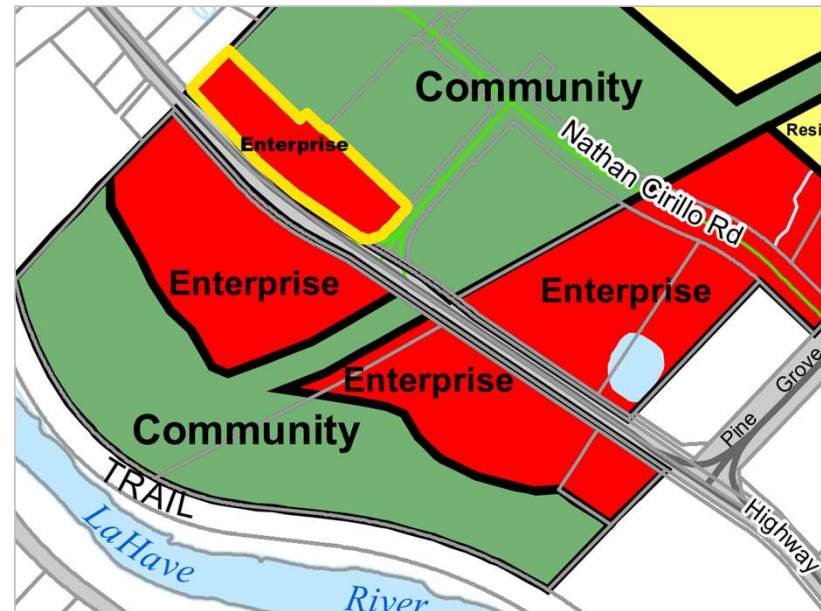
Area 2 Amendment

Osprey Village Secondary Planning Strategy – Future Land Use Map

Current map



Map after amendment



Overview of affected areas

Area 3 (High-density to open space zone)

- Zoned as High-Density Residential (R-3), but development constraints (property size, soil, etc.)

Recommendation:

Rezone the property to Open Space (OS)

Slide 10

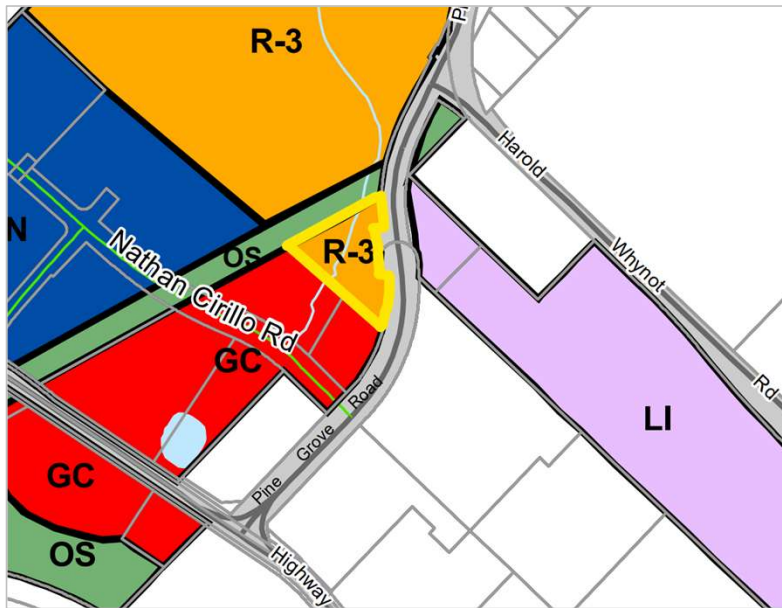
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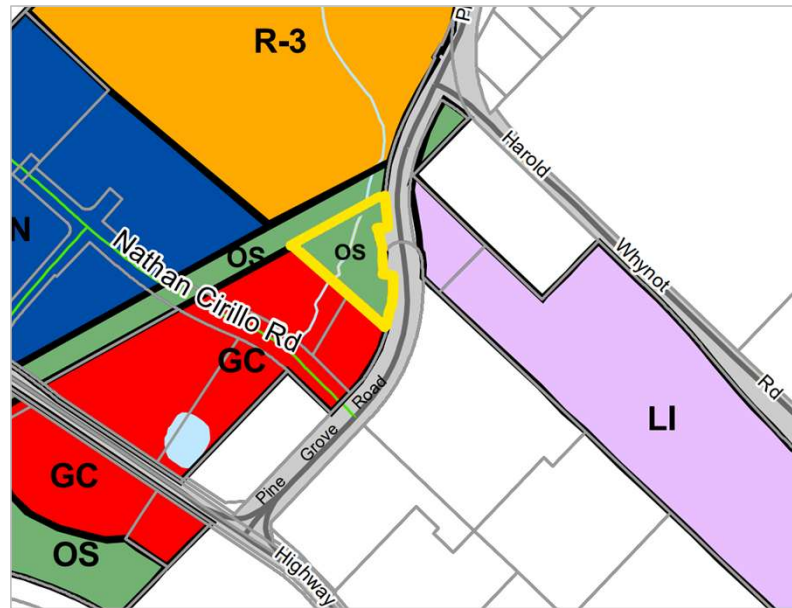
Area 3 Amendment

Osprey Village Land Use By-law – Zoning Map

Current map



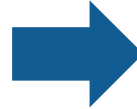
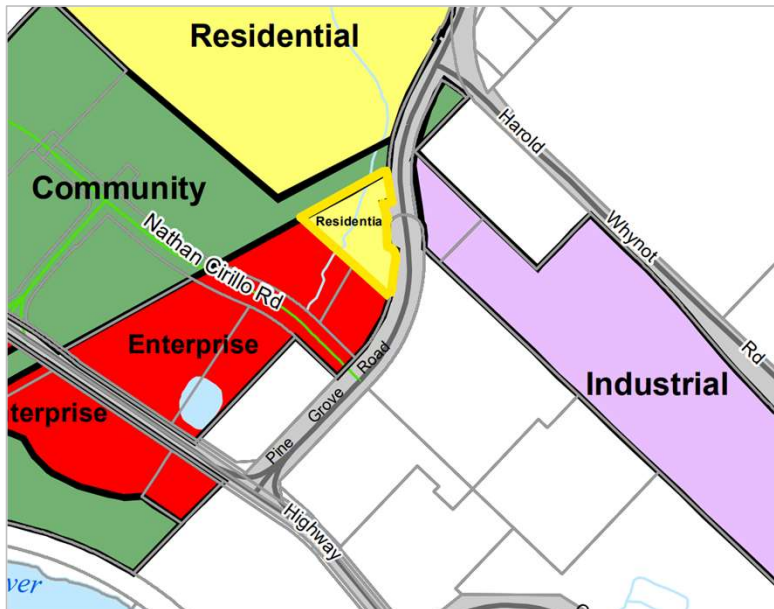
Map after amendment



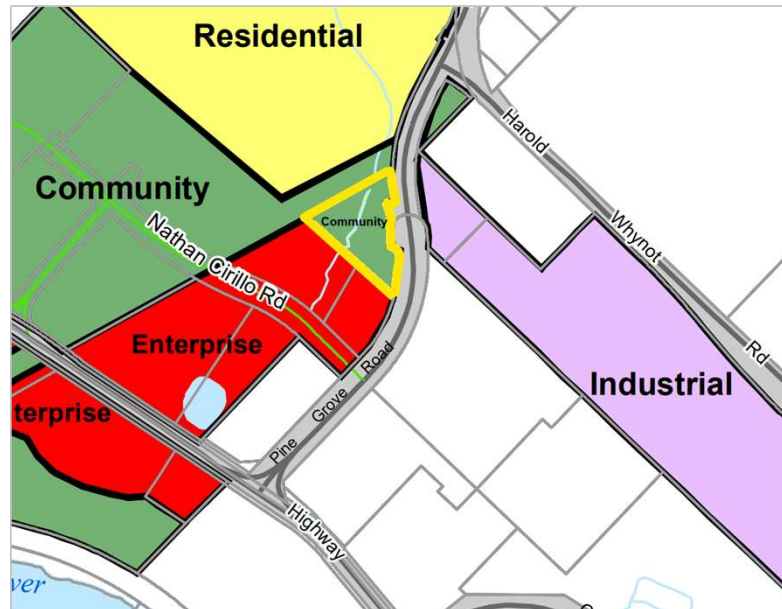
Area 3 Amendment

Osprey Village Secondary Planning Strategy – Future Land Use Map

Current map



Map after amendment



Stakeholder Engagement



NS Environment & Climate Change;

NS Public Works;

NS Health;

Royal Canadian Mounted Police;

Emergency Health Services;

Bridgewater Public Services Commission;

Northfield District Fire Department;

Oakhill District Fire Department;

South Shore Regional Centre for Education

CSAP (Conseil Scolaire Acadien Provincial)

MODL Department of Recreation

MODL Department of Engineering

MODL Fire Services



Stakeholder Engagement

The planning implications that shall be considered by Council during an amendment:

Planning implication	External agency feedback	Result
The impact of the proposed use and uses permitted in the zone on traffic with respects to traffic hazards, congestion, and pedestrian hazards	<ul style="list-style-type: none"> • NS Public Works • MODL Department of Engineering 	Satisfied
The impact on the natural environment	<ul style="list-style-type: none"> • NS Environment & Climate Change 	Satisfied
The adequacy of municipal services	<ul style="list-style-type: none"> • Bridgewater Public Services Commission • RCMP 	Satisfied
The adequacy and proximity of community facilities for education, recreation and emergency services as well as other amenities	<ul style="list-style-type: none"> • EHS • South Shore Regional Centre for Education • CSAP • MODL Department of Recreation • MODL Fire Services • Northfield District Fire Department • Oakhill District Fire Department • NS Health • RCMP 	Satisfied
The adequacy of street networks	<ul style="list-style-type: none"> • NS Public Works • MODL Department of Engineering 	Satisfied
The suitability of the site regarding grades, soils, geological conditions, location of watercourse, flooding, marshes, bogs, swamps, and proximity to natural or man-made hazards or land uses that could present a health risk or result in a poor quality living environment	<ul style="list-style-type: none"> • NS Environment & Climate Change • NS Health • MODL Department of Engineering 	Satisfied



Recommendations



Council accept the recommendations of the PAC regarding the Osprey Village amendments by conducting first reading of:

- By-law 020F - Amendments to the Osprey Village Secondary Planning Strategy 2025
- By-law 021I - Amendments to the Osprey Village Land Use By-Law 2025
- Council set the date and time of **June 10, 2025 at 5:30 p.m.** for a public hearing

Next Steps



- Public Information Session February 5, 2025
- Planning Advisory Committee (PAC) February 20, 2025
- **Council First Reading** April 24, 2025
May 13, 2025
- Public Hearing June 10, 2025
- Council Second Reading TBA



Mayor's Report

May 13, 2025

The work and discussion for me during the last two weeks has been around our municipal planning strategy 2.0 process. We had two more community meetings in Parkdale-Maplewood and Northfield. These are important meetings and a valuable way to connect with residents, explain what planning is and why it is needed, allow people to share their concerns and have questions answered. Thank you to the Council who have been supportive and engaged in working with residents. We still have much work to do.

While we continue to host meetings throughout the District we will begin considering the policy areas that provide the framework for the development of the related by-laws. On May 20 we will consider Lakeshores and Drinking Water, June 17 – Agriculture and on July 15 – Home-Based Businesses; our discussions will be part of our regular Policy and Strategy sessions, open to the public for input and recorded for viewing and listening. We will release these documents to the public once we have finalized their content; council members will receive these in plenty of time to be well prepared for the meeting's discussion.

I met with the Chair of the Board of Directors of Partners for Care, one of the partners in the Lumia Health Centre. This was a very constructive and informative session; the concept of what the centre is still under review and development. They are still evaluating the community needs in an effort to create a centre that will serve the needs of the community and meet residents' expectations for a health and wellness centre. Amanda Hatt, the Program Officer with Partners for Care, and I had a further conversation this afternoon to consider groups that she should connect with in our community to get input.

I received several emails regarding the development of the Blue Lantern Shellfish farm in Mahone Bay. I met with the proponent Paul McInnis and had a follow-up phone conversation to better understand where the application process at this point. They have an option to lease agreement with the Department of Fisheries and Aquaculture and there is a lengthy and rigorous application process that will involve more public consultation. Two of the emails were related to the impact on recreational activities in Mahone Bay. One email raised environmental concerns.

Unsanitary and dangerous premises continue to be a significant irritant for residents. I hear these complaints quite frequently and I would suggest our process for handling the complaints is cumbersome and lengthy. I think we need to address this at an upcoming committee meeting to streamline the process to expedite resolution.

I will remind everyone of the National Para Hockey Tournament that will begin at the LCLC on Thursday this week. This is an event that we have supported as a municipality. Special shout out to all the volunteers who brought this event here and worked so hard to create a great event showcasing our area.