

## **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 27, 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  
Councillor Ben Brooks, District 9

### **Regrets**

Councillor Kacy DeLong, District 8

### **Staff**

Tom MacEwan, Chief Administrative Officer  
Alex Dumaresq, Deputy CAO  
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**

Mr. MacEwan reported that David Ferguson, the new District Commander with the RCMP was in attendance. District Commander Ferguson introduced himself and provided details on his background.

Councillor Brooks recognized the Old Confidence Lodge in Riverport for the recent Lunenburg Community Symphony performance.

Councillor Smith announced that the Atlantic Water Network, in partnership with the Rural Water Watch would host a Healthy Wells Day event on June 1, 2025 at the Parkdale Maplewood Centre.

Councillor Bell recognized Pauline Himmelman-Richards on her 95<sup>th</sup> birthday. He noted that Mrs. Himmelman-Richards was the first woman elected to MODL Council and the first woman

Deputy Warden on the South Shore. Mrs. Himmelman-Richards served 24 years on MODL Council.

Councillor Burns thanked the LaHave River Salmon Association for a successful fishing derby held at the MARC.

## **2.1 Proclamation – Parks & Recreation Month**

Mayor McLean-Wile proclaimed the month of June 2025 to be Parks & Recreation Month in the District of Lunenburg in recognition of the benefits of recreation and parks at local, regional, and provincial levels.

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

## **4. Approval of Agenda**

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

## **5. Approval of Minutes – Public Hearing – May 13, 2025**

**The Minutes of the May 13, 2025 Public Hearing were approved as circulated.**

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

Mr. Dumaresq responded to the following items arising from the Public Input at the May 13, 2025 Council meeting:

- Designation of Highway 332 as a Blue Route
- Wayfinding and traffic flagging
- Local procurement implications

## **8. Presentations/Scheduled Times**

### **8.1 Alchemia Art Workshop**

Christopher Quigley was in attendance to give a presentation on “Alchemia Art Workshop” (circulated with the agenda), providing details on the Transformation of Dangerous Spaces project, a public art installations that address gender-based violence.

Mr. Quigley asked that Council provide written support and endorsement for the project in order to open possibilities for funding.

## **7. Awarding of Tenders/RFPs**

### **7.1 Award of RFP 2025-05-405 Cookville Sidewalk Expansion – Design Construction and Contract Administration Services**

Jamie Burgess, Senior Municipal Engineer, and Tyler Richardson, Municipal Engineer, were in attendance. Mr. Richardson reviewed the report, “Award of RFP 2025-05-405 Cookville Sidewalk Expansion – Design Construction and Contract Administration Services” (circulated with the agenda), providing details on the project, the evaluation process, and the recommendation to award the RFP to DesignPoint Engineering and Surveying Ltd.

Mr. Richardson noted that the expansion project would provide sidewalks on Nathan Cirillo and Pine Grove Road.

Mr. Richardson clarified that there was an error in the rubric chart shown in the report attached to the agenda. The 20 points shown under the cost proposal column was misallocated to EXP. It should have been allocated to DesignPoint.

**2025-112 Moved by Councillor Burns, seconded by Councillor Bell that Municipal Council award RFP 2025-05-405 Cookville Sidewalk Expansion – Design, Construction and Contract Administration Services to DesignPoint Engineering and Surveying Ltd., in the amount of \$273,106, excluding HST.**

It was noted that Design Engineering and Surveying Ltd. was responsible for the design work only and that construction would be completed in 2026.

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

**7.2 Award of RFP 2025-01-404 Design, Tender and Construction Support Services Miller Point Peace Park Accessible Trails**

Maria Butts, Project Manager, reviewed the report, “Award of RFP 2025-01-404 Design, Tender and Construction Support Services Miller Point Peace Park Accessible Trails” (circulated with the agenda), providing details on the project, the evaluation process, and the recommendation to award the project to DesignPoint Engineering and Surveying Ltd.

**2025-113 Moved by Councillor Oickle, seconded by Councillor Reinhardt that Municipal Council award RFP 2025-01-404 Design, Tender and Construction Support Services for Miller Point Peace Park Accessible Trails to DesignPoint Engineering & Surveying Ltd., in the amount of \$49,960, excluding HST. Carried unanimously.**

**7.3 Award of RFP 2025-05-400 Supply of Two ½ Ton Trucks**

Stephen Pace, Director of Engineering & Public Works, reviewed the report, “Award of RFP 2025-05-400 Supply of Two ½ Ton Trucks” (circulated with the agenda), providing details on the project, the evaluation process, and the recommendation to award the RFP to O’Regan’s Chevrolet Buick GMC Cadillac Limited.

**2025-114 Moved by Deputy Mayor Veinotte, seconded by Councillor Hubley that Municipal Council award RFP 2025-05-400 Supply of Two ½ Ton Trucks to O’Regan’s Chevrolet Buick GMC Cadillac Limited, in the amount of \$116,879.04, including HST. Carried unanimously.**

**9. Consideration of Correspondence - Nil**

**10. Recommendations from Committees & Boards**

**10.1. Policy & Strategy Committee**

**10.1.1 Major Event Grant Application – Golden Shore Music Society**

A recommendation from the Policy & Strategy Committee, including a report titled “Major Event Grant Application – Golden Shore Music Society – Shipyard Shindig Music & Art Festival” providing details on the Society’s application for funding was circulated with the agenda.

**2025-115 Moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council accept the recommendation of the Policy & Strategy Committee and approve Golden Shores Music Society’s application for funding through the Major Event Grant, in the amount of \$1500, for the Shipyard Shindig Music & Art Festival event taking place June 14, 2025. Carried unanimously.**

**11. Staff Reports**

**11.1 Administration Department**

**11.1.1 First Reading – Repeal & Replace By-law 013 Capital Cost Recovery Charges for Water Systems**

Councillor Burns declared a Conflict of Interest and stepped away from the table.

Larry Feener, Municipal Engineer-Wastewater & Infrastructure Projects, and Tyler Richardson, Municipal Engineer, were in attendance. Mr. Tyler reviewed the report, “First Reading – Repeal & Replace, Capital Cost Recovery Charges for Water Systems, By-law 013” (circulated with the agenda).

Alex Dumaresq, Deputy CAO, explained that the amendments to the by-law included housekeeping amendments, plan language revisions, and the removal of the Schedule.

**2025-116 Moved by Councillor Hubley, seconded by Councillor Brooks that Municipal Council accept the proposed amendments and conducts First Reading of By-law 013 Capital Cost Recovery Charges for Water Systems, as presented, and give notice of its intention to conduct Second Reading at the June 10, 2025 Council meeting. Carried unanimously.**

Councillor Burns returned to the table.

### **11.1.2 Proposed Private Roads Standards Policy**

Tom MacEwan, CAO, gave a presentation, “Private Road Standard – Current Private Roads v Proposed Private Roads Standards” (circulated with the agenda), providing details on the current private roads standards and the proposed changes.

It was clarified that the proposed changes would assign the responsibility of design and construction of a private road to the developer’s engineers as opposed to municipal engineers. Developers would still be required to follow the Subdivision Bylaw for all other elements.

Staff was directed to prepare a draft policy for Council’s consideration.

Council recessed at 10:58 a.m. and resumed at 11:11 a.m.

### **11.1.3 Proposed Terms of Reference re Regional Growth Management Committee**

Tom MacEwan, CAO, reviewed the report, “Regional Growth Management Committee” (circulated with the agenda), providing details on the proposed Terms of Reference for the Committee.

It was noted that the Committee’s decisions were to be done by consensus, not by a vote. It was also noted that the meetings would be public.

**2025-117 Moved by Councillor Hubley, seconded by Councillor Oickle that Municipal Council approve the Terms of Reference for the Regional Growth Management Committee, as presented. Carried unanimously.**

## **11.2 Finance Department**

### **11.2.1 Property Tax Exemption Application - LaHave Coastal Conservation Association**

Elana Wentzell, Director of Finance, reviewed the report, “LaHave Coastal Conservation Association Property Tax Exemption Application” (circulated with the agenda) providing details on the Association’s application.

**2025-118 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council approve the tax exemption application from LaHave Coastal Conservation Association for the 11 properties, as presented. Carried unanimously.**

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

### **12.1 LCLC Update**

Deputy Mayor Veinotte provided an update on the following matters of the Lunenburg County Multi-purpose Lifestyle Community Centre:

- Financial estimates were accepted as information

- Tables/chairs ordered for Galleria and meeting room
- Facility shut down for installation of Loss of Phase Protection – May 30
- Hiring process for key seasonal positions underway
- Membership breakdown by region

Membership by Region

MODL	49.7%
TOB	30.6%
District of Chester	7.1%
Queens	6.5%
TOL	1.6%
Mahone Bay	1.6%
Hants	0.9%
HRM	0.5%
Shelburne	0.4%
Kings	0.3%
Yarmouth	0.3%
Other	0.3%

- Active Living and aquatics programing enhancement & expansion
- Past and upcoming events

## 12.2 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended the annual fishing derby; agenda briefings, cheque signing; and all meetings as assigned.

## 12.3 Mayor's Update

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

## 13. Added Items – Nil

## 14. In Camera

**At 11:45 a.m., it was moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council go In Camera to discuss the following items:**

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

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**Carried.**

Municipal Council In Camera in session.

Council recessed at 11:57 a.m. and resumed the in camera session at 1:20 p.m.

**At 3:15 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 3:15 p.m.

# Mayor's Report

**May 27, 2025**

In my previous life I always planning by quarters of the year, I called them Spring, Summer and Fall because in the Farm Market world they are distinct and unique in many ways.

I am applying the same planning strategy to our work here as a Council. You will have seen that in the strategic planning documents we have reviewed and adjusted based on the work we have started and projects we have identified for this year and into 2026.

I will update on the activities we have accomplished to date :

- Cluster Development is on its way to final adoption
- We agreed to establish pickleball courts at the MARC through an agreement with a volunteer group
- We have advanced plans for the public space in the WellTide Health Centre (formerly known as LUMIA) through further community consultation and agreed that the space should be developed into a community space that can accommodate meetings, events and public gatherings. The South Shore Regional Library have been a valuable partner in advancing ideas and developing a possible plan for management and use of the space. We are working with Partners for Care to clarify the building concept and offering for health services, through discussions with community representatives and groups.
- We finalized the terms of reference for the Regional Growth Collaboration committee with the Town of Bridgewater.
- We have advanced the planning for Public Transit to connect Hebbville, Wileville and Osprey Village with the Town of Bridgewater
- We have restarted the public engagement process for our municipal planning strategy and begun discussions at Policy and Strategy on the Statements of Interest and key areas of concern for residents – drinking water, agricultural land and home based businesses.
- Initiated discussions on regional economic development through the CAOs, Mayors, and Deputy Mayors meetings as well as with the Bridgewater and Area Chamber of Commerce President.

What remains to consider from Q1 is :

- Local accessible temporary Washroom options and analysis which is a carryover from consideration of accessible washrooms at Indian Falls.
- Final report and decision on Food Hub

Thank you all for your efforts in advancing these items and working so diligently on behalf of the municipality.

The municipal planning strategy meetings continue. We continue to evolve the format based on the number of people and the feedback from our residents. The last meeting in Hebbville was quite different from the meetings in New Germany, West Northfield, Parkdale-Maplewood, and Newcombville. The village of Hebbville has a secondary planning strategy in place and so are quite familiar with having a planning regulations in place. The discussion centred around specific questions and concerns about individual properties and how the secondary planning strategy fits into the district wide planning strategy.

There are a lot of community events going on and thanks to all the councillors who are filling in on activities. If community groups invite us to attend I think it is important that we have representation so thank you as this weekend there are many activities including the Hikers Summit, open house on one of our trails, a citizenship ceremony and these are all being held during the days Councillor Brooks, and Smith, Deputy Mayor Veinotte and I are attending the Federation of Canadian Municipalities in Ottawa.

I met with Derek Momberquette, Caucus Chair for the provincial liberals (at his request) and outlined some of our priorities and concerns on economic development, cell service and downloading of responsibilities from the provincial government, including resource development.

Finally, I did have the pleasure of reviewing the Niobe Sea Royal Canadian Sea Cadets Corp annual Cadet inspection review. It was a special event attended by parents and family members where the cadets showcased their skills in communication, knot tying, navigation, and marksmanship.