

# 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, June 10, 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 Pam Hubley, District 4

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 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

Mayor MacLean-Wile congratulated the Broad Cove Community Hall for their 175<sup>th</sup> anniversary celebration.

#### 2.1 Acknowledgement re Men's Mental Health Day

Mayor McLean-Wile acknowledged that June 13, 2025 was Men's Mental Health Awareness Day as a day to end the stigma that discourages men from talking about mental health challenges.

### 3. Public Input

Janice Wilson, East Dalhousie, Annapolis County, spoke against uranium mining and provided details on how the proposed mining in East Dalhousie would affect her land and the water stream from the area to the LaHave River Watershed area.

Theresa Gallant, New Germany, requested feedback from Council on its stand on the uranium mining matter.

Leif Helmer, Petite Riviere, spoke against the effects of uranium mining and asked that Council request a pause on the provincial timeline.

Dr. Bev Guptill, Lower Branch, spoke against uranium mining and explained the health risks associated with the toxic by-products unearthed by the mining.

#### 4. Approval of Agenda

It was requested that the discussion on Item 12.1 Uranium Exploration – Letter of Support for Pause under Councillors' Matters be moved to after Item 9 of the Agenda.

Moved by Councillor Moore, seconded by Councillor Bell that the Agenda be approved as amended above. Carried unanimously.

#### 5. Approval of Minutes – May 13, 2025 and May 27, 2025

The Minutes of the May 13, 2025 and the May 27, 2025 Council meetings were approved as circulated.

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs - Nil

8. Presentations/Scheduled Times - Nil

9. Consideration of Correspondence - Nil

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

12.1 Uranium Exploration – Letter of Support for Pause

A Request for Agenda Items form regarding the proposed uranium exploration was circulated with the agenda.

Councillor Smith reported on the Province's removal of the ban on uranium exploration and lack of public engagement on the matter. She requested that Council ask that the Province pause the RFP process for uranium exploration until more information is provided and proper consultation with the public and First Nations can take place.

2025-019 Moved by Councillor Smith, seconded by Councillor Moore that Municipal Council request that the Province pause the RFP process for exploration of uranium in East Dalhousie,

which is in the LaHave River watershed, to allow for sufficient time for meaningful consultation with First Nations and the public. Carried unanimously.

10. Recommendations from Committees & Boards

10.1. Finance Committee

10.1.1 Late Applications – Annual Operating Grants

A recommendation from the Finance Committee was circulated with the agenda, including a report titled “Late Applications – Annual Operating Grants”.

2025-020 Moved by Councillor Reinhardt, seconded by Councillor Burns that Municipal Council accept the recommendation of the Finance Committee and award the Lunenburg Doc Fest Association \$650 from the Annual Operating Grant Fund. Carried unanimously.

2025-021 Moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council accept the recommendation of the Finance Committee and award the South Shore Field House \$2625 from the Annual Operating Grant Fund. Carried unanimously.

10.2 Fire & Emergency Services Committee

10.2.1 Re-Appointment of Fire Services Members

A recommendation from the Fire & Emergency Services was circulated with the agenda providing nominations for fire service representatives to serve on the Fire & Emergency Services Committee.

2024-022 Moved by Councillor Bell, seconded by Councillor Reinhardt that Municipal Council accept the recommendation of the Fire & Emergency Services Committee and re-appoint the following fire services representatives to the Fire & Emergency Services Committee for a one-year term:

- Brian Keizer, District 1 & 2 Fire Commission
- Chief Darren Mulock, Northfield & District Fire Department
- Deputy Chief Dean Schmeisser, Dayspring & District Volunteer Fire Department
- Captain Emily Bowers, Hebbville Fire Department.

Carried unanimously.

10.3 Nominating Committee

10.3.1 Appointments to Council Committees

A recommendation from the Nominating Committee titled, “Regional Growth Management Committee appointment and Temporary Appointments – Councillor Kacy DeLong”, was circulated with the agenda.

2025-023 Moved by Councillor Oickle, seconded by Deputy Mayor Veinotte that Municipal Council accept the recommendation of the Nominating Committee and appoint Councillor Wendy Oickle as the temporary alternate council representative to the LCLC. Carried unanimously.

2025-024 Moved by Councillor Oickle, seconded by Councillor Bell that Municipal Council accept the recommendation of the Nominating Committee and appoint Councillor Alison Smith as the temporary council representative to the Planning Advisory Committee. Carried unanimously.

2025-025 Moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council accept the recommendation of the Nominating Committee and appoint Councillor Martin Bell as the alternate council representative to the Regional Growth Management Committee for a term ending November 2025. Carried unanimously.

## 11. Staff Reports

### 11.1 Administration Department

#### 11.1.1 Extended Producer Responsibility (EPR) - MJSB

Gabe Welsh, Director Waste Management Shared Services, reviewed the report "Extended Producer Responsibility (EPR) for Packaging, Paper Products, and Packaging-like Products (PPP) Regulations" (circulated with the agenda), providing details on the EPR regulations and explaining the Opt-In and Opt-Out Service models.

2025-026 Moved by Deputy Mayor Veinotte, seconded by Councillor Burns that Municipal Council authorize MJSB (Municipal Joint Services Board) staff to finalize agreements with Circular Materials based on the Opt-in Service model under Extended Producer Responsibility Regulations; and further, authorize the District of Lunenburg CAO and the Municipal Joint Services Board COO to execute the contract with Circular Materials. Carried unanimously.

#### 11.1.2 Second Reading – Repeal & Replace By-law 013 Capital Cost Recovery Charges For Water Systems

Councillor Burns declared a Conflict of Interest and removed himself from the table.

A report from April Whynot-Lohnes, Municipal Clerk, titled "Second Reading – By-law 013 Capital Cost Recovery for Water Systems" explaining the amendments to the by-law, was circulated with the agenda.

2025-027 Moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council conduct Second Reading and repeal and replace the January 25, 2011 By-law with the new By-law 013 Capital Cost Recovery for Water Systems, as presented. Carried unanimously.

Councillor Burns returned to the table.

### 11.1.3 Cell Service Advocacy Presentation

Sarah Kucharski, Manager Communications & Public Engagement, gave a presentation on “Cell Service Marketing Campaign” (circulated with the agenda) providing details on the various media outlets being used to promote the Province’s cell service survey, with the goal of bringing better cell service to the District of Lunenburg.

Ms. Kucharski explained how the following social media outlets were being used to promote the survey:

- Facebook
- Digital medial – email and website
- Print
- Radio

It was suggested that creating videos could be another way of promoting the survey.

Mayor McLean-Wile noted that the District of Lunenburg was not listed on the Province’s “Build Nova Scotia” website listing the areas in the province where work was taking place on the issue of cell service.

## 11.2 Planning Services Department

### 11.2.1 Development Agreement re Lot FE-1 MacCulloch Road

Councillor Burns declared a conflict of interest and removed himself from the table.

A report from Ella R. Gindi, Planner II, titled “Development Agreement for Proposed Land Lease Community on Lot FE-1 MacCulloch Road Public Hearing” was circulated with the agenda.

2025-028 Moved by Councillor Bell, seconded by Councillor Moore that Municipal Council enter into a Development Agreement with Jaylynn Enterprises Limited for the proposed land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383). Carried unanimously.

Councillor Burns returned to the table.

### 11.2.2 Second Reading – Amendments to Osprey Village Secondary Planning Strategy and Land Use By-law

A report from Carin Mahone, Planner I, titled “Osprey Village Plan Amendments – Second Reading” was circulated with the agenda.

2025-029 Moved by Councillor Moore, seconded by Councillor Oickle that Municipal Council conduct Second Reading to:

- By-law 020G Amendments to the Osprey Village Secondary Planning Strategy 2025; and
  - By-law 021I Amendments to the Osprey Village Land Use By-law 2025
- and adopt the amendments, as presented.

Ms. Mahone reported on the concerns brought forward by CSAP in their letter of June 4, 2025 (circulated with the Public Hearing agenda of June 10, 2025) and reported that staff believed they had adequately addressed the concerns.

It was noted that Councillor Burns was unable to vote on the matter as he was not present at the Public Hearing.

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

### 11.3 Recreation, Parks & Tourism

#### 11.3.1 South Shore Genealogical Society – Burials at Lunenburg County Home

A report from Stephen Ernst, Researcher with the South Shore Genealogical Society (SSGS), regarding burials at Lunenburg County Home, Dayspring, was circulated with the agenda.

Trudy Payne, Director of Recreation, Parks & Tourism provided background on the steps taken to date to move forward on the concerns brought forward by two public members regarding the details on commemorative plaque and interpretive signs at Hillside Cemetery, and explained the South Shore Genealogical Society's role in the project.

Stephen Ernst, Vice President, and Fawn Creaser, President, both with the SSGS were in attendance. Mr. Ernst reviewed the report "Report to the Municipality of the District of Lunenburg regarding burials at Lunenburg County Home, Dayspring" (circulated with the agenda).

It was noted that the commemorative plaque and interpretive panel should be updated.

#### 11.3.2 Major Event Grant Application re Lunenburg County Pride

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, "Major Event Grant Application Lunenburg County Pride, Pride Week 2025 Pride on the Shore" (circulated with the agenda.)

2025-032 Moved by Councillor Reinhardt, seconded by Councillor Burns that Municipal Council approve the Major Event Grant funding application from Lunenburg County Pride in the amount of \$4,000 for Pride Week 2025. Carried unanimously.

### 11.3.3 Major Event Grant Application re Canada Day on the LaHave

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, "Major Event Grant Application Town of Bridgewater Canada Day on the LaHave" (circulated with the agenda).

2025-031 Moved by Councillor Bell, seconded by Councillor Moore that Municipal Council approve the Major Event Grant funding application from the Town of Bridgewater in the amount of \$2,000 for the 2025 Canada Day on the LaHave event. Carried unanimously.

### 11.3.4 Major Event Grant Application re New Germany Canada Day

Councillor Moore declared a conflict of interest and left the table.

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, "Major Event Grant Application New Germany Canada Day Committee New Germany Canada Day Celebrations" (circulated with the agenda).

2025-032 Moved by Deputy Mayor Veinotte, seconded by Councillor Smith that Municipal Council approve the Major Event Grant funding application from the New Germany Canada Day Committee in the amount of \$2,500 for the 2025 Canada Day in New Germany event. Carried unanimously.

Councillor Moore returned to the table.

## 11.4 Economic Development

### 11.4.1 Financial Support for Bridgewater Market Expansion Feasibility Study

Mark Strickland, Development Officer, reviewed the report, "Financial Support for the Bridgewater Market Expansion Feasibility Study" (circulated with the agenda).

2025-033 Moved by Councillor Smith, seconded by Councillor Reinhardt that Municipal Council approve \$3,500 for the Bridgewater Farmers Market Expansion Feasibility Study; and further, that the money come from the approved Economic Development budget. Carried unanimously.

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

### 12.2 Deputy Mayor's Update

Deputy Mayor Veinotte update was deferred to the next Council meeting.

### 12.3 Mayor's Update

Mayor McLean-Wile's update was deferred to the next Council meeting.

## 13. Added Items – Nil

14. In Camera

At 7:40 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 Land Negotiations under Section 22(2)(a) of the MGA
- 14.2 Contract Negotiations under Section 22(2)(e) of the MGA

Carried.

Municipal Council In Camera in session.

Council recessed at 7:40 p.m. and resumed at 7:48 p.m.

At 8:18 p.m., it was moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council come out of In Camera and return to open session. Carried.

Municipal Council in session.

14.1 Pickleball Construction Agreement

2024-034 Moved by Councillor Bell, seconded by Councillor Oickle that Municipal Council approve the terms of the construction agreement between the South Shore Pickleball Club and the Maritime Tennis & Pickleball Court – Builders & Refinishers for the construction of 6 pickleball courts, a driveway, and gravel parking lot. Carried unanimously.

14.2 Sale of Land - Highway 3, Rhodes Corner

2024-035 Moved by Deputy Mayor Veinotte, seconded by Councillor Burns that Municipal Council approve the sale of PID 60243466, located on Highway 3 in Rhodes Corner to the Municipal Group as per the terms outlined in the Agreement of Purchase & Sale. Carried unanimously.

15. Adjournment

There being no further business, the meeting adjourned at 8:21 p.m.