

Municipality of the District of Lunenburg
Minutes of a SPECIAL Meeting of Municipal Council
Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.
Tuesday, July 29, 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. Approval of Agenda

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

3. Staff Presentation

3.1 Municipal Wide Land Use Planning Project - Home Based Businesses

A report from Carin Mahon, Planner I, titled "Municipal Wide Land Use Planning Project – Home Based Businesses" providing details on the impacts home-based businesses have on municipal wide land use planning, was circulated with the agenda.

Reid Shepherd, Deputy Director of Planning & Development Services, gave a presentation on "Home-Based Businesses (HBB)" (circulated with the agenda) highlighting the following:

- What is a Home-Based Business (HBB)?
- Relevant Legislation
- Location of HBBs in MODL unplanned areas
- Jurisdictional Review re land use by-law approaches
- Tools and Approaches
- Regulation Options – Draft 1

Discussions followed regarding:

- Impacts of types of HBBs on private roads
- Reasons for moving forward with regulation
- Grandfathering of existing HBBs
- Provincial restrictions or requirements to be noted in regulations

Council identified the following concerns with Draft #1:

- Regulations around HBBs on private roads needs further discussion
- Maximum number of non-residents on site is too restrictive
- Discussions needed on how “zones” are created

It was clarified that the proposed HBB regulations affected only areas that were not within current planned areas, and that the Municipality already had HBB regulations and restrictions in certain planned areas.

Council recessed at 10:26 a.m. and resumed at 10:38 a.m.

4. Consideration of Correspondence

4.1 Correspondence from Be The Peace re Alcohol in Convenience Stores

A letter from Sue Bookchin, ED, regarding the proposed expansion of alcohol in convenience stores and the effects this could have on public health, was circulated with the agenda.

Alex Dumaresq, Deputy CAO, reviewed the correspondence and supporting documentation requesting that Council write to the province asking for a halt on moving forward with putting alcohol in convenience stores until further information can be gathered regarding the impacts on health and public safety.

Moved by Councillor Oickle, seconded by Councillor Reinhardt that Municipal Council authorize the Mayor to write to the Premier and responsible ministers, expressing Council's support for the Be The Peace and their request for a health and public safety impact assessment prior to making a decision on expanding retail sales of alcohol.

It was noted that the matter was a provincial issue not municipal.

The Motion on the floor was voted on and defeated. Those Opposed: Councillors Bell, Hubley, Moore, Burns, and Deputy Mayor Veinotte.

5. Staff Reports

5.1 Recreation, Parks & Tourism

5.1.1 Transformation of Dangerous Spaces – Letter of Support

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, "Letter of Support for Alchemia Art Workshop – Transformation of Dangerous Spaces" (circulated with the agenda), providing details on the request for the letter of support.

Main Motion

Moved by Councillor Oickle, seconded by Councillor Burns that Municipal Council authorize the mayor to write a letter of support endorsing the Transformation of Dangerous Spaces project, as presented at the May 27, 2025 Council meeting.

A discussion followed regarding the use of the word "endorsing".

Motion to Amend

Moved by Councillor Bell, seconded by Councillor Oickle that the motion on the floor be amended by replacing the word "endorsing" with the word "for". Motion defeated. Those Opposed: Councillors Reinhardt, Moore, Burns, Smith, and Deputy Mayor Veinotte.

It was noted that an Art Policy was part of Council's future plans.

The Main Motion on the floor was voted on and defeated. Those Opposed: Councillors Reinhardt, Bell, Moore, Smith, Burns, Deputy Mayor Veinotte, and Mayor McLean-Wile.

6. In Camera

At 11:08 a.m., it was moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council go In Camera to discuss the following items:

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

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

Carried.

Municipal Council In Camera in session.

At 11:46 a.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.

6.1 Land Negotiations re FH Development

2025-158 Moved by Councillor Bell seconded by Councillor Hubley that Municipal Council approve the conveyance of Parcels A and C, portions of PID 60630076, to FH Developments (4418141 Nova Scotia Limited), in exchange for the conveyance of Parcel B, portion of PID 60722378 from FH Developments (4418141 Nova Scotia Limited) to the Municipality; and further that Council authorize the Mayor and Clerk to execute the deeds. Carried unanimously.

7. Adjournment

There being no further business, the meeting adjourned at 11:49 a.m.