

## **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, September 9, 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  
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 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 - Nil**

#### **3. Public Input**

Stephen Adamson, Hebbs Cross, was in attendance at public input to express concerns regarding the proposed amendments to the Building Code By-law, more specifically, the expiration of building permits.

#### **4. Approval of Agenda**

It was requested than the following item be added to the agenda:

- Extension of Councillor DeLong's medical leave

**Moved by Councillor Smith, seconded by Deputy Mayor Veinotte that the Agenda be approved as amended with the addition of the extension of Councillor DeLong's medical leave. Carried unanimously.**

**13. Added Items**

**13.1 Extension of Councillor DeLong's Medical Leave**

**2025-159 Moved by Councillor Smith, seconded by Councillor Bell that Municipal Council approve the extension of Councillor DeLong's medical leave to the end of February 2026. Carried unanimously.**

**5. Approval of Minutes – July 22, 2025 and Special Council July 29, 2025**

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

**The Minutes of the July 29, 2025 Special Council meeting were approved as circulated.**

**6. Business Arising from Minutes - Nil**

**7. Awarding of Tenders/RFPs**

**7.1 Award of Tender 2025-01-001 Snow Removal Services**

A report from Jamie Burgess, Senior Municipal Engineer, and Tyler Richardson, Municipal Engineer, titled "Tender 2025-01-001 – Snow Removal Services for Municipal Public Highways" detailing the results of the tender was circulated with the agenda.

Mr. Burgess reviewed the report and reported that Gerhardt Property Improvement Ltd. was the recommended as the successful bidder.

**2025-160 Moved by Councillor Brooks, seconded by Councillor Bell that Municipal Council award Tender 2025-01-001 Snow Removal Services for Municipal Public Highways to Gerhardt Property Improvements Ltd., for snow removal services on Municipal Roads for the next three years, ending May 31, 2028, at an estimated cost of \$672,712.90, excluding HST.**

It was clarified that the estimated cost was based on the number of estimated services required for the approximate 11.4 kms of municipal roads, and that it was estimated high.

**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. Dangerous & Unsightly Property Committee**

### **10.1.1 Clean Up Assistance Application – 1735 Newburne Road, Barss Corner**

A recommendation from the Dangerous & Unsightly Property Committee, including a report titled “1735 Newburn Rd, Property – 1735 Newburne Rd, Barss Corner” was circulated with the agenda.

Graham Hopkins, Inspection Services Manager, reviewed the report providing details on the application received for the Cleanup Financial Assistance program.

It was noted that the clean up time frame could be flexible and extended at the discretion of the Building Official.

**2025-161 Moved by Councillor Smith, seconded by Councillor Moore that Municipal Council accept the recommendation of the Dangerous & Unsightly Property Committee and approve the Clean Up Assistance application for the property located at 1735 Newburne Road, Barss Corner, in the amount of \$1500, as per Policy 074 Unsightly Premises Clean-up Assistance Program. Carried unanimously.**

## **11. Staff Reports**

### **11.1 Planning & Development**

#### **11.1.1 Appointment of Development Officers**

A report from Jeff Merrill, Director of Planning & Development Services, titled “Appointment of Development Officers” was circulated with the agenda.

Mr. Merrill reviewed the report and explained the role of the development officers.

**2025-162 Moved by Councillor Hubley, seconded by Deputy Mayor Veinotte that Municipal Council appoint Ella Gindi and Rosemary Young as Development Officers for the Municipality of the District of Lunenburg. Carried unanimously.**

#### **11.1.2 Second Reading – Repeal & Replace By-law 018 Building Code By-law**

A report from April Whynot-Lohnes, Municipal Clerk, titled “Second Reading – Repeal & Replace By-law 018 Building Code By-law” was circulated with the agenda.

Graham Hopkins reviewed the report explaining the proposed amendments to the By-law.

Councillor Moore read a communication received from a resident with concerns on the costs associated with the requirement of a location certificate. Mr. Hopkins explained that a location certificate would be required only for new builds and that most banking institutions require them as part of the mortgage process.

Concerns were raised regarding the 1 year expiry of existing building permits. It was explained that the **Building Code Act** regulates expiry of permits. It is not a municipal regulation, and the Building Code takes precedence.

It was noted if work was taking place on the build, the permit could be renewed. The renewal fee (permit value) would be based on the work that remains. Also noted was that if the build is in a zoned area, the development permit expires after one year and must be renewed.

Mr. MacEwan clarified that a building permit was not a contract, rather an obligation of the municipal unit to ensure builds are constructed as per the Building Code.

**Moved by Councillor Moore, seconded by Councillor Burns that Municipal Council repeal and replace By-law 018 Building Code By-law, as presented.**

Mr. Dumaresq explained the process should Council request a substantive amendment to the proposed By-law at the stage of Second Reading, and requesting that existing permits be issued without an expiry date would be considered a substantive amendment.

It was requested that the matter be referred to the Policy & Strategy Committee for further discussion and consideration.

**2025-163 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that the matter of the amendments to the Building Code By-law be referred to the Policy & Strategy Committee for further discussion pending primary motion. Motion Carried. Opposed: Councillor Burns**

Staff were asked to provide more details on the number of current open permits and options for discretion under the proposed bylaw to allow the permits to continue.

## **11.2 Recreation, Parks & Tourism**

### **11.2.1 Cape LaHave Easement Agreement**

A report from Trudy Payne, Director of Recreation, Parks & Tourism, titled "Conservation Easement for Cape Lahave Island" providing details on the steps taken to date to determine the terms of the conservation easement, was circulated with the agenda.

Ms. Payne gave a presentation titled "Cape LaHave Island Conservation Easement" (attached to Minutes) providing details on the following:

- Background on the steps taken to date
- What is a conservation easement?
- Proposed permitted and prohibited Uses
- Recommended permitted uses
- Recommended prohibited uses

Ms. Payne explained that the Baseline Documentation Report described the current conditions of the property and catalogued all items of ecological significance.

It was noted that the Nova Scotia Nature Trust consulted with property owners surrounding the island.

**2025-164 Moved by Councillor Bell, seconded by Councillor Reinhardt that Municipal Council approve the Conservation Easement Agreement pertaining to the Cape Lahave Island, between the Municipality of the District of Lunenburg and the Nova Scotia Nature Trust, as presented, on the condition that both MODL’s solicitor and staff agree with the Baseline Documentation Report as defined in Article 5.3 of the Conservation Easement; and further, authorize the Mayor and Municipal Clerk to sign the agreement. Carried unanimously.**

### **11.3 Administration**

#### **11.3.1 Proposed Fire Tax Rates 2025-2026**

A report from Chris Kennedy, Fire Services Coordinator, titled “Proposed Fire Tax Rates for 2025-2026” was circulated with the agenda.

Mr. Dumaresq reviewed the report explaining that the Municipality collects the area rates and that each year the rates are approved.

**2025-165 Moved by Councillor Moore, seconded by Councillor Hubley that Municipal Council approve the fire tax rates per \$100 of assessment for the fiscal year ending March 31, 2026, as presented. Carried unanimously.**

### **11.4 Finance**

#### **11.4.1 Tax Exemption Baker Settlement Hall – Late Application**

Elana Wentzell, Director of Finance, reviewed the report “Baker Settlement & District Community Hall Association Property Tax Exemption Application” (circulated with the agenda).

**2025-166 Moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council approve the tax exemption application from Baker Settlement & District Community Hall Association properties, as presented. Carried unanimously.**

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

### **12.1 MJSB Update**

Councillor Oickle advised that the MJSB had accepted the resignation of the COO, Leslie MacFarlane, and that an internal competition would take place for an interim COO.

### **12.2 Deputy Mayor’s Update**

Deputy Mayor Veinotte advised that she attended the Regional Growth Management Committee meeting and the 100<sup>th</sup> Annual Fishers' Memorial ceremony.

### **12.3 Mayor's Update**

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

### **14. In Camera**

**At 7:50 p.m., it was moved by Councillor Burns, seconded by Deputy Mayor Veinotte 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 Contract Negotiations under Section 22(2)(e) of the MGA**

**Carried.**

Municipal Council In Camera in session.

**At 8:31 p.m., it was moved by Councillor Hubley, seconded by Councillor Burns that Municipal Council come out of In Camera and return to open session. Carried.**

Municipal Council in session.

### **14.1 Community Solar Garden Application**

**2025-167 Moved by Councillor Hubley, seconded by Councillor Oickle that Municipal Council authorize the CAO to transfer MODL's Community Solar Program application for the 7-megawatt Oakhill Community Solar Garden to AI Renewable Fund with Powerbank as developer, conditional upon reimbursement of municipal pre-development costs within 12 months of the Provincial contract award, and to execute all related documents. Carried unanimously.**

### **14.2 Copper Coast Construction Housing Agreements**

**2025-168 Moved by Councillor Burns, seconded by Councillor Bell that Municipal Council direct the CAO to enter into a Purchase and Sale Agreement, a Buy Back Agreement, and a Conveyance Agreement with Cooper Coast Construction Ltd., as presented. Carried unanimously.**

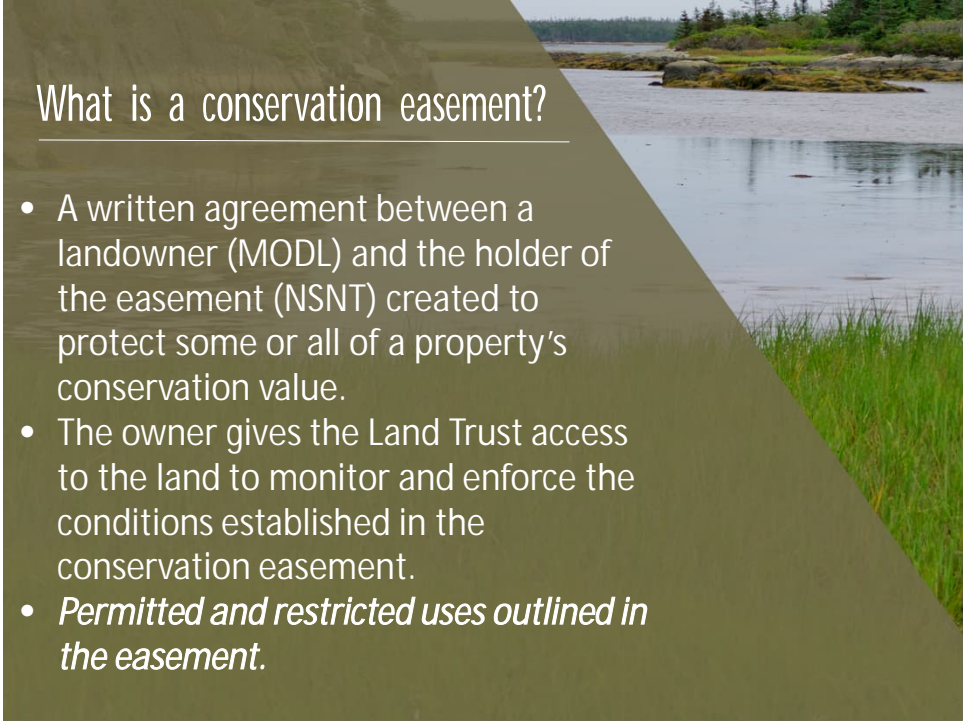
### **15. Adjournment**

There being no further business, the meeting adjourned at 8:34 p.m.



## Background

- November 2019 – staff directed to draft a conservation easement and bring back to Council after public consultation
- 2020 Public Consultation – virtual
- November 9, 2023 the Lunenburg Common Land Act was amended
- The amendment provided the Municipality the authority to enter into a conservation easement.
- Public Consultation in May 2024
- Public Information session held in June 2025



## What is a conservation easement?

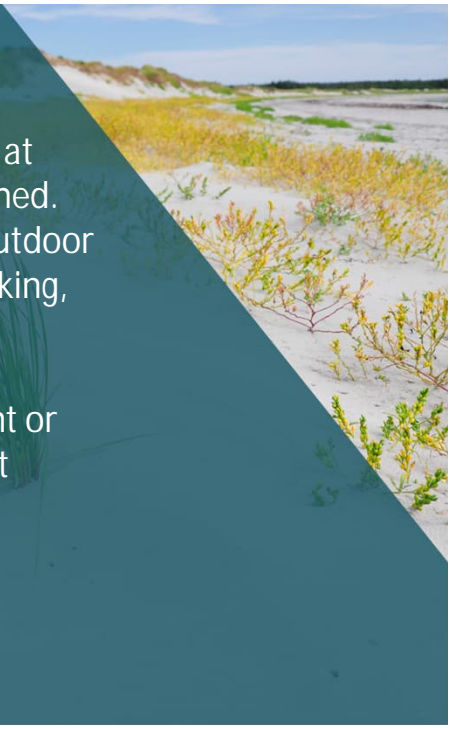
- A written agreement between a landowner (MODL) and the holder of the easement (NSNT) created to protect some or all of a property's conservation value.
- The owner gives the Land Trust access to the land to monitor and enforce the conditions established in the conservation easement.
- *Permitted and restricted uses outlined in the easement.*



## Proposed Permitted and Prohibited Uses


- The intent is to ensure the protection in perpetuity of Cape LaHave Island
- Maintain current uses based on the feedback we heard from the community

## Recommended permitted uses



- Low impact wilderness camping at camping sites already established.
- Low impact, non-motorized outdoor recreation activities (berry picking, hiking, snowshoeing, etc)
- Hunting and trapping
- The maintenance, replacement or removal of existing permanent structures
- With permission, new trails or permanent structures

## Recommended permitted uses



- Placement of a reasonable number of non-illuminated signs
- Restoration and remediation necessary for the prevention and treatment of insect or disease infestation
- Minor incidental cutting, pruning, and removal of trees or other vegetation that pose a safety hazard or are essential to undertake the permitted uses.

## Recommended Prohibited Uses

---

- Any commercial, energy, industrial or quarry activity
- Any mining exploration or extraction activity
- Sub-division, division, or partition of the property
- The operation of motorized vehicles except for stewardship or restoration tasks or human health and safety emergencies
- Storage, discharge, or dumping of non-organic materials or dangerous materials

## Recommended Prohibited Uses

---

- Construction of roads or trails or new construction except as outlined in the permitted uses
- Dyking, draining, filling, dredging or any alteration of the ponds and watercourses
- Farming or agriculture, including but not limited to the grazing of animals and the planting of gardens
- The introduction of non-native animals

## Recommended Prohibited Uses

---

- Applying chemicals except where deemed critical to protect the conservation values
- Alteration of the surface of the lands except as where/when permitted
- Alteration, removal, cutting or destruction of any trees, shrubs or other vegetation, except the circumstances listed in the permitted uses

## Recommended Prohibited Uses

---

- Any use or activity that causes, or is likely to cause, significant pollution of any surface waters on or about the property
- Granting of an easement or right of way other than this agreement

## Recommended Motion

---

- “that Municipal Council approve the Conservation Easement Agreement pertaining to the Cape Lahave Island, as presented, between the Municipality of the District of Lunenburg and the Nova Scotia Nature Trust, on the condition that both MODL’s solicitor and staff agree with the Baseline Documentation Report as defined in Article 5.3 of the Conservation Easement; and further, authorize the Mayor and Municipal Clerk to sign the agreement”.

THANK YOU!  
Questions?



# Mayor's Report

September 9, 2025

Although we met as a Council and have seen each other in several meetings since the first of September I would like to welcome everyone back. I do hope you found time over the summer to enjoy time with family, friends and doing activities that bring you joy and relaxation.

As I look ahead, we have a lot to do, and we will need to continue to push along if we hope to accomplish all that we have set out for ourselves. We have an ambitious agenda, and we will need to continue to stay focused on getting the right information, having good discussions which lead to good decision-making.

I did meet with two staff members from the Ecology Action Centre- Mark Butler and Nicholas Winkler, who were interested in learning about our experience with Coastal Protection regulations. I conveyed to them our concerns about the absence of clear coordination between the province and the municipalities on the issue of infilling of shorelines and waterways. We have an example of this that was brought to my attention by several people which now exists in Dayspring.

One of the most unique activities I have been invited to participate in as Mayor was building a dry stone wall in Cherry Hill. I have lots of experience in picking rocks, but this was quite different as we pawed through the piles of stones looking for the right size and shape to add to the wall which borders the driveway into the Cherry Hill Cemetery. This is an amazing community project that brings professional stonemasons, dry stone wall builders from out of province to the area. It is a beautiful structure and reflects a tremendous community effort to carry out this work which will extend over several years. The municipality provides financial structure for the organization to accept charitable donations. There was an evening of speakers talking about the geology of the area and how the rocks were formed together with people who work professionally using stone as their medium for house construction and landscape designing.

I attended the annual meeting of the Kingsburg Community Association, which is a very well run, highly efficient community group representing about 125 residents of Kingsburg. As I have mentioned in the past they are working on a FireSmart initiative along with range of other activities, both seminars and social event to welcome new residents and create a sense of community in the area.

The Regional Growth Management Committee met and identified an outline of the information that will be presented next month in a meeting of the Councils of the Town of Bridgewater and

our Municipality. The objective is to create a better understanding of the extent of the projects currently underway within each jurisdiction along with outlining the limitations and challenges associated with growth and development in each of our areas. This meeting is scheduled for October 15.

I attended two poignant services recognizing the lost fishers of the area. One on Bush Island and the other – the Lunenburg Fishers Memorial in Lunenburg this past Sunday. In both cases I was touched by the deep impact these events have had for 100s of years and the ongoing risks of life on the sea. The stories of surviving women left to raise families alone when there were no social safety nets. People relied on the generosity of family, neighbours and communities looked after each other.

An incredibly beautiful sculpture was dedicated at the Lahave Marine Museum in August. Created by the talented Ivan Higgins from Liverpool the statue captures a lone fisherman gazing off to sea surrounded by seagulls and fishing gear. Again, a tribute to the community that raised \$25,000 to have the sculpture created and placed at the museum.

Several councillors and staff Met with our MP Jessica Fancy Landry discussed cell service inadequacies, infrastructure needs including the need for funding to support the demolition of Centre School, and the inadequacies of our current housing strategy to address rural communities.

I met with MLAs Susan Corkum- Greek and Becky Druhan regarding Cell Service Advocacy and discussed the development of the New Germany school and our interest in working with the province and the community to reflect the needs of the community in the new facility.

I met with residents regarding the inadequate road conditions around Artie's Pond at Vogler's Cove. There continues to be a group of community members representing residents, the fire department and the local surfers who have raised concerns about the inadequacy of the road, the need for parking and the preservation of the wetland more commonly referred to as Artie's Pond. The group lead by Peter Silver and David Rafuse have advocated for eleven years. Councillor Rheinhardt and I visited the location last week to see the situation firsthand. They do plan to organize a community meeting to garner wider support

I have given considerable thought to the Quality of Life report which was tabled by our Parks and Recreation director Trudy Payne. Quality of life touches many aspects of the work we do at the municipal level. I have been researching and writing my own thoughts about this strategic priority and have prepared a paper that I will distribute later when we are reconsidering our next steps.