

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 23, 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

April Whynot-Lohnes, Municipal Clerk

Joanne Powers, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the meeting to order at 9:01 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

Councillor Smith acknowledged a community drop-in held at the Maple Creek Centre in New Germany marking World Suicide Prevention Day which is held September 10th each year. It was organized by Sarah Burchell and supported by Roots of Hope and sponsored by the Lunenburg County Health Board.

Councillor Oickle recognized MODL recreation staff in organizing the 55+ Games.

Councillor Burns recognized the efforts of all the volunteer firefighters, especially those from Oakhill and Northfield, for keeping our communities safe during the wildfire season.

Mayor McLean-Wile recognized September 29 to October 5, 2025, as National Truth and Reconciliation Week where it is a time to reflect on the legacy of residential schools and our

shared history with First Nations, Inuit, and Métis people across Canada. September 30, 2025 is Truth and Reconciliation Day honouring residential school survivors, their families, and communities.

2.1 Proclamation – Right to Know Week

Mayor McLean-Wile proclaimed September 22 to 28, 2025 as Right to Know Week in the Municipality of the District of Lunenburg where the principles of openness, transparency and accountability have been adopted.

3. Public Input - Nil

4. Changes/Approval of Agenda

It was requested that Item 12.2 – Letter of Support for Sweetland Road Improvements, be moved to the beginning of the agenda following Item 5 – Approval of Minutes.

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

5. Approval of Minutes – Special Council September 3, 2025 & September 9, 2025

The Minutes of the Special Council September 3, 2025 and the September 9, 2025 Council meeting were approved as circulated.

12.2 Letter of Support for Sweetland Road Improvements – Councillor Smith

Councillor Smith brought forward a request for a letter of support from residents of the Aulenback Point and Sweetland Road in the Farmville area requesting proper maintenance on the Sweetland Road, and that the gravel portion of the Sweetland Road going to Cornwall, be placed on the shortlist for substantial and permanent upgrades.

Moved by Councillor Smith, seconded by Councillor Reinhardt that Municipal Council support the request from the residents for proper maintenance on the Sweetland Road and write to the Provincial Minister responsible for Public Works, Fred Tilley, and copy MLA Susan Corkum-Greek; and further, request that the gravel portion of the Sweetland Road to Cornwall be placed on the shortlist for substantial and permanent upgrades.

Councillors spoke about provincial roads located in their respective districts, all noting they were in a similar state of disrepair. As a result, it was suggested that the original motion on the floor be withdrawn and replaced with a new motion requesting that the Mayor write to the Minister of Public Works regarding the current conditions of all gravel road infrastructure in MODL.

Motion to Withdraw

Moved by Councillor Smith, seconded by Councillor Hubley that the Motion on the floor be withdrawn. Carried unanimously.

2025-169 Moved by Councillor Smith, seconded by Councillor Moore that Municipal Council direct the Mayor to write to the Provincial Minister responsible for Public Works, Fred Tilley, and the Premier regarding the conditions of road infrastructure in the Municipality of the District of Lunenburg. Carried unanimously.

6. Business Arising from Minutes - Nil
7. Awarding of Tenders/RFPs - Nil
8. Presentations/Scheduled Times - Nil
9. Consideration of Correspondence - Nil
10. Recommendations from Committees & Boards
- 10.1. Policy & Strategy Committee
- 10.1.1 Proposed Municipal Boundary Adjustment-Land Transfer

2025-170 Moved by Deputy Mayor Veinotte, seconded by Councillor Brooks that Municipal Council accept the recommendation of the Policy & Strategy Committee and agree to the boundary line adjustment of the mutual boundary in Salt Meadows Subdivision, as requested by the Town of Lunenburg; and further, that the Mayor be authorized to submit a joint application with the Town of Lunenburg to the Nova Scotia Regulatory and Appeals Board to approve the requested change in the mutual boundary. Carried unanimously.

10.1.2 Building Bylaw - Repeal & Replace

Graham Hopkins, Inspections Services Manager, provided a brief overview of the previous discussion held at the Policy & Strategy Committee meeting of September 16, 2025.

2025-171 Moved by Councillor Oickle, seconded by Councillor Brooks that Municipal Council accept the recommendation of the Policy & Strategy Committee and conduct second reading to repeal and replace By-law 018 Building Code By-law, as presented. Carried unanimously.

10.2 Audit Committee

10.2.1 Approval of Financial Statements to March 31, 2025

2025-172 Moved by Councillor Moore, seconded by Councillor Hubley that Municipal Council accept the recommendation of the Audit Committee and approve the Municipality of the District of Lunenburg's Financial Statements for the year ended March 31, 2025. Carried unanimously.

11. Staff Reports
11.1 Administration

11.1.1 Fire Services Annual Update

Chris Kennedy, Fire Services Coordinator, gave a presentation on “Fire Service Coordinator Update” (circulated with the agenda). The presentation provided details on the following topics:

- Firefighter Years of Service Awards – Past Year
- Key Items Worked on by Fire Services Coordinator
- Information for the 2025 Registration (data collected from 2024)
- Firefighter Historical Numbers from Annual Registration Cycles
- Funding to Fire Services Outside of Fire Department Area Rates
- Nova Scotia Firefighter 50/50 Draw/Fundraising
- Recruitment & Retention

It was requested that Councillors be provided with a list of calls made by individual Fire Departments. There was conversation around the role of the critical response team, the use and need for more dry hydrants, training for junior firefighters and wildfire preparedness training.

11.2 Planning and Development

11.2.1 Letter of Support re PowerBank Solar Garden Project (Simpson’s Corner)

A report from Abhi Jain, Climate Change & Sustainability Manager, titled “Request for Letter of Support – PowerBank Solar Garden Project” (was circulated with the agenda).

Mr. Jain reviewed the report and reported that on July 15, 2025, SolarBank (formerly named PowerBank) and Trimac Engineering presented to the Policy & Strategy Committee regarding a proposed solar garden in Simpsons Corner. They have applied to the Nova Scotia Community Solar Program on behalf of AI Renewable and requested a letter of support from the municipality as part of their submission.

2025-173 Moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council provide a letter of support to PowerBank, Trimac Engineering, and AI Renewable for their proposed 3 megawatt community solar garden project near Simpson’s Corner, New Germany (PID 60264918). Motion carried. Opposed: Councillors Brooks and Smith.

The meeting recessed at 10:34 a.m. and resumed at 10:44 a.m.

11.3 Recreation, Parks & Tourism

11.3.1 Capital Funding Reallocation re Dynamite Trail Association

A report from Kelly Cunningham, Active Living Coordinator, titled "Dynamite Trail Association – Capital Funding Reallocation" detailing a request to reallocate funding was circulated with the agenda.

Ms. Cunningham reviewed the report and reported that the Dynamite Trail Association was awarded \$50,000 in the 2025-26 Capital Budget towards the Martin's River Bridge project; however, due to supply challenges, that project is no longer able to proceed as planned and the Association is requesting to reallocate \$20,000 of the awarded funding to the bridge "C" project.

2025-174 Moved by Councillor Hubley, seconded by Deputy Mayor Veinotte that Municipal Council reallocate \$20,000 of the capital funding previously awarded to the Dynamite Trail Association for the Martin's River Bridge project, to the Association's Bridge "C" project located in the Commons Lake area. Carried unanimously.

11.4 Engineering & Public Works

11.4.1 J Class Road Paving Priorities 2026-2027

A report from Stephen Pace, Director of Engineering & Public Works, titled "J Class Road Paving Priorities 2026/2027" was circulated with the agenda.

Mr. Pace reviewed the report and explained that no roads were approved in 2025-2026 therefore the same list was being proposed to be carried forward for 2026-2027.

2025-175 Moved by Councillor Bell, seconded by Deputy Mayor Veinotte that Municipal Council authorize staff to submit the following roads as J Class road paving priorities to the Nova Scotia Department of Public Works, in the following order:

1. Darby's Head Road (0.45 km)
2. St. Augustine's Road (0.13 km)
3. Riverside Heights (0.10 km)
4. Freeman Crescent (0.37 km)
5. Riverview Drive (0.18 km)
6. Church Road (0.25 km)

Carried unanimously.

11.4.2 Lot Adjustment re Nathan Cirillo Pump Station Generator Project

A report from Larry Feener, Senior Municipal Engineer and Tyler Richardson, Municipal Engineer, titled " Lot Adjustment for the Nathan Cirillo Pump Station Generator Project" was circulated with the agenda.

Mr. Richardson reviewed the report and explained the purpose of the land exchange was to accommodate the location of the generator behind the existing pump station.

2025-176 Moved by Councillor Brooks, seconded by Councillor Hubley that Municipal Council approve the conveyance of Parcel A, portion of PID 60727641 of Plan No. 24,417 (as presented), to 4379045 Nova Scotia Limited in exchange for the conveyance of Parcel D of the same plan, portion of PID 60727633, to the Municipality to be added to the Nathan Cirillo Road Right of Way parcel (PID 60716875); and further, that the Mayor and Clerk be authorized to execute the deeds. Carried unanimously.

11.5 Economic Development

11.5.1 Regional Economic Development Partnership

A report from Dave Waters, Director of Economic Development, titled "Regional Economic Development Partnership" was circulated with the agenda.

Mr. Waters explained that the previous motion of council did not include the name of the funding program and the funder requested that a new motion be provided that included the funding program name, Municipal Innovation Program (MIP).

2025-177 Moved by Councillor Moore, seconded by Councillor Oickle that Municipal Council endorse an application for the 2025-2026 Municipal Innovation Program (MIP) for the Regional Economic Partnership Study project. Carried unanimously.

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

12.1 LCLC Update

Deputy Mayor Veinotte's updates are attached to the Minutes.

12.3 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended agenda briefings, and the Mayors/Wardens/Deputy's/CAOs meeting.

12.4 Mayor's Update

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

Clarification was provided regarding the Police Review process, costing, and future meetings and the strong Mayor powers.

13. Added Items - Nil

14. In Camera

At 11:29 a.m., it was moved by Councillor Oickle, seconded by Councillor Hubley that Municipal Council go In Camera to discuss Item 14.1 Personnel Matter under Section 22(2)(e) of the MGA. Carried.

Municipal Council In Camera in session.

At 11:55 a.m., it was moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council come out of In Camera and return to open session. Carried unanimously.

Municipal Council in session.

15. Adjournment

There being no further business, the meeting adjourned at 11:55 a.m.

LCLC Update- September 23, 2025

Strategic Planning Session

The LCLC held a **Strategic Planning Session** at the Best Western in Cookeville on July 10. In attendance were board members from both the Municipality of the District of Lunenburg, Town of Bridgewater, Interim GM for the LCLC and staff members in a leadership position.

The LCLC is well-prepared to implement a new strategic plan, building on past plans, budgets, and policies. A well-followed strategic plan provides clarity, direction, and focus, helping the organization navigate complex governance and service delivery challenges. It also supports transparency, aligns with core values, and fosters a collaborative, equitable, and inclusive environment.

The strategic planning session began with introductions and an overview of the session's purpose and importance, followed by a team discussion to establish core organizational values and conduct a SWOT analysis. We then worked collaboratively to adopt Vision and Mission statements and identify strategic pillars. The afternoon focused on breakout group work to define outcomes and draft strategic actions aligned with each pillar, culminating in presentations and discussions to reach agreement.

The day concluded with next steps for the Interim GM who will take away the outcomes and come back with a report for the next stage and implementation of this plan.

July Board Meeting- July 24, 2025 LCLC Multi Purpose Room

IT Upgrades

The interim GM reported the LCLC's current network infrastructure is undersized, causing severe performance issues during peak usage and requiring guest Wi-Fi to be disabled to maintain core operations. An IT assessment confirmed the need for a higher-capacity firewall, and the approved 2025/26 capital budget includes \$59,000 for upgrades. A suitable firewall has been identified and is available at a reduced cost of \$27,000, well below the budgeted amount.

The following motions were brought forward and approved and they included:

- To approve the IT upgrades and that LCMPPC price out the firewall.
- That the LCMPPC Board recommends that the municipal councils engage the MJSB to initiate the process for the LCLC to become a shared service.

August 26, 2025 - Online Teams Meeting

A brief online meeting was held to review the future of the EV charging stations and consider in-house management versus outsourcing to a third-party provider.

The following motion was brought forward and approved:

- Council directed the General Manager to enter into a lease and easement agreement with Nova Scotia Power for the installation of an EV charging station at the LCMPPC (motion carried).

September Board Meeting - September 18, 2025 LCLC Multi Purpose Room

The following motions were brought forward and approved and they included:

- Approval of the year end financials for the year ending March 31, 2025.
- Acceptance of the August financials.
- Request MJSB to direct the COO to issue invitations to identified individuals and firms for consulting services to complete the functions outlined in the statement of work
- Request MJSB to direct the COO to select an appropriate firm and enter into a contract effective immediately to provide temporary financial oversight services to LCLC at a total cost not to exceed 25000 with regular oversight.

At the September meeting the following updates were provided to the committee:

EV Car Chargers: Finalizing the terms of the agreement with Nova Scotia Power for the installation of two fast charging stations.

Office and Galleria Furniture: New tables for the Galleria have arrived. We are still waiting on the chairs for both the Galleria and the meeting room.

Accessibility Enhancements: The LCLC has received \$14,472 in from the Sport Nova Scotia Equity, Diversity, Inclusion and Accessibility Fund. These funds have been used to purchase twelve new skate aids, which have now arrived on site.

Storage Solutions: Temporary storage space has been allocated to Minor Hockey to support their operational needs.

Loss of Phase Protection: The final phase of the project, digital commissioning, was completed at the end of July.

Pool UV Phase II: Project complete, a new UV unit for the play pool was installed in June.

Ice Resurfacers: The new Zamboni has been ordered, with anticipated arrival in Spring 2026. The loaner machine has been returned to the Town of Lunenburg, and propane delivery arrangements are now fully in place.

IT Upgrades: The new firewall has been purchased, with installation anticipated in mid-October. We are currently awaiting options from the vendor regarding network infrastructure upgrades.

Website Redesign: A request for quotes will be issued by the end of September, currently completing internal review of scope.

Other noteworthy items included:

Advertising Update

New partnerships have been secured, and packages updated for clarity. Opportunities being explored include monitors at Guest Services, vinyl and riser ads, tabletop ads, and naming rights discussions with potential investors.

Upcoming Events

- 55+ Games, September 21-24
- Universal Cheer Competition, November 8-9
- Glen Murray High School Hockey Tournament, November 14-16
- South Shore I.C.E. Strom Para Hockey Tournament, November 21-23

YTD Total

\$212,899 in 2024 to \$257,889 in 2025.

Mayor's Report

September 23, 2025

During the last several weeks there have been changes at the Municipal Joint Services Board which have required my attention. John Feeney has been appointed interim Chief Operating Officer following the resignation of Lesley MacFarlane. Mr. Feeney's appointment is effective this Friday, September 26.

This change in leadership has precipitated a series of other recommendations that will come to MJSB later this week related to the work the Board is involved in with the Lunenburg County Lifestyle Centre. The LCLC is recommending that work continue with the integration of the LCLC under a management agreement with the Municipal Joint Services Board. This project will continue with several recommendations on the development of the management structure and the related activities given the staff changes at MJSB. This will be discussed later this week at the Municipal Joint Services Board meeting.

I delivered remarks on behalf of the Municipality at an event hosted by Bank of Montreal which was attended by clients of BMO in this area. BMO is our banker.

The CAO and I along with the Mayor and CAO for the Town of Lunenburg met with the Honorable Becky Druhan over the proposed police review report. Ms. Druhan provided more details on the recommendations from the report. I conveyed our concerns around the timing of the budget process and our need to have clarity on the projected costs for our budget development. I asked for the appointment of the provincial representative on the Police Advisory Committee. I also asked for clarification on the role of the Police Advisory Committee's role in offering input on the priorities for our local detachment and the reference to Safety Boards in the policing report. She offered training for our joint committee with the Town of Lunenburg.

The deputy mayor and I have been working on the structure and content of our team building training and strategic planning. A consultant has been selected to lead the work and we have finalized dates for these activities in late October and in November. I know this has added more meeting time to your agenda however we feel this is important work in building our working relationships within Council and in preparing for the budget process.

I attended the regular meeting of the Hebbville Village Commission. There continue to be need for clarification of the role of the commission, jurisdiction and authority of the commissioners and the by-laws. I have contacted Andrea Hyslop at the Department of Municipal Affairs to help

in clarifying some of their questions and the requirements for Diversity Equity and Inclusion training.

I represented the Municipality at the opening of the NS-55+Games at HB Studios. There are more than 800 participants registered and there was a good turnout for the opening ceremony.

I was invited by John and Janet Meisner to join them and the board members of the Mahone Bay Islands Conservative Association for a boat tour of the Mahone Islands that have been protected through purchase or donation. They continue to work on securing more properties in Mahone Bay.

Councillor Oickle and I joined Braden Newell and Mayor Mitchell at the LCLC for a session called "Let's Talk Government". This provided an opportunity for the public to ask questions and discuss concerns. It was an excellent location with equal numbers of residents from the Town and the Municipality.

Councillor Smith and I met with three residents from the Sweetland area about Mush a Mush Park, the Sweetland road conditions and the housing development in Sweetland on Mush a Mush lake and the subsequent impact on traffic and the road.

The Mayors and Deputy Mayors met this week. We continued our informal discussions on regional economic development, strong mayors power, the policing review and the Lunenburg County Accessibility Advisory Committee and the Anti Racism and Discrimination Advisory Committee.