

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 12, 2026 – 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 (left at 6:27 p.m.; returned at 8:31 p.m. via Teams)
Councillor Cathy Moore, District 5
Councillor Alison Smith, District 6
Councillor Edgar Burns, District 7
Councillor Ben Brooks, District 9 (Via Teams)

Regrets

Councillor Kacy DeLong, District 8

Staff

Tom MacEwan, Chief Administrative Officer
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

Councillor Reinhardt acknowledged the organizers, including Crystal Trull, and participants of the Bridgewater Flora's Walk for a successful event to raise both funds and awareness for perinatal mental health.

3. Public Input - Nil

4. Approval of Agenda

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

5. Approval of Minutes – Regular Council & Special Council of April 28, 2026

The Minutes of the April 28, 2026 Council meeting were approved as circulated.

The Minutes of the April 28, 2026 Special Council meeting were approved as circulated.

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs

7.1 Award of RFP 2024-01-400 Extension of Contract Grub Control, Liming & Fertilizing MARC Ballfields

Tom MacEwan, CAO, reviewed the report, “RFP 2024-01-400 Extension of Contract Grub Control, Liming and Fertilizing – MARC Ballfields” (circulated with the agenda) explaining the request to extend the contract for the grub control, liming and fertilizing maintenance required on the ballfield turf.

2026-073 Moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council approve the extension of RFP 2024-01-400 Grub Control, Liming and Fertilizing at the MARC Ballfields for an additional two (2) years of maintenance to Nature ‘s Reflections Landscaping Ltd., in the amount of \$54,541, excluding HST. Carried Unanimously.

7.2 Award of “remoteLocker+” Purchase for Community Hub

Dave Waters, Director of Economic Development, reviewed the report, “Hold Locker – SSPL Program Space” (circulated with the agenda), providing details on the recommendation to purchase specialized equipment from Bibliotheca for use by the South Shore Public Library in the program space of the WellTide building.

Discussions followed regarding the following:

- pros and cons of purchasing the larger remotelocker+ now rather than adding to it later
- clarification on the need for a remotelocker
- 24/7 access to the remotelocker
- Warranty and repair services

2026-074 Moved by Councillor Smith, seconded by Councillor Reinhardt that Municipal Council approve the use of alternative procurement, as per section 19 of Policy 033 Purchasing & Tendering, to purchase a remoteLocker+ from Bibliotheca for the South Shore Public Library program space in the amount of \$66,217.40, excluding HST. Carried unanimously.

7.3 Award of Furniture & Replacement Millwork Contract for Community Hub

Dave Waters, Director of Economic Development, reviewed the report, “Community/Business Hub Furniture and Replacement Millwork” (circulated with the agenda), providing details on furniture and millwork requirements for the Community Hub and Business Hub and the recommendation to award the work to three different vendors.

Councillor Hubley left the meeting at 6:27 p.m.

2026-075 Moved by Councillor Oickle, seconded by Deputy Mayor Veinotte that Municipal Council award the contracts for the Community/Business Hub furniture and replacement millwork, to:

- **The Collective in the amount of \$136,397.77,**
- **Office Interiors in the amount of \$28,068.91, and**
- **Wintergreen in the amount of \$15,446.19,**

with a total cost of \$179,912.87, excluding HST. Carried unanimously.

8. Presentations/Scheduled Times - Nil

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards

10.1. Municipal Joint Services Board

10.1.1 MJSB Office Relocation

A recommendation from the Municipal Joint Services Board regarding the proposed relocation of the MJSB offices to the WellTide building was circulated with the agenda.

Tom MacEwan, CAO, explained that the Municipal Joint Services Board (MJSB) approved that staff begin the process of relocating to the WellTide building.

2026-076 Moved by Deputy Mayor Veinotte, seconded by Councillor Burns that Municipal Council approves the supplemental budget allocation for the MJSB office relocation to the WellTide location in the amount of \$17,661 for the increased rent for 2026-2027, excluding HST; and further with the Municipality of Lunenburg's share being \$6,305. Carried unanimously.

10.2 Planning Advisory Committee

10.2.1 Revisions to Final Draft of Municipal Planning Strategy and Land Use By-law

Reid Shepherd, Deputy Director of Planning & Development Services, Ella Gindi, Planner II, and Rosemary Young, Planner I, were in attendance.

A recommendation from the Planning Advisory Committee, including a report titled "Planning Advisory Committee Proposed Recommendations to Council – Draft #2 Municipality-wide Municipal Planning Strategy and Land Use By-law" providing details on the amendments to Draft #2 of the MPS and LUB was circulated with the agenda.

Discussion followed on:

- RV Permitting, Occupancy, & Enforcement
 - Extending RV occupancy to 180 days
 - Removing development permit fee
 - Setbacks and compliance
 - Exemption for active home construction
- Agricultural Zone
 - Size of land in zone
 - Restrictions on future development
 - Classification of Class 3 agricultural soils
 - Rezoning applications
- Lakeshore Zone
 - Zoning error re Lake Shore vs Agricultural zone corrected

2026-077 Moved by Councillor Bell, seconded by Councillor Oickle that Municipal Council accept the recommendation of the Planning Advisory Committee and approve the Municipal Planning Strategy and Land Use By-law as presented at the May 5, 2026 Planning Advisory Committee meeting with the following amendments to the Rural Agricultural Potential Zone (RU-2):

- **allow up to six lots to be created at one time, to a maximum of six lots total from any parcel of land; and**
- **further prohibit cluster developments within the RU-2 Zone.**

Carried. Opposed: Councillor Burns.

It was noted that the final draft of the MPS and LUB would be brought to Council for review and First Reading on June 9, 2026, and a Public Hearing and Second Reading was expected to take place in July 2026.

11. Staff Reports

11.1 Recreation, Parks & Trails

11.1.1 Service Impacts of Discontinuing In-Person Visitor Information Services

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, “Service Impacts of Discontinuing In-Person Visitor Information Services” (circulated with the agenda) providing details on the financial implications and the impacts of discontinuing in person visitor information services.

Ms. Wawin noted that the Regional Economic Development Study had not been finalized as consultants had not yet identified a clear regional direction or common strategy.

Concerns were raised regarding:

- Lack of measurable goals and outcomes without a formal strategy

- Need for a long-term tourism development plan
- Importance of identifying how tourism contributes to local economic growth

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

12.1 MJSB Update

Councillor Oickle's update from the Municipal Joint Services Board meeting is attached to the Minutes.

12.2 Deputy Mayor's Update

Deputy Mayor Veinotte attended the annual Lunenburg & District Fire Department banquet; the Mayors/Deputy Mayors meeting; cheque signing, and agenda briefings. She also reported that she and the Mayor delivered a cheque the Town of Mahone Bay for donation funds raised for the local food bank.

12.3 Mayor's Update

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

13. Added Items – Nil

14. In Camera

At 7:47 p.m., it was moved by Councillor Moore, seconded by Deputy Mayor Veinotte that Municipal Council go In Camera to discuss the following items:

- 14.1 Land Negotiations under Section 22(2)(a) of the MGA**
- 14.2 Contract Negotiations under Section 22(2)(e) of the MGA**
- 14.3 Contract Negotiations under Section 22(2)(e) of the MGA**
- 14.4 Contract Negotiations under Section 22(2)(e) of the MGA**

Carried.

Municipal Council In Camera in session.

At 9:03 p.m., Municipal Council came out of In Camera and returned to open session.

Municipal Council in session.

14.1 Sale of PID 60435849, Bluenose Avenue, Lot 9, Pleasantville

2026-078 Moved by Councillor Oickle, seconded by Councillor Moore that Municipal Council approve the sale of PID 60435849, Lot 9 Bluenose Avenue, Pleasantville, to Karl Clancey and Melissa Bos in the amount of \$17,358.70, as per Policy 036, Divestiture of Surplus Land, and

authorize the Mayor and CAO to sign the Agreement of Purchase & Sale. Carried unanimously.

14.2 Right of 1st Refusal Harold Whynot Property

2026-079 Moved by Councillor Burns, seconded by Councillor Oickle that Municipal Council approve the removal of the restrictive covenants from the title of the property located at 391 Harold Whynot Road (PID 60582566), and direct staff to prepare and file a Release on the title. Carried unanimously.

15. Adjournment

There being no further business, the meeting adjourned at 9:06 p.m.

MJSB (Municipal Joint Service Board)

Board Meeting of April 22, 2026

The Board approved a Customer Account Policy with an effective date of May 1, 2026 and repealed the existing Credit Sale Policy and Revenue Collection Policy.

This is based on South Shore Waste Solutions which had two policies currently to set up and administer customer accounts at the waste site, the Credit Sale Policy and the Revenue Collection Policy. Both came into effect May 23, 2014 and have not been reviewed or updated since. With the implementation of the new scale software, MJSB will be able to enforce credit limits on accounts and improve the tracking of the status of accounts with these new policies.

The Board accepted the 2025 Annual Hydrogeological Assessment Report for informational purposes.

The Board approve the award of Dredging and Dewatering Septic Lagoons to Bishop Water Inc. The work will be carried out in late summer / early fall.

In December 2025, IT Shared Services (ITSS) completed a comprehensive Cybersecurity Maturity Assessment and Security Audit. This assessment updated and extended the previous 2020 security audit and was conducted to:

1. Provide an up-to-date view of the IT environment,
2. Identify gaps between policy and practice,
3. Assess legislative readiness for the modernized Freedom of Information and Protection of Privacy Act (Bill 150), and
4. Recommend strategic actions for policy and practice.

ITSS has strengthened its day-to-day cybersecurity practices, and the 2025 assessment confirms that the current focus is appropriately shifting toward formalizing governance, policy, and consistency across partner municipalities. An amount of \$30,000 for cybersecurity consulting services has been included in the 2026-27 budget. These funds are being used to support specialized expertise in areas such as incident response testing and privacy breach readiness. MJSB will continue to work with its cybersecurity Consultant to lead and support these activities as part of the overall implementation of the cybersecurity program.

Report by: Councillor Wendy Oickle

Mayor's Report

May 12, 2026

Over the last two weeks, several members of Council attended the spring meeting of the Federation of Nova Scotia Municipalities in Yarmouth. It was encouraging to see such a strong turnout from municipalities across the province — the largest spring gathering since before COVID. These meetings are always valuable opportunities to learn from one another and discuss the challenges communities are facing. This year's program included discussions on drought preparedness, energy development, fire service legislation, and the growing role of artificial intelligence in municipal government.

This week, the Mayors, Deputy Mayors, and CAOs from across Lunenburg County met to continue discussions on regional economic development and the structure needed to support future growth opportunities. We also discussed the recent dissolution of the regional Anti-Racism and Anti-Discrimination Committee and the follow-up actions being considered by each Council. Drought preparedness and municipal response planning were again key topics as communities continue monitoring conditions heading into the summer months.

I also participated in a meeting led by consultants researching recommendations for a provincial drought strategy. This work follows ongoing municipal advocacy and recognizes the increasing likelihood of recurring drought conditions in Nova Scotia. Municipalities are continuing to emphasize the importance of preparedness, coordination, and long-term planning as climate-related challenges become more common.

I attended a meeting of the Medway Community Forest Co-op and heard an inspiring presentation from Chris GooGoo about Astilutik, formerly the Windhorse Farm property. Although the site is currently closed for renovations, it is expected to reopen next month as a place where people can connect with the land and learn Indigenous approaches to living in harmony and respect with the natural environment. Chris also spoke about the ongoing inoculation program aimed at protecting hemlock trees from the Hemlock Woolly Adelgid.

Over the past two weeks, I also met with several residents regarding a variety of local concerns that had been raised with staff. Topics included subdivision roads, accessibility requirements in business renovations, garbage collection and its impact on tourism, road safety concerns, and questions related to volunteer fire department membership. These conversations are important and help me better understand the experiences and concerns of residents across the municipality.

With the arrival of spring, community events and fundraisers are once again filling calendars across the South Shore. I had the pleasure of attending performances by the South Shore Chorale in both Mahone Bay and Bridgewater. The Chorale brings together singers of all abilities who rehearse weekly and share a wonderful sense of community through music. This year's gardening-themed performances were both creative and enjoyable.

May 12, 2026

Page 2 of 2

The South Shore Palliative Care Association was also supported recently through a luncheon and fashion show organized by Caico Mae and graciously hosted by Bluenose Lodge in Lunenburg.

Tri District Fire Department hosted their annual Mother's Day breakfast and I think it was well attended. Thank you Councillor Hubley for your volunteer efforts serving hungry folks.

Events like these demonstrate the generosity and community spirit that continue to define our communities.

One of the highlights of the past two weeks was meeting with three remarkable junior high students Dylan de Vreede, Lucy Bishop and Efe Nwatu who will be representing our region at the national science fair in Edmonton later this month. Their projects explored topics including the impact of snow accumulation on solar panels, the presence of microplastics in public water supplies, and the effects of radio waves on student attention and retention. Their enthusiasm, intelligence, and curiosity were truly impressive, and it was a pleasure to hear them speak so confidently about their work.

This past weekend, Councillor Burns and his family, along with Councillors Reinhardt, Smith and Hubley participated in Flora's Walk in Bridgewater, an event intended to raise awareness about perinatal mental health. Organizer Crystal Trull shared important information about the challenges faced by women experiencing mental health struggles connected to pregnancy, childbirth, and motherhood. Councillor Reinhardt spoke openly and thoughtfully about her own experiences as a new mother and the isolation that can sometimes accompany that transition. The event highlighted the ongoing need for support services in our communities. While a pilot program previously offered in the area has been paused as the province evaluates needs across Nova Scotia, the conversations and advocacy surrounding this issue remain critically important.