

TOWN OF LUNENBURG  
**COUNCIL MEETING MINUTES**

February 11, 2025 | 6 pm

Lunenburg Town Hall – Council Chamber and virtually through Zoom

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- Present                    Mayor Jamie Myra, Deputy Mayor Rachel Bailey, Councillors Renea Babineau, Debbie Dauphinee, Gale Fullerton, Alex Greek and Alison Strachan
- Also present            Hilary Grant, Interim CAO  
Tyson Joyce, Director of Public Works  
Marc Kiely, Interim Director of Community Development  
Trevor Hume, Planner  
Laura LeGresley, Heritage Officer  
Kayla Byrne, Municipal Clerk
- Call to Order            The meeting was called to order at 6:00 p.m.
- Land acknowledgment    It was acknowledged that Lunenburg is located in the unceded territory of the Mi'kmaq people.
- Approval of Agenda      Moved and seconded that Council approve the agenda for the February 11, 2025 meeting as presented.  
**Motion carried unanimously**
- Approval of Minutes      Moved and seconded that Council approve the January 28, 2025 meeting minutes as presented.  
**Motion carried unanimously**
- Presentations            Council recognized Marcus Hannam and Bruno Whynot, who will represent Lunenburg and Nova Scotia at the Canadian U18 Curling Championships in Saskatchewan.
- Council received a presentation on the 55+ Games, which will be hosted in Lunenburg County from September 21-25, 2025. It was noted that discussions are ongoing with Town staff regarding a request for upgrades to the track.
- Council received an update on the South Shore Public Libraries, which focused on the regional libraries' growing usage, diverse programming, and other community services.



Terri Smith, an employee of the Lunenburg Daycare, spoke in favour of the proposed daycare lease. Smith stressed the importance of accessibility improvements for those with mobility issues and expressed a preference for the 87 Victoria Road site due to its proximity to community amenities and existing infrastructure. She noted that the alternative site on Star Street would require significant work, including leveling, sidewalk installation, and power servicing, which could delay the project beyond funding deadlines.

Madelaine Lippay, a parent of a child attending Lunenburg Daycare, shared her personal experience with the challenges of securing a daycare spot. She urged Council to act now, warning that Lunenburg risks discouraging new residents and straining the local economy without adequate daycare options.

Moved and seconded that Council close the public hearing regarding the leasing of Town land to the Lunenburg Daycare Centre.

**Motion carried unanimously**

Following the public hearing, Council discussed the proposed daycare locations, focusing on the feasibility of securing electrical service, rezoning requirements, and project timeline. Council members expressed concerns that delays in rezoning and demolition at the Blue Building could put the project at risk.

Moved and seconded that Council commits to entering into a long-term lease agreement with the Lunenburg Daycare Centre on Starr Street as identified in the staff report, for the purpose of developing the site into a new daycare centre, subject to final lease negotiations and necessary approvals.

**Motion carried unanimously**

Recess

The Mayor called a recess from 7:30 p.m. until 7:37 p.m.

Issuance of  
Certificate of  
Appropriateness

Council held a public hearing with respect to the issuance of a Certificate of Appropriateness for proposed developments on Montague Street and Pelham Street. As a part of the public hearing, following staff's report, the applicant, Armour Group and its architect firm, MacKay-Lyons Sweetapple Architects, presented detailed information on the proposed developments.

There were no in-person verbal submissions for this public hearing.

Moved and seconded that Council close the public hearing regarding the issuance of a Certificate of Appropriateness for the construction of the commercial structure located on Lot 3, Montague Street and the residential structure located on Lot 2, Pelham Street.

**Motion carried unanimously**

Following the public hearing, Council discussed the proposed developments, focusing on their compatibility with Lunenburg's heritage, streetscape, and planning regulations. Council members expressed appreciation for the developer's effort to respect Lunenburg's heritage but raised concerns about the project's scale, and height. Concerns were also raised about how the new buildings would align with existing structures, especially their proximity to neighbouring heritage properties.

Following the discussion, Council made the following motion:

Moved and seconded that Council defer the decision on issuing a Certificate of Appropriateness for the proposed commercial building on Lot 3, Montague Street, and the residential building on Lot 2, Pelham Street until the regular Council meeting on February 25, 2025.

FOR	AGAINST
5 Councillors	2 Councillors (Myra & Babineau)

**Motion carried**

Accessible  
Housing Incentive  
Policy

Moved and seconded that Council approve the new Accessible Housing Incentive Policy as presented.

**Motion carried unanimously**

Pan-African Flag  
Raising Request

Moved and seconded that Council approve raising the African Heritage Month flag at the UNESCO flagpoles (Prince & Townsend Streets) for the month of February, and that this request be in effect for each February until 2028, in accordance with Council's Public Statements Policy.

**Motion carried unanimously**

Civic Square Condition Assessment Report Summary	<p>Council received the Civic Square Condition Assessment Report Summary, which highlighted the state of four Town-owned buildings: Town Hall, the Old Fire Hall, the Electric Light Shop, and the Bandstand.</p> <p>Council acknowledged the importance of these assessments as a foundation for future funding applications and capital project planning.</p> <p>It was noted that, unlike the other buildings in the report, the Bandstand is already included in the consultant’s scope for tender document preparation. Staff indicated that the next step for the bandstand is for the consultant to develop detailed tender documents, which will provide a further refined cost estimate and detailed scope of repairs.</p>
Affordable Housing Tax Forgiveness Policy	<p>Council deferred any discussion on the Affordable Housing Tax Forgiveness Policy, but did acknowledge the policy was presented for notice and would return for decision at the next regular Council meeting.</p>
Fixed COTW Schedule	<p>Moved and seconded that Council set a fixed schedule for Committee of the Whole meetings, at that these meetings be held on the first Tuesday of each month at 6 p.m. in Council Chambers at Lunenburg Town Hall.</p> <p><b>Motion carried unanimously</b></p>
Water Quality Reports	<p>Council received the potable and wastewater quality test results for July to September 2024.</p>
Notice of Motions & Councillor Reports	<p>With respect to a notice of motion that the Deputy Mayor presented at the January 28, 2025 Council meeting, Council made the following motion:</p> <p>Moved and seconded that staff begin the planning process to consider amending the Land Use By-law to change the zoning of the Salt Meadow subdivision from Medium Density to Low Density, consistent with the intent and configuration of the original property development plan.</p> <p><b>Motion carried unanimously</b></p>
Closed Session	<p>Moved and seconded that Council move in closed session at 9:11 p.m. to discuss agenda items 14.1, 14.2 and 14.3 per the Municipal Government Act.</p> <p><b>Motion carried unanimously</b></p>

Adjournment

Council reverted to open session at 9:30 p.m.

There being no further business, the February 11, 2025 Council meeting adjourned at 9:30 p.m.

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The minutes were read and approved.