

TOWN OF LUNENBURG
COUNCIL MEETING AGENDA
Tuesday, June 24, 2025 | 6 pm
Lunenburg Town Hall – Council Chamber
120 Townsend Street



NOTICE: Council meetings are open to the public and held in Town Hall. **Please use the back entrance at 120 Townsend Street.**

The public can also watch meetings through Zoom. To livestream this meeting starting at 6 pm, use this Zoom link: <https://us06web.zoom.us/j/88956545878>

Meeting recordings are also available on the Town's [YouTube](#) channel.

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

This meeting takes place in the traditional and ancestral territory of the Mi'kmaq people. We are all Treaty people.

3. ADDITIONS/ DELETIONS TO AGENDA

4. APPROVAL OF AGENDA

4.1 June 24, 2025 Council Meeting Agenda

Recommendation: That Council approve the agenda for the June 24, 2025 meeting as presented.

5. APPROVAL OF MINUTES

5.1 June 10, 2025 Meeting Minutes

Recommendation: That Council approve the June 10, 2025 meeting minutes as presented.

6. PRESENTATIONS

6.1 Kidney Foundation of Canada Atlantic Branch – *Marlene Dorey, Major Gifts Officer*

7. PUBLIC INPUT AND QUESTIONS – 20 MINUTES

- Each person is limited to 3 minutes
- Each person must state their name
- Questions or comments are directed to the Chair
- Comments and questions are open to any municipal matter

8. CORRESPONDENCE

Correspondence items included on the agenda have been submitted for Council's

information and do not imply endorsement by the Town. The content of correspondence reflects the views of the author and has not been independently verified. Should Council wish to take action on an item, a motion must be made.

8.1 Response to SSPL funding request – *Communities, Culture, Tourism and Heritage*

8.2 Amendments to the Building Code Regulations – *Growth and Development*

8.3 Lunenburg Daycare Update

8.4 Uranium Exploration Physicians' Warning

8.5 Response to ICOMOS Letter – April 2025

9. PUBLIC HEARINGS, PUBLIC INFORMATION MEETINGS AND APPEALS

Public hearings are held to discuss planning and development items and new bylaws or changes to existing bylaws. They are open to anyone to speak or submit written comments. Public hearing process:

- Staff and/or applicant will provide an overview of the agenda item
- Staff and/or applicant will answer questions from Council
- The meeting opens to the public for questions/input
- Each person is limited to 5 minutes
- Each person must state their name
- Questions or comments are directed to the Chair

Once the public hearing is closed, no further questions or comments on the matter will be received.

9.1 LUB Amendment: Rezoning of 280 Montague Street– *Public Hearing & 2nd Reading*

Recommendation 1: That Council close the public hearing regarding the presented LUB amendment.

Recommendation 2: That Council approve the second and final reading to an amendment to the Land Use By-law to rezone 280 Montague Street (PID 60696663) from Marine Industrial to Medium Density Residential.

9.2 Finalization of Divestiture: 18 Dufferin Street (Old Train Station) – *Public Hearing & Decision*

Recommendation 1: That Council close the public hearing regarding the proposed divestiture of 18 Dufferin Street.

Recommendation 2: That Council pass a Motion to authorize the Chief Administrative

Officer to continue working with Second Storey Women's Centre to finalize details of a Purchase and Sales Agreement for the Old Train Station Property, that meets the requirements for both the Town and Second Storey Women's Centre. That Purchase and Sales Agreement would be returned to a future Town Council meeting for consideration of a final sale of the property.

10. BUSINESS ARISING AND UNFINISHED BUSINESS

10.1 Noise By-law – 2nd (final) reading and approval

Recommendation: That Council approve the second and final reading of the new Noise By-law as presented.

10.2 Lunenburg Academy Washrooms Update – *Information Report*

11. NEW BUSINESS

11.1 Community Grants

11.2 Potable Water Quality Test Results: October to December 2024 – *Information Report*

11.3 Wastewater Quality Test Results: October to December 2024 – *Information Report*

12. NOTICES OF MOTION, INFORMATION REQUESTS AND COUNCILLOR REPORTS

13. ITEMS FOR CONSIDERATION AT COMMITTEE OF THE WHOLE

14. MOTION ACTION LIST

15. CLOSED SESSION

16. ADJOURNMENT

**PLANNING ADVISORY COMMITTEE MINUTES
TOWN OF LUNENBURG**

June 10, 2025 | 6 pm
Lunenburg Town Hall - Council Chamber



Present Mayor Jamie Myra, Deputy Rachel Bailey, Councillor Alex Greek, Councillor Debbie Dauphinee, Councillor Renea Babineau, Councillor Gale Fullerton, and Councillor Alison Strachan

Also present Marvin Macdonald, Interim CAO
Trevor Hume, Planner and Development Officer
Kayla Byrne, Legislative and Policy Advisor
Tyson Joyce, Director of Public Works
Shania Macleod, Bylaw Officer
Jamie Deans, Communications and Events Coordinator
Marc Kiely, Community Developer Director

Call to Order The Chair called the meeting to order at 6:02 p.m.

Land Acknowledgment The Chair recognized Lunenburg’s location on the unceded territory of the Mi’kmaq people.

Approval of Agenda Moved and seconded that Council approve the agenda for the June 10, 2025 meeting as presented.

Motion carried unanimously

Approval of Minutes Moved and seconded that Council approve the May 27, 2025 meeting minutes as presented.

Motion carried unanimously

Transformation of Dangerous Places Council received a presentation from Christopher Quigley on Transformation of Dangerous Spaces, a national public art and civic engagement initiative addressing the physical, emotional, and systemic environments in which gender-based and intimate partner violence occur.

Council expressed appreciation for the presentation and gave general consensus to provide a letter of endorsement for the Transformation of Dangerous Spaces project.

Public Input None.

Remembrance Day Flyby Moved and seconded Council authorize the Mayor to provide a letter of support to the Royal Canadian Legion Bridgewater Branch #24 and A3

Special Events, 1 Canadian Air Division, for a low-level Remembrance Day flyby over the Town of Lunenburg on November 11, 2025, and that the required contact information be submitted as requested.

Motion carried unanimously

Condition of
Maple Avenue

Council received a letter regarding the road condition of Maple Avenue. There was general consensus for staff to send an update to the author regarding the priority of this item.

Draft Noise By-
Law Options

Staff sought further direction on proposed wording for the draft Noise By-law and highlighted a new clause not included in the report that would take a proactive approach to mechanical noise. Specifically, the proposed addition would require that new mechanical equipment installations (such as HVAC units, fans, exhaust systems) not exceed 50 decibels at the time of installation. This measure is intended to prevent nuisance noise issues before they occur, rather than relying solely on reactive enforcement after complaints.

Council gave general consensus for staff to incorporate the proposed proactive clause and finalize a blended approach for the by-law.

Rezoning of 280
Montague Street

Moved and seconded that Council give First Reading to an amendment to the Land Use By-law to rezone 280 Montague Street (PID 60696663) from Marine Industrial to Medium Density Residential.

Motion carried unanimously

Tender Award:
Bandstand
Restoration

Moved and seconded That Council award the Bandstand Restoration Tender to DORA Construction LTD for the amount of \$328,642.55+ HST.

Motion carried unanimously

Notices of
Motion,
Information
Requests and
Councillor
Reports

Councillor Strachan provided updates on recent community events and ongoing Cultural Tourism Working Group initiatives.

Councillor Dauphinee congratulated the Bluenose Academy Drama Club on their theatre production and encouraged families to catch the final performance, and reflected on the recent time capsule ceremony.

Deputy Mayor Bailey reflected on the many recent community events, highlighting the citizenship ceremony and the strong collaboration among local organizations.

Items for
Consideration at
COTW

It was noted that the next scheduled Committee of the Whole meeting will fall on Canada Day, and therefore will be cancelled.

Motion Action List Council received the motion action list for information.

Adjournment There being no further business, the Council meeting adjourned at 6:50 p.m.

Minutes were read and approved.



**Kidney Foundation of Canada – Atlantic Branch
Town of Lunenburg Town Council Presentation**

Presented By: Marlene Dorey, Major Gifts Officer

Date: June 26, 2025



Who are we?

For 60 years, The Kidney Foundation of Canada has been the voice for kidney patients. The Foundation stands behind all those affected by kidney disease. By championing systemic changes in the healthcare system and increasing public awareness of kidney health and organ donation, we are alleviating the burden of kidney disease.

Vision

The Kidney Foundation of Canada is committed to achieving excellent kidney health, optimal quality of life, and a cure for kidney disease.

Mission

The Kidney Foundation of Canada is the national volunteer organization committed to eliminating the burden of kidney.



Recent Stats

1 in 10 Canadians
are affected by
Kidney Disease

The leading cause
of kidney disease
is diabetes

46% of new
patients are under
the age of 65

Over 6000+ Nova
Scotians are living
with Kidney
Disease

50+ people on the
transplant list



What We Do - Programs and Services

PEER SUPPORT



**SHORT-TERM
FINANCIAL ASSISTANCE**



What We Do - Programs and Services

KIDNEY HEALTH RESOURCES



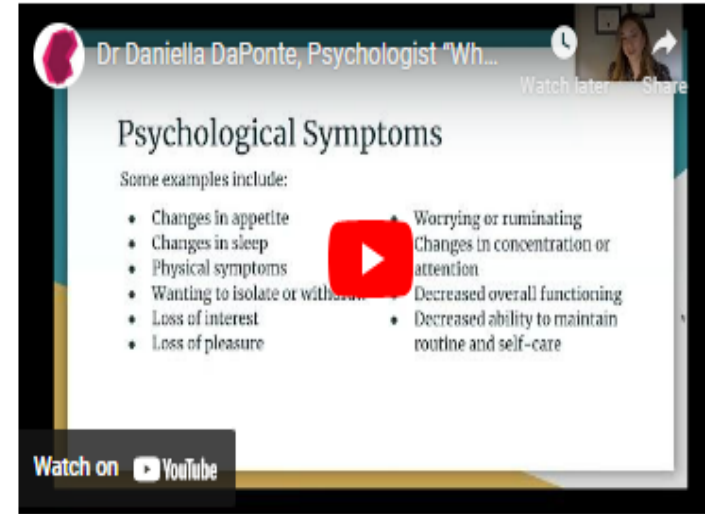

UNIT PARTNER OUTREACH



What We Do -Programs and Services

What is Mental Health - Dr. Daniella DaPonte, PsyD, Dre

MENTAL HEALTH 101 Virtual Library

Carrot Walnut Cookies

Recipe by Anja Webster, RD, CDE, and Dani Renouf, RD, MSc, CDE, adapted from Diabetes Canada.

[Facebook](#) [Twitter](#) [Pinterest](#) [Email](#) [Share](#)

These Carrot Walnut Cookies are healthy and delicious!

Browse the Recipes

- High Protein (80)
- Low Phosphorus (220)
- Low Potassium (204)
- Low Sodium (172)

Choose a Meal Type

Ingredients

- ½ cup (125 mL) canola oil
- ¾ cup (150 mL) brown sugar, lightly packed
- 1 egg
- 1 tsp (5 mL) pure vanilla extract

Directions

Food Safety Tips:

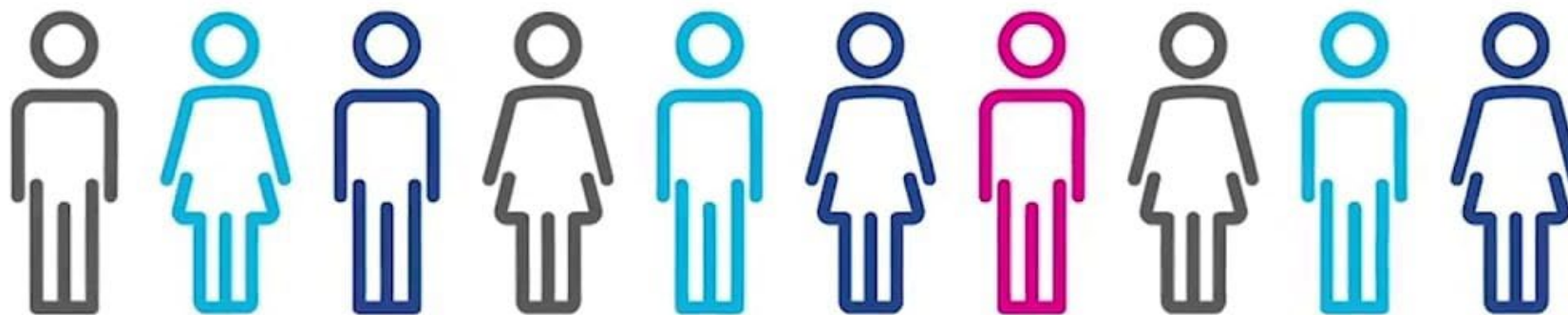
- Wash hands with soap and warm water for at least 20 seconds. Clean all countertops and equipment

KIDNEY COMMUNITY KITCHEN

CAMP LOTS-A-WATA



ADVOCACY



1 in 10

Canadians has kidney disease



kidney
FOUNDATION

ADVOCACY



CKD ANNUAL COST: \$40 BILLION DOLLARS



ADVOCACY



1. ENHANCING ACCESS TO EARLY KIDNEY DISEASE DETECTION AND TREATMENT



2. IMPROVING DATA COLLECTION AND MONITORING



3. INCREASING FUNDING FOR KIDNEY DISEASE RESEARCH:

FARM TO TABLE EVENT

Join us for an unforgettable evening at The Farm at South Cove on Thursday, September 18th, as we celebrate the **third annual** Farm to Table Dinner. This major fundraising event supports the Kidney Foundation's dedication to kidney health and enhancing the lives of Nova Scotians living with chronic kidney disease.

This evening promises not only a delectable dining experience but also the chance to support a vital cause, helping the Kidney Foundation improve kidney health and care for those affected by chronic kidney disease.



The Farm at South Cove
September 18th, 2025

Thank
you!





NOVA SCOTIA

**Communities, Culture, Tourism and Heritage
Office of the Minister**

1741 Brunswick Street, PO Box 456, Halifax, Nova Scotia, Canada B3J 2R5
Telephone 902-424-4889 • Fax 902-424-4872 • novascotia.ca

June 5, 2025

Warden Allen Webber
Office of the Warden
Municipality of Chester
151 King Street, PO Box 369
Chester NS B0J 1J0

Dear Allen Webber:

Thank you for your letter of April 30, 2025, expressing concern regarding library funding, in particular South Shore Public Libraries (SSPL).

As I'm sure you can appreciate, the significant economic uncertainty we are facing is impacting decision making and budget allocation. I understand this environment weighs heavily on government and our partners in community, including public libraries. I appreciate having a better understanding of your commitment to libraries and the value they have in communities across Nova Scotia.

Like you and your colleagues, I believe that public libraries are important community assets. They have demonstrated their strategic position and willingness to assist government in getting resources and information to Nova Scotians. Their contributions to their communities are significant.

I am also aware of the benefits of and concerns for libraries that you have identified in your email. Communities, Culture, Tourism & Heritage staff have a strong working relationship with all nine library regions and are in regular communication with the senior staff, including Ashley Nunn-Smith, SSPL's Chief Executive Officer.

I am pleased to inform you that we were able to provide \$800,000 in bridge funding to help mitigate some of the immediate challenges currently being faced by Nova Scotia's public libraries. We are giving due consideration to the Council of Regional Librarians' current request of \$1.6 Million in bridge funding for 2025-26.

We will continue the work needed to develop a fair and equitable funding formula for libraries. I have been well briefed on the report provided by the Library Funding Review Committee and recognize the challenges identified through this important work. I can assure you that the committee's recommendations have been brought forward for government's consideration. We know how valued libraries are to Nova Scotians.

Thank you again for your letter and for your ongoing commitment to Nova Scotia's public libraries.

Sincerely,



Dave Ritcey
Minister
Communities, Culture, Tourism and Heritage

- cc. Christopher Shore, Deputy Minister
Sara Halliday, Associate Deputy Minister
Stephanie Smith, Executive Director, Museums and Libraries
Mayor Jamie Myra, Town of Lunenburg
Mayor David Mitchell, Town of Bridgewater
Mayor Scott Christian, Region of Queens Municipality
Mayor Elspeth McLean-Wile, Municipality of the District of Lunenburg
Mayor Suzanne Lohnes-Croft, Town of Mahone Bay
Council of Regional Librarians
Mayor Pam Mood, President, NSFM
Honourable John Lohr, Minister, Finance and Treasury Board
Honourable Tim Houston, Premier of Nova Scotia

May 30, 2025

To: Municipal Clerks and Chief Administrative Officers

Re: Amendments to the Nova Scotia Building Code Regulations

I am writing to give you formal notice of amendments pursuant to the Building Code Act, R.S. N.S. 1989, Chapter 46 which will come into effect on or about August 1, 2025.

The proposed amendments are required to enhance productivity and accelerate new modular housing and reduce interprovincial trade barriers.

Please find enclosed a copy of the proposed amendments to the Regulations. This will be advertised shortly in the press in Nova Scotia.

The Building Code Act requires that the proposed amendments be circulated to each municipality and be made available to the public. Copies of the regulations are available on our website: <https://novascotia.ca/building-code-regulations-public-notice/>

Written comments on the proposed amendments to the regulations are welcome and should be forwarded via email on or before July 14, 2025 to:

Senior Advisor, Codes & Standards
Department of Growth and Development

buildingcodes@novascotia.ca

Sincerely,



Joe Rogers
Senior Advisor,
Codes & Standards

Schedule “A”

Amendment to the *Nova Scotia Building Code Regulations* made by the Minister of Municipal Affairs and Housing under Section 4 of Chapter 46 of the Revised Statutes of Nova Scotia, 1989, the *Building Code Act*

- 1 Subsection 2(1) of the *Nova Scotia Building Code Regulations*, N.S. Reg. 198/2024, made by order of the Minister of Municipal Affairs and Housing dated September 20, 2024, is amended by
- (a) repealing the definition of “modular home”; and
 - (b) adding the following definitions where they belong in alphabetical order:
 - “modular building” means a finished module or modules of a complete building built in a factory for transport to the site for assembly and certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels* by an accredited certification body at the time of manufacture, before it is placed and assembled on the installation site;
 - “modular panel” means a finished section or panel that is not part of a modular or building that is built in a factory, intended for transport to the site for installation, and is certified to CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*;
- 2 Section 4 of the regulations is amended by
- (a) striking out “A national code” in subsection (2) and substituting “Except as provided in subsection (3), a national code”; and
 - (b) adding the following subsection immediately after subsection (2):
 - (3) A manufactured home or a modular building that is built in a factory after August 1, 2025, is exempt from the requirement under the regulations to comply with Part 3 of these regulations.

- 3 Subsection 9(1) of the regulations is amended by
- (a) striking out the semicolon at the end of clause (h) and substituting a period; and
 - (b) repealing clauses (i) and (j).
- 4 The regulations are further amended by adding the following Section immediately after Section 10:

Factory-constructed buildings

- 10A (1)** Except as provided in subsections (2) and (3), if a building or a component of a building is assembled in such a manner that it cannot be reviewed on site, an off-site review must be carried out to determine compliance with the Code.
- (2) A manufactured home or a modular building is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
 - (3) A modular panel that is closed at the factory such that it cannot be inspected on site is deemed to comply with the Code if it is marked in accordance with clause 7.4 of CSA standard CSA A277, *Procedure for certification of prefabricated buildings, modules and panels*.
(See Note NS-10A, NSBCR)

- 5 Subsection 35(1) of the regulations is amended by
- (a) striking out “manufactured and modular homes” in clause (e) and substituting “manufactured homes and modular buildings”; and
 - (b) striking out “manufactured and modular homes” in clause (f) and substituting “manufactured homes and modular buildings”.

From: [Lunenburg Day Care](#)
To: [Kayla Byrne](#)
Cc: ["Shauna Miller"](#); ["MacKenzie Fraser"](#)
Subject: Follow up
Date: June 13, 2025 2:09:45 PM
Attachments: [image001.png](#)

CAUTION: THIS IS AN EXTERNAL MAIL

Dear Mayor, Council Members, and Town Staff,

On behalf of the Lunenburg Daycare Board of Directors, we would like to provide you with an update on the Lunenburg Daycare Expansion Project.

After careful review and extensive consultation with architects, engineers, and contractors, the Board has determined that the Star Street site—so generously made available by the Town of Lunenburg—is not the most viable option for our project at this time. While we are sincerely grateful for the Town’s support in offering this location, recent cost estimates combined with the results of geotechnical surveys have revealed financial challenges that the daycare is currently unable to accommodate.

That said, we are pleased to share that the daycare will proceed with an extensive renovation, upgrade, and addition at our existing Lincoln Street location. We are confident that this path forward will allow us to meet the growing needs of our community in a financially responsible and sustainable manner. Further details on this exciting project will be shared as planning and development progress.

We wish to express our deep appreciation for the continued partnership with Town Council and staff, and we look forward to your ongoing support as this important initiative moves ahead.

Warm regards,

Nicole Stevens
Director, Lunenburg Daycare

NICOLE STEVENS
EXECUTIVE DIRECTOR



Kaylee Jensen

From: adminsupport@townoflunenburg.ca
Subject: FW: NS physicians warn about uranium exploration and mining
Attachments: Open letter to Premier Houston on dangers of uranium-June 11-2025.pdf; FACTSHEET-Uranium mining and health-CAPE NS.pdf; FACTSHEET-Safe Uranium Mining-CAPE NS.pdf

From: Tynette Deveaux <tynette@cape.ca>
Sent: Thursday, June 12, 2025 1:56:46 PM
Subject: NS physicians warn about uranium exploration and mining

CAUTION: THIS IS AN EXTERNAL MAIL

Dear Municipal Leaders,

On behalf of Nova Scotia physicians representing the Canadian Association of Physicians for the Environment in the province, I'm sharing a [letter](#) we sent to Premier Tim Houston yesterday warning of the very serious health risks associated with uranium exploration and mining in the province. We also shared the letter with key cabinet members.

We have prepared two factsheets to assist policymakers—as well as members of the public— understand the issues:

[The health risks of uranium exploration and mining in Nova Scotia](#)

[“Safe uranium mining?” Nova Scotia physicians respond to industry claims](#)

We invite you to review this information and share it with your constituents. We would be pleased to speak with you and your council to answer any questions you may have.

Thank you,

Tynette

p.s. PDF copies of the letter and factsheets are also attached.

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Tynette Deveaux
Regional Program Manager & Atlantic Coordinator |
Gestionnaire des comités régionaux & coordonnatrice du Canada Atlantique
www.cape.ca | 902-719-9083 (Kjipuktuk | Halifax)



I live and work in Kjipuktuk (Halifax), on Mi'kma'ki territory, which is covered by the treaties of peace and friendship, guaranteeing the rights of Mi'kmaq to fish, hunt, and trade in perpetuity. These treaties are part of the Canadian Constitution and remain binding today. We are all treaty people.



June 11, 2025

The Honorable Tim Houston
Premier of Nova Scotia
7th Floor, One Government Place
1700 Granville Street
Halifax, NS B3J 1X5
premier@novascotia.ca

RE: The many human health risks of uranium exposure, exploration, and mining

Dear Premier Houston,

As a follow-up to our February 19, 2025 letter, we are writing again on behalf of the Nova Scotia committee of the Canadian Association of Physicians for the Environment (CAPE) to implore you to urgently reinstate the Uranium Exploration and Mining Prohibition Act repealed by Bill 6 in March of this year.

CAPE is a non-partisan, physician-led organization concerned with the health of Nova Scotians. There is clear evidence that uranium exploration, mining, processing, and the resulting waste create significant and long-lasting damage to human health.

Since March, your government has issued requests for proposals to promote uranium exploration in three rural areas of Nova Scotia. This opens the province to serious health and environmental harms posed by uranium exploration and mining. These dangers were clearly documented four decades ago by the McCleave Commission of Inquiry on Uranium,¹ and reiterated in 2008 by expert witnesses who provided evidence for the 2009 legislation prohibiting uranium exploration and mining.²

The physics of uranium have not changed in the intervening years, nor have the health risks that are posed when it is disturbed.

The ban on uranium exploration and mining was not “lazy public policy.” Rather, it was wise, cost-saving, well-studied, and critically important public health policy. We are deeply concerned that it was overturned without proper consultation with healthcare experts. As physicians and healthcare providers, it is our duty to call your attention to the health dangers this decision has unleashed.

¹ <https://novascotia.ca/natr/meb/pdf/ofr612.asp>

² https://nslegislature.ca/sites/default/files/legc/bills/61st_1st/3rd_read/b039.htm

Uranium is a heavy metal that poses health dangers because it is chemically toxic, and also because it is radioactive, its decay by-products even more so.

Uranium exploration, mining, and processing are associated with a wide range of adverse human health problems. These are most pronounced among workers in the industry who are directly exposed to uranium and its by-products, but they also affect the general population exposed through water- or airborne contaminants mobilized or released from these activities.

Peer-reviewed studies from around the world confirm that mining and contaminated groundwater, which mining can exacerbate, are the primary sources of uranium contamination exposure.³

Uranium exposure can cause kidney failure, diminished bone growth, organ and genetic damage, infertility, birth defects, and increased infant mortality. Because it is radioactive, it is also linked to lung cancer, along with several other kinds of cancer.⁴ Radiation disproportionately harms children and females, and uranium exposure is particularly dangerous during pregnancy.

Please refer to CAPE's accompanying fact sheet on health risks of uranium for more detailed information from peer-reviewed scientific and independent medical/expert sources.

Proponents of uranium mining claim – falsely – that we need to mine uranium for medical isotopes used in diagnostic tests. These days, medical isotopes are produced in research reactors that don't require uranium, and are most safely made in devices called cyclotrons.

The proponents fail to mention that the tailings and waste from uranium mines, estimated to remain radioactive for 100,000 years, need to be contained and cared for in perpetuity.

There are only two uranium mines in operation in Canada. Both are in Saskatchewan. Proponents of uranium mining in Nova Scotia claim that Saskatchewan shows us it can be done "safely and environmentally responsibly."⁵ These claims are not supported by Health Canada or Environment and Climate Change Canada.

The Saskatchewan context is not like Nova Scotia's. Saskatchewan is nearly 12 times the size of Nova Scotia, with a population density of just two people per square kilometre (km²).⁶ The Saskatchewan mines are located more than 600 km from any towns or cities.⁷ Nova Scotia, by

³ <https://www.sciencedirect.com/science/article/pii/S0160412020320626>

⁴ <https://link.springer.com/article/10.1007/s10552-010-9669-4>

⁵ <https://tmans.ca/images/End%20the%20Uranium%20Ban%20Report%202025.pdf>

⁶ <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=9810000101>

⁷ <https://www.cnsccsn.gc.ca/eng/uranium/mines-and-mills/#OperatingUraniumMinesandMills>



contrast, is the second most densely populated province in Canada, with 18.4 persons per km². Uranium mines in Nova Scotia would be situated much closer to towns and within rural communities.

Furthermore, Nova Scotia's average annual precipitation is more than three times that in northern Saskatchewan.⁸ This is especially important to know as uranium is highly soluble in water, making exploration and mining riskier in areas with high precipitation.

Nova Scotia's Department of Natural Resources (DNR) has published detailed maps⁹ showing uranium deposits and an interactive map¹⁰ of uranium risks to well water in the province. In 2020, DNR published an extensive review of private well contaminants, including uranium.¹¹ They noted that about 42% of Nova Scotians depend on private wells, and that up to 6.5% of them (25,100 people) already have dangerous levels of uranium in their well water, the ingestion of which can cause kidney disease,¹² and other serious health issues.

In 2018, DNR scientists reported on 40 years of activities related to uranium in well water in the province.¹³ Crucially, DNR scientists observed that the way we use land can introduce changes to groundwater flow and chemistry, which can mobilize uranium stored in the aquifer. Drilling or mining increases exposure of water to potential contamination.¹⁴ Uranium exploration can also be very disruptive and contribute to these risks.

The U.S. state of Virginia, which like Nova Scotia has known deposits of uranium, banned its exploration and mining in 1982, because of the health and environmental risks associated with these activities. Virginia's uranium ban withstood a challenge in the U.S. Supreme Court in 2019. Uranium exploration and mining are not permitted in British Columbia and Quebec, and in many other countries.¹⁵

As physicians and healthcare professionals whose priority is human health, we ask you and your government to look to these examples, and to the medical and scientific research on uranium contamination.

⁸ <https://www150.statcan.gc.ca/n1/pub/38-20-0001/2021001/l03-eng.htm>

⁹ https://www.researchgate.net/publication/338867646_A_Uranium_in_Well_Water_Risk_Map_for_Nova_Scotia_Based_on_Observed_Uranium_Concentrations_in_Bedrock_Aquifers

¹⁰ https://fletcher.novascotia.ca/DNRViewer/index.html?viewer=Uranium_Risk

¹¹ https://novascotia.ca/natr/meb/data/pubs/20ofr04/ofr_me_2020-004.pdf

¹² <https://ehp.niehs.nih.gov/doi/abs/10.1289/ehp.02110337>

¹³ https://novascotia.ca/natr/meb/data/pubs/18ofr06/ofr_me_2018-006.pdf

¹⁴ <https://pmc.ncbi.nlm.nih.gov/articles/PMC3653646/>

¹⁵ <https://www.wise-uranium.org/uregmor.html>



When you campaigned for re-election in the fall of 2024, you did so on a platform of making the province more “livable,” promising to improve healthcare. Mining uranium is not improving healthcare; it is imperiling it. Uranium exploration and mining will have immediate and long-term negative impacts on the health of Nova Scotians, disproportionately affecting those living in rural areas where the activities are being carried out. Women and young children, including the unborn, face the greatest health risk among the nearby populations.

Uranium mining will add yet more strain on the province’s overburdened healthcare system, particularly as it grapples with an influx of rare cancers and diseases associated with uranium contamination. We can reasonably foresee that this will significantly add to health care costs, and just as importantly, make it harder to attract and retain physicians and nurses to work in the province; healthcare providers will understandably be concerned about the effects of uranium contamination on their own health and the health of their families.

Along with our duty to act in the best interests of our patients, we recognize that as Nova Scotians, we are all treaty people, bound by the Treaties of Peace and Friendship. We are in solidarity with the Assembly of Nova Scotia Mi’kmaw Chiefs, who wrote to you on March 4, saying, “It is unacceptable that the government is fast-tracking the extraction of natural resources that will permanently devalue and damage our unceded lands and adversely impact the exercise of our section 35 rights.”¹⁶

CAPE is a non-partisan, physician-led organization with over 36,000 supporters across the country. It plays a unique role at the intersection of health and the environment, bringing an evidence-based perspective delivered by the trusted voices of doctors, other health professionals, and researchers to support community and planetary health and enhance equity. CAPE Nova Scotia represents more than 100 physicians and other healthcare providers across the province.

We are requesting an opportunity to meet with you as soon as possible to further discuss the dangerous health implications of uranium exploration and mining in Nova Scotia.

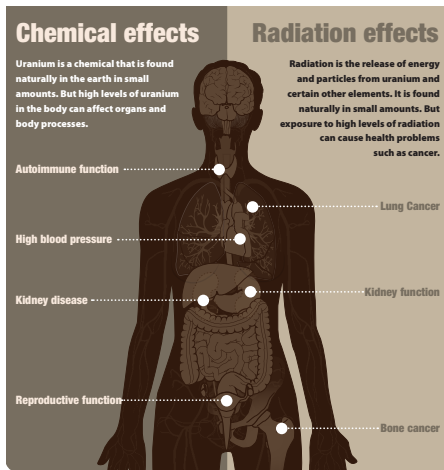
Sincerely,

Laurette Geldenhuys, MBBCH FFPATH MMED FRCPC MAEd
on behalf of CAPE Nova Scotia, ns@cape.ca

¹⁶ https://www.facebook.com/story.php?story_fbid=960202099620709&id=100068927840682



c.c. Honourable Tory Rushton, Minister of Natural Resources
Honourable Tim Halman, Minister of the Environment and Climate Change
Honourable Michelle Thompson, Minister of Health and Wellness
Honourable Trevor Boudreau, Minister of Energy
Karen Gatien, Deputy Minister of Natural Resources, Deputy Minister of Energy
Honourable Kent Smith, Minister of Fisheries and Aquaculture
Honourable Greg Morrow, Minister of Agriculture
Honourable Becky Druhan, Attorney General and Minister responsible for the Office of Equity and Anti-Racism
Honourable Twila Grosse, Minister of African Nova Scotian Affairs
Honourable Dave Ritcey, Minister of Communities, Culture, Tourism and Heritage
Honourable Nolan Young, Minister of Labour, Skills, and Immigration
Honourable Leah Martin, Minister responsible for L'nu Affairs
Claudia Chender, Leader of the Opposition
Derek Mombourquette, Leader of the Liberal Party
Janice Zinck, Executive Director of Geoscience and Mines
Kim Doane, Executive Director of Energy Resource Development



The Health Risks of Uranium Exploration and Mining in Nova Scotia

Your Health: Uranium and Radiation on the Navajo Nation, EPA

JUNE 10, 2025

URANIUM IS UNLIKE other minerals mined in Nova Scotia. It is a heavy metal that is both chemically toxic and radioactive, decaying over time to produce other materials that are even more toxic and radioactive. This includes the carcinogenic, but colourless, tasteless and odourless gas radon, emitted by uranium deposits. Radon gas can travel hundreds of kilometres in the air, emitting radioactive particles as it moves.

Radon can also collect in homes, and in Nova Scotia, it is responsible for more than 100 deaths a year.¹ According to Health Canada, radon is the number one cause of lung cancer in non-smokers.² For this reason, the Nova Scotia government has developed a [radon-risk map](#),³ and radon detectors can be borrowed from provincial libraries. Canada's standards for acceptable radon gas limits in homes is (200 Bq/m³),⁴ which is twice the limit recommended by the World Health Organization 100 Bq/m³,⁵ and even more lax than that of the United States (150 Bq/m³).⁶

The radon decay chain continues to produce new radioactive products that can enter water, crops, trees, soil, animals, and humans.⁷ People are exposed by drinking contaminated water, inhaling airborne uranium particles, and ingesting contaminated food, and increased levels of radiation in the environment.

Even exploration of uranium deposits can release harmful radon gas into the environment and mobilize uranium that is highly soluble, contaminating well water.

Suggesting, as industry proponents do,⁸ that mining the uranium that underlies so much of Nova Scotia would reduce these risks, is inconsistent with the evidence. In fact, mining would unearth not only uranium but also many of its extremely toxic, radioactive by-products.⁹

The best way to protect Nova Scotians from uranium and radon exposure is for the provincial government to focus on, and even expand and strengthen, its existing programs of public awareness, testing, and mitigation measures.^{10 11}

The safest place for uranium is underground in undisturbed, stable deposits.¹²

The Health Risks

Physicians increasingly oppose uranium mining because of its potential to cause a wide range of adverse health effects from uranium exposure.^{13 14} These health effects include:¹⁵

- Kidney failure¹⁶
- DNA damage
- Infertility
- Damage to the brain, lungs, liver, kidneys and bones
- Damage to the immune system
- Cancers, most commonly lung cancer, but also leukaemia and tumours of the lung, breast, thyroid, bone, digestive organs, and skin, which are linked with radiation exposure¹⁷
- Premature aging and decreased life expectancy¹⁸

Higher risks for children and females

The health effects of radiation from radioactive materials—particularly cancer—need to be studied over long periods. Studies of nuclear bomb survivors show that gender and age matter greatly when it comes to survival rates.¹⁹ Those exposed as small children were most likely to suffer cancer later in life, with girls twice as susceptible as boys. Adult women exposed to the radiation suffered 50% more cancer than adult males.

Uranium exploration and mining threaten to increase radiation exposure, which could disproportionately endanger the health of women and children.²⁰ Uranium and radiation exposure are particularly risky during pregnancy, linked to many health issues, including:

- Birth defects, including those of the brain and spine^{21 22 23}
- Low birth weight and premature births, with complications for mothers and babies²⁴
- Increased infant mortality²⁵

Health risks in surrounding communities

Uranium mining can devastate surrounding communities through widespread contamination of water sources and wildlife, with Indigenous Peoples and rural populations bearing the heaviest burden. Radioactive and toxic pollutants from mines seep into groundwater and surface water, with studies showing fish in mining-affected waters containing heavy metal concentrations up to 43 times higher than normal levels.²⁶ The “caribou connection” represents one of the most serious threats to community health,²⁷ as airborne radionuclides concentrate in lichens eaten by caribou, which are then consumed by people—potentially increasing cancer risk to six cases per 1,000 individuals, far exceeding acceptable risk standards.²⁸

Indigenous communities face dual threats as mining operations disrupt traditional hunting, fishing, and gathering activities while simultaneously contaminating the land and water they depend on for physical, cultural, and spiritual wellbeing.²⁹ Rural communities relying on local wells and water sources have little protection against the perpetual threat of contamination, as uranium tailings require monitoring “essentially forever” to prevent release of contaminants. These

environmental injustices are compounded by the historical exclusion of affected communities from mining development decisions, leaving them with generations of health consequences while receiving minimal economic benefits.

In situ recovery mining, also known as in situ leaching, involves injecting a chemical solution into underground uranium deposits to dissolve the mineral, which is then pumped to the surface. While this method leaves less waste rock and tailings than open pit or underground mining, it poses serious environmental risks. Chief among them is the potential for groundwater contamination and its associated health risks, particularly for nearby populations.^{30 31}

The long-term health costs

Before the government of Nova Scotia ended the legislated ban on uranium exploration and mining, it did not undertake any studies to examine the potential human health and environmental costs. The health costs—including increased healthcare burden and lost productivity—could far outweigh any economic gains.³²

Uranium mining leaves toxic legacies of radioactive tailings and waste rock³³ and contaminated groundwater, which have to be dealt with and monitored in perpetuity, long after the mine closes. Future generations will be saddled with the inestimably high health and environmental costs of today’s uranium exploration and mining. ♦



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- 1 [Make sense of radon - Government of Nova Scotia, Canada](#)
- 2 [Radon: Is it in your home? Information for Health Professionals - Canada.ca](#)
- 3 [Potential for Radon in Indoor Air](#)
- 4 [Guide for radon measurements in homes - Canada.ca](#)
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- 6 [What is EPA's Action Level for Radon and What Does it Mean?](#)
- 7 [Uranium mining and health - PMC](#)
- 8 [Take the 'no' out of Nova Scotia: End the uranium ban](#), Mining Association of Nova Scotia (MANS), January 2021
- 9 Dr. Gordon Edwards, president and co-founder of Canadian Coalition for Nuclear Responsibility
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- 11 [Radon and Human Health](#), Nova Scotia Environment and Climate Change
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- 28 [Uranium Mining: Fact Sheet by Pembina Institute](#)
- 29 [Wollaston Lake: The Uranium Mining Industry and the Perceptions of Health Risks](#)
- 30 [Contamination Risks Associated with In situ-Recovery Mining for Uranium – Debating Science](#)
- 31 [An evaluation of health risk to the public as a consequence of in situ uranium mining in Wyoming, USA - PubMed](#)
- 32 [Bill 6 submission-Dr. Laurette Geldenhuys. CAPE NS and Bill 6 submission-Dr. Nancy Covington, CAPE NS](#)
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“Safe Uranium Mining?” Nova Scotia Physicians Respond to Industry Claims

JUNE 10, 2025

Does the uranium ban make us less safe?

Proponents of uranium mining, such as the Mining Association of Nova Scotia (MANS), would have us believe we need more uranium exploration to understand the location of uranium deposits in Nova Scotia,¹ precisely because uranium and the carcinogenic radioactive gas it emits, radon, are so dangerous—present as they are in some drinking water and in some homes in Nova Scotia.²

In fact, the government of Nova Scotia knows a great deal about the uranium deposits in the province, and has published numerous reports and maps in recent years detailing both uranium and radon risks. Large multinational companies did extensive exploration for uranium in Nova Scotia in the 1970s and 1980s.³ The recent requests for proposals issued by Nova Scotia's Department of Natural Resources (DNR) for uranium exploration in East Dalhousie, Millet Brook, and Louisville,⁴ and numerous DNR reports, show there is already a great deal known about uranium deposits in the province.

The ban on uranium exploration and mining was not a ban on research and data collection, as MANS would have us believe. Rather, it was a crucially important ban on activities that would disturb uranium deposits, which could very well increase the already dangerous levels of uranium in drilled wells in Nova Scotia.

Can uranium exploration and mining be done safely?

Mineral exploration and mining activities that disturb the land can change groundwater flow and cause fissures that mobilize uranium and release large amounts of radon.⁵ Radon gas can travel hundreds of kilometres in the air, emitting radioactive particles as it moves. When ingested or inhaled, these can damage DNA and human cells, potentially leading to cancer.⁶ The decay chain continues to produce new radioactive products that can enter water, crops, trees, soil, animals, and humans.⁷

It is not possible to take uranium out of the ground without bringing to the surface other radioactive materials, including radium, a “notorious killer.”⁸ Uranium mines have tended to be in remote, sparsely populated areas, often on Indigenous lands. As with other extractive industries, this has led to “sacrifice zones,” with a lack of proper health monitoring of nearby populations. As a result, often the remote populations impacted by uranium mining have not been properly studied.^{9,10}

Will there be strict regulations to protect our health?

In Nova Scotia, underground mineral deposits belong to the province, not landowners. Anyone with an exploration licence can access private land to explore for minerals, including uranium. If a landowner

refuses access, the Mineral Resources Act gives the Minister of Natural Resources the authority to overrule the property owner, and grant the exploration licence-holder access.¹¹ If exploration leads to a mine proposal, and the landowner refuses to sell to the mining company, the Minister can order the land expropriated, as happened in 2013.¹²

Anyone who has taken out a mineral exploration licence in Nova Scotia can simply register with DNR to undertake extremely disruptive exploration activities using powerful machines. This includes drilling, test pits, trenching, and even the excavation of up to 100 tonnes of ore-bearing materials. When the exploration is for uranium, this means unearthing massive amounts of chemically toxic and radioactive material, without any environmental or health impact assessment.

DNR is solely responsible for mineral exploration. There are few regulations for this, and DNR is conflicted as a regulator because of its role working with industry to promote uranium exploration.

The federal government's impact assessment and regulatory framework for uranium mining is required only if a mine is planned. So far, no uranium mines have been proposed in Nova Scotia, but mining is the obvious goal of uranium exploration.

The Nova Scotia Registry of Claims ("NovaROC") map shows that there has been a flurry of new exploration licences granted since the province said it was lifting the ban on uranium exploration and mining. The door has been opened for widespread uranium exploration in Nova Scotia.

It's important to remember that while some of the risks to human health and the environment can be reduced through strict regulation and technologies, they cannot be eliminated.¹³

It's going okay in Saskatchewan, isn't it?

There are only two uranium mines in operation in Canada.¹⁴ Both are in Saskatchewan. The Mining Association of Nova Scotia claims that Saskatchewan shows us uranium mining can be done "safely and environmentally responsibly."¹⁵ Its claim is not supported by medical or scientific evidence.

There are many reasons why it's unwise to compare Nova Scotia to Saskatchewan when it comes to mining uranium. Saskatchewan is nearly 12 times the size of Nova Scotia, with a population density of

just two people per square kilometre (km²).¹⁶ The Saskatchewan mines are located more than 600 km from any towns or cities.¹⁷ Nova Scotia, by contrast, is the second most densely populated province in Canada, with 18.4 persons per km². Uranium mines in Nova Scotia would be situated much closer to towns and rural communities.

Furthermore, Nova Scotia's average annual precipitation is more than three times that of northern Saskatchewan.¹⁸ This is especially important to know as uranium is highly soluble in water, making exploration and mining riskier in areas with high precipitation.

Physicians have anecdotal evidence of health problems in Indigenous communities that appear to relate to uranium exposure in northern Saskatchewan. Yet there has never been an independent health study undertaken in the region to monitor for health problems associated with uranium, including cancer and kidney disease.¹⁹

What is Canada's Nuclear Safety Commission (CNSC)?

Canada's Nuclear Safety Commission (CNSC) reports to Natural Resources Canada, which promotes uranium mining. It does not report to Health Canada or Environment and Climate Change Canada, both of which are far better placed to study and protect human and environmental health.²⁰ The Canadian Environmental Law Association has criticized the CNSC for its implicit conflict of interest and the lack of transparency and consultation in its regulatory oversight.^{21 22} Medical professionals have noted that CNSC health standards are set by physicists and those involved in the industry, "based on financial and technological convenience," and not by healthcare professionals and researchers committed to public health and safety.²³

The Canadian Nuclear Safety Commission claims that there are no "significant impacts to the health" of people who live around uranium mines and mills.²⁴ CNSC provides no sources for this claim. In contrast, a detailed report from the U.S. National Research Council finds that "Uranium mining and processing are associated with a wide range of potential adverse human health risks," which can also extend to the "general population."²⁵

Is Nova Scotia's uranium a valuable untapped resource?

Uranium concentration in northern Saskatchewan deposits is very high, while the concentration in Nova Scotia is very low, according to the 1995 McCleave Report.²⁶ This means very large amounts of uranium-bearing ore would have to be unearthed in Nova Scotia to recover minuscule amounts of uranium, producing a great deal of radioactive waste or mine tailings that require care and maintenance in perpetuity. When uranium is extracted from the ore body, 85% of the radioactivity remains in the waste or tailings.²⁷ These waste sites have to be monitored and maintained “virtually forever,”²⁸ as uranium tailings remain radioactive for 100,000 years.²⁹ This is the case regardless of the method of mining involved – open pit, underground, or in situ leaching.

Is in situ leaching better for the environment?

In situ leaching is a process of injecting solvents into the earth to dissolve the uranium.³⁰ The solution is then pumped to the surface, where the uranium is extracted. In situ leaching leaves less waste rock and tailings than open pit or underground mining, but is very dangerous because there is a high risk that the chemical solvents will spread underground and contaminate groundwater.

Doesn't uranium save lives?

Proponents of uranium mining and nuclear energy make many claims that are either misleading or just false. One is that uranium has to be mined because it “saves lives,” given that it is used in smoke detectors. The tiny amount needed for smoke detectors is retrieved from existing nuclear waste,³¹ which is, unfortunately, very abundant.

Do we need uranium mining for medical isotopes?

When the Nova Scotia government announced that it had added uranium to its list of “critical minerals” and was lifting the decades-long ban on uranium exploration and mining, it claimed the heavy metal was needed for medical applications.³² The government was repeating an industry argument that we need to

mine uranium for medical isotopes used in diagnostic tests. This claim is misleading; medical isotopes are produced in research reactors that don't require uranium, and are most safely made in devices called cyclotrons.³³

Won't it help us address climate change?

Contrary to industry claims, nuclear power is not going to be a significant contributor to addressing climate change.³⁴ Wind, solar, and batteries are much less expensive and faster to develop than nuclear power facilities, which take many years and immense amounts of money to build.³⁵ Commercial small modular nuclear reactors (SMRs) are still in the early stages of development,³⁶ and their technology is as of yet unproven.³⁷

The push for nuclear power comes from the nuclear industry—which also involves military applications—trying to renew and revive itself, as detailed in the 2024 academic book, *Dirty Secrets of Nuclear Power in an Era of Climate Change*.³⁸ The International Energy Agency forecasts minimal future growth in nuclear energy, compared with massive growth in far safer renewable solar and wind energy.³⁹

Is there a shortage of uranium?

No, there is no shortage of uranium in Canada, and no need for a new source in a province as small and densely populated as Nova Scotia.⁴⁰ ♦



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ENDNOTES

- 1 [“Take the ‘no’ out of Nova Scotia: End the uranium ban](#), Mining Association of Nova Scotia (MANS), January 2021
- 2 [Potential for Radon in Indoor Air, Nova Scotia](#)
- 3 [A Background Summary for the Uranium Inquiry, Nova Scotia](#)
- 4 [Uranium exploration: request for proposals, Nova Scotia](#)
- 5 Dr. Gordon Edwards, president and co-founder Canadian Coalition for Nuclear Responsibility
- 6 [Bill 6 submission-Dr. Nancy Covington, CAPE NS](#)
- 7 [Uranium mining and health - PMC](#)
- 8 Dr. Gordon Edwards
- 9 Dr. Dale Dewar, physician who has worked in northern Saskatchewan serving a population of Cree, Metis and Dene peoples, member CAPE and International Committee of the Society of Rural Physicians of Canada, former Executive Director of Physicians for Global Survival.
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- 19 Dr. Dale Dewar
- 20 Dr. Nancy Covington, retired family physician, CAPE Nova Scotia, board member International Physicians for the Prevention of Nuclear War Canada.
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From: Marc Kiely <mkiely@townoflunenburg.ca>

Sent: April 21, 2025 10:48 AM

To: President ICOMOS Canada <president@canada.icomos.org>; Jean Laberge <j.laberge@videotron.ca>

Cc: Laura LeGresley <llegresley@townoflunenburg.ca>

Subject: Town of Lunenburg/ICOMOS Canada follow-up

Good day Mathieu and Jean,

Thank you for making the time and for what we thought was a really good conversation with Laura and I the other day. We see it as a great start to re-establishing a solid working relationship between both the Town of Lunenburg and ICOMOS Canada. As we discussed, both Town Council and Town Staff are committed to the conservation of Old Town Lunenburg WHS and are open to this kind of dialogue and information exchange as you requested in your recent letter correspondence. As we discussed, developing a common understanding and establishing a dialogue that includes your heritage expertise can only assist the Town in meeting, and hopefully exceeding, its World Heritage Site Manager conservation responsibilities. To that end, and specific to the development project explored on Blockhouse Hill, please find a document related to the Heritage Impact Assessment saved at the server location noted at the end of this email. As discussed, this project has not seen any recent progression from what can be considered a feasibility project (including in heritage conservation) into a development project and the Town maintains ownership of the lands in question.

You reference in your letter ‘changes by local authorities in legal protections, policies, and development control regulations.’ In reading the impact assessment report, you may find some of your questions answered, particularly in how the older planning documents differ from the current ones, however, generally there was a wholesale Planning document renewal project that was undertaken around that time termed ‘Project Lunenburg’ which include updating the Town’s Land Use Bylaw and Municipal Planning Strategies and culminated with the development of the latest version of the Heritage Conservation District Plan and Bylaw. These documents are meant to all work together as a cohesive suite. I’ve included these documents in the server file for ease of reference, though they are available on our public facing website as well.

For the lands in question on Blockhouse Hill, in a nutshell, what changed was the newer planning documents removed Development Agreements as a tool available to Council for regulating residential development. At the time, the focus was to move the majority of zoning regulations to be “as-of-right” where developments across Town (not just Blockhouse Hill) would need to satisfy the zoning regulations in the Land Use Bylaw only. For context, the previous documents permitted a variety of things by Development Agreement including multi-unit developments. To address this: low, medium, and high density residential zones were created to further demark where these developments are permitted in the absence of a development agreement (something the old LUB did not do, where a general ‘residential’ zone lay). In summary, prior to 2021, multi-unit developments

would have been considered by Development Agreement; after 2021, the same developments are permitted 'as of right' under the LUB but are limited in density depending on the zone.

We have also attached the recently adopted Heritage Conservation District Plan and Bylaw. Although it is a municipal level document, this is a key planning and regulatory document for the Town in its conservation efforts of heritage, and World Heritage specifically, with provisions meant to cover all areas of heritage and the various designations. At the moment, it basically serves as the Town's site management plan. In your letter, you mention the 2010 TOL Heritage Sustainability Strategy. It's important to keep in mind that municipal governments and their strategic policies have changed several times over since that time. Our current staff team has only been in place for a number of months, but, from reviewing that document, I can say that a number of the recommendations have been or are in various states of implementation. Laura and I will try to put together a bit of a one-sheet as it relates to that document, but also to how it relates to the current working context.

Also, as discussed, the Town continues to work and foster a good working relationship with Parks Canada in its role as State Party representative for Canada in World Heritage. We continue to update them regularly on projects underway that may have impacts or concern for World Heritage, including on the Blockhouse Hill project and they have advised as appropriate. As discussed in our conversation, the Town administration is currently looking to explore new ways to engage our partners, including in the Provincial government.

I think this is a good start in our information exchange, but as we discussed, please feel free to get in touch with either or both Laura and I with any questions you have. We are happy to collaborate and look forward to it. We also look forward to hearing more about a re-awakened version of a Site Managers conference and ways in which the Town of Lunenburg can participate.

Look forward to talking again soon.

Kind regards,

Marc

Marc Kiely (he/him)
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Subject: LUB Amendment: Rezoning of 280 Montague Street
From: Community Development
Date: June 24, 2025 – 2nd reading



Recommendation

That Council hold a public hearing and give Second Reading to an amendment to the Land Use By-law to rezone 280 Montague Street (PID 60696663) from Marine Industrial to Medium Density Residential.

Alternatives:

- Defer a decision to a future meeting
- Refuse the application

Applicant Request Synopsis and Key Evaluation Considerations

- 280 Montague Street is currently zoned as a Marine Industrial property. It has been used for commercial purposes (The Boat Locker), and the applicant wishes to now use the building as a dwelling.
 - The applicants have an unpermitted residential use (an apartment on the second floor) in the building that they had occupied for some time.
 - The applicants wish to retain and expand this use and bring it into conformance with the Land Use By-law.
 - No residential use is permitted in the Marine Industrial use zone.
- Neighbouring properties on Montague Street are zoned Medium Density Residential use, Marine form. Directly abutting across Montague Street is the Lower Density Residential use zone, Old Town 1 form.
- The applicants wish to have the same zoning as their directly adjacent neighbours.
- On May 5, 2025, PAC moved to hold a Public Participation Meeting at the next PAC Meeting on the applicant's request to rezone 280 Montague Street-PID 60696663 to allow the rezoning to Medium Density Residential Use.
- On June 2, 2025, PAC moved a recommendation to Council regarding the applicant's request to rezone 280 Montague Street-PID 60696663 to allow the rezoning to Medium Density Residential Use. The Public Participation Meeting was also held, and no comments were received. The applicant chose not to give formal comment.
- On June 10, 2025, Council moved to give First Reading to an amendment to the Land Use Bylaw to rezone 280 Montague Street (PID 60696663) from Marine Industrial to Medium Density Residential.

Definitions

Designation: A specific category or classification of land use on the Future Land Use Map, indicating the type of development or activity that is permitted or encouraged in that area in the future. This map forms part of the MPS.

Future Land Use Map: A map that visually represents the intended future use of land within a municipality, based on the policies outlined in the MPS.

Rezoning: also known as a zoning amendment or mapping change, is the process by which a municipality changes the zoning of a specific property or area, allowing for a different type of land use than previously permitted.

Zoning: zoning refers to the legal classification of land use, determined by municipalities through land use by-laws. These bylaws define which activities are permitted within specific zones, such as residential, commercial, or industrial areas. Zoning regulations aim to guide development, protect properties, and manage the environment.

Process

Figure 1 shows the rezoning process and at what step the application is currently at:



Figure 1 – Process and Progress Chart

Background

The Current Planning Context



Figure 2 – Aerial Photo showing 280 Montague Street (red outline)

The *Comprehensive Community Plan* identifies this area as “Working Waterfront”. The MPS designates the subject property, and the two neighbouring properties as Waterfront. (See FLU Map excerpt on the right) Under Policy 4-2 of the MPS (See Appendix B), the Waterfront designation does not permit rezoning to a residential use zone. Currently, 268, 272, and 280 Montague Street all have this designation. This means that the only rezonings that are permitted “as-of-right” for these three properties would be to one of the use zones listed in Policy 4-2 (d) which does not include residential uses. To clarify, 268 and 272 Montague Street

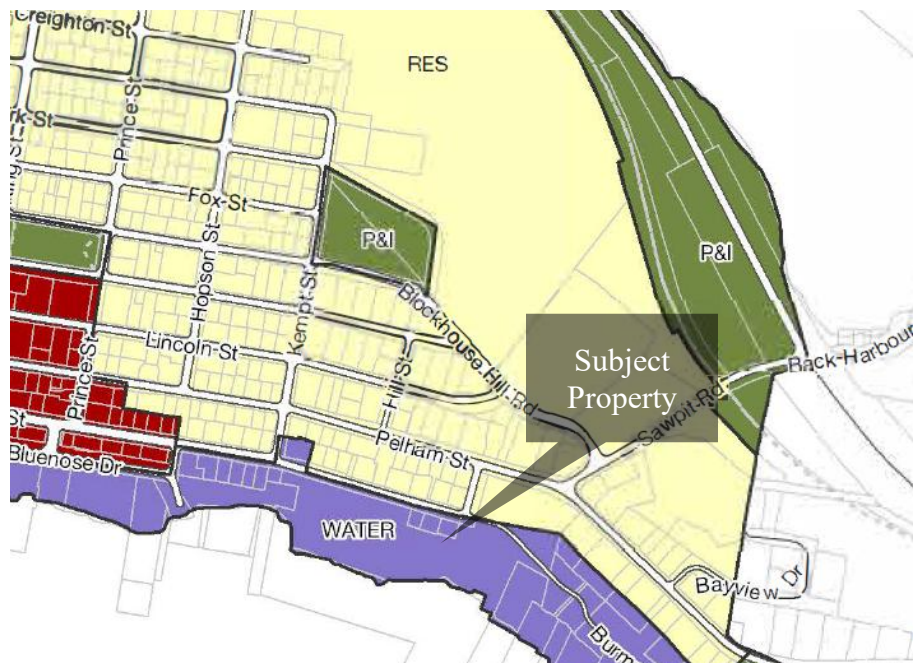


Figure 3 – Site Location and Future Land Use Designations Map

currently have residential zoning, but could not be rezoned to another residential zone under Policy 4-2.

The MPS contains a policy which anticipates this type of situation. Policy 6-10 outlines the criteria for assessment where a property owner may wish to rezone their property to a zone that directly abuts the property.

The Request

The applicants wish to rezone their property to allow for the existing un-permitted residential use at 280 Montague Street to come into conformance. They understand that rezoning will prohibit the existing commercial use of 280 Montague Street as a business. The applicants have built a dwelling unit within the building, which they have used as a residence. Since 2021, a residential unit has been present at 280 Montague Street, which is a prohibited use in the Marine Zone.

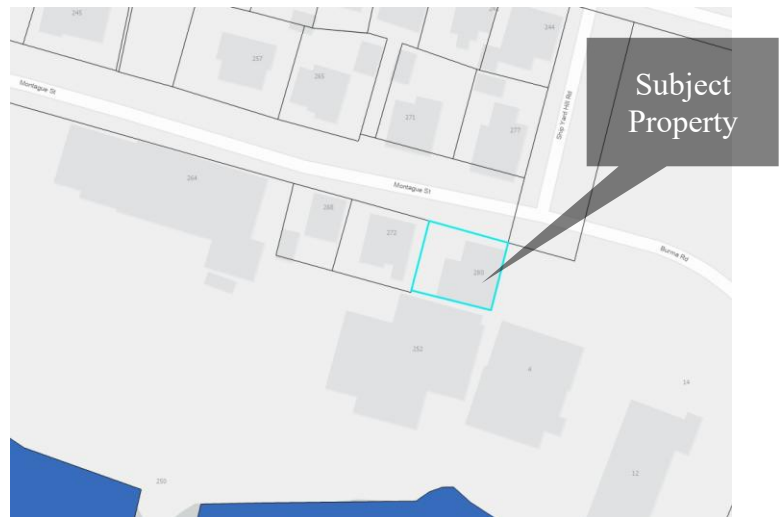


Figure 4 – Subject Property

Proposed Mapping Change(Rezoning)

The proposed mapping change to the Use Zone Map of the LUB can be found in **Attachment C**.

The proposal is a rezoning only, requiring no text changes to the LUB. The only change is a small mapping change to the Use Zone Map in the LUB affecting only PID 60696663.

Policy 6-10 (**Attachment C**) anticipates requests like this one. This policy identifies three avenues to rezone properties notwithstanding Policy 4-2 (**Attachment B**). Council, has recognized that no planning document is perfect and nor can it anticipate every possibility or special case through Policy 6-10. This application satisfies Policy 6-10 (c), thus enabling the rezoning being requested.

Policy 6-11 of the MPS allows Council to consider an amendment to the Use Zoning Map, Schedule C, of the Land Use By-law (LUB) if the proposed amendment is consistent with this MPS and meets the general evaluation criteria for amending the LUB, as set out in Policy 6-19. Policy 6-10, 6-11 and 6-19 are reviewed in **Attachment C**. **Attachment E** evaluates the rezoning against the Provincial Statements of Interest and the TOL Accessibility Plan. No issues have been identified through this review.

Finally, the mapping change is illustrated in **Attachment D**.

Next Steps



Figure 5 - Next Steps

Figure 5 illustrates the process and the next step in the process will be the decision of Council.

Relevant Legislation

The *Municipal Government Act* (MGA) outlines the required process for amendments to the Land Use By-law.

Financial

There are no direct financial impacts to the Town as a result of the proposed amendment since advertising costs are borne by the applicant.

Communications

A Public Participation Meeting has been advertised in the local newspaper and on the Town's website and social media. The Public Hearing will also be advertised on the Town's website.

Attachments

- A. Policy 4-2
- B. Evaluation of Policy 6-10, 6-11 and 6-19
- C. Amendments to the LUB – Use Zone Map
- D. Review of Provincial Interest Statements and Lunenburg Accessibility Plan

Attachment A
Policy 4-2

Policy 4-2: Council shall establish, on the Future Land Use Map, a series of Land Use Designations to guide the evolution of Use Zone placement over time. The Designations and the Use Zones permitted for consideration in each Designation are as follows:

- (a) The Residential Land Use Designation permits:
 - i. Lower Density Residential Use (RL) Zone
 - ii. Medium Density Residential Use (RM) Zone
 - iii. Higher Density Residential Use (RH) Zone
 - iv. Rural Use (RUR) Zone
 - v. Institutional Use (INS) Zone
 - vi. Parks and Recreation Use (PR) Zone
- (b) The Main Street Land Use Designation permits:
 - i. Commercial Mixed Use (CM) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (c) Downtown Commercial Land Use Designation permits:
 - i. General Commercial Use (CG) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (d) Waterfront Designation permits:
 - i. Waterfront Use (W) Zone
 - ii. Marine Industrial Use (MM) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (e) Industrial Designation permits:
 - i. Industrial Use (M) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
- (f) Parks and Institutional Designation permits:
 - i. Institutional Use (INS) Zone
 - ii. Parks and Recreation Use (PR) Zone

Attachment B
Evaluation of Policy 6-10, 6-11 and 6-19

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-10: Council shall consider amendments to the Use Zoning Map of the Land Use By-law when the proposed map amendment is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- (a) the proposed Use Zone is enabled by this Plan for use within the same Future Land Use Map designation;
- (b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or
- (c) notwithstanding the Use Zones permitted within a Future Land Use designation, the land to be rezoned is under 1,000 square metres in area and is abutting a Future Land Use Map designation that permits the proposed Use Zone. For clarity, land that abuts a right-of-way, such as a street, is considered to be abutting the designation on the other side of the right-of-way.

Evaluation: The proposed Use Zone Change will be enabled by this Plan in keeping with Policy 6-10(c).

Policy 6-11: Council shall not amend the Use Zoning Map of the Land Use By-law unless Council is satisfied that:

- (a) the proposal is consistent with the description of the Use Zone in Policy 4-1 and any specific policies, if any, directing where it is appropriate to place the proposed Use Zone; and
- (b) the proposed Use Zone and the uses it permits meet the general criteria for amending the Land Use By-law, set out in Policy 6-19.

Evaluation: The proposed rezoning meets the general criteria for amending the Land Use By-law, set out in Policy 6-19 as reviewed below:

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposed rezoning will be considered to be consistent with the intent of the MPS pursuant to Policy 6-10 (c).
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
The proposal is not considered premature or inappropriate due to the ability of the Town to absorb public costs related to the proposal. No public costs are anticipated with the proposed amendments.
 - ii. impacts on existing drinking water supplies, both private and public;
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public. No new development proposals are anticipated at this time.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services. There is a 8" water line and a 250mm sewer line available along this section of Montague Street. No new development proposals are anticipated at this time.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
The proposal is not premature or inappropriate due to the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal. The proposed rezoning is considered a less intensive use of land and will have less of an impact than development proposals permitted as-of-right under the current Marine Industrial (MM) Use Zone.
 - v. the adequacy of fire protection services and equipment;
There is a 8" water line available along this section of Montague Street. The proposal is not premature or inappropriate due to the adequacy of fire protection services and equipment.

- vi. the adequacy and proximity of schools and other community facilities;
The proposal is not premature or inappropriate due to the adequacy and proximity of schools and other community facilities.
- vii. impacts on UNESCO World Heritage Site statements of outstanding value;
The subject property is within the WHS, and rezoning from Marine Industrial to Medium Density Residential is identical to the two neighboring properties. In this regard the rezoning will not have, or impose, any impact on the WHS or its Statements of Outstanding Universal Values (OUV's).
- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
The proposed rezoning will not cause any new, or worsening of any known, pollution problems.
- ix. site-specific climate change risks;
The proposed rezoning will not cause or increase any known site-specific climate change risks. The building is existing, and no development is being contemplated at this time.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The rezoning will not cause any known flooding or drainage issues. The site is located outside of the Flood Risk Area shown on the Flood Risk Area Map, Schedule E, of the Land Use By-law. The dwelling is existing, and no development is being contemplated at this time.
- xi. impacts on known habitat for species at risk;
The proposed rezoning will not have any impact on known habitat.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The proposed rezoning will not have any impact on navigation or have any impact on Lunenburg's Harbour. The dwelling is existing, and no development is being contemplated at this time.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
The proposal is not premature or inappropriate due to the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way. The dwelling is existing, and no development is being contemplated at this time.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.
The proposal is not premature or inappropriate due to land use conflicts that could place limits on existing operational procedures at existing businesses. The proposed rezoning are considered a type of "downzoning" from "Marine Industrial" to "Medium Density Residential". As a result, the proposal should have less land use conflicts. As for potential conflicts with the adjacent Marine Industrial zone, as the building is existing and neighbouring dwellings are

present, and no development is being contemplated at this time, there is no anticipated impact or land use conflict.

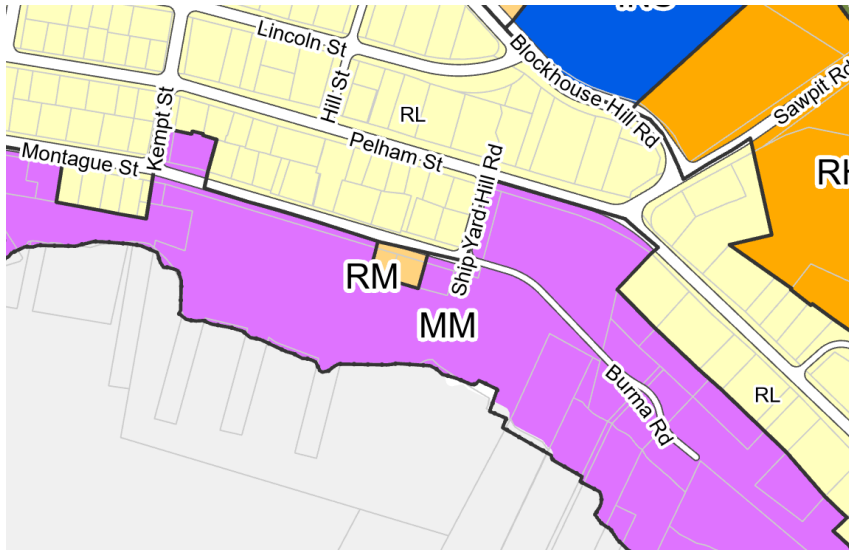
Attachment C

Amendments to Land Use By-law – Use Zone Map, Schedule “C”

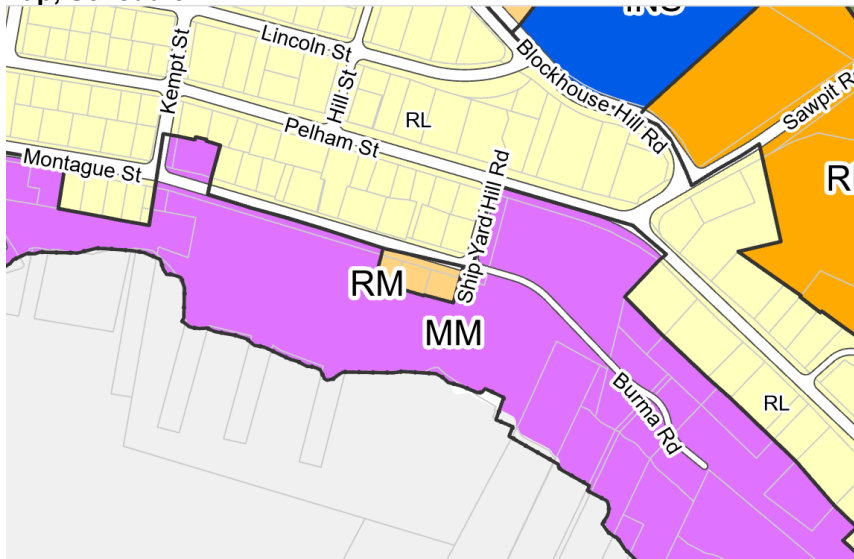
- 1) An amendment to the Land Use By-law, in particular the Use Zoning Map, Schedule “C”, thereby rezoning the lands as per table and maps shown below:

Property:	Application:
PID 60696663 – 280 Montague Street	Rezone from Marine Industrial (MM) Use Zone to Medium Density Residential (RM) Use Zone.

Existing Use Zoning Map, Schedule “C”:



Proposed Use Zoning Map, Schedule “C”:



Attachment D

Review of Provincial Interest Statements and Lunenburg County Accessibility Plan

Provincial Interest Statements	
<p>Statement 1: Drinking Water</p> <p>Goal: To protect the quality of drinking water within municipal water supply watersheds.</p>	<p>The proposed rezoning of the subject lands will not affect Provincial Interest Statement 1. The quality of Dares Lake Watershed will not be affected by the proposed rezoning.</p>
<p>Statement 2: Flood Risk Areas</p> <p>GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.</p>	<p>The proposed rezoning will not have a direct impact on the Flood Risk Areas as identified on the Flood Risk Area Map, Schedule E, of the Land Use By-law and will not affect Provincial Interest Statement 2. The lands are located outside of the Flood Risk Area as identified on the Flood Risk Area Map.</p>
<p>Statement 3: Agricultural Land</p> <p>GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.</p>	<p>The proposed rezoning of the subject lands will not affect Provincial Interest Statement 3.</p>
<p>Statement 4: Infrastructure</p> <p>GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.</p>	<p>The proposed rezoning will not affect Provincial Interest Statement 4. The rezoning to “residential” is considered a less intensified use of land and should have less of an impact on Town infrastructure, with regards to water supply and wastewater disposal.</p>
<p>Statement 5: Housing</p> <p>GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.</p>	<p>The purpose of the rezoning request is to permit an existing dwelling unit that was built in contravention of the Marine Industrial Use Zone. Each lot in the Medium Density Residential (RM) Use Zone may permit up to three (3) dwellings per lot and one (1) accessory dwelling unit. The intensification of dwelling units in this area may still occur. In light of the above, the proposed redesignation and rezoning is considered to be consistent with Provincial Statement 5.</p>

Review amendment through an accessible lens	
Review amendment with a focus on equity, diversity, and inclusion.	This amendment is a rezoning of the use of land and will not negatively impact issues pertaining to equity, diversity, and inclusion.

RECOMMENDATION/INFORMATION REPORT



Subject: 18 Dufferin Street

Prepared by: Marvin MacDonald, Interim CAO

Date: June 18, 2025

Recommendation / Information

Council pass a Motion to authorize the Chief Administrative Officer to continue working with Second Storey Women's Centre to finalize details of a Purchase and Sales Agreement for the Old Train Station Property, that meets the requirements for both the Town and Second Storey Women's Centre. That Purchase and Sales Agreement would be returned to a future Town Council meeting for consideration of a final sale of the property.

Alternatives

Not to proceed with the sale of the property

Background

Town of Lunenburg owns the property at 18 Dufferin Street, including the Old Train station and the trail along the former roadbed of the train tracks.

The Old Train Station has been under lease to Second Storey Women's Centre (SSWC) for several years, who have requested that the Town sell them the property.

The discussions on their intentions to request the Town sell them the property have been ongoing over the last year.

The Town has undertaken a land survey to start the process of subdivision of the building and parking lots from the trail system on the property. The Town will retain ownership of Trail.

The Town will require a long term easement clause be included in the Purchase & Sale Agreement with SSWC.

The Town will require a "Right of First Refusal" clause be included in the Purchase & Sale Agreement with SSWC.

At their May 27, 2025 meeting Council declared the building and parking lots portion of the property (PID# 60386232) as surplus to town needs. This was intended to facilitate future sale of the Old Train Station building and parking lots to SSWC.

The property is in a General Commercial (CG) Zone under the Town of Lunenburg Land Use Bylaws.

Discussion

The Town has a Land Divesture Policy in place that dictates the process for selling Town owned property. The Policy includes:

8.1.1 Council may consider the divesting of Town lands upon written request prepared by the prospective purchaser or their agent.

8.2.1 Prior to divesting any lands, Council shall, by resolution, declare the land surplus and declare that the lands are no longer required for Town purposes.

8.2.2 Before declaring a property to be surplus, a report and recommendation shall be submitted for Council's consideration.

8.2.3 The evaluation criteria in Appendix A will be used to create a land profile and will form part of the report referred to in Section 8.2.2.

8.3.2 Prior to divesting any surplus lands not zoned as Residential Use (RL, RM, RH, RUR) Zone as defined under the Town's Land Use By-law the holding of a Public Information Meeting (PIM) to advise the public and to seek public comments into the possible divesture of Town land shall be at the discretion of the CAO.

8.4.2 Purchase and Sale Agreements should, if applicable, include clear direction related to any buy-back provisions. If any buy-back provisions are incorporated within the Purchase and Sale Agreement, the Agreement shall lay out the provisions to recoup any costs associated with returning the lot to the original pre-purchased condition.

Strategic Plan Relevance

Supporting non-profits providing social programs for the residents of Lunenburg

Relevant Legislation

Municipal Government Act Section 51

Financial

The financial benefit to the Town will be the sale price of \$383,403 less the cost for the survey and legal fee for the transaction.

Communications

The Town will coordinate communications on the sale of the property with Second Storey Women's Center.

Attachments

Appendix A: Land Profile Evaluation Tool

1. Specify the location and area of the land (i.e. civic address, PID #, survey)

PID # 60386232, 18 Dufferin Street, Plan of Survey for Subdivision

2. Specify the monetary value of the land (assessed/appraised value).

2024 Assessment value \$383,403 June 28,2024 Appraised Value \$464,500

3. What form of access is there to the property? (public road, private road, easement).

Public Street

4. Does the property have any known contamination/environmental concerns based on previous environmental studies, if any, or does an environmental assessment need to be conducted?

None that we are aware of

5. Does the property have any architectural, historical, or recreational value? Does the Town's ownership have a role in preserving these values or are they protected by other means.

The former CN Station is on the property. The building is not a registered heritage property. The building will remain occupied by long-term tenants who are purchasing the property.

6. Does the property have any ecological/conservation value? Does the Town's ownership have a role in preserving these values or are they protected by other means.

No

7. Has fair Market Value for the land been determined?

Young & Associates Real Estate Appraisals & Consultants Ltd. conducted an appraisal for the Town on June 28, 2024. The appraised value at that time was \$464,500.

8. Is the land adjacent or nearby water (river, lake, ocean)?

The property is adjacent to a wetland area

9. Is the land already in use? Is there a lease agreement in place?

The property is currently being used by the Second Storey Women's Center under lease from the Town.

10. Are there any known public concerns relating to the divesture of the property?

There have been no formal concerns raised by the public. There have been Face Book posts by the public, but the purpose of this Public Hearing is to provide the concerned public with the opportunity to do so.

11. Is there possible future liability/gain (i.e. useful site in the future, or site features such as erosion that suggest any divesture would result in a liability)?

Nothing has been identified.

12. Has an electrical scoping evaluation taken place?

No, the building will be used in future for the same purposes as the current use.

13. Do stakeholders such as nearby landowners, community associations, and/or members of the public need to be consulted?

Yes. That is the purpose of this Public Hearing.

ATTACHMENT - Concept Lot Option - CN Station

Legend

- Other Properties
- Concept

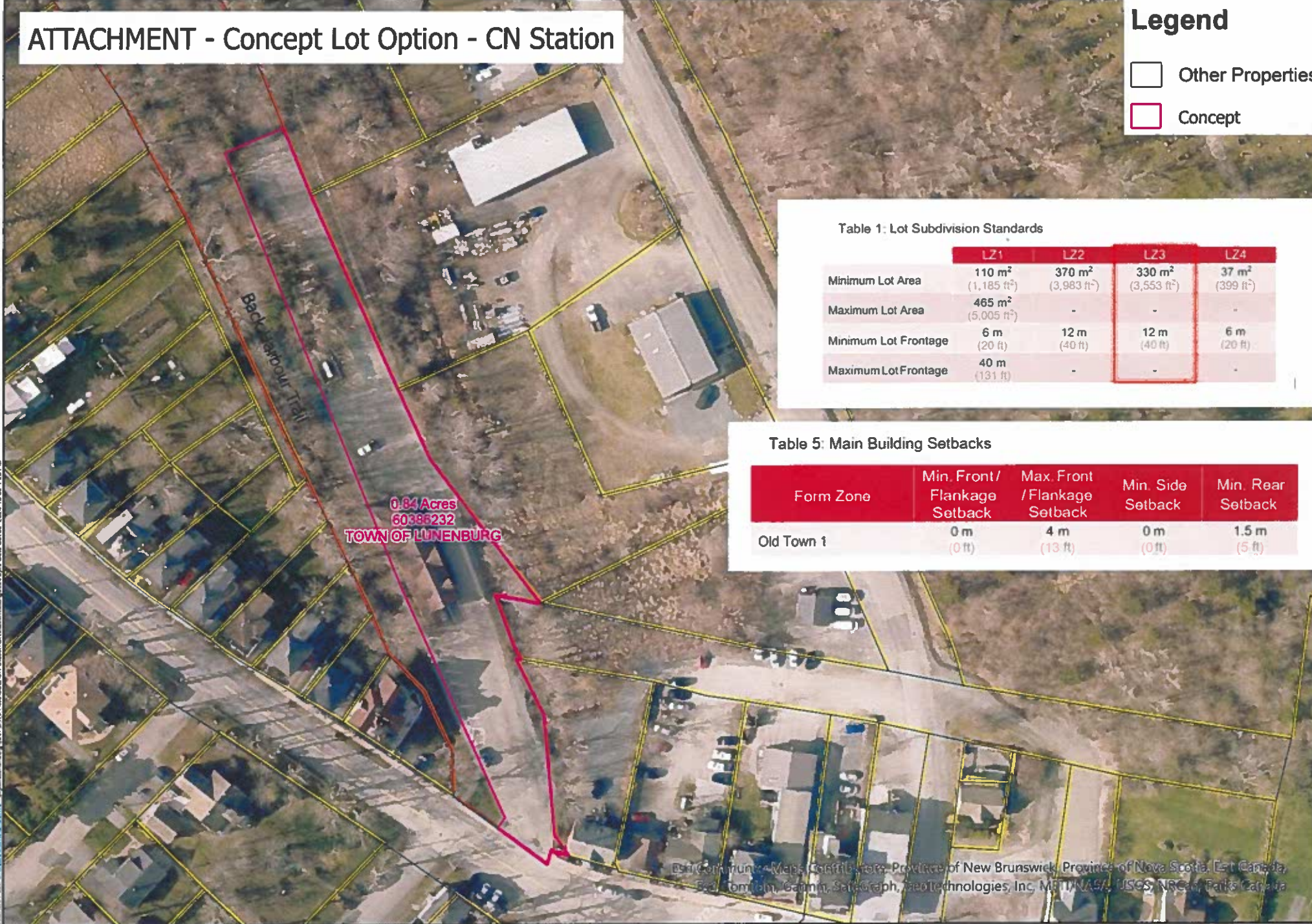


Table 1: Lot Subdivision Standards

	LZ1	LZ2	LZ3	LZ4
Minimum Lot Area	110 m ² (1,185 ft ²)	370 m ² (3,983 ft ²)	330 m ² (3,553 ft ²)	37 m ² (399 ft ²)
Maximum Lot Area	465 m ² (5,005 ft ²)	-	-	-
Minimum Lot Frontage	6 m (20 ft)	12 m (40 ft)	12 m (40 ft)	6 m (20 ft)
Maximum Lot Frontage	40 m (131 ft)	-	-	-

Table 5: Main Building Setbacks

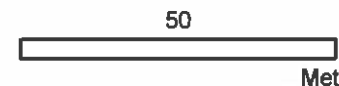
Form Zone	Min. Front/ Flankage Setback	Max. Front /Flankage Setback	Min. Side Setback	Min. Rear Setback
Old Town 1	0 m (0 ft)	4 m (13 ft)	0 m (0 ft)	1.5 m (5 ft)

Map Contributors: Province of New Brunswick, Province of Nova Scotia, Esri Canada, Esri TomTom, Garmin, GeoGraph, GeoTechnologies, Inc, MET/NASA, USGS, NSERC, Parks Canada



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely

TOWN OF LUNENBURG Old CN Station Property



Subject: Second Reading: Noise By-law amendments

Prepared by: Kayla Byrne, Legislative & Policy Advisor
Shania MacLeod, Bylaw/Special Constable Officer

Date: April 1, 2025 – COTW
April 22, 2025 – *proposed first reading*
May 27, 2025 – *public hearing*
June 10, 2025 – *Request for Direction*



Recommendation

That Council approve the second reading of the Noise By-law as presented, repealing the existing Noise By-law (By-law #58).

Alternatives

- Suggest edits to the proposed draft by-law
- Take no action on this item and continue to use the current by-law

Background

At the April 1, 2025 Committee of the Whole meeting, staff presented a draft of an updated Noise By-law. The current by-law ([By-law #58](#)) is difficult to enforce because much of the language is subjective. This has made it challenging for staff to respond consistently to complaints and has limited the Town's ability to take effective action when noise issues arise.

The goal of the new by-law is to make the rules clearer and easier to enforce, while still allowing for everyday activity.

Council approved first reading of the updated by-law at its April 22, 2025 meeting. Council held a public hearing at its May 27, 2025 meeting and deferred making a decision on second reading, proposing further edits. At the public hearing, one member of the public suggested clearer wording around mechanical noise such as heat pumps, exhaust systems and fans.

Discussion

At its June 10, 2025 meeting, Council provided direction on wording for mechanical systems, using provincial guidelines as a secondary enforcement tool, and some other minor wording adjustments. The updated proposed by-law is attached to this report; all changes made to the by-law as it was presented on May 27 are highlighted in yellow.

While a public hearing was held on this item on May 27, 2025. The public may address any issues during the regular public input session of the June 24 meeting or Council may choose to open the floor to further comments.

Public Input (received before May 27 meeting)

The updates to the Noise By-law were advertised through the April newsletter (delivered to each TOL post box) and on the Town's website and social media channels. Staff received seven emails from residents and met with four residents to hear their input on the proposed by-law. Much of the input was clarifying questions.

Key themes from the public input are noted below. For all input received, staff provided additional context, most of which was responded to positively or received no additional response. All written input and staff responses have been shared with Council.

1. Car noise

Input/Questions: Residents raised concerns about loud vehicles with modified or missing mufflers, speeding on residential streets, and vibrations from heavy trucks.

Staff response: The Noise By-law prohibits excessively loud or disruptive noise, including from stationary vehicles, such as idling trucks or cars without proper mufflers. By-law Enforcement Officers can respond to these stationary noise issues under the bylaw and issue warnings or compliance orders if violations occur. However, a bylaw enforcement officer cannot provide tickets to moving vehicles, but the Town can work with the RCMP by forwarding community concerns.

2. Marine and industrial use

Input/Questions: A marine operator expressed concern that the bylaw might unintentionally restrict essential waterfront activity, such as generator use during vessel repairs. They emphasized the need for practical rules that reflect the working nature of the harbour. A resident also raised questions about how the bylaw would apply to industrial noise, especially during nighttime hours.

Staff response: The bylaw permits reasonable noise from marine and industrial businesses operating in properly zoned areas between 7:00 a.m. and 11:00 p.m., provided it does not meet the definition of "excessively loud or disruptive." This includes noise from equipment, generators, and operations typical to shipyards and industrial sites.

By-law enforcement officers can respond to complaints about stationary industrial noise if it meets the disruption criteria (causing physical vibration, interfering with indoor activity, or audible from 100 feet during Quiet Hours). Noise during Quiet Hours (11:00 p.m.–7:00 a.m.) is more strictly regulated and may require an exemption.

The bylaw does not require marine businesses to be silent, but encourages operators to minimize impacts where feasible. Short-term exemptions (under 14 days) can be

approved by the CAO, providing a flexible process for time-sensitive work.

3. Use of decibels to monitor sound

Input/Questions: Residents questioned why the bylaw does not include specific decibel limits.

Staff response: The Town considered using decibel limits but chose not to include them due to practical and legal challenges. Decibel readings can fluctuate based on wind, buildings, and background noise, and enforcement typically requires specialized training and updated equipment to ensure readings hold up in court.

Instead, the bylaw uses measurable criteria, such as whether noise causes physical vibrations, interferes with indoor conversation, or is clearly audible at 100 feet during Quiet Hours.

4. How the Noise By-law relates to other Town policies and bylaws:

Input/Questions: One resident asked how the Noise By-law interacts with zoning regulations and other municipal policies, particularly the LUB.

Staff response: Section 12 of the proposed noise bylaw confirms this alignment and allows the Town to consider land use compatibility and zoning rules when responding to noise complaints.

5. Superficial breaks in sound and unattended sound:

Input/Questions: Several residents raised concerns that the original draft's "three-hour" noise rule might allow disruptive noise to continue throughout the day, so long as it paused briefly. Specific worries included loud music or sound systems being left on unattended, and whether superficial breaks would be used to avoid enforcement.

Staff response: In response to this feedback, staff revised the bylaw to clarify and strengthen enforcement tools:

Section 4.4 now includes a "3-hour cumulative within 6 hours" rule for residential areas, ensuring that recurring noise, even with short pauses, may still be considered disruptive if the overall impact persists over time.

Section 4.5 addresses unattended sound-producing devices, such as loud stereos or televisions left running without supervision. If the sound meets the definition of "excessively loud or disruptive," it may constitute a violation.

Relevant Legislation

- Municipal Government Act

Financial

There is no financial impact associated with approving the proposed new Noise By-law.

Communications

If the by-law is approved, a notice will be placed in a local newspaper as required by legislation. Staff will also share the new by-law through the Town's online channels and explore ways to effectively remind residents about the by-law, including seasonal reminders or educational materials.

Attachments

Draft Noise By-law

Town of Lunenburg

NOISE BY-LAW

A By-law to Regulate Noise within the Town of Lunenburg

WHEREAS Section 172(1)(d) of the *Municipal Government Act*, R.S.N.S. 1998, c. 18 provides that the Council of the Town of Lunenburg may make by-laws respecting nuisances, activities, and things that, in the opinion of the Council, may be or may cause nuisances;

AND WHEREAS it is the desire of the Council of the Town of Lunenburg to promote the peace, comfort, and enjoyment of its residents by regulating and prohibiting excessive and unreasonable noise within the Town;

NOW THEREFORE, the Council of the Town of Lunenburg enacts as follows:

1. TITLE

This By-Law is titled the "Noise By-Law".

2. PURPOSE

The purpose of this By-law is to protect the residents of the Town of Lunenburg from excessive and unreasonable noise that interferes with the peace, comfort, and enjoyment of their properties, while allowing reasonable noise-generating activities essential for business operations, public events, and community life.

3. DEFINITIONS

For the purposes of this By-law, the following definitions will apply:

"Approved Event" is an event that has received permission from the Town of Lunenburg or other relevant authority to operate within the Town, including festivals, parades and community events.

"Basic Equipment Standards" means the use of tools, machinery, or mechanical systems that:

- Are properly maintained and in good working order;
- Include functional noise-reduction features, such as mufflers, insulation, or vibration controls, where applicable;
- Are operated in a manner consistent with typical manufacturer specifications and standard industry practices for minimizing noise;
- Are not used negligently or in a way that causes avoidable or excessive noise.

“By-law Enforcement Officer” is a person appointed by the Town of Lunenburg to enforce the provisions of Town By-laws.

“CAO (Chief Administrative Officer)” is the individual appointed by the Town Council as the Chief Administrative Officer or their designate.

“Combustion Engine” is an engine powered by burning fuel to produce mechanical energy.

“Construction” includes erection, alteration, repair, dismantling and demolition of structures and includes structural maintenance, hammering, land clearing, moving of earth, rock or felled trees, rock breaking, grading, excavating, the laying of pipe or conduit whether above or below ground level, working with concrete, alteration or installation of any equipment, the structural installation of construction components or materials in any form whatsoever, the placing or removing of any construction related materials and includes any related work, but does not include blasting.

“Construction Equipment” means any equipment or device designed and intended for use in construction or material handling including but not limited to air compressors, air tracks, pile drivers, pneumatic or hydraulic tools, bulldozers, tractors, excavators, trenchers, cranes, derricks, loaders, backhoes, scrapers, pavers, generators, off-highway haulers or trucks, ditchers, compactors and rollers, pumps, concrete mixers, graders and other material handling equipment.

“Dwelling” means a dwelling as defined in the Town’s Land Use By-law.

“Exemption” is permission granted by the CAO, their designate, or Council allowing activities otherwise prohibited under this By-law.

“Excessively loud or disruptive” and “unreasonably disturbs” refer to noise that meets one or more of the conditions further detailed in Section 4 of this By-law.

“Mechanical Equipment” means any fixed or permanently installed equipment that produces noise as a result of mechanical or electrical operation, including but not limited to heat pumps, air conditioners, ventilation or exhaust systems, refrigeration compressors, chillers, fans, or similar devices.

“Motor Vehicle” is a vehicle powered by an engine or motor, including cars, motorcycles, trucks, and off-road vehicles.

“Noise Exemption Application” is a formal application submitted to request permission for activities that may exceed permissible noise levels as outlined in this By-law.

“Permitted Hours” is the period between 7:00 a.m. and 11:00 p.m. during which activities generating noise are generally allowed.

“Pneumatic Device” is any tool, instrument, or equipment operated by compressed air or gas, including but not limited to pneumatic drills, hammers, impact wrenches, and air compressors.

“Quiet Hours” is the period between 11:00 p.m. and 7:00 a.m. during which stricter noise standards apply.

“Reasonable” is noise that does not meet the criteria for “excessively loud or disruptive” or “unreasonably disturbs”.

“Residential Property, Area or Zone” means any property, building, or part thereof used in whole or in part for residential purposes, including those located in commercial or mixed-use zones.

“Reasonable Person Standard” means the judgment of an average person with typical tolerance and expectations for noise in a similar setting. This standard is used to assess whether a noise or activity is disruptive, excessive, or disturbing to the general public, not based on individuals with unusually high or low sensitivity, including medical or personal sensitivities.

“Registered Business” is a business operating within the Town of Lunenburg that is duly registered and licensed under applicable federal, provincial, and municipal laws.

“Town” is the Town of Lunenburg.

4. GENERAL PROHIBITIONS & NOISE STANDARDS

No person will make or cause noise that is excessively loud or disruptive or unreasonably disturbs the peace, comfort, or enjoyment of another person's property.

Noise is considered “excessively loud or disruptive” or “unreasonably disturbs” if it meets one or more of the following conditions:

1. Physical Vibrations: The noise causes physical vibrations or rumbles that can be felt on neighbouring properties.
2. Interference with Conversation: The noise is loud enough to interfere with normal indoor conversation in a neighbouring dwelling, as a reasonable person would consider disruptive. This standard may also be applied to outdoor areas such as porches, patios, or backyards, where the noise clearly disrupts conversation or personal enjoyment. This applies only when the noise is sustained, avoidable, and exceeds the level a reasonable person would typically

tolerate in a residential setting.

3. **Disruptive Vocalization:** No person shall engage in yelling, shouting, amplified speech, or other loud vocalizations that are plainly audible from a neighbouring dwelling or business and that a reasonable person would consider to unreasonably interfere with the enjoyment of that space.

4. **Prolonged or Excessive Noise:** Noise may be considered excessively loud or disruptive or based on its duration alone, even if it would not otherwise meet the thresholds outlined elsewhere in this section. This provision addresses avoidable or non-essential noise, such as but not limited to amplified music, loud recreational activity, shouting, or other discretionary sounds, that persistently disrupt the peace and enjoyment of nearby properties.

Specifically, noise that occurs for more than three cumulative hours within any six-hour period during permitted hours (7:00 a.m. to 11:00 p.m.) may constitute a violation, even if it starts and stops during that time. Brief or superficial pauses, such as briefly lowering the volume or turning the source off, do not reset this threshold if the overall pattern results in sustained disruption.

This provision does not apply to temporary noise from construction, maintenance, or normal business operations during permitted hours, unless that noise also meets the criteria for excessive disruption. It is not intended to restrict brief or occasional noise, including separate daytime and evening gatherings, unless the noise from those events is sustained and disruptive as defined by this By-law.

5. **Unattended Sound-Producing Devices:** Leaving radios, televisions, speakers, or similar sound-producing devices running in the absence of any person actively present or supervising the activity may be considered a violation if the noise meets the criteria for “excessively loud or disruptive” as defined in this By-law. This does not apply to devices operating as part of registered business, marine, or industrial activities where unattended operation is necessary and does not otherwise violate this By-law.
6. **Audibility Beyond Property Line During Quiet Hours:** During Quiet Hours (11:00 p.m. to 7:00 a.m.), noise that is clearly audible at a distance of 100 feet from the property line, or that can be heard within a neighbouring residence with ordinary use and occupancy, is presumed to be excessively loud or disruptive.

7. **Mechanical Equipment Noise:** No person shall install or operate any mechanical equipment, including but not limited to heat pumps, air conditioners, exhaust fans, or refrigeration compressors, in such a way that the noise emitted exceeds 50 dBA, as measured at the

property line of any adjacent lot using a calibrated sound level meter.

Noise from mechanical equipment may also be considered excessively loud or disruptive, based on the reasonable person standard, if it:

- Is clearly audible and causes a sustained disturbance inside a neighbouring dwelling or regularly used outdoor area (such as the dwelling's patio, balcony), as assessed under the reasonable person standard;
- Produces noticeable low-frequency hums, vibrations, or rumbles that a reasonable person would find disruptive;
- Interferes with sleep, rest, or normal conversation, and persists for more than three cumulative hours within a six-hour period, without reasonable breaks.

When investigating or enforcing any complaint under this By-law, the Town will apply the reasonable person standard to determine whether noise is excessively loud, disruptive, or unreasonably disturbing. This standard considers the typical expectations and tolerance of an average person in a similar setting, rather than the individual sensitivities or preferences of any specific complainant.

Unless otherwise stated in this By-law, the above prohibition applies to all noise-generating activities, including those by registered businesses or approved events. A full list of prohibited activities is found in Schedule A.

5. FIXED EXEMPTIONS

This By-law does not apply to the following activities during permitted hours (7:00 a.m. to 11:00 p.m.). Activities occurring during Quiet Hours (11:00 p.m. to 7:00 a.m.) require an exemption under Section 7, unless otherwise noted.

1. Emergency Services (*Fully Exempt at All Times*):

- Noise created by emergency response personnel performing their duties.
- Noise made by individuals acting at the request of emergency response personnel during an actual or apparent emergency.
- Noise from emergency response vehicles and air ambulances.

2. Traditional, Festive, and Religious Activities:

- Sound associated with recognized national, cultural, or religious events, including but not limited to:
 - Canada Day
 - New Year's Eve
 - Religious holidays

- Remembrance Day ceremonies
- Sound from calls to worship, ringing of bells at places of worship, or religious services.

3. Government and Utility Operations:

- Noise generated by government or utility agencies is permitted during permitted hours and is also exempt during Quiet Hours when required for public safety, essential service restoration or urgent infrastructure work.

4. Community Events:

- Noise from parades, festivals, or other events approved by the Town under a special event permit or exemption. Events operating beyond 11:00 p.m. require an exemption.

5. Audible Pedestrian Signals (*Fully Exempt at All Times*)

- Noise from pedestrian crossing signals installed for accessibility and public safety.

6. Garbage Collection:

- Noise from waste collection services between 6:00 a.m. and 10:00 p.m.

7. Waterfront Operations:

- Noise from transport trucks, including refrigerated trucks, servicing fishing firms on or near the waterfront is permitted, provided it is not excessively loud or disruptive as defined in this by-law. Operators are encouraged to minimize impacts during Quiet Hours where feasible. Sustained or significantly disruptive activity may require an exemption.

6. REGISTERED BUSINESS OPERATIONS

Reasonable noise generated by Registered Businesses within the Town of Lunenburg between 7:00 a.m. and 11:00 p.m. is permitted, provided it does not meet the criteria for “excessively loud or disruptive” noise as defined in this By-law.

Activities considered “reasonable” include but are not limited to:

(a) General Business and Construction Operations: Activities such as customer service, maintenance, equipment use, and construction work carried out by registered businesses or contractors, provided they follow basic equipment standards and do not meet the criteria for excessively loud or disruptive noise.

(b) **Playing Recorded Music:** Background music outside of businesses at volumes that do not meet the criteria for excessively loud or disruptive noise.

(c) **Live Musical Performances or Entertainment:** Live music or entertainment between 7:00 a.m. and 11:00 p.m., which may be audible from neighbouring properties but must not meet the criteria for excessively loud or disruptive noise.

(d) **Industrial, Marine, and Construction Operations:** Noise from registered industrial or marine activities within appropriately zoned areas is permitted between 7:00 a.m. and 11:00 p.m. These activities are not subject to time-based noise limits as outlined in Section 4.4 but may still be assessed if the noise meets the criteria for excessive disruption per this by-law.

Operators are encouraged to reduce impacts where feasible through equipment maintenance, timing adjustments, or the use of quieter alternatives, especially when operating near residential properties.

Construction equipment used by registered businesses must comply with Schedule A, including the requirement for effective mufflers in residential areas.

7. REQUESTING AN EXEMPTION

Exemptions to this By-law may be requested if their activities exceed permissible noise levels or occur outside permitted hours. Exemptions are granted on a case-by-case basis, with approval authority divided as follows:

7.1 Approval Authority

(a) Approval by CAO or Designate (14 Days or Less):

- The CAO or their designate may approve exemptions for activities lasting 14 days or less.

(b) Approval by Council (More Than 14 Days):

- Council approval is required for activities lasting more than 14 days.
- A public hearing will be held at a regular Council meeting to allow for public input, as outlined in Section 8.4.

(c) Referral for Council Review:

- Any application that, in the opinion of the CAO, presents unique or significant community-wide impacts may be referred to Council for approval, regardless of duration.

7.2 Exemption Application Process

Applicants must submit a completed “Noise Exemption Application” at least seven days before the proposed activity. Where this notice period is not feasible due to unforeseen or time-sensitive circumstances, the Town may accept applications at its discretion, provided sufficient information is submitted to support a timely review.

For Council-approved exemptions, the application will be included in a public agenda package.

7.3 Criteria for Approval

When reviewing an application, the approving authority (CAO, designate, or Council) will consider:

- The social or commercial benefit of the activity to the Town.
- The volume, nature, duration, and consistency of the noise.
- The hours of operation and overall duration of the activity.
- The proximity and nature of nearby properties.
- Measures proposed by the applicant to minimize noise disturbance.
- Any previous complaints related to the applicant or activity.

7.4 Public Notice and Input Requirements

(a) Short-term Activities (CAO Approval):

- Notice of approved short-term activities will be posted on the Town’s social media channels, official website, and other appropriate public communication channels as determined by the Town.

(b) Long-term Activities (Council Approval):

- A public hearing will be held at a regular Council meeting to allow for public input.
- Notice of the application and public hearing must be:
 - Posted on the Town’s social media channels, official website, and other appropriate public communication channels as determined by the Town;
 - Sent by regular mail to property owners within 330 feet (roughly 100 meters) of the proposed activity;
 - Published at least seven days before the public hearing.

- Approved long-term exemptions will be posted on the Town’s social media channels, official website, and any additional communication channels identified by the Town for public notices.

7.5 Exemption Request Appeals

If an exemption is denied or if a party disagrees with the conditions, an appeal may be made to Council within seven business days of the decision. Council will hear the appeal at the next regular meeting or a special meeting called for that purpose.

8. ENFORCEMENT OF BY-LAW

This By-law is primarily enforced on a complaint basis. However, By-law Enforcement Officers may also take action if they observe a violation during routine patrols or while performing other official duties. In any prosecution under this By-law, it is sufficient for a By-law Enforcement Officer to provide evidence that the noise met one or more of the conditions defined as “excessively loud or disruptive” or “unreasonably disturbing,” whether observed during patrol or as part of an investigation.

Where a By-law Enforcement Officer determines that a violation has occurred, they may issue:

- A verbal or written warning.
- A written compliance order requiring the noise to cease or be reduced to acceptable levels.

9. USE OF PROVINCIAL GUIDELINES

When a noise complaint involves a stationary source, and the criteria set out elsewhere in this Bylaw do not adequately capture the nature or severity of the disturbance, the Town may assess, at its discretion, the noise using the *Nova Scotia Guidelines for Environmental Noise Measurement and Assessment*, as amended from time to time.

The Town may consider the noise to be excessive if it exceeds the recommended thresholds in the current version of the provincial guidelines, based on measurements that:

- Use an A-weighted equivalent sound level (Leq) over a suitable time period;
- Are taken with a calibrated sound level meter, Type 2 or better;
- Are taken at the nearest point of reception, such as a neighbouring property line or exterior window.

This approach is intended to be used in cases where other measurable criteria in the bylaw (such as time of day, duration, type of activity) do not provide a clear or sufficient standard for enforcement.

10. PENALTIES

Failure to comply with a warning or compliance order issued by a By-law Enforcement Officer may result in the issuance of a Summary Offence Ticket. Fines for violations of this By-law are as follows:

- First Offence: \$237.20
- Subsequent Offences: \$500.00 for each subsequent violation.

11. APPEAL OF COMPLIANCE ORDERS AND TICKETS

Any person who receives a compliance order or ticket may submit an appeal to the Chief Administrative Officer (CAO) or their designate within seven days of the decision.

Appeals must be submitted in writing and should include:

- Identification of the decision being appealed.
- A brief explanation of the grounds for the appeal.
- Any supporting information the appellant wishes to provide.

The CAO or their designate will review the appeal and may uphold, modify, or overturn the decision. The decision of the CAO or their designate will be final.

12. REPEAL

The Town of Lunenburg's By-law #58, known as the "Noise By-law", and any changes made to it, are repealed when this By-law comes into effect.

13. RELATIONSHIP TO OTHER MUNICIPAL DOCUMENTS

This By-law is intended to complement other municipal documents, including the Land Use By-law and Municipal Planning Strategy. Where applicable, provisions of those documents may also address noise-related impacts, particularly those associated with land use compatibility, nuisance, or environmental disturbance.

Nothing in this By-law limits the Town's ability to consider or apply other municipal policies, regulations, or standards when reviewing or responding to noise concerns.

SCHEDULE A

PROHIBITED ACTIVITIES

The following activities are strictly prohibited at all times within the Town of Lunenburg:

- The operation of any combustion engine or pneumatic device without a muffler or noise-reduction system in good working order.
- The operation of vehicles that create banging, clanking, squealing, or other disruptive sounds due to inadequate maintenance or unsecured loads.
- The use of motor vehicle horns or other warning devices except when required by law or for immediate safety.
- The discharge of firearms, except as a signaling device using blank ammunition during sanctioned sporting events.
- The operation of construction equipment in residential zones that produces excessive or avoidable noise due to missing, damaged, or ineffective muffling systems, lack of routine maintenance, or negligent operation.
- The use or release of private fireworks or similar aerial pyrotechnics.
- Shouting, amplified announcements, or outcry for commercial purposes (e.g., selling or advertising goods) in a manner that is amplified or intended to attract attention in a disruptive way.

Subject: Lunenburg Academy Washrooms Update

From: Lisa Kendall, P.Eng., Municipal Engineer/Project Manager

Reviewed by:

Date: June 17, 2025



Recommendation

This is an information report. Should Council wish to move forward with any work on this item, a motion is required.

Background

The Lunenburg Academy is experiencing a significant increase in visitors, including tour buses, during the tourist season. There are currently two single-unit washrooms on the first floor. These two washrooms are shared with the Lunenburg Library, the Language Academy, Lunenburg Walking Tours and the Heritage Classroom. First floor tenants have expressed their concern regarding the lack of washroom facilities for the number of daily visitors.

At the March 4 Committee of the Whole Meeting, one of the items Council discussed was washroom facilities at the Lunenburg Academy. Staff were directed to explore the feasibility and cost estimates for a washroom solution at the Lunenburg Academy.

At the April 15 Council Meeting, Staff presented an information report on possible options for more washrooms at the Lunenburg Academy. With respect to the report, Council made the following motion: “that Staff investigate the opportunity to make greater use of the basement washrooms at the Lunenburg Academy, including exploring the possibility of making them available to tenants and potentially for public use, and report back on the feasibility of such use”.

Discussion

There are currently two washroom facilities in the basement of the Lunenburg Academy, located at opposite (north and south) ends of the building. Each washroom area contains two cubicles, with a total of four washroom units currently available in the basement. Based on the washroom configurations it has been assumed that specific ends of the building would be designated based on gender.

Staff estimate that there is \$10,000 worth of Capital Work to make the existing washrooms safe, secure, and in working condition. This includes, but is not limited to the following:

- Emergency lights in bathrooms (as requested by the Fire Inspector)

- Emergency plans posted beside the fire alarm pull stations (as requested by the Fire Inspector)
- Padlock on the sprinkler cage door
- Self levelling on the uneven sections of the basement floor
- Replace faucets (4)
- Carpet runners
- Signage
- Barricades

The Capital estimate is based on the assumption that the existing toilets and plumbing are in reasonable working condition for consistent, day to day use. The annual operating and maintenance cost is estimated to be approximately \$5,000. Furthermore, the cleaning of these washrooms 5 days per week by our cleaning contractor is \$1,094.95+HST per month.

It is important to note that the basement area is only accessible via existing stairwells. Therefore, the only accessible washroom shall remain to be in the library on the first floor.

The initial request for additional washrooms at the Lunenburg Academy came from the Library and the Lunenburg Academy Foundation. Staff consulted with both of these stakeholders (as well as the Language Academy on the first floor) regarding the concept of making washrooms available in the basement for tenant or visitor use. Several comments were offered:

- Tenants indicated they would be reluctant to utilize the basement washroom facilities themselves.
- Many of the tourists from the buses are elderly and are likely to have a preference to not be travelling up and down on stairwells to access the basement area.
- Questions were also raised about who would be responsible for security and responsibility of unlocking/locking the basement washrooms, and where the access points would be. The security within the building is a consideration, particularly with the presence of the Pre-Primary on the Second floor.

Based on the above, Staff are of the conclusion that re-establishing the basement washrooms would be unlikely to achieve the aim in reducing the level of congestion identified by the Tenants and therefore should not be further considered as a solution to this issue.

Strategic Plan Relevance

This project is part of the servicing and facilities strategic direction of the Town Comprehensive Community Plan.

Financial

Council did approve \$10,000 (including net HST) within the 2025-26 Capital Budget for Public Washroom Site Preparation at the Lunenburg Academy, so this amount remains available to fund smaller scale potential improvements to this issue.

RECOMMENDATION/INFORMATION REPORT



Subject: 2025 Community Grants Program

Prepared by: Jamie Deans, Marc Kiely

Date: June 24, 2025

Request for Decision

- Staff are seeking a decision from Council on the allocation of funds for the Community Grants program for fiscal year 2025/26.

In response to the Town's earlier public callout, the Town received 30 submissions for requests of funding. The submissions have been screened by staff and a summary of the individual requests is included in attachment B. The summary includes the annual request for funding from Lunenburg County Wheels of \$10 000.

The total allocation based on the current year's approved budget is \$28 000.

In keeping with the applicable procedural policy (attachment A), if applicants had submitted a request last year, the outcome of any applicable funding decisions is included in the summary table, if applicable.

Next Steps:

Once funding decisions are made by Council, staff will initiate procedures to disburse funding and associated communications to the approved recipients.

Attachments

- A. Town of Lunenburg Procedural Policy – Community Grants Program
- B. Summary of Submissions

#74. TOWN OF LUNENBURG PROCEDURAL POLICY:**COMMUNITY GRANTS PROGRAM**1.) Purpose

The Municipal Government Act [section 65 (au)] states: council may expend money required by the municipality for a grant or contribution to a:

- society within the meaning of the Children and Families Services Act,
- mental health clinic in receipt of financial assistance from the Province,
- exhibition held by an educational institution in the municipality,
- club, association or exhibition within the meaning of the Agriculture and Marketing Act,
- charitable, nursing, medical, athletic, educational, environmental, cultural, community, fraternal, recreational, religious, sporting or social organization within the Province,
- day care licensed under the Day Care Act,
- registered charitable organization,
- village,

and the municipality shall publish annually a list of the organizations and grants or contributions made pursuant to this clause in a newspaper circulating in the municipality.

The Town of Lunenburg ("Town") has created this Policy to identify the process, terms and criteria which will be used to consider grants to non-profit organizations for community development.

2.) Objectives

- (a) To identify on an annual basis the total amount that the Town will provide in grants.
- (b) To establish a process for applying for grant money which is fair and consistently applied, as well as process by which the Town will consider grant requests.
- (c) To identify criteria upon which grant applications will be evaluated.

3.) Budget Amount

On an annual basis, the Town will identify an amount to be allocated for grants. Council will set the budget during the budget process. As a guide this amount could be 0.5% of total Town operating revenue for the preceding fiscal year.

4.) Application Process

- (a) All grant applications will be considered as part of Council's annual budget process.

- (b) The deadline for grant applications for the April 1 - March 31 fiscal year will be March 31 of the preceding fiscal year. Applications received after this date will only be considered if there are still grant budget funds unallocated after the Town's Budget is approved.
- (c) All grant applications (**Schedule "A"**) must include a financial statement of the last fiscal period, which indicates revenue sources for the organization, a budget for the current fiscal year and proposed funding project.
- (d) Council will consider the outcome of a previous year's grants to an organizations re-applying in subsequent years to assist in determining the likelihood of future success.

5.) Criteria

- (a) Only non-profit organizations, or individual Town residents under exceptional circumstances for non-profit activities, e.g., participation in a Provincial, national, etc. athletic competition, are eligible to apply for a grant. Preference will be given to such organizations in the Town of Lunenburg.
- (b) The non-profit organization must be either an incorporated body or a registered charity.
- (c) When considering grant applications, priority will be given to organizations which provide programs or services on a Town-wide basis, or to a significant portions of the Town's population.
- (d) All non-profit organizations will have to show financial need to receive funding.
- (e) Requests for in-kind grants for Town of Lunenburg services will be considered by Council and are subject to staff and equipment availability.

6.) Post Grant Reporting

- (a) Successful grant applicants will provide Council with a brief report confirming that the grant monies were used for the requested purpose and describe the outcomes achieved.

Clerk's Annotation For Official Policy Book

Date of Notice to Council Members
of Intent to Consider (7 days minimum): February 3, 2015
Date of Passage of Current Policy: February 10, 2015

I certify that this Policy was adopted by Council as indicated above.

Municipal Clerk

Date

**TOWN OF LUNENBURG
COMMUNITY GRANTS PROGRAM APPLICATION FORM**

Please review the attached Town of Lunenburg Procedural Policy: Community Grants Program before completing this Application. Attach all the additional information requested before submitting your application. Applications must be received by **March 31st**.

Name of Non-Profit Organization: _____

Primary Contact Person: _____

Daytime phone number (Work Cell Home): _____

Mailing Address: _____

Fax Number: _____ E-mail Address: _____

Organization Website: _____

1. Amount of funding requested: \$ _____

In-kind Town of Lunenburg services requested: _____

2. The organization is a:

NS registered society name _____

Registered National Charity name/# _____

Other (please describe) _____

3. The geographic area serviced by the organization is: _____

4. Please describe, in detail, the specific use of the funds requested. Attach additional sheet if needed.

5. How will the community benefit from the funds received?

Please include the following information with your completed application:

- Financial Statements from your last fiscal year.
- Budget for the current fiscal year.
- Project budget and funding sources summary.
- Previous post grant report confirming use of earlier approved grant monies (if applicable).

I/we, the undersigned, hereby state that, to the best of our knowledge, all information contained in this application form and any attachments are a true representation of our proposed project and I/we will comply with the terms and conditions of an approved Town grant.

Printed Name of Authorized Representative	Signature of Authorized Representative	Position Held in Organization	Date MM / DD / YY

Please return this form and all requested information by mail, fax, email or in person to:

Community Grant Program
 Town of Lunenburg
 PO Box 129
 119 Cumberland Street
 Lunenburg, NS B0J 2C0
 (Fax): 902-634-4416
grants@townoflunenburg.ca

2025-26 Grant Requests							
Account #01-2-19-5100	2025-26 Notes	Qualifies under Policy	Supported Last Year	Grant Request	Amount Awarded in 2024	Open To In-Kind	Suggestion
Nova Scotia 55+ Games	Funding has been requested from each municipal unit to support the implementation and hosting of this event.	YES	NO	\$2,000	N/A	Yes - Facility Use (track and community centre)	\$750
Lunenburg County Pride	Funds to be used for Kick-Off event and surrounding week of celebrations with a focus to ensure accessibility and inclusivity for all attendees, and professional fees for performers to increase community outreach.	YES	NO	\$3,000	N/A	Town will support through promotion and flag raising event.	\$1,000
Lunenburg and District Swimming Pool	To assist with operating expenses and toward purchase of pool equipment, including for training and recreation.	YES	YES	\$2,000	\$835		\$835
South Shore Regional Centre for Education (SSRCE)	Funds for refreshments. Due to demand, cafe will be offered weekly instead of bi-weekly. The international Parents' Cafe has been very well attended this year. During each session, we had newcomers as well as some locals. It provides an opportunity to get to know each other, to practice English, and learn more about different cultures and experiences	YES	YES	\$600	\$750		\$600
Lunenburg Foundation for the Arts	The Lunenburg Foundation for the arts is requesting support from the TOL to fund three major fundraising events: Cranberry Crush, , Cheese Please, and March Melt.	YES	YES	\$1,000	\$583		\$583
Capella Regalis Choirs	To provide support for Capella Regalis South Shore Singing Program which offers Free singing and general music education to local children ages 8-12. Based in Lunenburg. Free transportation program allows children in outlying rural communities to benefit too.	YES	NO	\$10 000	N/A		\$250
Boxwood Festival Society	Waterfront ceili on July 24, 2025 free and open to the community. Funds will be used toward staffing, security, sound, lights, travel and artist fees for caller and musicians.	YES	NO	\$500	N/A		\$500
Lunenburg Doc Fest	To assist in presentation of the 12th annual Lunenburg Doc Fest and 10th Dock Market, running from Sept. 17 to 21 toward programming of the free outdoor screenings on the waterfront, indoor screenings and activities at the Lunenburg Opera House and other local venues.	YES	YES	\$2,000	\$725	Yes - hanging lamp banners	\$725
South Shore Sexual Health	Requesting funds to support our operations in the TOL. This consists of monies towards mileage and services at Bluenoe Academy, as well as free condoms, pregnancy tests, HIV self-tests, and gender-affirming gear. We also support folks in emergencies with the morning after pill.	YES	YES	\$1,000	\$750		\$750
Saint Vincent de Paul	Funds received from the TOL will be used for Helping Neighbours-in-Need program to assist vulnerable residents of the TOL, who have been adversely affected by hard times, the housing crisis and the increasing cost of living, that affects the cost of rent, food, heating oil, power and prescriptions	YES	YES	\$1,500	\$805		\$805
South Shore Public Libraries	The Lunenburg Lit Festival, planned, created and hosted by SSPL will use the requested funds to pay performance fees for 3 of the 9 authors who will present at this year's festival	YES	YES	\$600	\$750		\$600

Canadian Dory Racing Association	Funding would be used to host our International Awards Reception. This event is open to the public. The event is the closing for the Dory races which has been happening on the Lunenburg waterfront since 1952	YES	YES	\$5,000	\$593		\$593
Rossini Opera Festival NS/LAMP	Begun in the fall of 2024, Tunes on Tuesday is a free, hour-long noon concert presented weekly at the Lunenburg Academy of Music Performance by young Canadian and international musicians. Open to all, the program has regularly welcomed 40+ community members of all ages to inclusive performances tailored to Lunenburg audiences. In addition to providing high level performances, musicians engage with the public through in-depth discussions of their creative process and the historical context of the music they present, often ending with q & a sessions which invite participation from audience members. From March until the end of June 2025, Tunes on Tuesday will present 30 young artists in 15 performances. Concerts will include a variety of instruments and ensembles, such as solo piano, voice, string quartet, and flute, ensuring that each concert is unique and exposes audiences to different types of music. Funding received for this project will include honorariums for participating musicians, piano tuning, cleaning of the concert hall, advertising, and administrative costs.	YES	NO	\$5,000	N/A		\$250
We Feed Lunenburg	Seeking support for containers and supplies for stocking the Community Food Pantry, which has become an essential service in Lunenburg to address the ongoing food insecurity needs of the community and surrounding area.	YES	NO	\$1,000	N/A		\$600
Lunenburg Academy Foundation	To assist in event costs for 'A celebration of unity' during Citizenship week	YES	NO	\$1,500	N/A		\$1,000
Navy League of Canada, Lunenburg Branch	Requested funds will be allocated to essential operational and training activities. Specifically, will help cover heating and electricity expenses, equipment maintenance, and the delivery of structured training programs designed to enhance cadet skills in leadership, seamanship, navigation, first aid, and other critical areas.	YES	NO	\$2,500	N/A		\$250
Lunenburg and Area Garden Club	The LAFC is in year 2 of reviving and restoring the gardens surrounding the Fishermen's Memorial Hospital. We are requesting support to continue our efforts to replant and maintain the green space and gardens.	YES	YES	\$1,000	\$562		\$562
Lunenburg Community Garden	Seeking support to replace our compost bin and three garden plot boxes. The funding will help revitalize the 10 year old comm. garden and ensure the continued support for growing locally. The group is also seeking in-kind use of the storage shed for garden tools.	YES	YES	\$1,000	\$604		\$604
Lunenburg County Wheels	Funds for a driver and fuel for a van to serve Lunenburg Town and surrounding areas.(requested via council presentation earlier in year, but disbursed through this exercise)	YES	YES	\$10,000	\$10 000		\$10,000

Lunenburg Daycare Centre	For 6-seat stroller similar to purchase from last year to expand ability to take children beyond LDCC grounds.	YES	YES	\$1,500	\$728		\$728
Lunenburg Dog Park Society	To assist in purchasing insurance coverage to provide protection to patrons who use the park and to protect against liability. This is an ongoing expense incurred with responsible management of the dog park. Also seeking in-kind garbage collection.	YES	YES	\$1,000	\$604 + in-kind garbage collection		\$604
Lunenburg Farmers' Market	This summer marks the 40th anniversary of our Market. We would like to have a 40th birthday celebration, honouring our vendors and customers alike. A complimentary BBQ, Music Concert, South Shore Inflatables on site for the kids, photo slideshow of years past and 4H farm animals on site for educational purposes and engagement. I imagine the majority of events could occur during Market hours in Skate Park while Market occurs in the Arena. An informal picnic in the park.	YES	NO	\$5,000	N/A		\$1,000
Lunenburg Folk Harbour Society-Festival Sponsorship	This request is for funding to go toward the 40th annual Lunenburg Folk Harbour Festival. This well-established, much-respected event has a budget of approx. \$341,460. We need funding to present this event and keep prices affordable.	YES	YES	\$5,000	\$802		\$802
Lunenburg Heritage Society	Funds will be used to advertise, market and promote the 2025 Lunenburg Heritage House Tour which will take place on Sept. 13 2025. Proceeds will support the work of the Heritage Society to preserve and promote the heritage of Lunenburg and and the renewal of the Knaut-Rhuland House museum.	YES	NO	\$1,500	N/A	Inquire as to how Town can help promote the House Tour in September.	\$250
Second Story Women's Centre	Specifically we will use the funds of \$1,000 from Lunenburg town to purchase: · Art supplies + equipment (clay, beads, t-shirts, natural dye supplies + paints) · Healthy food supplies for snacks and lunches made together · Resources for environmental and growing workshops (seeds, soil, flower pressing and paper making kits) · Local artist and practitioner honorariums (foraging workshops, artist workshops, meditation + dance workshops)	YES	YES	\$1,000	\$753		\$753
South Shore Minor Hockey Association	To assist for the cost of ice rental, referee fees and welcome packages for the teams for the Gary Wentzell Memorial tournament.	YES	YES	\$750	\$580		\$580
South Shore Public Libraries - Lunenburg Branch	The Lunenburg Library offers free and inclusive workshops designed to be open to all ages and skill levels. The goal of the gardening workshop series to provide instructions, support and supplies to start growing food locally. Food insecurity is a growing concern in our community and the Library aims to contribute to empowering those who want to grow food locally. On average 15-25 participants attend our workshops.	YES	YES	\$600	\$600		\$600

The Lunenburg Theatre Collective	This season we have hired a fourth actor, and we're potentially taking on a student to mentor in stage management and backstage protocols. Once confirmed, we will work out an honorarium, not currently in our proposed budget. For three seasons now, we have brought people to the theatre who have never seen a live performance. The continued use of the LOH, is essential to keeping it operative and successful. We have found our audience of both tourists and locals, have enjoyed the live theatre experience in this beautiful heritage building.	YES	YES	\$1,275	\$676		\$676
Golf for Fishermen's Memorial Hospital	Sponsorship request - request range \$25 to \$1000+ (see letter)	YES	NO	\$25+	N/A		\$100
Nova Scotia Sea School	The Sea School is seeking support from the Town of Lunenburg to help promote and run our experiential summer sailing and wilderness program in 2025. Our summer programs will include 3 multi day sailing expeditions, 1 wilderness expedition and support for priority youth from equity deserving communities. We expect to engage with over 200 youth and employ 15 staff in the 2025 season. The service of our programs follows a mobile program model, partnering with several local Lunenburg businesses and organizations in order to provide safe and welcoming facilities for our participants.	YES	YES	\$5,000	\$647		\$647
Total				\$63,825			\$27,997

Subject: Potable Water, Quality Test Results: October to December 2024

From: Tyson Joyce, P.Eng, PMP, Town Engineer

Date: June 9, 2025



Recommendation

This is an information report. No decision of Council is required.

Background

The Nova Scotia Environment and Climate Change (NSECC) Approval documents to operate for the Water Treatment Plant (WTP) require that certain tests be carried out to verify the quality of treated potable water. There are also Federal testing standards that must be followed. Routine testing is conducted in the Town of Lunenburg (TOL) lab at the WTP, and independently by accredited laboratories to determine compliance levels with both the Provincial and Federal standards. If any test result exceeds the standards, then explanations are provided. This report provides a monthly summary of these results.

The timing of this document follows from the testing schedule at the WTP, which is performed on a quarterly cycle. The next Council report will be prepared at the end of the next quarter.

At the end of each year an annual report is also prepared for the WTP and filed with the Provincial and Federal governments.

Discussion

1.0 Water Quality

The TOL water system operates according to two Nova Scotia Environment Approvals:

- Approval for Operation – Water Treatment Facility (Approval #2010-071794-02)
 - Updated Approval to Operate effective May 4, 2022
- Approval to Withdraw Water – Dares Lake (Approval #2011-079411-01)

The Approval to Operate document requires the following water quality sampling:

- Weekly total coliform and fecal coliform tests for water entering the distribution system and various water distribution system sample points (maximum none/100 mL).
- Quarterly tests for Manganese (maximum 0.12 mg/L).
- Quarterly tests for disinfection by-products:
 - Trihalomethanes (maximum 0.1 mg/L).

- Haloacetic acids (maximum 0.08 mg/L).
- Lead and Copper testing performed in accordance with the “Requirements for Lead and Copper Management Municipal Public Drinking Water Supplies” which requires 10 samples taken between May 1st and September 30th each year (maximum of 0.005 mg/L).
- Turbidity measured continuously at each filtration unit shall not exceed 0.1 NTU 99% of the time and shall not exceed 0.3 NTU at any time.
- Chlorine residual must be between 0.2-4.0 mg/L measured continuously.
- The Province can also request virus testing for *Giardia* and *Cryptosporidium* at any time. Treatment efficiencies are required to meet:
 - 3-log reduction (99.9%) of *Giardia* and *Cryptosporidium*.
 - 4-log reduction (99.9%) of viruses.
- Treatment must also limit corrosion of water distribution and/or plumbing systems and reduce odors.

Federal Guidelines for Monitoring Public Drinking Water Supplies require annual testing of raw water and treated water for compliance. A more in-depth assessment is required every five years.

Results

From October to December 2024, all weekly, monthly, and quarterly regulatory testing and in-house daily testing complied with the Approval requirements.

The following table summarizes the sampling results for this quarter, including parameters identified in the Approval to Operate. This table reports periodic turbidity and chlorine residual testing, but not continuous testing. Turbidity and chlorine residual are continuously monitored and recorded on the WTP Supervisory Control and Data Acquisition (SCADA) system. There are safeguards in place that automatically raise alarms for the operator and shut down equipment when the required conditions are not met.

Parameter Tested	Approval Limit	Exceeded Approval Limit
Lead	<0.005 mg/L	None
Manganese	<0.12 mg/L	None
Trihalomethanes	<0.1 mg/L	None
Haloacetic Acids	<0.08 mg/L	None
Turbidity	<0.1 NTU 99% of the time, and not to exceed 0.3 NTU	None
Chlorine Residual	0.2-4.0 mg/L	None
Total Coliforms	None/100 mL	None
Fecal Coliforms	None/100 mL	None
Comment: None		

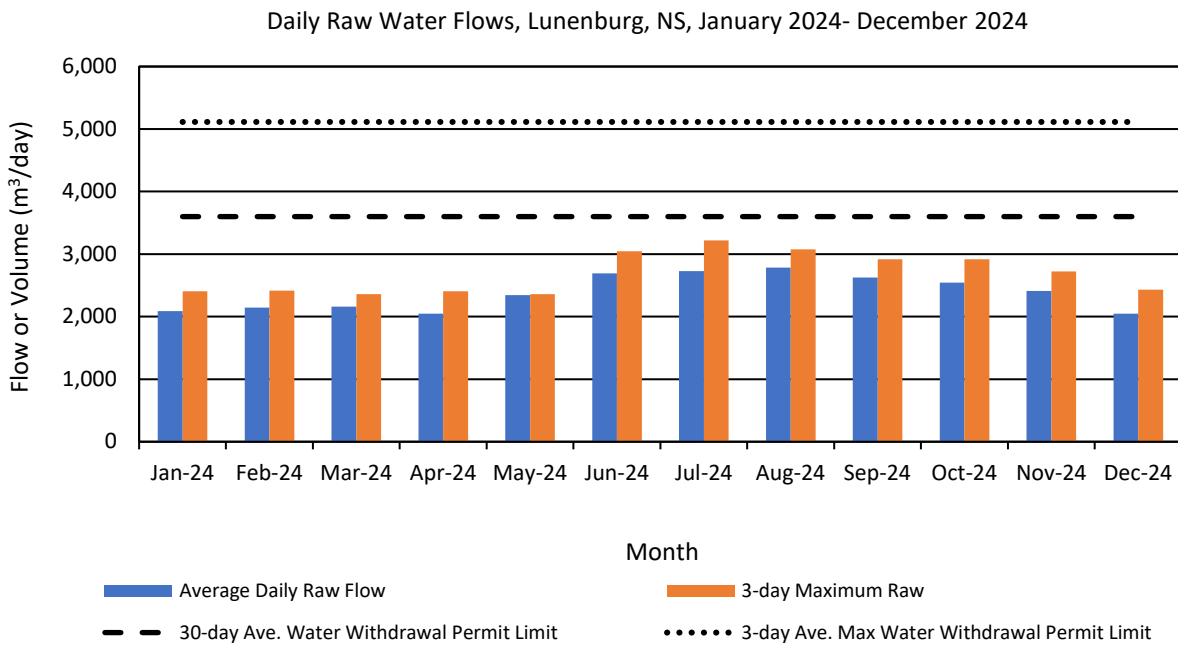
2.0 Raw and Treated Water Flows

The WTP withdraws water from Dares Lake and can withdraw water at a rate outlined in the Approval to Withdraw Water. The approved rates of withdrawal as of July 31, 2022, are as follows:

- Average rate of withdrawal: 3,600,000 L/day (averaged over 30 days).
- Maximum rate of withdrawal: 5,114,000 L/day (averaged over 3 days).

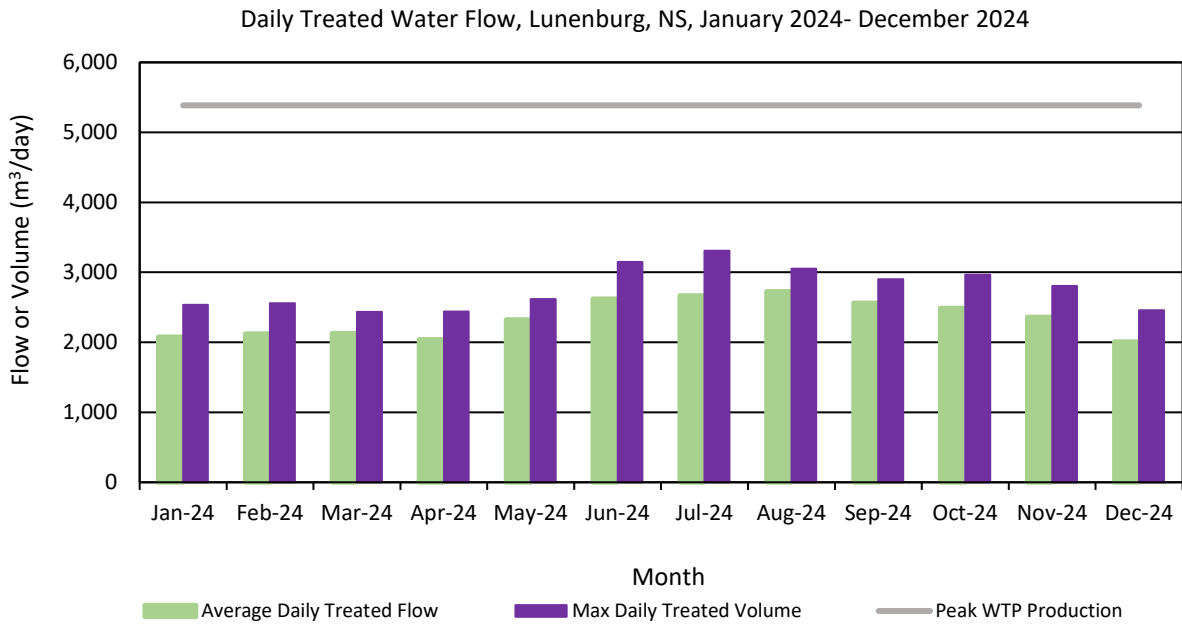
Average and Maximum Daily Flow of Raw Water:

The following graph shows the historical monthly flows and the 3-day maximum flows for the raw water entering the WTP over the past year, inclusive of this quarter:



Average and Maximum Daily Flow of Treated Water:

The following graph shows the historical average daily flows and the maximum daily flow for the treated water from the WTP over the past year, inclusive of this quarter:



Results

The average daily raw water flow did not exceed the 30-day average Water Withdrawal Permit Limit during this quarter.

The 3-day maximum average withdrawal limit was not exceeded this quarter.

The treated water flow did not exceed the peak production rate within this quarter.

3.0 Water Main Breaks and Repairs:

There were three reports of water main breaks and repairs this quarter, which are detailed in the following table:

Month	Date	Street	Address or Block	Problem or Cause
November	25	Northwest Rd	737	Contractor dug through 2" main behind property and reinstated main with new section of pipe.
November	27	Victoria	181	Leak identified in service passing underneath driveway culvert. Section from the main stop to the curb stop was replaced.
December	16	Tupper	70	Leak identified in couplers along service line. The service line was replaced from the main stop to the curb stop.

4.0 Complaints

The complaints reported this quarter are detailed in the following table:

Month	Date	Street	Address or Block	Problem or Cause
October	1	Shore Rd	34	Resident reported odorous water running from tap. The residual was checked, and levels were within the required range.

Strategic Plan Relevance

Strategic Planning Goal #3. A. (a.) of the Town's Strategic Plan is to "Champion opportunities for our community's health and well-being by ... Protecting our natural environment ... Continue to provide solid waste management, sewage treatment and high-quality water to all of our residents".

Relevant Legislation/Approvals

The TOL water system operates according to two Nova Scotia Environment Approvals:

- Approval for Operation – Water Treatment Facility (Approval # 2010-071794-02)
- Approval to Withdraw Water – Dares Lake (Approval # 2011-079411-01)

Financial

Funds are included in the WTP operating budget to pay for these water quality tests.

Subject: Wastewater, Quality Test Results: October to December 2024
From: Tyson Joyce, P.Eng, PMP, Town Engineer
Date: June 9, 2025



Recommendation

This is an information report. No decision of Council is required.

Background

The Nova Scotia Environment “Approval” documents to operate for the Wastewater Treatment Plant (WWTP) (Class II wastewater treatment facility) require that certain tests be carried out to verify the quality of treated wastewater at the plant. There are also Federal testing standards that must also be followed. Routine testing is conducted both in the Town of Lunenburg (TOL) labs at the WWTP and independently by accredited laboratories to determine compliance levels with both the Provincial and Federal standards. If any test result exceeds the standards, then explanations are provided. This report provides a monthly and quarterly summary of these results.

The timing of this document follows from the testing schedule at the WWTP, which is performed on a quarterly cycle. The next Council report will be prepared at the end of the next quarter.

At the end of each year an annual report is also prepared for the treatment plant and filed with the Provincial and Federal governments.

Discussion

The Lunenburg WWTP was issued an amended Approval to Operate by Nova Scotia Environment and Climate Change (NSECC) in 2023. The requirements of this Approval, as well as the Federal Requirements are summarized in the following tables:

Provincial Approval 2012-082710-03 Testing Requirements

Treated wastewater must be tested a minimum of five times per month (once per week) for:

- Carbonaceous Biochemical Oxygen Demand (CBOD, maximum 20 mg/L)
 - Suspended Solids (SS, maximum 20 mg/L)
 - *E. coli* (maximum 1000 counts/100 mL)
 - pH (acceptable pH is in the range 6.0 - 9.0)
- The facility is considered to be in “compliance with the treated effluent discharge criteria if the average value calculated for the averaging period meets the specified limits. All average residuals shall be the arithmetic mean with the exception of *E. coli*, which shall be the geometric mean.” The averaging period is defined as quarterly.

Federal Wastewater Systems Effluent Regulations Testing Requirements

Treated wastewater must be tested every two weeks for:

- Carbonaceous Biochemical Oxygen Demand (CBOD maximum 25 mg/L)
 - Total Suspended Solids (TSS maximum 25 mg/L)
 - Un-ionized ammonia (maximum 1.25 mg/L) and
 - pH (between 5.5 - 9.5)
- Acute Lethality Tests are mandated to be conducted quarterly. In this test, rainbow trout are used to determine if they can survive in wastewater effluent over a 96-hour period. According to the regulations, if four consecutive Acute Lethality Tests pass when taken quarterly (over a year), then the testing for acute lethality can be reduced to once per year. The WWTP is currently on the reduced program of one lethality test per year.

Results

The required number of tests per month for CBOD, SS, *E. coli*, and pH were carried out, and all pH tests were within the required ranges.

Quarterly Averages:

Quarterly averages for this reporting period are summarized in the following table. As per the Approval, an arithmetic mean is used for CBOD and SS, and a geometric mean is used for *E. coli*.

Quarter	Quarterly Average		
	CBOD (20 mg/L)	TSS (20 mg/L)	<i>E. coli</i> (1000 counts/100 mL)
Qtr. 1 2024	5.0	6.2	46

All CBOD, TSS and *E. coli* test results met the Provincial and Federal requirements this quarter.

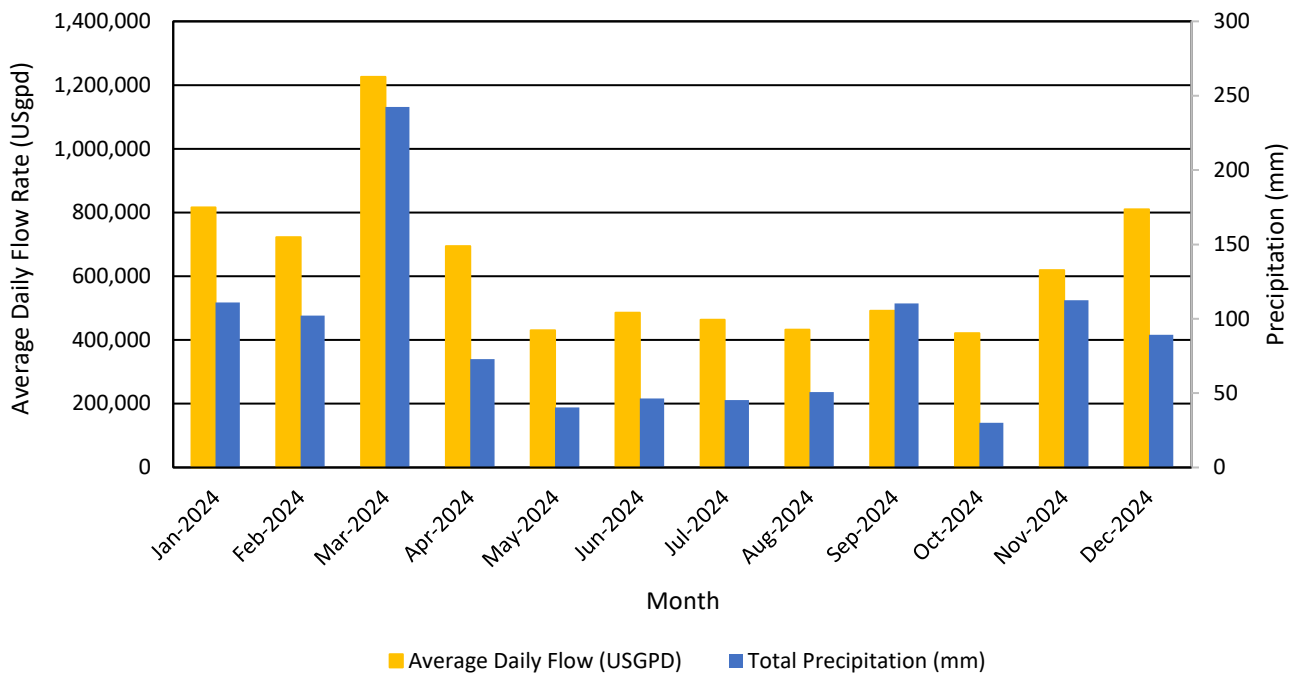
Lethality Testing:

Based on the *Wastewater Systems Effluent Regulations*, acute lethality testing of the effluent is only required annually as the previous six consecutive samples passed the test requirements. An acute lethality test was performed on December 12, 2024, and the effluent was determined to be not acutely lethal. The next acute lethality test is scheduled to be performed in December 2025.

Average Monthly Daily Flow of Wastewater with Total Monthly Precipitation:

The following graph shows the monthly flows for the wastewater treatment plant over the past year, along with the total monthly precipitation. Total precipitation data was taken from Western Head, Nova Scotia.

Average Daily Flow of Treated Wastewater, Lunenburg, NS,
January 2024 – December 2024



Sewer Breaks and Repairs:

There were no sewer breaks recorded this quarter.

Complaints:

There were no complaints recorded this quarter.

Overflows:

There were no overflow events recorded this quarter; however, on December 7, 2024 Nova Scotia Power scheduled a necessary power outage to perform maintenance which covered the entire town. During this time, flows and volumes could not be recorded and there is potential for unrecorded overflows to have occurred during the power outage. The power was restored on December 9, 2024.

Strategic Plan Relevance

Strategic Planning Goal #3. A. (a.) of the Town's Strategic Plan is to "Champion opportunities for our community's health and well-being by ... Protecting our natural environment ... Continue to provide solid waste management, sewage treatment and high-quality water to all of our residents".

Financial

Funds are included in the Wastewater Treatment Plant operating budget to pay for these effluent quality tests.

MOTION ACTION LIST

TITLE	REQUESTED DATE	COUNCIL MOTION OR DESCRIPTION	RESPONSIBLE	TARGET DATE	STATUS & UPDATES
Community Grants Policy Amendment	Sept. 26, 2023	Amend the Community Grants Program Policy to add criteria for Lunenburg students needing extra funds for provincial or national recreational or cultural activities, allocating \$2,000 from the Community Grants Fund exclusively for qualifying student applicants.	Staff	To be updated before 2026 intake period	
Marketing Levy By-law	2024	Bring forward a draft Marketing Levy By-law for first reading.	Municipal Clerk	Target Date: Bylaw in place by April 2026	At the May 6, 2025 COTW meeting, staff were directed to proceed with engagement with operators to help draft bylaw. Initial notice to operators should be provided in May and deeper engagement will happen in early fall 2025.
Joint Police Advisory Board	March 26, 2024	Explore the creation of a joint police advisory board with MODL, MODC & TOMB	CAO/ Municipal Clerk	Target Date: Spring 2025	Only MODL has expressed interest. Exploring a joint board with MODL is being actively being worked on.

					*This is a legislative requirement
Short Term Housing Report	<p>Initial direction: April 9, 2024</p> <p>Follow-up direction: April 1, 2025</p>	<p>Initial motion: Prepare a comprehensive report on the Town's responsibilities and options concerning short-term housing. This report should address potential taxing and zoning options and an evaluation of both positive and negative impacts of short-term housing within TOL (Completed on April 1, 2025)</p> <p>Follow-up: Bring back a report on what amendments might look like to the MPS and LUB, including options to:</p> <ul style="list-style-type: none"> • Restrict short-term rentals to primary residences; • Restrict short-term rentals to commercial-use zones; • Evaluate the merits of a short-term rental business licensing by-law. 	Community Development	Target date for updated report: June 2025	
Sustainable Infrastructure Fund	April 23, 2024	<p>Revise the Street Extension Policy and create a Sustainable Infrastructure Fund in 2024/25.</p> <p>That Council defer reviewing cost-sharing requests made under the Street Extension Policy until after the Sustainable Infrastructure Fund is created.</p>	Community Development	Housing Accelerator Fund (HAF) initiative Target Date: Required by August 31, 2025	
NSUARB application to amend Regulation 5.14	April 23, 2024	Amend Electric Utility Regulations to include energy storage alongside renewable low-impact generators, limited to devices with a capacity of 27kW or less.	Finance	Requires ABCO to follow-up with Town	This was a request from ABCO contingent on ABCO paying for the amendments, but no follow-up

					has been received yet.
Municipal Archive	May 28, 2024	Explore the creation of a Municipal Archive.	Community Development/ Municipal Clerk	Low Priority. No Target Date for complete archive	This could be built into plans for any future grant opportunities and related work/Renovation projects for Town Hall etc. Staff can identify whether stored records are at risk of being damaged in the basement and move them to a safer location if required.
Paid Parking Infrastructure	May 28, 2024	Prepare a report on paid parking infrastructure, which accepts various payment options for consideration in conjunction with the 2025/26 budget deliberations.	Multi-departmental	To be included in 2025/26 budget deliberations	
Property Standards/ Dangerous and Unsightly Policy	June 25, 2024 Updated Direction: Sept. 3 COTW	Create a comprehensive property/ dangerous and unsightly by-law that also includes lawn standards, following the presentation of vegetation standards by-law to allow for lawn naturalization. Sept. 3, 2024 COTW direction: Develop a Dangerous and Unsightly Premises Policy that includes clear grass height restrictions; flexibility for lawn naturalization with appropriate safeguards against hazards; a refined definition of "unsightly";	Municipal Clerk	Medium Priority Target Date: Summer 2025	Council provided further direction on what they would like included in this policy at the Sept. 3, 2024 COTW. Staff hope to

		reasonable compliance timelines, and provisions for the town to take remedial action if needed.			present next steps at a summer 2025 COTW meeting
MPS Amendments: DAs on Town Land	Original motion: July 16, 2024 Updated motion: Jan. 7, 2025 COTW	Original motion: Amend the Municipal Planning Strategy, allowing development agreements with potential purchasers of the lower slopes of Blockhouse Hill. Jan. 7, 2025 COTW motion: Refer the proposed amendments to the Municipal Planning Strategy (MPS), as outlined in Attachment A, to Council for consideration, enabling the use of development agreements on lands throughout the Town.	Community Development	Priority Target Date: Required by August 31, 2025	This is a milestone that needs to be achieved for HAF agreement.
LUB Amendments: Main Street Form Zone	Aug. 13, 2024	Prepare a report with recommendations for revising the Land-Use By-law's Main Street Form Zone requirements, with the aim of encouraging more varied development within this zone	Community Development	TBD	For consideration, to include in upcoming LUB/MPS 5-year review work (2026)(See MPS Policy 6-21)
Cornwallis Street Renaming	Dec. 10, 2024	Cease work on the renaming of Cornwallis Street subject to Council re-evaluation.	Municipal Clerk	TBD	Next COTW discussion expected at May or June 2025 COTW – looking at next steps. Staff to consult with Regional EDI Coordinator.

Housing Market Study	Jan. 14, 2025	Collaborate with MODL on commissioning a comprehensive housing market study to provide updated housing market information and address known data gaps that will support affordable housing within the region.	Community Development	TBD	MODL is responsible for issuing RFP and this financial contribution will be included in 2025/26 budget.
Parking & Traffic Study Recommendation	Jan. 28, 2025	Work towards collaborating with the Municipality of the District of Lunenburg and the local MLA to work towards the recommendation identified in the Parking and Traffic Study regarding safety improvements at the intersection of Route 332 and Trunk 3.	Staff		
LUB Amendment: on-site parking	Original motion: Feb. 27, 2024 Expanded motion: Jan. 28, 2024	Original: That Council direct staff to work on a proposed amendment to the Land Use By-law (LUB) to enable up to five on-site parking spaces in front yards. Expanded: That staff to expand their review beyond the motion passed on February 27, 2024, which directed staff to work on a proposed amendment to the Land Use By-law (LUB) to enable up to five on-site parking spaces in front yards, and further explore additional options to address parking challenges in the Salt Meadow subdivision and the apartment buildings in that neighbourhood.	Community Development	TBD	For consideration, this work could form part of overall, comprehensive LUB/MPS 5-year review (2026). See MPS Policy 6-21.
LUB Amendment: Zoning change Salt Meadows Subdivision	Feb. 11, 2025	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.	Community Development	Priority Target Date: TBD	Expected to go to PAC in June

Affordable Housing Policy	Feb. 25, 2025	That Council reconfirm its commitment to the development of an Affordable Housing Tax Forgiveness Policy, and that an updated draft policy be presented at a future meeting for Council's consideration.	Community Development	Housing Accelerator Fund (HAF) initiative Target Date: Required by Feb. 28, 2026	
ICOMOS Canada Letter	Initial direction: March 4, 2025 COTW Follow-up direction: April 1, 2025 COTW	Staff to respond to the letter from ICOMOS Canada. Complete Follow-up action: ICOMOS response to be included in a public agenda package.	Community Development	Target date: Depends on when ICOMOS responds	
Washrooms at Lunenburg Academy	Initial Direction: March 4, 2025 COTW	Staff to explore the feasibility and cost estimates for a washroom solution at Lunenburg Academy (resented at April 15 meeting) Follow-up motion: Investigate the opportunity to make greater use of the basement washrooms at the Lunenburg Academy, including exploring the possibility of making them available to tenants and potentially for public use, and report back on the feasibility of such use.	Public Works	TBD	
Reducing Speed Limits	March 4, 2025 COTW	Staff to research the requirements for lowering speed limits below 50 km/h in the Town of Lunenburg and provide a report with recommendations as to where speed limits could be lowered. (Presented at April 15 meeting) Follow-up motions: Prepare a report on reducing speed limits from 50 km/h to 40 km/h on Linden Avenue, Pelham Street, and Creighton Street, based on available traffic study data and exploring the possibility of including adjoining streets, in an application to the Province for a speed limit reduction; and	Public Works	TBD	

		<p>that a recommendation of a town-wide reduction may result if appropriate and cost-effective.</p> <p>Bring back a report exploring the installation of four-way stop signs at the intersections of Creighton Street with Prince Street and Creighton Street with Cornwallis Street.</p>			
Traffic and Parking Budget Considerations	March 4, 2025 COTW	<p>Staff to bring forward cost estimates for the following initiatives as part of the 2025/26 budget deliberations:</p> <ul style="list-style-type: none"> • Reconfiguration of the Community Centre parking lot • Accessible parking considerations • Paid parking options <i>*if this is too much perhaps this considered in a different year per Council discussion</i> • Consistent signage improvements 	Multiple Departments	To be included in 2025/26 budget deliberations	Some of these items will be included in the upcoming Capital Budget.
Parks Canada Historic Sites and Monuments Board of Canada application	March 11, 2025	Staff to explore an application to the Parks Canada Historic Sites and Monuments Board of Canada for review of the National Historic Site designation, and that a report on a possible application be presented at a future meeting.	Community Development	Target Date: May 2025	
Buffer Zone & Rescinding a Motion	April 15, 2025	Review and report back on the UNESCO World Heritage context for development in the Old Town buffer zone, including the 1994 nomination documents and recommendations from Zzap Architecture related to Upper King Street. Following receipt of the report, Council will reconsider its November 28, 2023 motion declaring the Upper King Street lands as surplus.	Community Development	TBD	

Laurie Fisher Art Project	April 22, 2025	Explore how the town could work with Eric Croft to explore options for maintaining and restoring the Laurie Fisher Fish Rehabilitation Project.	TBD	TBD	
Election signs on public lands	May 13, 2025	Prepare a local rule governing the placement of election signs on public lands, specifically parklands, within the Town of Lunenburg.	Municipal Clerk	Low Priority: before next election cycle (2028)	