

**COUNCIL MEETING MINUTES  
TOWN OF LUNENBURG**

May 27, 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  
Kayla Byrne, Legislative and Policy Advisor  
Tyson Joyce, Director of Public Works  
Kathleen Rafuse, Deputy Director of Finance  
Jacob McGuigan, Accountant  
Shania MacLeod, Bylaw Enforcement Officer  
Jamie Deans, Communications and Events Coordinator
- 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.
- Additions/Deletions to Agenda** Council agreed to the following additions and order changes for the agenda:  
Change in order: Move agenda item 11.1 to agenda item 10.1 (a).  
Addition: 6.1: Councillor Recognition: Local Artist Lyla Béliveau Woods  
Addition: 11.1 Proposed Town Boundary Expansion – Letter to MODL Council
- Moved and seconded that Council approve the agenda for the May 27, 2025 meeting with discussed additions and changes.  
**Motion carried unanimously**
- Approval of Minutes** Moved and seconded that Council approve the May 13, 2025 meeting minutes as presented.  
**Motion carried unanimously**
- Presentations** Councillor Dauphinee recognized local youth artist Lyla Béliveau-Woods for her creative talent and contribution to the community. Lyla was commissioned to create a custom painting inspired by Councillor Dauphinee’s personal memories of growing up in Lunenburg.
- Council expressed appreciation for Lyla’s work and highlighted the importance of supporting young artists and celebrating local creativity.

Regular Public Input

None.

Noise By-Law Updates – Public Hearing & 2<sup>nd</sup> reading

Staff reviewed a report on the proposed second reading of a new Noise By-law. Following the review, Council held a public hearing.

One member of the public, Irma Da Sie, spoke during the public hearing. Irma shared concerns based on a past experience with prolonged mechanical noise from nearby businesses, and highlighted enforcement challenges under the previous by-law. She emphasized the importance of having clear, enforceable standards, particularly for continuous mechanical noise, and encouraged Council to consider setting measurable limits to support consistent application and effective resolution of similar complaints in the future.

Moved and seconded that Council close the public hearing portion of this meeting at 6:54 p.m.

**Motion carried unanimously**

Council raised several concerns, including the need for clearer and more enforceable standards for persistent mechanical noise, the practicality of using decibel thresholds, the application of noise standards to outdoor residential spaces, the clarity of certain subjective terms, and whether the 100-foot audibility standard during Quiet Hours was sufficient.

Moved and seconded that Council defer making a decision on the proposed Noise By-law, and direct staff to provide further guidance related to continuous mechanical noise, including defining a standard or limit specific to that type of disruption.

FOR	AGAINST
6 Councillors	1 Councillor (Mayor Myra)

**Motion carried**

It was noted that as the approval of the by-law was deferred until a future meeting, there could be more public input opportunities once edits have been made to the draft bylaw.

Public Input Session on Proposed Budgets

None.

Declaring Surplus Lands/Property: 18 Dufferin Street (Old Train Station)

Staff presented a report recommending that the property at 18 Dufferin Street, excluding the rail-to-trail and a portion of the rear lot, be declared surplus to allow for potential divestiture. The recommendation followed an expression of interest from the Second

Story Women's Centre, the building's current tenant. Council was advised that subdivision work is underway to separate the trail from the main parcel, and that a public hearing would be required before any sale proceeds.

Council raised questions regarding:

- Ongoing public access and parking for trail users;
- Whether the Town should retain ownership of the access route to the rear parking lot rather than rely on an easement;
- The sufficiency of lot boundaries to allow for subdivision while preserving necessary offsets;

Moved and seconded that the Town of Lunenburg declare the property at 18 Dufferin Street (Old Train Station) (PID 60386232) as surplus and no longer required for Town purposes.

**Motion carried unanimously**

Draft 2025/26  
Capital and  
Operating Budgets  
for Town, Water  
and Electric Utility

Moved and seconded that Council approve the 2025/26 Town General Capital Budget as presented, totalling \$4,690,000.

**Motion carried unanimously**

A question was raised about the proposed Economic Development Officer position included under Community Development. While staffing decisions rest with the CAO, Council members noted concerns around the timing and the clarity of the role. The CAO acknowledged the feedback and confirmed that the job description has not yet been finalized.

**Motion carried unanimously**

Moved and seconded that Council approve the 2025/26 Town General Operating Budget as presented, totalling \$11,318,200, with the following tax rates:

- Residential Tax Rate of \$1.376/\$100 of Assessment
- Commercial Tax Rate of \$3.358/\$100 of Assessment
- Seasonal Tourist Tax Rate of \$2.519/\$100 of Assessment
- Residential Sewer Rate of \$735.38 per dwelling unit
- Non-Residential Sewer Rate of \$0.7027/\$100 of Assessment
- Church Sewer of \$431.91 per quarter

**Motion carried unanimously**

Moved and seconded that Council approve the 2025/26 Water Utility Capital Budget as presented, totalling \$2,195,000.

**Motion carried unanimously**

Moved and seconded that Council approve the 2025/26 Water Utility Operating Budget as presented, totalling \$1,783,800.

**Motion carried unanimously**

Moved and seconded that Council approve the 2025/26 Electric Utility Capital Budget as presented, totalling \$3,243,000.

**Motion carried unanimously**

Moved and seconded that Council approve the 2025/26 Electric Utility Operating Budget as presented, totalling \$8,505,900.

**Motion carried unanimously**

Public Statements Policy Amendments Moved and seconded that Council approve the amended Public Statements Policy as presented.

**Motion carried unanimously**

Proposed Town Boundary Expansion – Letter to MODL Council Staff presented a request for Council to consider supporting a proposed boundary adjustment between the Town of Lunenburg and the Municipality of the District of Lunenburg (MODL) in the Salt Meadows area. The change would incorporate a small triangular section of land near Wolf Avenue and Wood Street fully into the Town’s boundary to align with existing development and improve planning consistency.

Moved and seconded that Council direct staff to send a letter to MODL Council proposing the boundary expansion shown in the presented map (Wolff Avenue and Wood Street).

**Motion carried unanimously**

Notices of Motion, Information Requests and Councillor Reports Councillor Strachan reported that several Council members participated in the Alzheimer's Walk at the LCLC alongside the MLA and shared birthday wishes.

Deputy Mayor Bailey reported attending the Tourism Industry Association of Nova Scotia's AGM and information session in Fox Harbour, noting it was informative and highlighted Lunenburg’s strong presence and importance in the tourism sector.

The Mayor shared that they will be travelling to Ottawa to represent the Town at the Federation of Canadian Municipalities (FCM) conference.

Items for Consideration at Committee of the Whole Due to a lack of agenda items for a Committee of the Whole discussion, Council made the following motion:  
Moved and seconded that Council cancel the scheduled June 3, 2025 Committee of the Whole meeting.

**Motion carried unanimously**

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

Closed Session	Moved and seconded that Council move in closed session at 7:36 p.m. to discuss agenda items 15.1, 15.2 and 15.3 per the Municipal Government Act.  Council held a brief recess before starting any closed session discussions.
Revert to Open Session	Council reverted to open session at 8:53 p.m.
Volunteer Recognition	Following the closed session, Council made the following motion:  Moved and seconded that Council nominate Ellen Wathen as the 2025 Town of Lunenburg representative volunteer of the year. <b>Motion carried unanimously</b>
Adjournment	There being no further business, the May 27, 2025 Council meeting adjourned at 8:55 p.m.

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Minutes were read and approved.