

**COUNCIL MEETING MINUTES
TOWN OF LUNENBURG**

June 24, 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 Jamie Deans, Communications and Events Coordinator Marc Kiely, Community Developer Director
Call to Order	The Mayor called the meeting to order at 6:00 p.m.
Land Acknowledgment	The Mayor recognized Lunenburg’s location on the unceded territory of the Mi’kmaq people.
CAO Update	The Mayor announced that Council has selected a new permanent Chief Administrative Officer, Paul Nopper, who is set to begin in early to mid-August.
Approval of Agenda	Moved and seconded that Council approve the agenda for the June 24, 2025 meeting as presented. Motion carried unanimously
Approval of Minutes	Moved and seconded that Council approve the June 10, 2025 meeting minutes as presented. Motion carried unanimously
Kidney Foundation Presentation	Council received a presentation from Marlene Dorey on behalf of the Kidney Foundation of Canada – Atlantic Branch. The presentation provided an overview of the Foundation’s mission, key programs and services, and advocacy priorities. The presentation also promoted the Foundation’s Farm-to-Table Dinner fundraiser, scheduled for September.
Public Input	Bill Fleming inquired if provisions for generator use in emergency situations could be considered in the new proposed Noise By-law. Staff indicated this could be a simple addition to ensure clarity on this matter.

Correspondence

In response to a letter sent from several South Shore municipalities, the Minister of Communities, Culture, Tourism and Heritage provided notice of bridge funding to NS public libraries.

The Department of Growth and Development provided notice of amendments to the NS Building Code Regulations.

Lunenburg Daycare Board of Directors provided notice that they will no longer be pursuing the Starr Street location for its daycare expansion.

The Canadian Association of Physicians for the Environment (CAPE) provided a warning about uranium exploration and mining.

Staff included their response to ICOMOS Canada with respect to a recent inquiry regarding Blockhouse Hill and how any proposed development aligns with municipal planning documents and other regulations.

Public Hearing: LUB
Amendment
Rezoning of 280
Montague Street

With respect to a Land-Use By-law zoning amendment for 280 Montague Street, Council held a public hearing. No members of the public spoke during the hearing.

Moved and seconded that Council close the public hearing regarding the presented LUB amendment.

Motion carried unanimously

Moved and seconded that Council approve the second and final reading of 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

Public Hearing:
Finalization of
Divestiture – 18
Dufferin Street

With respect to the proposed sale of 18 Dufferin Street (the Old Train Station) to the Second Story Women's Centre (SSWC), the building's current long-time tenant, Council held a public hearing. Several members of the public took the opportunity to share their thoughts as follows:

- Irma Da Sie expressed support for SSWC, however expressed concerns about the preservation of the heritage elements of this property, urging that the Town either retain ownership or consider protective measures to ensure the heritage of the building is protected.
- Paula Rennie expressed support for SSWC but raised concerns about the Town's process in declaring the former train station surplus. She argued that the Town did not properly follow its land divestiture procedures, specifically the requirement to

assess historical or architectural value. She referenced the Heritage Conservation District Plan and Bylaw, which include an individual Statement of Significance for the train station. Rennie suggested this heritage value was overlooked and recommended alternatives such as a long-term prepaid lease to ensure preservation. She urged Council to take these concerns seriously and consider how existing heritage policies intersect with land disposition decisions.

- Allie Davis expressed support for SSWC and the sale of the building.
- Sally Hutchinson and Laura Keeler, who both work for SSWC, outlined the services and importance of the centre and urged Council to proceed with the sale.
- Towny Townsend also expressed support for SSWC, but questioned why the Town couldn't retain the property and expressed concerns about heritage preservation of the building.
- Wilfred Moore expressed support for the sale of the building, noting that the Town has numerous aging buildings requiring ongoing maintenance and resources. He emphasized that municipal ownership alone does not guarantee protection, and that active use may offer a more sustainable path for preserving historically significant buildings.
- Sandi Corkum, who works for SSWC, highlighted the benefits of the centre and indicated that the centre also desires to preserve the heritage of the building, and urged Council to proceed with the sale.

Council members acknowledged the historic and emotional significance of the building but emphasized the importance of ensuring its continued use and preservation through active occupancy. Councillors spoke in support of Second Story Women's Centre, recognizing the organization's longstanding contribution to the community and the stability it brings to the site, while also acknowledging past instances where municipal ownership did not ensure protection or upkeep of heritage properties.

Moved and seconded that Council close the public hearing regarding the proposed divestiture of 18 Dufferin Street.

Motion carried unanimously

Moved by Councillor Strachan, seconded by Councillor Babineau, 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; and that Purchase and Sales Agreement would be returned to a future Town Council meeting for consideration of a final sale of the property.

Without any objection, Councillor Strachan withdrew the motion in order to put forward a slightly amended motion. The motion voted on reads as follows:

Moved and seconded that Council 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, and that incorporates the feedback heard from the public and Council during this meeting; and that Purchase and Sales Agreement would be returned to a future Town Council meeting for consideration of a final sale of the property.

Motion carried unanimously

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

Moved by Councillor Fullerton, seconded by Councillor Strachan that Council approve the second and final reading of the new Noise By-law as presented.

Council members inquired if the final version of the by-law could have a clause about generator use in emergency situations or prolonged utility disruptions. Staff proposed a draft clause, which councillors expressed was satisfactory. It was also requested that the final version of the by-law include an annual review clause.

As the mover of the motion, Councillor Fullerton accepted the following amendment to the presented motion, and the motion was read and voted on as follows:

Moved and seconded that Council approve the second and final reading of the Noise By-law, as amended, to include a new clause specifically addressing the emergency use of generators as presented in the meeting and a clause mandating an annual review of the Noise By-law by staff and Council.

Motion carried unanimously

Lunenburg
Academy
Washrooms Update

Staff presented a follow-up information report on the feasibility of reactivating basement washrooms at the Lunenburg Academy as a potential short-term solution to address congestion and capacity concerns, especially during peak tourism season. Staff concluded that reactivating the basement washrooms would not resolve the core issue

and should not be pursued further.

Council engaged in discussion and did not pass a formal motion, but there was general consensus to defer a portable toilet solution to the 2026 season. There was a general consensus to revisit the issue in spring 2026.

Community Grants Moved and seconded that Council defer the item Community Grants until Council's next meeting.

Motion carried unanimously

Potable & Wastewater Quality Test Results For information, Council received the latest potable and wastewater quality test results.

Notices of Motion, Information Requests and Councillor Reports Councillor Strachan reported on attending several committee meetings and annual general meetings, including the South Shore Public Libraries AGM and preparations for the Harbour View Haven AGM; participated in community events such as the Lunenburg Waterfront Association Symposium and the Bluenose sail with Council and staff; and also highlighted upcoming Cultural Tourism Asset Mapping sessions scheduled for July 9 at the Zwicker Building and encouraged public participation. She also extended birthday well wishes to several residents and staff members.

Councillor Dauphinee reported on her attendance at the Lunenburg County Seniors' Safety Program AGM, where key highlights included rising demand for services due to the growing senior population in Lunenburg. She spoke about the importance of workshops on living alone, end-of-life planning, and assistance with tasks such as snow removal and wood stacking. She also shared information about the Helping Tree resource directory, available online via the Bridgewater Police website.

Deputy Mayor Bailey highlighted several upcoming community events, including local art exhibits, the Canadian Dory Racing Association elimination races, and the visit from the Norwegian Navy band on June 30.

The Mayor thanked Councillor Fullerton for leading coordination of the June 30 events. He also reported attending the Lunenburg Waterfront Association Symposium and the Atlantic Congress of Mayors, where topics included housing, regional cooperation, and the growing concern around incivility in public life.

Deputy Mayor Bailey concluded by noting the Town's upcoming Canada Day celebrations, co-hosted with the Board of Trade and

Fisheries Museum of the Atlantic.

Items for
Consideration at
Committee of the
Whole

There was a reminder that the next upcoming COTW meeting will be in August, as the July date falls on Canada Day. It was also noted that there will only be one regular Council meeting in both July and August, rather than the typical two per month.

Motion Action List

Council received the motion action list for information.

Closed Session &
Revert to Open
Session

Moved and seconded that Council move into closed session at 8:25 p.m. per the Municipal Government Act. Council took a recess before commencing any closed session discussions.

Motion carried unanimously

Council reverted to open session at 8:58 p.m.

Adjournment

There being no further business, the Council meeting adjourned at 8:59 p.m.

Minutes were read and approved.