



60703881 and 60703899.

FOR	AGAINST
4 Councillors	3 Councillors (Bailey, Dauphinee, Strachan)

**Motion carried**

Public Input and Questions

Terry Conrad spoke about the snow removal services on Knickle Extension, requesting that Council continue snow removal services in accordance with previous motions of Council.

Bill Flemming, a member of the Planning Advisory Committee (PAC), noted that Solterre’s updated presentation addressed some issues that had been discussed at the last PAC meeting. He also urged Council to continuing preserving the marine industrial area, emphasizing its importance to the town’s working waterfront and overall character.

Oliver Osmond expressed concerns about the proposed changes to snow removal services for Buenavista Court and Knickle Road Extension. He encouraged Council and staff to engage residents in dialogue to find workable solutions.

Dan Moreland spoke regarding the importance of Lunenburg’s working waterfront, emphasizing its role as the town’s core economic engine and authentic identity.

Kerry Riley emphasized the need for smaller housing types to support seniors and single residents who can no longer maintain large homes but wish to remain in Lunenburg.

Policy Amendments: Snow Removal Policy

Councillor Dauphinee declared a conflict of interest and did not participate in this discussion or vote.

Moved and seconded that Staff revise the Town’s Snow Removal Policy to include an agreement system where the existing residents of Buenavista Court and Knickle Road Extension may collectively opt in to Town snow removal for the private roadways only for a fee that covers the full cost based on time & materials + 10% for any costs associated with equipment maintenance or other wear and tear, with the option for residents calling in removed and Public Works perform salting, sanding, snow removal along with routine performance of these tasks. No other private roadways shall be considered for salting, sanding or snow removal. Private driveways would not be included in Public Works scope for snow removal, consistent with the Town’s Snow Removal Policy.

No vote was taken on this motion, but rather Council passed the

following motion:

Moved and seconded that Council table the motion regarding the revision of the Town's Snow Removal Policy.

**Motion carried unanimously**

Staff will now seek clarification from the Town's insurance carrier regarding liability for servicing private roads, explore the requirement for an annual Public Works inspection with property owners prior to each snow season, and refine proposed agreement terms including the opt-in mechanism, vegetation clearing standards, and duration of service.

Tender Award:  
Town Hall Roof  
Replacement

Moved and seconded that Council award the Town Hall Roof Replacement Tender to Acadia Roofing & Contracting Limited in the amount of \$228,367 plus HST and approve a revised project budget of \$310,000 to be funded entirely from Deed Transfer Taxes.

**Motion carried unanimously**

Decision: Street  
Services Extension  
Policy &  
Sustainable  
Infrastructure Fund

Moved and seconded that Council approve the amended Street Services Extension Policy as presented.

**Motion carried unanimously**

Moved and seconded that Council establish the Sustainable Infrastructure Fund with an initial allocation of \$200 000, using funds received by the Town from CMHC's Housing Accelerator Fund agreement.

**Motion carried unanimously**

Notice: Affordable  
Housing Tax Relief  
Policy

Moved and seconded that Council give notice of its intent to approve the Affordable Housing Tax Relief Policy as presented.

**Motion carried unanimously**

Request for  
Support: Lunenburg  
Daycare Centre

Moved and seconded that Council approve the waiver of all building and development permit fees for the Lunenburg Daycare Centre's (LDCC) expansion project.

**Motion carried unanimously**

Town Operating  
and Capital Year-  
End Report: Fiscal  
2024/25

Moved and seconded that Council approve the capital financing for fiscal 2024/25 in the amount of \$2,101,218.88, as outlined in Schedule 2.

**Motion carried unanimously**

Moved and seconded that Council approve that \$280,214 from the operating fund be allocated to the General Capital Reserve Fund for future projects and that the \$50,000 for the water dividend be

transferred to the capital reserve for fire equipment.

**Motion carried unanimously**

Water Utility  
Operating and  
Capital Year-End  
Report: 2024/25

Moved and seconded that Council approve the transfer of \$103,000 to the Water Utility's Land Reserve for the fiscal year ended March 31, 2025.

**Motion carried unanimously**

Electric Utility  
Operating & Capital  
Year-End Report:  
Fiscal 2024/25

Moved and seconded that Council approve, for the fiscal year ended March 31, 2025, the funding for the \$786,869 of capital expenditures for the Electric Utility be funded from customer contributions of \$54,365, \$1,414 from surplus equipment reserve and \$249,318 from depreciation funds, the balance of the funding will be a capital borrowing of \$481,772, per Schedule 4.

**Motion carried unanimously**

Moved and seconded that Council approve a Temporary Borrowing Resolution of \$481,772 for the financing of the Electric Utility Distribution Upgrades (24/25) & Voltage Regulator for the Fall 2025 Debenture Issue application, per Schedule 1 (Appendix A attached to these minutes).

**Motion carried unanimously**

Moved and seconded that Council authorize the Mayor and Municipal Clerk to sign the Resolution for Pre-Approval of Debenture Issuance, subject to interest rate confirmation not to exceed 7.0%, to enable the Town of Lunenburg to secure a debenture of \$481,772 per Schedule 2.

**Motion carried unanimously**

Memorandum of  
Understanding  
Maritime Municipal  
Electrical  
Utility Alliance

Moved and seconded that Council authorize the Town of Lunenburg to become a signatory to the 2023 Memorandum of Understanding for the Maritime Municipal Energy Utility Alliance (MMEUA), thereby joining the existing agreement.

**Motion carried unanimously**

Proposed Strong  
Mayor Powers in  
Nova Scotia

Staff advised Council that the Premier has announced that any suggested strong mayor powers will not proceed in the current legislative sitting, though the issue may resurface. If reintroduced, staff will bring the matter forward for Council's consideration, noting significant implications for municipal governance, budgets, and administration.

Resident  
Appointments to  
Advisory  
Committees

Moved and seconded that Council reappoint Philip Mitchell to the Heritage Advisory Committee as a resident representative starting on Oct.1, 2025, for a two-year term.

**Motion carried unanimously**

Moved and seconded that Council reappoint Daniel Steele to the Audit Committee as a resident representative starting on Oct.1, 2025, for a two-year term.

**Motion carried unanimously**

Notices of Motion,  
Information  
Requests and  
Councillor Reports

Council reports included notice of an upcoming housing affordability lecture, encouragement to join a new walking group led by Councillor Dauphinee and Councillor Strachan, and birthday well wishes. Updates also highlighted the success of the 55+ Games hosted partly in Lunenburg, the first meeting of the Regional Anti-Racism Committee, and thanks to colleagues and staff for attending and supporting numerous recent community events.

Items for COTW

The next Committee of the Whole meeting is scheduled for Tuesday, October 7, 2025.

Motion Action List

Moved and seconded that Council accept the prioritized Motion Action List.

**Motion carried unanimously**

Adjournment

There being no further business, the Council meeting adjourned at 8:14 p.m.

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Minutes were read and approved.