

**COUNCIL MEETING
TOWN OF LUNENBURG**

November 12, 2025 | 6 pm
Lunenburg Town Hall - Council Chamber



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

- Also present Paul Nopper, CAO
 Marc Kiely, Director of Community Development
 Tyson Joyce, Director of Public Works
 Kayla Byrne, Municipal Clerk
 Jamie Deans, Communications & Events Coordinator

- Call to Order The Chair called the meeting to order at 6:01 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 November 12, 2025 meeting as presented.
Motion carried unanimously

- Approval of Minutes Moved and seconded that Council approve the October 28, 2025 meeting minutes as presented.
Motion carried unanimously

Moved and seconded that Council approve the 2025 Annual Organizational meeting minutes as presented.
Motion carried unanimously

- Public Input and Questions Andrew Himmelman, owner of Blackjack Powerline and Tree Service, spoke about the need to modernize Lunenburg’s aging electrical infrastructure. He encouraged Council to consider a locally based company for future utility maintenance contracts rather than large external corporations, emphasizing benefits such as keeping funds in the community.

Jennifer Corson, of Solterre, spoke in support of her company’s rezoning application, highlighting the extensive work and community engagement behind it and emphasizing the need for more housing in Lunenburg. She noted that the proposed project would contribute to addressing local housing shortages and encouraged Council to support efforts to enable new housing development.

LUB Amendment:
Rezoning of PIDs
60703881 &
60703899 (Brook
St)

Following the review of staff's report on this item, Councillors asked several clarifying questions. Councillor Strachan moved the following motion, which was seconded by Councillor Greek:

Moved and seconded that Council table consideration of First Reading for the proposed Land Use By-law amendment to rezone PIDs 60703881 and 60703899 (Brook Street) to allow additional time for review of the information provided.

To allow for additional discussion on this item, Councillor Strachan withdrew the motion; Councillor Greek had no objections.

Council discussed several aspects of the application, including the scale of the proposed development relative to the surrounding neighbourhood, the interpretation of the form-based elements of the Land Use By-law, and the potential impacts related to height, massing, and view corridors. Members also sought clarity on how the proposed rezoning aligns with the intent of the MPS and the approach used in other similar applications.

Following this discussion, Council reintroduced the motion from earlier, as follows:

Moved and seconded that Council table consideration of First Reading for the proposed Land Use By-law amendment to rezone PIDs 60703881 and 60703899 (Brook Street) to allow additional time for review of the information provided.

Motion carried unanimously

LUB Amendment:
Rezoning of the Salt
Meadows
Subdivision – *2nd*
(final) Reading

Moved and seconded that Council approve second and final reading of an amendment to the Land Use Bylaw to rezone to Lower Density Residential Use the Salt Meadows subdivision, which includes all lots within the Town's boundaries on Wood Street, Whynacht Street and Adams Street, and also includes PID 60731452 (off Rudolf Drive/Morash Lane).

Motion carried unanimously

Service Model
Decision: Circular
Materials

Moved and seconded that Council select the Circular Materials Opt-In Service Model to comply with Extended Producer Responsibility legislation, and accept Circular Materials' compensation offer dated June 3, 2025, conditional upon satisfactory resolution of contract negotiations between Circular Materials and the Town of Lunenburg.

Motion carried unanimously

Snow Policy Amendment Moved and seconded that Council approve the updated Snow Removal Policy as presented.

Motion carried unanimously

Meeting Recording and Livestreaming Policy Moved and seconded that Council approve the Meeting Recording and Livestreaming Policy as presented.

Motion carried unanimously

Committee Appointment: Planning Advisory Committee Moved and seconded that Council reappoint Colin Whitcomb to the Planning Advisory Committee as a resident representative for an additional one-year term, ending December 1, 2026, thereby completing a standard two-year term.

Motion carried unanimously

It was suggested the Committees Policy be reviewed to include a section on onboarding new committee members.

Notices of Motion, Information Requests and Councillor Reports Councillors reported on their participation in the recent Nova Scotia Federation of Municipalities (NSFM) conference, noting a range of sessions on topics such as sustainability, modernization, mental health, basic income, social media, and diversity and inclusion.

Councillors also highlighted several recent and upcoming community events, including the Remembrance Day service, the Boston Christmas tree send-off, the Lunenburg Lit Fest, holiday ornament activities with local students, tree-lighting preparations, and the Bowling for Kids charity event. Updates were also shared regarding committee meetings, the work of local organizations, and interest in receiving the Turner Drake housing needs assessment at a future meeting.

The Mayor reported on the NSFM conference from the perspective of hosting several sessions and noted the strong attendance and participation of provincial Ministers and MLAs. Additional updates included progress on several items from the Motion Action List, confirmation of the provincial approval of the Harborview Haven construction budget proposal, a tourism-related contribution to the Lunenburg Board of Trade, and the upcoming transgender flag-raising ceremony.

Items For Consideration at COTW The next Committee of the Whole meeting is scheduled for Tuesday, December 2, 2025.

Motion Action List It was noted that following this meeting, three of the priority A items on the list have been completed and can be removed.

Adjournment

There being no further business, the Council meeting adjourned at 7:34 p.m.

Minutes were read and approved.