

**COUNCIL MEETING MINUTES
TOWN OF LUNENBURG**

March 10, 2026 | 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 Tyson Joyce, Director of Public Works Lisa Kendal, Municipal Engineer/Project Manager Jamie Deans, Communications and Events Coordinator
Call to Order	The Chair called the meeting to order at 6:00 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 March 10, 2026, meeting as presented. Motion carried unanimously
Approval of Minutes	Moved and seconded that Council approve the March 9, 2026, meeting minutes as presented. Motion carried unanimously
Presentations	None.
Public Input and Questions	None.
Correspondence	None.
Business Arising and Unfinished Business	None.
New Business	10.1 Tender Award: Lunenburg Academy Roof Repairs Staff provided a report to Council outlining the historical processes for the study and Tendering of the Lunenburg Academy Roof. In January 2026, staff reissued the Tender for the Lunenburg Academy Roof, including a process for base work and the full roof replacement. Upon

review of the submissions, staff recommend proceeding with the base work as the full scope of the roof work was double the amount allocated in the Capital Budget. Staff noted that work is needed to prevent further leaks or damage to the facility. A second phase of roof repairs would be required within 3–5 years. Staff have requested an additional contingency of funds for the roof project to protect against potential overages or unknown repairs as work proceeds.

Council spoke to the roof project and the multiple tendering processes that have occurred. Council noted the high cost of the roof, but this is the reality of the day, and work needs to commence to prevent further damage. Council noted that we need to work with the Lunenburg Academy Foundation on a fundraising campaign for phase 2 to complete the roof work. It was recommended that staff continue to source additional funds for this phase of the roof project and prepare to find funding for the next phase.

Recommendation: That Council increase the total budget for the Lunenburg Academy Roof Repairs Project to \$1,270,000 (including net HST) with funding of \$300,000 from grants, \$250,000 from the Academy Foundation and the balance financed with the Town Capital Debt Financing of \$720,000.

Moved by Deputy Mayor Bailey, Seconded by Councillor Fullerton.

Motion carried unanimously

Recommendation: That Council award the Lunenburg Academy Roof Repairs Tender to Roof Tile Management for the Base Bid only amount of \$991,554+HST.

Moved by Deputy Mayor Bailey, Seconded by Councillor Fullerton.

Motion carried unanimously

10.2 Second (Final) Reading: Short-Term Accommodation Levy By-Law

Staff noted that the Short-Term Accommodation By-Law has gone through the By-Law process of development with Council, education and consultation with the public, First Reading, Public Hearing, and proceeding to Second and Final Reading. It was noted that there were no comments from the public during the Hearing and staff have made adjustments to the By-Law based on Council's direction for a title change and the addition of working with local accommodation businesses on how to spend the funds once collected. Staff indicated work still needs to occur with informing accommodations and building out a Schedule A as to how funds can be spent and which decision body will help make the funding allocation decisions.

Recommendation: That Council approve the Second and Final Reading of the Short-Term Accommodation Levy By-Law as presented.

Moved by Councillor Strachan, Seconded by Councillor Babineau.

Motion carried unanimously

Notice of Motion,
Information
Request and
Councillor Reports

11.1 Vending Rules – Notice of Motion provided by Councillor Babineau at the March 3, 2026, Council Meeting

Councillor Babineau spoke to the Notice of Motion brought forward for a review of the Vending By-Law and for staff to bring back options for modernization and flexible options. Council discussed what modernization and flexible options and what that could represent in the By-Law, including items like locations, regulations on noise, permit rates, etc. Council agreed that public consultation on this By-Law would need to be transparent and to take the proper time to review and vet the By-Law options. Council understands the request for review of the mobile canteen section of the By-Law, but noted a full review of the By-Law is needed as it focuses on multiple types of vendors and peddlers. Overall, Council noted that this will be a long process, similar to the Short-Term Accommodation Levy By-Law and that changes to the By-Law will not be completed before the summer of 2026. Council asked staff to prepare a report for an upcoming Committee of the Whole Meeting to start the process.

Recommendation: That Council direct staff to review the current vending rules and bring forward options for increased flexibility and modernization, and that this report be presented at a future Committee of the Whole Meeting.

Moved by Councillor Babineau, Seconded by Councillor Fullerton.

Motion carried unanimously

11.2 Video Surveillance Rules – Notice of Motion by Councillor Dauphinee at the March 3, 20206, Council Meeting

Councillor Dauphinee spoke to the Notice of Motion brought forward for review of a Video Surveillance Rules By-Law for private residences and property. At the March 3, 2026, Council Meeting, a member of the public brought forward concerns about a neighbour and their security cameras tracking them. There is an ongoing dispute between neighbours and how people feel protected on their own properties. Council spoke about video surveillance and how cameras fall under nuisance. Council asked if staff could look into By-Laws across Canada and legal cases that have highlighted private security cameras.

Staff indicated that since the meeting, we had conducted a review in anticipation of a report to Council. Through the review, there are very limited By-Laws across Canada, with more of a focus on public municipal

areas like arenas, Town Halls, Public Works properties, etc., as a protection mechanism for safety and security. The one By-Law from Hamilton, Ontario that was referenced at the meeting, was more related to gang-related issues and that members of the public asking for home security systems and cameras were exempt from the By-Law. From the staff's review, there are no bylaws at the municipal level for private security cameras. Staff noted concern for enforcement and that this is a civil-to-civil process between neighbours. Staff referenced a Nova Scotia Court case of 2018 that noted a dispute between neighbours and security cameras, which noted cameras were a nuisance, but if used for security purposes, that is reasonable.

Council supported staff's analysis and that private security cameras were not in the core of the municipal jurisdiction and should be followed up with a civil-to-civil process.

Recommendation: That Council direct staff to review video surveillance bylaws and regulations in other municipalities and report back to Council with potential options for regulating surveillance cameras in the Town of Lunenburg.

Moved by Councillor Dauphinee, Seconded by Councillor Stachan

1 – 6 Defeated

Nay votes: Mayor Myra, Deputy Mayor Bailey, Councillors Strachan, Babineau, Greek, and Fullerton.

Council Reports

Councillor Dauphinee

1. Congratulations to the Pie Munchers Team, grade 4 Bluenose Academy students, for winning the first-year provincial Lego robotics event hosted at Acadia University. They beat much older teams than themselves. Their next step is to represent the South Shore on the national stage at Brock University in June for the Canada Cup. These brainy builders designed, built, and programmed a robot to solve archeological processes through the STEM program. STEM provides a solid foundation for students interested in software development, data science, and engineering. There is a GoFundMe page with a goal of reaching \$12,000, which will help cover the cost of flights, hotels, and equipment they will need for registration and to attend the nationals. Please help if you can and support the GoFundMe page.
2. This Saturday night, March 14, the 53rd Annual Chowder Cup, aka the RCMP vs the Lunenburg Fire Department game, will take place at the arena at 6:30 pm. Noah Romkey will be wearing a HABS uniform.

Councillor Stachan

1. Attended the Lunenburg Board of Trade meeting this morning as the Town representative. It is a non-voting position, but good collaboration and sharing of information between LBOT and the Town.
2. I completed the Engage Nova Scotia Questionnaire online. If you have not done so yet, get your pass number and do it. It took me less than 10 minutes. I was wondering if we have a computer at Town Hall for residents to access if they want to take the Questionnaire. CAO Nopper said a computer will be made available to anyone who would like to participate at Town Hall.
3. I support Mayor Myra's Facebook post about the Lunenburg Waterfront Association's Strategic Planning process and encourage members of the public to take the questionnaire as well to help guide the future of the Lunenburg Waterfront.
4. I have had two of the burgers so far from the (Burger) challenge in Lunenburg this month. I will not tell you which ones, but they were really good. I think my strategy this year is to ask for them without the bun.

Closed Session None.

Adjournment There being no further business, the Council meeting adjourned at 7:31 p.m.

Minutes were read and approved.