

**COMMITTEE OF THE WHOLE
TOWN OF LUNENBURG**

May 5, 2026 | 6 pm

Lunenburg Town Hall - Council Chamber



Present	Mayor Jamie Myra, Deputy Rachel Bailey, Councillors Debbie Dauphinee, Alex Greek, Renea Babineau, Gale Fullerton and Alison Strachan
Also present	Paul Nopper, CAO Tyson Joyce, Director of Public Works Kayla Byrne, Municipal Clerk Alan Howell, Senior Planner Jamie Deans, Communications & 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 Committee of the Whole approve the agenda for the May 5, 2026 meeting as amended. Motion carried unanimously
Approval of Minutes	Moved and seconded that Committee of the Whole approve the minutes from the April 7, 2026 Committee of the Whole meeting as presented. Motion carried unanimously
Presentation: Residential Rental Market Survey Housing Needs Assessment	Council received a presentation from on the 2025 Residential Rental Market Survey completed for Lunenburg County and its municipalities. The presentation provided an overview of regional and local rental market conditions, including vacancy rates, affordability challenges, housing demand, and projected future housing needs. The presentation highlighted ongoing pressures in the rental housing market, including limited housing availability, rising rental costs, and challenges related to affordable housing supply. Discussion also addressed the distinction between private market and non-market housing, as well as the importance of regional cooperation and government support in addressing housing needs. Council discussion focused on housing affordability, the impact of

short-term rentals on housing availability, limitations of available housing data in smaller communities, and the need for additional affordable and attainable housing options within the Town of Lunenburg.

Review: Municipal
Planning
Documents

Council received a staff report regarding a proposed review of the Town's planning documents and related land use regulations. The report sought direction from Committee regarding the scope of potential amendments, areas of focus for staff review, and the level of public engagement to support the process.

Following the staff report, the following motions were made:

Moved and seconded that Committee of the Whole direct staff to update the Motion Action List to:

- a) Remove the item related to permitting up to five parking spaces in front yards;
- b) Remove the item related to enabling development agreements solely on Town-owned land.

Motion carried unanimously

Moved and seconded that Committee of the Whole direct staff to proceed with the following areas of work:

- a) Develop potential amendments related to discretionary planning tools, including development agreements and site plan approval to be informed by consultation with stakeholders;
- b) Review of all parking provisions, including consideration of parking requirements and cash-in-lieu options;
- c) Analysis of short-term rental regulations, including restricting the use to primary residences as currently defined in the Short-term Rentals Registration Regulations, and options for controls beyond land use regulations, inclusive of licensing approaches; and
- d) Incorporation of staff-identified housekeeping amendments as outlined in Schedule B.

Motion carried unanimously

Moved and seconded that Committee of the Whole direct staff to proceed with Option 2 of the Options as outlined in Schedule C of the staff report to complete the above work.

Motion carried unanimously

As noted in the staff report, Option 2 consists of housekeeping and Council motion amendments.

New Policy: Social Media Policy

Council received a draft Social Media Policy and accompanying administrative procedures intended to formalize the Town's existing practices related to social media use, public communication, comment moderation, and professional conduct.

Discussion focused primarily on the role of social media as an information-sharing tool, challenges associated with public comments and online conduct, impacts on staff and elected officials, and approaches used by other municipalities to manage social media interactions. Committee members also discussed the importance of transparency, public communication, and establishing clear expectations regarding the Town's use of social media platforms.

Council expressed support for further review of the policy and requested that an updated version be brought forward reflecting discussion around disabling public comments on Town social media posts.

Moved and seconded that Committee of the Whole defer consideration of the Social Media Policy and direct staff to bring back an updated draft policy for further consideration at a future meeting, including provisions to disable public comments on Town social media posts by default.

Motion carried unanimously

Councillor Reports

Council members provided brief reports and updates, including recognition of community birthdays, acknowledgement of Red Dress Day, and reflections on attendance at the recent NSFM Conference in Yarmouth. Members noted the value of conference discussions and shared experiences regarding common municipal challenges faced by communities across the province.

Adjournment

There being no further business, the Committee of the Whole meeting adjourned at 8:01 p.m.

Minutes were read and approved.