

COUNCIL MEETING MINUTES TOWN OF LUNENBURG

Tuesday, September 08, 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 Jamie Deans, Communications and Events Coordinator Representatives from Kent Fields Estates Ltd Representatives from ABCO
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	Councillor Strachan moved and Councillor Fullerton seconded that Council approve the agenda for the September 8, 2026, meeting as presented. Motion carried unanimously
Approval of Minutes	Councillor Strachan moved and Councillor Babineau seconded that Council approve the August 04, 2026 regular council meeting minutes as presented. Motion carried unanimously
Approval of Minutes	Councillor Fullerton moved and Councillor Strachan seconded that Council approve the August 11, 2026 regular council meeting minutes as presented. Motion carried unanimously
Presentation	Kent Fields Request for Sanitary Lift Station Council received a presentation from Kent Fields Estates Ltd. regarding a proposed residential development (two 16-unit apartment buildings and two 8-unit apartment buildings) on Centennial Avenue and a request that the Town consider constructing and operating a municipal sanitary sewer lift station to service the development and future growth in the area. The developer outlined plans for a multi-unit residential project, noting

that the lift station would support both the proposed development and additional undeveloped lands zoned for high-density residential use.

Council members expressed support for exploring the proposal further.

Deputy Mayor Bailey motioned staff to prepare a report, with input from Public Works and Finance, evaluating the request for a municipally owned sanitary sewer lift station and outlining the associated costs, implications, and considerations for the proposed development. Councillor Strachan seconded the motion.

Moved by Deputy Mayor Bailey. Seconded by Councillor Strachan
Motion carried unanimously

Presentation

ABCO

At 6:19pm Mayor Myra, Councillor Babineau, and Councillor Dauphinee declared a conflict of interest, and left the Council table during the presentation and discussion. Deputy Mayor Bailey assumed the Chair for this item.

Council received a presentation from Greg Huskison, co-owner of ABCO Industries, regarding a proposed shipyard enhancement project and the acquisition of a water lot adjacent to the company's waterfront property.

ABCO advised that the project is intended to support the construction, maintenance, and servicing of larger vessels, including opportunities associated with federal defence and marine procurement initiatives. The proposed project includes expansion of the shipyard slipway, installation of a travel lift system, expansion of manufacturing facilities, increased automation, workforce growth, and investment in employee training. An anticipated start date was estimated for spring / summer of 2027.

Council discussed the proposed water lot acquisition process, the role of Transport Canada and other regulatory agencies, the potential extent of the proposed wharf and slipway infrastructure, and the need to understand how the project could affect existing waterfront operations and harbour users. Members also discussed the importance of public engagement, the approval process, and the information required before considering any formal support for the proposal.

Following discussion, Council agreed that additional information was required before considering any request for municipal support. Councillor Strachan motioned and Councillor Fullerton seconded to direct staff to prepare a comprehensive report regarding ABCO

Industries' proposed water lot acquisition and shipyard enhancement project.

**Moved by Councillor Strachan. Seconded by Councillor Fullerton.
Motion carried unanimously**

Correspondence At 6:46pm Deputy Mayor Bailey called back Councillors Babineau, and Dauphinee, plus Mayor Myra to Chair.

Council received correspondence regarding Council Meeting Motion Feedback, NSRAB Appeal, SSODA Monthly Data Report, Vehicle Noise By-Law Concerns, NS Fire Bulletin – August.

Support Request - Zwicker Marine Innovation Hub
Council motioned to provide a letter of support of the Zwicker Marine Innovation Hub to be included with the proposal to Build Nova Scotia. Council noted that the project is consistent for a thriving working waterfront and integral to the Town.

**Moved by Deputy Mayor Bailey. Seconded by Councillor Fullerton.
Motion carried unanimously**

Proclamation Request - International Day for the Eradication of Poverty
Council agrees to support the Proclamation of October 17th as the UN International Day for the Eradication of Poverty. Council motioned to direct staff to bring the item forward at a future Council meeting with a full proclamation.

**Moved by Councillor Fullerton. Seconded by Deputy Mayor Bailey.
Motion carried unanimously**

Municipal Fire
Inspector
Appointment Councillor Fullerton moved that Council appoint Nicole Kaulback as a Municipal Fire Inspector for the Town of Lunenburg pursuant to the Nova Scotia Fire Safety Act; and
That Council direct the Chief Administrative Officer to provide written notice of the appointment to the Nova Scotia Fire Marshal as required by legislation. Seconded by Councillor Babineau.

**Moved by Councillor Fullerton. Seconded by Councillor Babineau.
Motion carried unanimously**

Solterre Inc.
Information Report Council received an information report from the staff regarding the Solterre Inc. planning matter, including the Town's appeal of the Nova Scotia Regulatory and Appeals Board (NSRAB) decision to the Nova Scotia Court of Appeal.

Council reviewed the financial implications of the proceedings. Staff reported that legal, expert, and administrative costs incurred to date total approximately \$92,137, with the Court of Appeal process estimated to require an additional \$30,000 to \$35,000.

Staff explained that the Nova Scotia Court of Appeal will review legal issues arising from the Board's decision and will not reconsider the planning merits of the development proposal.

Council discussed public questions regarding the appeal process, potential outcomes of the legal proceedings, and the costs incurred to date, with additional legal expenses anticipated as the matter proceeds

No Motion Required

Report for Tender
Award - Pelham
Street Road
Reconstruction
Work

Council received a staff report regarding the tender award for the Pelham Street Road Reconstruction Phase 2.

The project includes reconstruction of approximately 85 metres of Pelham Street between Prince and Hobson Streets, replacement of 74 metres of sanitary sewer main and a manhole, installation of a new manhole, and minor stormwater system upgrades. The work is scheduled for completion by the end of October 2026.

Staff advised that two compliant bids were received through the tender process and recommended awarding the contract to the lowest bidder, Dexter Construction Ltd., in the amount of \$326,800 plus HST. It was confirmed that the project is expected to be completed within the approved capital budget and funded through previously approved sources.

Deputy Mayor Bailey moved that Council award the Pelham Street Road Reconstruction Phase 2 Tender to Dexter Construction Co. Ltd. for the amount of \$326,800+ HST. Seconded by Councillor Greek.

**Moved by Deputy Mayor Bailey. Seconded by Councillor Greek.
Motion carried unanimously**

Motion Report for
use of HAF Funding
for RFP Awards
Totaling \$55,650 +
HST

Council considered staff recommendations to award two consulting contracts funded through the Housing Accelerator Fund (HAF) program. This work stems from Council's direction to advance priority Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) amendments, as well as to complete an analysis of Town-owned surplus lands for potential housing opportunities.

Staff reported that proposals were evaluated through a competitive RFP process and recommended awarding the contracts to the highest-scoring proponents.

The importance of moving the planning review process forward and providing opportunities for public engagement and consultation was highlighted.

Noted was the importance of ensuring UNESCO World Heritage Site considerations remain integrated into the planning review process and expressed support for advancing the work.

Staff advised that background research could begin immediately and that draft recommendations are anticipated to return to Council by early 2027.

Councillor Fullerton moved that Council awards RFP #TOL2026017, Planning and Consultation Services for Municipal Planning Strategy and Land Use By-law Amendments, to FOTENN Consultants Inc., in the amount of \$42,500, excluding HST. Seconded by Councillor Dauphinee.

**Moved by Councillor Fullerton. Seconded by Councillor Dauphinee.
Motion carried unanimously**

Councillor Strachan moved Council awards RFP #TOL2026016, Surplus Land Analysis, to Fathom Studio, in the amount of \$13,000, excluding HST, plus disbursements of up to \$150, with the total contract amount not to exceed \$15,000 inclusive of taxes and disbursements. Seconded by Councillor Babineau.

**Moved by Councillor Strachan. Seconded by Councillor Babineau.
Motion carried unanimously**

Terry Fox Flag
Raising and
Proclamation

Staff recommended approving the 2026 Terry Fox Run flag raising and proclamation and adding the event to the Town's list of approved annual proclamations and flag raisings.

Council noted the longstanding history of the Terry Fox Run in Lunenburg and the strong community participation and support for the event. A flag has already been provided and there is no additional cost to the Town.

Councillor Babineau moved that Council approve the 2026 Terry Fox Run flag raising and proclamation.
and

That Council amend Appendix A: Approved Annual Proclamations and Flag Raisings of the Town of Lunenburg Public Statements Policy to include an annual Terry Fox Run flag raising and proclamation.
Seconded by Councillor Fullerton.

Moved by Councillor Babineau. Seconded by Councillor Fullerton.

Motion carried unanimously

Notices of Motion,
Information
Requests and
Councillor Reports

Council acknowledged two upcoming events – September 11th is the 25th anniversary of the 9-11 tragedy in New York City and on September 13th is the Fisherman’s Memorial Service where those who were lost to the sea are remembered.

Council expressed appreciation to Public Works staff, emergency responders, contractors, consultants, and community members for their coordinated response to the recent water system emergency. Staff acknowledged the contributions of Town employees, local contractors, engineering support, REMO, and residents whose cooperation with water conservation measures helped manage the situation successfully.

Council proposed a motion for staff direction with respect to how correspondence is handled at Council meetings. Deputy Mayor Bailey moved for staff to prepare a report on appropriate responses to items of correspondence which appear on the agenda. Seconded by Councillor Strachan.

**Moved by Deputy Mayor Bailey. Seconded by Councillor Strachan.
Motion carried unanimously**

Items for
Consideration at
COTW

The next Committee of the Whole meeting is scheduled for Tuesday, October 6, 2026. Council will give greater attention to the Motion Action List at the next COTW meeting.

Motion Action List

Council reviewed the Motion Action List.

Adjournment

There being no further business, the Council meeting adjourned at 7:38 p.m.

**Moved by Councillor Fullerton. Seconded by Councillor Strachan.
Motion carried unanimously**

Minutes were read and approved.