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## **Policy & Strategy Committee Meeting Agenda**

**Tuesday, May 21, 2024 – 9:00 a.m.**

**MODL Council Chambers, 10 Allée Champlain Drive Cookville NS**

**1. Call to Order**

1.1. Mi'kma'ki Territorial Acknowledgement

**2. Announcements, Acknowledgements, Recognition**

2.1 50 Year Fire Service Award Presentations – Wayne Wentzell & Richard Nowe

2.2 Proclamation – Access Awareness Week

**3. Public Input (15 Minutes)**

**4. Changes/Approval of Agenda (as circulated)**

**5. Approval of Minutes – March 19, 2024 and April 16, 2024**

**6. Business Arising from Minutes - Nil**

**7. Presentations/Scheduled Times**

7.1 Riverport & Area Park Update ..... 9:15 a.m. 1-2

7.2 Infilling at Westhaver's Lane & Mader's Cove Road and Petition - ..... 10:15 a.m. 3-24  
Sarah Stevens and Ann Caverzan

**8. Referral from Council - Nil**

**9. Staff Reports**

**9.1 Administration Department**

9.1.1 MODL Policy 011 Deputy Mayor Term Discussion ..... 25-26

9.1.2 Private Roads Discussion ..... 27-31

**9.2 Recreation Department**

9.2.1 Annual Operating and Major Recreation Capital Grants..... 32-59

9.2.2 Sawpit Wharf Lease Renewal..... 60-73

**9.3 Economic Development**

9.3.1 District of Lunenburg Logo..... 74-81

**10. Mayor's/Deputy Mayor's/Councillors' Matters**

10.1 Appointment to the Bridgewater & Area Chamber of Commerce (Councillor Hubley)... 82

**11. Added Items**

**12. In Camera - Nil**

**13. Adjournment**

Phase 1 - Riverport and District Community Park  
Initiative of the Riverport Community Centre

The Committee of the Park Initiative with the Riverport Community Centre is proposing the following as “Phase 1” of development of the community park, to be completed during the remainder of 2024:

1. Install one entrance driveway and parking area (more or less as it was when it served the school, except only one entrance). This work includes the following:
  - installing a 30’ culvert replacing the one that was removed at the northern end of the property. No plan to replace the other original culvert at the southern end at this time
  - installing and compacting a first layer of course crushed rock
  - installing, grading and compacting a layer of suitable topping gravel
2. Maintain the grass areas that were in front and to the sides of the parking area that were untouched when the demolition took place.
3. Install 2 or 3 picnic tables to the grassy areas along with garbage and a portable toilet for the season.
4. Install small natural playground features: a sandbox and connected balance trail made of natural material.
5. Install temporary signage to indicate facility start up phase and partnership with MODL

Our committee, on behalf of the Riverport Community Centre, is requesting approval for the above from the Council of the Municipality of the District of Lunenburg, as per the Management Agreement.

Our committee also requests assistance from the Municipality of the District of Lunenburg for the following:

- Removal of two “test wells” found remaining on site (see attached pictures)
- Regular collection of garbage, recyclables and compost once the driveway and parking area are completed, including provision of collection bins.

Thank you very much for your support thus far. We are incredibly excited to move forward with this project for our community.

Respectfully submitted by Natalie O’Mara, Chair  
Park Initiative, Riverport Community Centre



# Westhaver Pond

An important environmental asset

Ann Caverzan  
Sarah Stevens



## The Vision of MODL

“As leaders in sustainability, we passionately protect our natural environment.”

Why is Westhaver Pond wetland important?

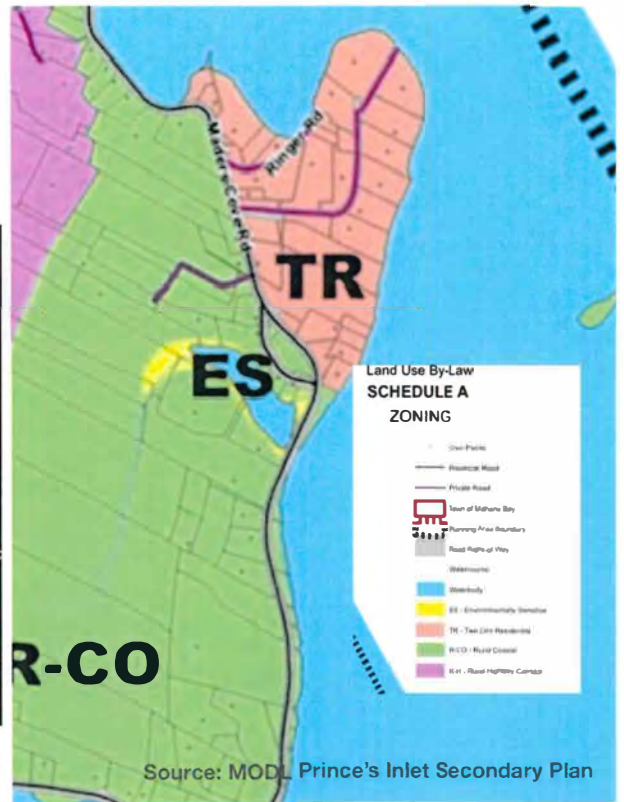
- numerous threatened and endangered species
- ecosystem services, coastal wetland
- carbon sequestration
- healthy environment
- recreation and education
- community pride



**The Property Lot and Zoning Map of the designated Environmentally Sensitive (ES) zone.**



Source: Google Maps



Source: MODL Prince's Inlet Secondary Plan

**June 2022**

- Property purchased through MODL tax sale for \$3,300
- vegetation cleared, head of the pond infilled
- truckloads of gravel added to create a piece of land in the wetland
- Property in ES zone put up for sale for \$465,000
- Neighbours and community reach out to municipal and provincial government to try to stop the infilling



## Summer 2023

- Landscape untouched for hundreds of years: forever altered
- gravel was left to erode into the wetland
- dangerous flooding at the end of Westhaver Lane



## April 2024

### Infill number 2

- much more infill of gravel and large stone added
- larger surface in the wetland established ... again in hopes to sell
- Property put up for sale on Viewpoint for \$225,000



# Municipality of the District of Lunenburg Prince's Inlet Secondary Planning Strategy

3.3 ENVIRONMENTAL LAND USE DESIGNATION: Council wishes to protect certain lands within the Prince's Inlet Plan Area, in recognition of their unique environmental sensitivity. In particular, Council recognizes the lands adjacent to Westhaver Pond, near to Westhaver Beach, are considered as important environmental assets to the local community, and that these lands merit protection through local land use controls.

3.3.1 Council shall establish an Environmental Protection (ENV) Designation, as shown on Map 1, Future Land Use Map. Council recognizes that there is a general lack of municipal mandate to protect the environment from harmful individual activities, and acknowledges that this responsibility rests with applicable senior level government departments. However, municipalities are enabled in various ways, including zoning, to help protect specific environmentally sensitive areas within their jurisdiction. As found in previous Strategies for the Plan Area, and initially resulting from a request of the adjacent residents,

Council will place the identified provincial wetland which is located around Westhaver Pond in a restrictive Zone, which will not permit for any structures, including raised boardwalks, to be built within its boundaries.

3.3.2 Council shall establish an Environmentally Sensitive (ES) Zone, within the Environmental Protection Designation, identified on Schedule "A", Zoning Map of the Land Use By-law. The Environmentally Sensitive (ES) Zone shall be considered a "no build" zone, in which no structures shall be permitted. For further clarity: it shall be the policy of Council to prohibit development within the Environmentally Sensitive (ES) Zone.

## MODL Prince's Inlet Land Use By-Law

### 7 ENVIRONMENTALLY SENSITIVE ZONE

#### • 7.1 APPLICATION

The provisions of this part shall apply to the Environmentally Sensitive ( ES) Zone, and to all other zones where and as specified.

#### • 7.2 DEVELOPMENT NOT PERMITTED

In accordance with Secondary Planning Strategy Policy 3.3.2, no uses shall be permitted within the Environmentally Sensitive ( ES) Zone, and no development permit shall be issued for any structure.

### •4.18. HABITATION OF VEHICLES

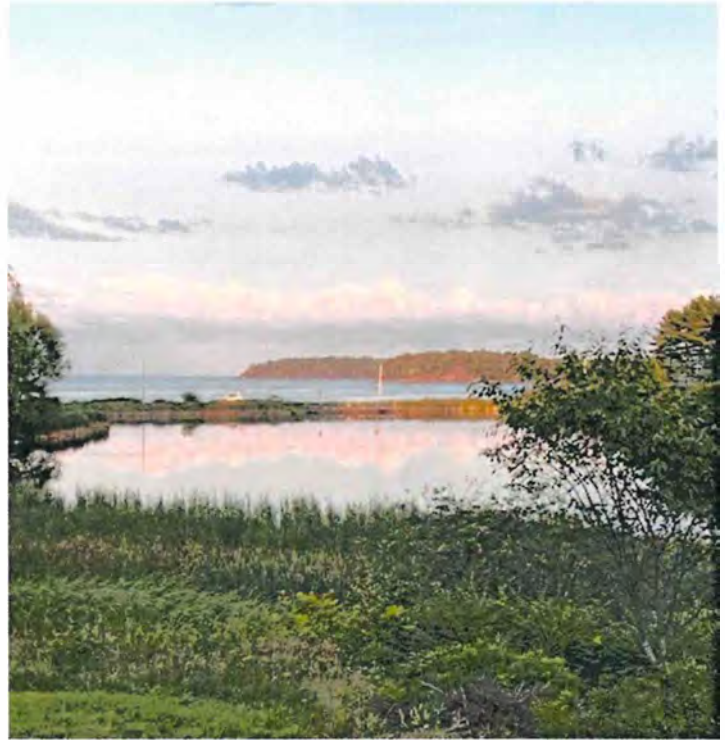
#### • Prince's Inlet Land use By-Law Page 26

• 4.18.1 No motorized or nonmotorized automobile, truck, bus, coach, streetcar, shipping container, recreational vehicle, camper, or other motor vehicle, or any part thereof, with or without wheels, shall be used for human habitation within the area regulated by this By-law.

• 4.18.2 Notwithstanding subsection 4.18.1, recreational vehicles or campers may be used for the temporary accommodation of private guests, with no requirement for a Development Permit, provided that such use does not occur for longer than a 4 month period within a calendar year.

# HOW CAN IT BE FIXED?

- Currently there is NO adequate formal assessment process to ensure that MODL evaluates and saves conservation land prior to Tax Sale
- Land-use Bylaws need to be strengthened
- Bylaws and plan stipulations need to be enforced (who enforces them?)
- Coordination needed between MODL and NS Dept of Environment and other depts to support MODL's climate action plan vision
- Infilling in or near wetlands MUST be part of the development permit process.
- MODL can purchase this property — as it should have in the first place — and restore this wetland.



## MODL Local Climate Action Plan



LOCAL CLIMATE CHANGE ACTION PLAN 2030



MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
NOVA SCOTIA

Action 15 – Land conservation	
Lead Department	Timeline
Planning & Recreation	Ongoing
Goal	
Purchase and/or accept land donations, as well as assess other mechanisms such as conservation easements, to protect and/or conserve up to 20% of the identified land and water mass in the Municipality by 2030	



### Way forward

In this climate crisis, it becomes even more pressing to protect and conserve our Municipality's natural resources such as forests and wetlands to increase resilience against the impacts of changing climate. Most of the land in the Municipality is privately-owned including forests. These privately-owned forests are crucial potential carbon sinks and play a significant role in carbon sequestration and storage. MODL will assess policy tools and develop incentives program to influence the private woodlot owners to consider opportunities for forest stewardship. Beside carbon sequestration and storage, land conservation also provides a myriad of other benefits including reduced air and water pollution, preserved wildlife habitats, protected watersheds and wetlands, preserved scenic landscapes and recreational amenities, reduced soil erosion and enhanced soil quality, and reduced negative impacts of flooding. As part of its climate action, MODL will purchase and/or accept land donations, as well as assess other mechanisms such as conservation easements, to protect and/or conserve up to 20% of the identified land and water mass in the Municipality by 2030.

## **Westhaver Pond: Protecting an Environmental Asset** **Submitted by Ann Caverzan and Sarah Stevens**

### **Executive Summary**

Westhaver Pond is across from Westhaver Beach & is connected by a waterway under the road. It is in an Environmentally Sensitive area, known as home to many diverse wildlife, some on the endangered list. It is also in a projected coastal flood zone.

It is a water source for the Mahone Bay fire Dept, & the pond has maintained a natural buffer at the waters edge.

It has been protected & stewarded by the local residents for many years.

### Why Is Westhaver Pond Important?

In 2016, the Municipality of the District of Lunenburg (MODL) designated the waters and wetlands of Westhaver Pond, Maders Cove, as “environmentally sensitive,” and zoned it as ES in the Prince’s Inlet Secondary Plan and By-laws.

According to the Secondary Planning Strategy for Princes Inlet & Area:

*“Council wishes to protect certain lands within the Prince’s Inlet Plan Area, in recognition of their unique environmental sensitivity.*

*In particular, Council recognizes the lands adjacent to Westhaver Pond, near to Westhaver Beach, are considered as important environmental assets to the local community, and that these lands merit protection through local land use controls.”*

### WHAT HAS CHANGED ?

In 2021 MODL ,by way of a tax sale ,sold a lot of land(PID60409398) on the perimeter of Westhaver Pond to a speculator from HRM. The lot is reputed by the owner to be 0.1939 acres in size, but most of the area is Wetland, in an Environmentally Sensitive Zone, or part of the Highways Right of - Way of Maders Cove Rd & Westhaver Rd.

In June of 2022 this person cleared the natural vegetation from the edge of the wetland & from the neighbouring property, to the road. And infilled it with earth & gravel. The owner then advertised the lot..created by the infill..for sale, stating it was ready for further infilling & construction.

Over the next 2 years a significant portion of this fill was eroded by rainfall, sending several cubic metres of potentially harmful sediment into the pond, shifting the natural balance of established biological communities.

In April of 2024 the owner again had more material dumped onto the foreshore, further endangering the Wetland & blocking the hwy culvert under Westhaver Rd.

The area is now back on the market ..for \$225,000.

## WHY DOES THIS MATTER?

Responsible development of lands adjacent to coasts, lakefronts, & wetlands benefit us all with, employment, tax revenue & quality of life.

The MODL Planning Department has made it very clear that NO Development or Building Permits can be used for this property.

Nevertheless, the land speculator who owns this area persists in attempting to alter the nature of this area to make it attractive to some unsuspecting future buyer.

In doing so, the owner is seriously damaging the wetland which is part of this lot & defying the intentions of Council to protect & preserve our natural heritage.

We will be addressing these issues in our presentation on May 21. We hope you have an appreciation for the roots & implications of this problem happening at Westhaver Pond.

“Environmentally Sensitive “ zone designations mean more than a catchy phrase in a planning document.

We look forward to hearing from you how we might work together to protect Westhaver Pond ...& set a precedent for the conservation of other special wetlands & habitats & their biological diversity in our County.

# WESTHAVER POND: Protecting an Environmental Asset

## Appendix: Additional Information

### to Presentation by Ann Caverzan and Sarah Stevens

on behalf of the Westhaver Pond and Mader's Cove community

#### Items in Appendix:

- 1 List of government departments contacted
- 2 List of wildlife species known to use Westhaver Pond
- 3 Tax sale notice: Maders Cove Road property (PID 60409398) for sale – purchase price \$3,300
- 4 Jennifer Halls letter re: tax sale purchase refused re: ES
- 5 Photo of first real estate listing for sale: \$465,000
- 6 Photo of current real estate listing: \$225,000
- 7 MODL Prince's Inlet Secondary Plan and by-laws maps
  - a) Environmental Constraints Map
  - b) Proposed Coastal Protection Regulations Map (MODL)
- 8 Province of Nova Scotia Coastal Hazard map (specific to Westhaver Pond)
- 9 MODL 2040 Plan Goal #15: Land Conservation
- 10 Nova Scotia MGA Tax Sale Policy
- 11 Additional Photos of Westhaver Pond

## 1 List of Government Departments and Individuals Contacted

In the last 3 weeks the following Departments & individuals have been contacted.

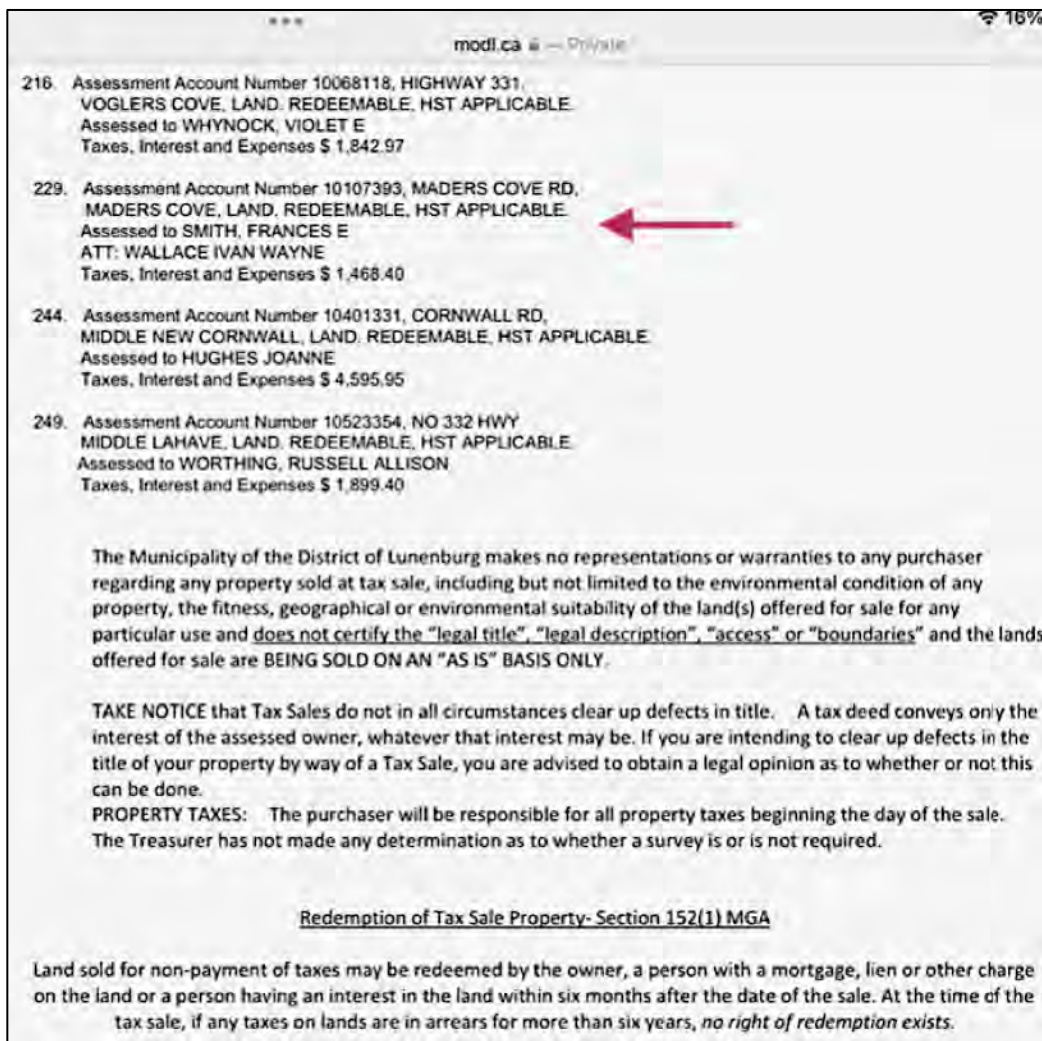
Dept of Environment..regional office...site visit was made,report not available to us??  
Department of Transportation & Infrastructure  
Peter Fleming at Dept of Transportation & Infrastructure  
Dept of Natural Resources  
Susan Corkum Greek MLA  
Wendy Oickle..Dept Mayor  
Mayor  
Ella Gindi. ..planner  
Norma Schiefer..DevelopmentOfficer  
Kacy Delong..councillor for our Ward 8....very helpful & supportive  
Jeff Merrill..planner  
Email to David Clarke Dept of Environment  
Ecology Action Center  
Rick Perkins ..Liberal Leader  
Conversation w Bob Bancroft Head of Nature Nova Scotia

## 2 List of Wildlife Species that use Westhaver Pond at various times of the year:

Great Blue Herons – Special Concern - SARA	White-Tailed Deer
Grey Herons	
Bald Eagles	Mallard Ducks
Osprey	Bufflehead Ducks
Red-Tailed Hawk	Kingfishers

Canada Goose	Arctic Terns
Red-Winged Blackbird	Sea Otters - Threatened
Eastern Painted Turtles	Muskrat
Snapping Turtles	Beaver
Blandings Turtles - Endangered	Barn Swallows - Endangered
Red Fox	Tree Swallows
Racoons	

**3 Tax sale notice: Maders Cove Road property (PID 60409398, AAN 10107393) for sale – purchase price \$3,300**



#### 4 Jennifer Hall's letter to MODL Property Tax Assistant Annette Nowe declining winning bid in tax sale re: 95% in ES Zone

**From:** Jennifer Hall <jenhall@mac.com>  
**Subject:** Re: Tax Sale #229 10107393  
**Date:** March 8, 2021 at 17:42:59 GMT+1  
**To:** Annette Nowe <Annette.Nowe@modl.ca>

Dear Annette,

I did a bit more research and understand that Westhavers Pond is an environmentally sensitive area.

My understanding is that 95% of the property would have this protective covenant so it is not worth progressing with the purchase.

Thank you all the same for notifying me that I had the winning bid. I'm sorry it did not work out to complete the sale.

Kind regards,

Jennifer

On 5 Mar 2021, at 14:55, Annette Nowe <Annette.Nowe@modl.ca> wrote:

You have been awarded the Tender Bid for Tax Sale # 229, Assessment Account number 10107393 in the amount of \$11,500.00 (including HST)

Payment is due to be received in full by cash, certified cheque, money order, bank draft or lawyer's trust cheque and not otherwise, no later than March 10, 2021 at 5:00 p.m. Atlantic Standard Time

Thanks  
Annette

Please note: My new office hours are Tuesday to Friday 8:00 to 5:00 pm

Annette Nowe  
Customer Service Representative &  
Property Tax Assistant  
902-541-1348

#### 5 Screenshot of first real estate listing for sale: \$465,000 (described as Building Lot – removed Home Finder)

**Note:** "... allowing you to infill the lot as you prefer for landscaping to fit your needs."

The screenshot shows a real estate listing for a building lot. At the top, the price is listed as \$465,000 in blue text, followed by the address: Land Maders Cove Road, Maders Cove, Ns. Below this, there are three tabs: "Home Facts", "Map", and "Local Info", with a social media icon to the right. The main image is a landscape view of a road leading to a beach and a large pond. To the right of the image, the price is repeated as \$465,000, and the number of bedrooms and bathrooms is listed as n/a. Below the main image are four smaller thumbnail images. At the bottom, there is a paragraph of text describing the lot's location and features.

**\$465,000** Land Maders Cove Road, Maders Cove, Ns

Home Facts Map Local Info


Price: **\$465,000**  
Bedrooms: n/a  
Bathrooms: n/a

Located directly across from Weathaver Beach & Mahone Bay Harbour you will find this nicely situated 19,375 Sq Ft building lot in the desirable community of Maders Cove only a short distance from all the amenities of Mahone Bay. This lot is ready for your home or cottage design allowing you to infill the lot as you prefer for landscaping to fit your needs. The land over looks Mahone Harbour with a quiet sandy beach and is boarder by a lovely large pond. The possibilities and landscaping opportunities are endless to create a beautiful canvas of which you can build your dream property. (id:1934)

6 Photo of current real estate listing for land bought in tax sale (Viewpoint): \$225,000

CONTACT US
AGENTS SELLER

[PHOTOS](#) [DETAILS](#) [VIEWS >](#) [HISTORY](#) [TAXES](#) [REGISTRY](#)




**\$225,000** FOR SALE


4 days on market


Land Maders Cove Road, Maders Cove


BOOK SHOWING


**31 PHOTOS**


 **PID**  
60409398


 **TYPE**  
Land & Acreage


 **WATERFRONT**  
No


 **2024 ASSESSMENT & TAX**  
\$3,400 / \$28

 **PCDS**  
No

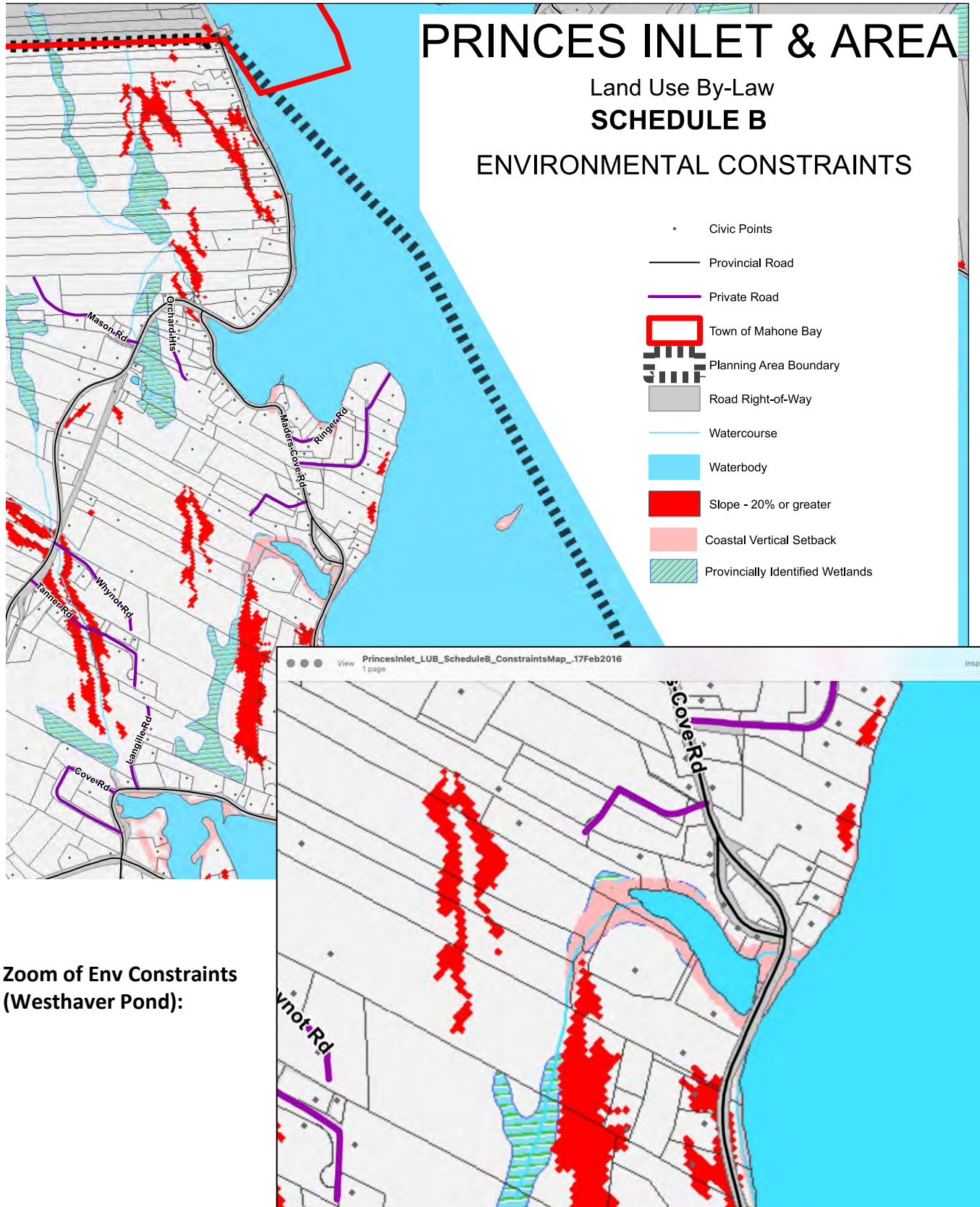
 **LOT SIZE**  
8,445 sqft

 **LISTING HISTORY**  
**First listing event**

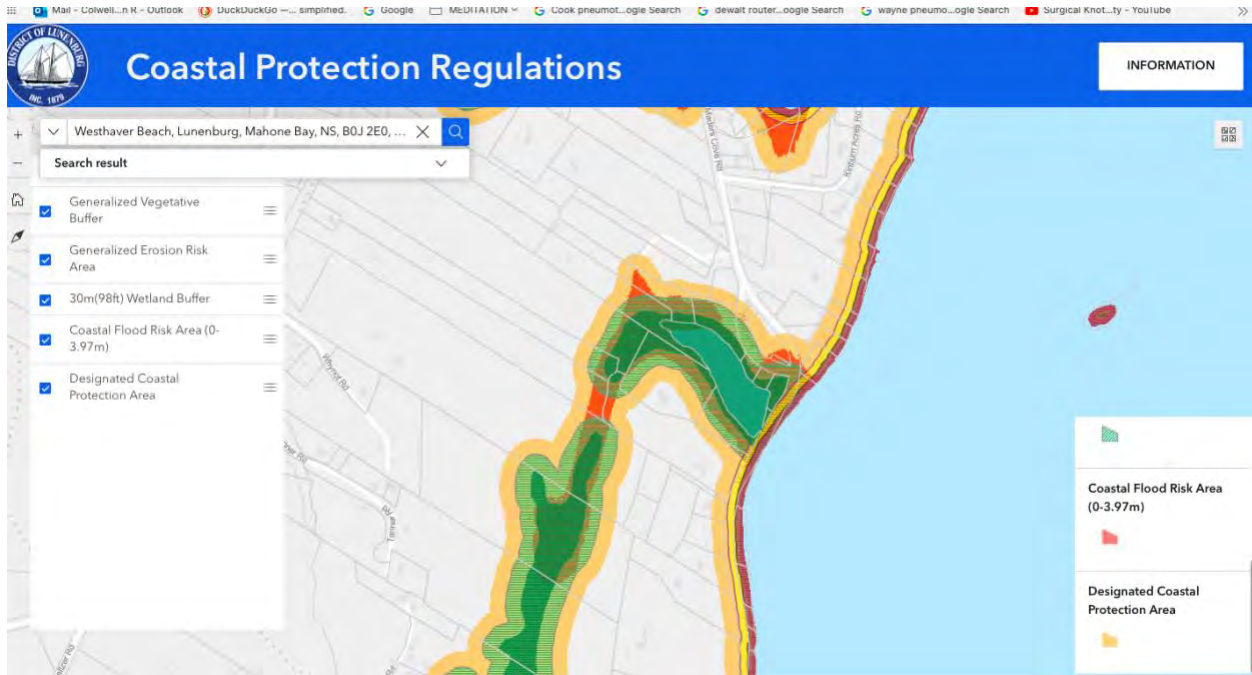
 **HISTORICAL ASSESSMENT**  
**10% increase (2020-2024)**

 **LAND REGISTRY RECORDS**  
3 (1973 - 2021)

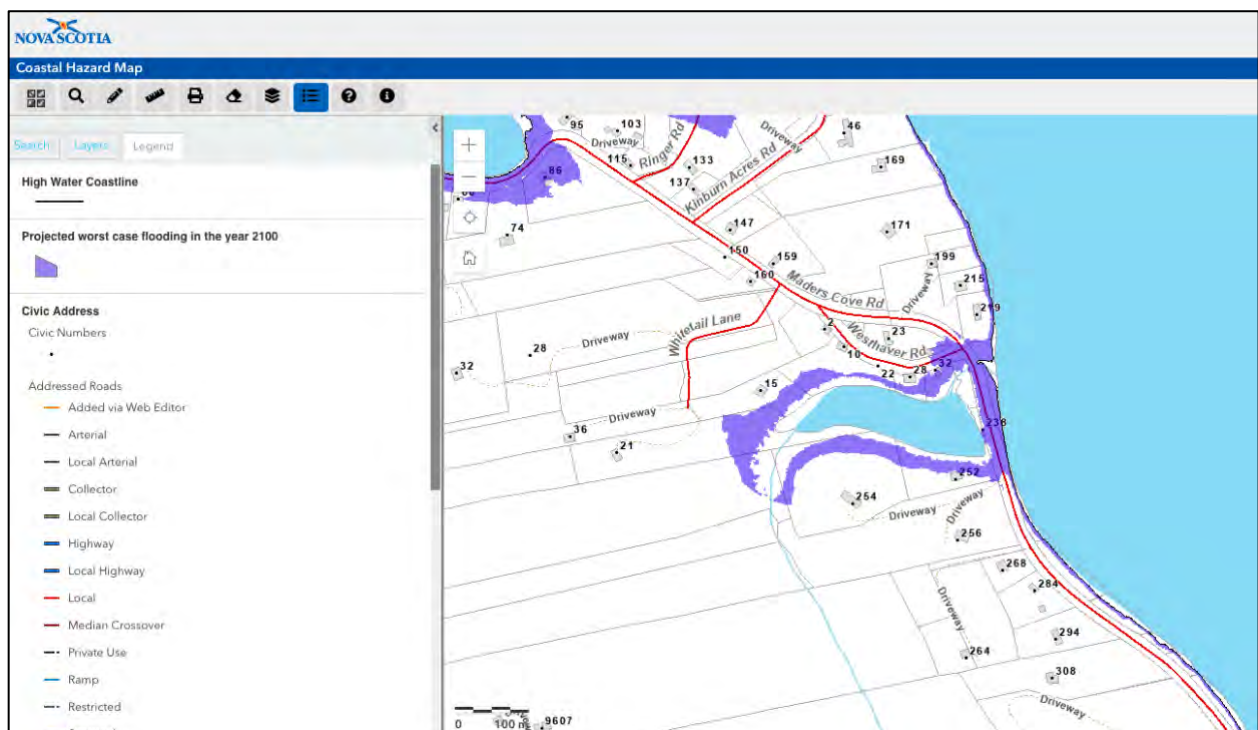
**7 MODL Prince's Inlet Secondary Plan and by-laws relevant maps (additional to those included in presentation):**



## 7b) Proposed Coastal Flood Risk Protection Regulations (Westhaver Pond)



## 8 Province of Nova Scotia Coastal Hazard map (specific to Westhaver Pond – note flood pattern projected to come across from ocean and above property)



## 9 MODL 2040 Action #15 (ongoing): Land Conservation

**Note:** “As part of its climate action, MODL will purchase and/or accept land donations ... to protect and/or conserve up to 20% of the identified land and water mass in the Municipality by 2030.”

<b>Action 15 – Land conservation</b>	
<b>Lead Department</b> Planning & Recreation	<b>Timeline</b> Ongoing
<b>Goal</b> Purchase and/or accept land donations, as well as assess other mechanisms such as conservation easements, to protect and/or conserve up to 20% of the identified land and water mass in the Municipality by 2030	



### Way forward

In this climate crisis, it becomes even more pressing to protect and conserve our Municipality's natural resources such as forests and wetlands to increase resilience against the impacts of changing climate. Most of the land in the Municipality is privately-owned including forests. These privately-owned forests are crucial potential carbon sinks and play a significant role in carbon sequestration and storage. MODL will assess policy tools and develop incentives program to influence the private woodlot owners to consider opportunities for forest stewardship. Beside carbon sequestration and storage, land conservation also provides a myriad of other benefits including reduced air and water pollution, preserved wildlife habitats, protected watersheds and wetlands, preserved scenic landscapes and recreational amenities, reduced soil erosion and enhanced soil quality, and reduced negative impacts of flooding. As part of its climate action, MODL will purchase and/or accept land donations, as well as assess other mechanisms such as conservation easements, to protect and/or conserve up to 20% of the identified land and water mass in the Municipality by 2030.

## 10 Nova Scotia MGA Tax Sale Policy

94

municipal government

1998, c. 18

### Tax sale

**134 (1)** Property may be sold for taxes if the taxes with respect to the property are not paid in full for the taxation year immediately preceding the year in which the tax sale proceedings are commenced, but the proceedings shall not commence before June 30th in the year immediately following that taxation year.

**(2)** Property shall be put up for tax sale if taxes are in arrears for the preceding three fiscal years.

**(3)** The council may defer tax sale proceedings for a property for up to two years.

**(4)** A municipality is not required to put a property up for tax sale

**(a)** if the solicitor for the municipality advises that a sale of the property would expose the municipality to an unacceptable risk of litigation;

**(b)** if the amount of taxes due is below the collection limit established by the council, by policy;

**(c)** if the property has been put up for sale three times in the preceding three years and no satisfactory offer has been made with respect to it;

**(d)** if the taxes have been deferred pursuant to a by-law; or

**(e)** if the municipality and the taxpayer have entered into a tax arrears payment arrangement and the taxpayer is in compliance with the agreement.

**(5)** Where the municipality and a taxpayer have entered into a tax arrears payment arrangement, the period for which the tax lien is effective is extended by the period of the tax arrears payment arrangement. 1998, c. 18, s. 134.

### Owner unknown tax sale

**135 (1)** Where land assessed to “owner unknown” is liable to be sold for taxes, the municipality shall notify the Minister of Natural Resources and Renewables that the land is liable to be sold for taxes.

**(2)** No land assessed to “owner unknown” shall be sold for taxes unless the Minister of Natural Resources and Renewables has been notified at least one hundred and twenty days before the sale and has not acted to vest the land in His Majesty in right of the Province.

**(3)** The Minister of Natural Resources and Renewables may require a municipality to furnish a statement concerning a specified property assessed to “owner unknown”.

**(4)** A notice or statement required pursuant to this Section shall include a general description of the land, the amount of taxes and interest owing in

APRIL 12, 2023

**11 Additional Photos of Westhaver Pond and Property :**

**After rain – see gravel pad flooded, road flooded, no ditch.**



**Westhaver Pond:  
high water**



**Respecting and Protecting Westhaver Pond:**



Lunenburg, (MODL) to address the infilling and site preparation being conducted at Lot PID 60409398 on Westaver Pond in Mader's Cove, despite the fact that development is prohibited at the edge of a protected wetland and zoned "Environmentally Sensitive" by MODL.

**WE REQUEST THAT MODL:**

1. Make representation to the provincial Department of Transportation and Infrastructure Renewal requesting removal of the fill material that the developer put on the site including in the Rights of Way of Westaver Road and Maders Cove Road.
2. Make representation to the provincial Department of Environment to use their authority to cause the developer to undertake habitat restoration and erosion control.
3. Encourage MODL Planning and Development Services to stand firm with respect to withholding Development or Building Permits for the lot and to enforce zoning laws to the limit of their authority.
4. Explore the possibility of MODL buying back or otherwise re-acquiring this land from the developer for permanent protection.
5. Put in place policies and procedures to prevent sale by MODL of environmentally sensitive lands by MODL for any purpose other than preservation, conservation or education.

Failure to effectively address this activity brings into question the commitment of the Municipality to environmental protection and sustainability.

We, the undersigned, hereby affirm our support for this petition and urge the Council of MODL to take immediate and effective action to address the concerns raised herein.

Signature	Printed Name	Address
	Kim Freeman	Petite Riviere NS
	Melissa Deonore	Pleasantville N.S.
	Marsha Tanner	Petite Riviere NS
	RACHEL EGAN	BRIDGEWATER
	Kevin Johnson	Bridgewater, NS
	Brianna Organ	Conswell Mills, NS
	Salene Best	Paul Grove, NS
	Makayla Doughty	Clearland, NS
	Marhe Glyn	Lakome NS
	Megan MacNeil	Conswell Bank NS.
	Brigitte Yolon	Bridgewater
	Stacy Hughes	Conswell Mills, NS
	Kelly Stevens	Bridgewater, NS
	John Norris	Bridgewater, NS
	Rebyn Malgoume	Bridgewater, NS

Thank you for your attention to this matter.  
Sincerely,



As it was.



June 2022 FIRST INFILL



April 2024 SECOND INFILL

**PETITION TO COUNCIL OF THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG**  
**RE: CLEARING AND INFILLING IN WESTAVER POND**

To the Council of the Municipality of the District of Lunenburg:

We, the undersigned residents of Lunenburg County, hereby petition the Council of the Municipality of the District of Lunenburg, (MODL) to address the infilling and site preparation being conducted at Lot PID 60409398 on Westaver Pond in Mader's Cove, despite the fact that development is prohibited at the edge of a protected wetland and zoned "Environmentally Sensitive" by MODL.

**WE REQUEST THAT MODL:**

1. Make representation to the provincial Department of Transportation and Infrastructure Renewal requesting removal of the fill material that the developer put on the site including in the Rights of Way of Westaver Road and Maders Cove Road.
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Signature	Printed Name	Address
	Middleke Egan	20 Maders Cove Rd Maders Cove
	Kevin Forward	20 Maders Cove Rd
	Peter Perina	26 Westlake Rd
	RICK CHARRON	340 Croft Rd
	Paul Charon	340 Croft Rd
	Bruce Tallmore	642 Lower Blanche St
	John Ginnell	1034 NW rd Westville NS

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Signature	Printed Name	Address
	SARAH STEVENS	15 WHITTAIL LAKE, MAH
	Donie Hiltz	265 Dorey M. Hk Rd.
	Norman Whynot	680 Main St, Mahone Bay NS
	May-Ann Hiltz	9162 Highway #3, Mader's Cove
	JEOxner	380 Oakland Rd, MB
	marilyn Smulder	354 main st., MB
	Susan Nauss	51 Loughlin Rd Mader NS
	Sara Whynot	680 Main St. Mahone Bay NS
	Beth Hiltz	531 Hwy 325, Blakeslee NS
	Connie Barkhouse	3557 Newcombville
	Graunne Nelson	61 Borgels Pt Rd Chyke NS
	Kyle Hiltz	9162 Mader's Cove
	Karla Ross	51 Loughlin Rd
	Nicole Punn	67 Loughlin Rd Mahone Bay NS
	Karla Ross	1939 Northport Pt.

Thank you for your attention to this matter.  
Sincerely,

Lunenburg, (MODL) to address the infilling and site preparation being conducted at Lot PID 60409398 on Westaver Pond in Mader's Cove, despite the fact that development is prohibited at the edge of a protected wetland and zoned "Environmentally Sensitive" by MODL.

**WE REQUEST THAT MODL:**

1. Make representation to the provincial Department of Transportation and Infrastructure Renewal requesting removal of the fill material that the developer put on the site including in the Rights of Way of Westaver Road and Maders Cove Road.
2. Make representation to the provincial Department of Environment to use their authority to cause the developer to undertake habitat restoration and erosion control.
3. Encourage MODL Planning and Development Services to stand firm with respect to withholding Development or Building Permits for the lot and to enforce zoning laws to the limit of their authority.
4. Explore the possibility of MODL buying back or otherwise re-acquiring this land from the developer for permanent protection.
5. Put in place policies and procedures to prevent sale by MODL of environmentally sensitive lands by MODL for any purpose other than preservation, conservation or education.

Failure to effectively address this activity brings into question the commitment of the Municipality to environmental protection and sustainability.

We, the undersigned, hereby affirm our support for this petition and urge the Council of MODL to take immediate and effective action to address the concerns raised herein.

Signature	Printed Name	Address
	Brian Wisner	Clearlake
	Cori Ducommun	Bridgewater
	Megan Lawrence	Blockhouse
	Shaun Reske	Pine Grove, Lunenburg
	Rob Harris	Bridgewater
	Russ Gowman	Maders Cove
	Debra Morrow	Maders Cove
	David Henniger	Mahone Bay
	Kirsten Hamant	Luxembourg
	Reza Ghaffari	Mahone Bay
	Paul Kennel	Bridgewater
	Adriana Pock	Conquerall Mills
	Amanda Well	Lunenburg

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Signature	Printed Name	Address
	OKYUNG	137 Sunnybrook Rd
	GREG GIMALEY	138 Sunnybrook Rd
	Jennifer Aggett	254 Maders Cove Rd
	[unclear]	
	[unclear]	
	Jeremy Goodwin	119 Sunnybrook Rd
	Linda Bobin	97 Sunnybrook Rd
	Michel Pidot	97 Sunnybrook
	Derek Smith	20 Sunnybrook Hts Dr
	Owen McIntosh	94 Kinburn Acres
	HELEN CAMERON	61 KINBURN ACRES
	B.B. CAMERON	" " "
	Luke Saunders	35 Kinburn Acres
	Marlee Powers	35 Kinburn Acres
	David Aggett	254 Maders Cove Rd

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Signature	Printed Name	Address
	Donna Hubble	50 Kinburn Area Rd
	Heidi Grandy	335 Sunnybrook Rd
	JAMES STEWART	305 Sunnybrook Rd.
	BARB BOND	244 Sunnybrook Rd
	Volew Bond	
	CINDY WOODGATE	277 Sunnybrook Rd.
	Barbara Bailly	221 Sunnybrook Rd
	Wendy Oxley	199 Sunnybrook Rd.
	LEYABUD	21 WHITETAIL LANE
	ALAN CREASER	168 Sunnybrook Rd
	Suzanne Picot	153 Sunnybrook Rd.
	ROBERTSON BALES	153 Sunnybrook Rd
	Cheryl Wan	137 Sunnybrook

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Signature	Printed Name	Address
	Kelly Barker	BOJ2CO
	HEATHER TOWNDROW	BOJ2CO
	Kelsey Hentel	BOJ2CO
	NIAN NICOLL	BOJ2ED
	Barbara Himmelman	BOJ2CO
	Amy Sullivan	B4V 5N9
	Kippa Zinguti	BOJ2CO
	Cathy Kissler	BOJ2CO
	Marrie Berkelaar	BOJ2CO
	SUSAN HINTON	BOJ2XO
	SUSAN REILLY	BOJ2CO
	Holly Sweet	BOJ2CO
	JOHN CORCOR	BOJ2CO
	Donna Mitchell	206 Cumberland St
	Elaine Steele	110 Broad St BOJ2CO

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Sincerely,





Lunenburg, (MODL) to address the infilling and site preparation being conducted at Lot PID 60409338 on Westaver Pond in Mader's Cove, despite the fact that development is prohibited at the edge of a protected wetland and zoned "Environmentally Sensitive" by MODL.

**WE REQUEST THAT MODL:**

1. Make representation to the provincial Department of Transportation and Infrastructure Renewal requesting removal of the fill material that the developer put on the site including in the Rights of Way of Westaver Road and Maders Cove Road.
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4. Explore the possibility of MODL buying back or otherwise re-acquiring this land from the developer for permanent protection.
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	Signature	Printed Name	Address
1	<i>[Signature]</i>	Dannelapierre	278 Sarty Rd. New Germany NS B3B 2E1
2	<i>[Signature]</i>	Christine Hiltz	498 main St Mahone Bay NS B0J 2E0
3	<i>[Signature]</i>	SHERILL HARRISON	840 Oakland Rd. Indian
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	Signature	Printed Name	Address
1	<i>[Signature]</i>	Simone Karsten	Lunenburg.
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Sincerely,



## Municipality of the District of Lunenburg

### Request for Decision

**Report to:** Chair and Members of Policy & Strategy Committee

**Submitted by:** April Whynot-Lohnes, Municipal Clerk

**Date:** May 21, 2024

**Re:** Amendment – Policy 011 Deputy Mayor

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#### Recommendation

**That Policy and Strategy Committee directs staff to proceed with amendments to Policy 011, Deputy Mayor that reflects the eligibility and nomination process as presented and bring back amendments for the committee’s review.**

#### Executive summary

Council directed staff to review the term of office under Policy 011, Deputy Mayor. It was felt that having the term as a one-year term did not provide the individual with the time needed to understand and perform the role in a proficient manner.

Staff were asked to bring back options for the committee’s consideration.

#### Discussion

There is merit for both one and two year terms. The one-year term provides more members with the opportunity to participate in assisting the mayor with activities, both internally and externally, and helps give them a further understanding of the role of the mayor and interaction at the staff level.

However, it has been said that it takes a full year to really become knowledgeable and comfortable in the role and therefore having a two-year term would be beneficial to both the individual and the mayor.

Staff have done a jurisdictional scan and of the 14 respondents the following results were collected.

Terms	Number Mun. Units	Percentage
1 Year	9	64%
2 Year	3	21.5%
4 Year	2	14%

While reviewing other policies it was also noted that some procedures varied in how nominations were conducted and eligibility to reoffer. These may be considerations Council wishes to deliberate on.

First, the nomination process as it stands in MODL, is done by secret ballot. Upon tallying the names, those nominated may decline the nomination. Other municipalities have streamlined this process by having the chair/mayor call for expressions of interest of all those interested in the Deputy Mayor position. They are not required to be nominated by fellow Council members.

Allowing a call for expression of interest from the floor, assists in streamlining the process, but also ensures those who are interested the opportunity to openly voice their interest.

Second, the eligibility requirements of the existing policy state that the Deputy Mayor cannot serve more than one year within the four-year mandate. Other policies that were reviewed allow for the members to re-offer and serve consecutive terms as Deputy Mayor.

This would eliminate the need to change the terms, but also provide the flexibility of an interested member to put their name forward again. It would also allow members who may not wish to do the role a second term the ability to not reoffer.

### Conclusion

While Council’s direction was to bring back potential amendments and it was felt that prior to Council giving final direction on how to amend the Deputy Mayor policy that they should consider all potential options as expressed above.

Staff are recommending that the solution to resolving the matter of the term of office for the Deputy Mayor should remain at one year and revise the eligibility criteria and nomination process.

Report Preparation	
Department	Administration
Report Prepared by	April Whynot-Lohnes
Report Approved by	Alex Dumaresq

For Discussion Purposes

MODL Private Road Standards Policy

TITLE and PURPOSE

Title

This Policy is titled the Municipality of the District of Lunenburg Private Road Standards Policy.

Purpose

The Private Road Standards Policy is intended to balance emergency vehicle access and road quality with the cost of construction of private roads.

Compliance

This Policy does not exempt any person from complying with the requirements of other laws or regulation (Federal, Provincial or Municipal) within the Municipality of the District of Lunenburg, or from obtaining any license, permit, permission, authority or approval required thereunder.

ADMINISTRATION

Development Officer

This Policy will be administered by the Development Officer appointed by the Council of the Municipality of the District of Lunenburg, and the Development Officer will issue Development Permits under this Policy.

GENERAL PROVISIONS

In a Subdivision, Private Designed Roads (“PDR”) are required to be on their own separate lot and must be constructed within the lot boundary as designed by the Design Engineer.

In a Cluster Development, the PDR are required to be their own defined area and must be constructed within the defined boundary of the area as designed by the Design Engineer.

PDR will be designed by a Professional Engineer licensed to practice in the Province of Nova Scotia and holding valid errors and omissions insurance (the “Design Engineer”).

The Developer will provide the Development Officer with a certificate (in the form provided by the Municipality) stamped and signed by the Design Engineer confirming that the PDR has been designed in accordance with the Private Road Standards Policy (the Design Certificate).

PDRs will be constructed as designed under the supervision of a Professional Engineer licensed to practice in the Province of Nova Scotia and holding a valid errors and omissions insurance (the “Construction Engineer”).

The Developer will provide the Development Officer with a certificate (in the form provided by the Municipality) stamped and signed by the Construction Engineer confirming that the PDR has been constructed in accordance with the Design Certificate (the Construction Certificate).

The Developer is responsible for retaining the services of the Design Engineer and the Construction Engineer and, for the purpose of this Policy, the Design Engineer and the Construction Engineer may be the same person or firm.

The Municipality will rely on the Design Certificate as stamped and signed by the Design Engineer as evidence of the fact that the PDR has been designed in the accordance with this Policy.

The Municipality will rely on the Construction Certificate as stamped and signed by the Construction Engineer as evidence of the fact that the PDR has been constructed in accordance with the Design Certificate.

The Developer is responsible for ensuring that all applicable permits from the Province are in place and that all applicable Provincial standards are adhered to with respect to the design and construction of the PDR.

#### TECHICNAL REFERENCES

Unless specified otherwise in this Policy, a PDR will be designed to comply with the requirements of the Geometric Design Guide for Canadian Roads (Transportation Association of Canada) for a design speed of 40 km/h and the NSRBA/CENS Standard Specifications for Municipal Services.

#### ALIGNMENT CONTROLS

PDR Alignment Parameters are (Please put this information into Table format):

Posted Speed Limit:	30 km/h
Design Speed:	40 km/h
Max Gradient:	12%
Horizontal Curve Radius:	60 m
Stopping Sight Distance:	45 m
Vertical Sag, Curve k:	7 m
Vertical Crest Curve, k:	4 m

PDR Intersections with Roads

PDRs shall have intersection angles at no less than 70 degrees and no greater than 110 degrees to existing Public Roads.

Roadway gradient adjustments for intersections with existing Public Roads shall be designed in accordance with the Geometric Design Guide for Canadian Roads.

New intersections shall be designed in accordance with the Geometric Design Guide for Canadian Roads.

PDR intersections with existing Provincial Roads shall be subject to the approval of the NS Department of Public Works.

#### Cul-de-Sac and Turning Tee

Cul-de-Sacs or Turning Tees shall be placed at the end of all dead-end streets on PDRs and the geometric layout shall be, at a minimum, as per attached drawings H-1 or H-2 (Please have drawings H1 and H2 revised as required to reflect the new standards).

#### Road Reserve Allowances

PDRs shall provide for a road reserve allowance for future extension of the PDR to the boundaries of an adjacent lot or watercourse, at minimum intervals of 400 m or such other intervals as determined to be feasible by the Design Engineer, at their sole discretion.

#### Road and Driveway Layout

Residential driveway access design shall conform to the recommendations contained in the Geometric Design Guide for Canadian Roads provided that where the road traffic will consist of a mix of residential, commercial and/or industrial traffic volumes, the Design Engineer may, at their sole discretion, specify other driveway design requirements.

#### CROSS SECTION CONTROLS

Except where varied in accordance with this Policy, all PRD will meet the cross-sectional geometry outlined in Schedule J (Please have a cross-section drawing prepared as required to reflect the new standards).

#### Minimum Right-of-Way Width

Where a PDR is to be created within its own lot or unit or area, the minimum right-of-way width for a PDR shall be 15.2 m, assuming maximum drainage ditch back slopes can be accommodated. Where the maximum drainage ditch back slopes cannot be accommodated within the 15.2 m, the right-of-way width shall be determined by the Design Engineer, at their sole discretion.

While the PDR and related infrastructure must be constructed within the designated right-of-way, the PDR does not necessarily have to be designed and constructed in the centre of the designated right-of-way.

#### Minimum Road Surface Width

The minimum road surface width for a PDR shall be 6.1 m consisting of 5.5 m compacted travel surface and 0.3 m (on each side) for rounding shoulders.

#### Guard Rails, Rock Slopes, Retaining Walls

The Design Engineer, at their sole discretion, shall determine whether guard rails, rock slopes or retaining walls are required to be placed on the PDR.

#### Roadway Surface Slope

The roadway surface is to be crowned in the centre, with a 3% slope towards each drainage ditch provided that the Design Engineer, at their sole discretion, may determine that a greater crown slope is required.

### ROADBED CONSTRUCTION

#### Base Course and Surface Course

The base course and surface course of a PDR shall have a thickness determined by any one of the following three (3) approaches:

Designed by a Professional Engineer licensed to practice in Nova Scotia based on site-specific conditions as determined by the Design Engineer, at their sole discretion, provided that the specified design shall be sufficient to accommodate a Category 1 motor vehicle with an axle weight of 18,000 kg.

A base course with a minimum thickness of 200 mm and a surface course with a minimum thickness of 100 mm.

A base course and surface course with thickness as specified in the following table in accordance with the subgrade type(s) present on site, as determined by the Design Engineer, Granular till shall be defined as material with less than 35% passing a 75 um sieve, while silt/clay shall include those materials with more than 35% passing a 75 un sieve.

Insert Tab from SD Policy – Schedule J-1 Page 90 (altered as required to meet policy)

#### Erosion Control and Prevention

Minimum erosion control and prevention measures shall be as per the Standard Specifications for Municipal Services or as per designed by the Design Engineer.

## STORM WATER DRAINAGE

### General

All lands serviced by the proposed PDR system shall be serviced by a drainage system. The drainage system shall consist of open ditches and closed conduits as required to collect and remove stormwater from at least a one (1) in ten (10) storm event.

The type and placement of culverts, conduits and drainage ditches shall be designed by the Design Engineer provided that all ditches and conduits shall be placed in the road right-of-way or in a storm utility easement.

### Hydrology and Hydraulic Design

The Design Engineer is responsible to determine what, if any, hydrology and hydraulic design calculations and design are required for the PDR.

### Storm Water Disposal

The Design Engineer shall ensure that the storm water drainage system does not negatively impact the receiving environment or create property damage.

### Construction Methods

Installation of culverts, conduits or ditches and related appurtenances shall be, at a minimum, as per the Standard Specifications for Municipal Services or as determined by the Design Engineer.



## **Municipality of the District of Lunenburg**

### **Request for Decision**

**Report to:** Municipal Council

**Submitted by:** Trudy Payne, Director of Recreation, Parks & Tourism

**Date:** Annual Operating and Major Recreation Capital Grants

**Re:** May 21, 2024

---

#### **Recommendations**

**That Council for the Municipality of the District of Lunenburg approve the applications for the 2024-2025 Annual Operating Grant program in the amount of \$80,064 as presented.**

**That Council for the Municipality of the District of Lunenburg approve the applications for the 2024-2025 Major Recreation Capital Grant program in the amount of \$67,861 as presented.**

#### **Background**

Each year the Municipality of the District of Lunenburg offers an Annual Operating Grant (AO) and Major Recreation Capital Grant (MRC) program to its non-profit groups to support the many volunteers and volunteer groups that make our communities better places to live, work and play.

This year, the Municipality of the District of Lunenburg received 49 applications by the deadline of March 1st, totaling \$200,520.60 for Annual Operating Grants, seeing an approximate 30% increase on the requests in 2023/24 (\$154,042), and a total of 14 applications in the amount of \$193,516.86 in requests for Major Recreation Capital grants, an increase of around just over 55% on requests in 2023/24 (\$124,658). This year's applications include requests from 14 new organizations for assistance with annual operating expenses.

As with every year, there were more requests than funds available. This year saw a significant increase in the number of requests totaling a combined ask of \$394,037.46. The 2024/25 budget for contingency grants (a combined account to provide funding for both Annual Operating Grant and Major Recreation Capital Grant requests) is \$147,925, after paying carried over grants from 2023-2024 and awarding Food Vibes \$5,000 from the annual operating grant funds.

**Summary**

The applications were reviewed based on the approved criteria. Recommendations are based on the criteria and the budget available. After using the criteria, for most groups another 54% was deducted for the Annual Operating and for Major Recreation Capital another 45% to align with the budget.

If Council approves the recommended amount for those applications that met the deadline, there will be \$0.00 remaining to address any late applications from the annual operating and major recreation capital grant funds.

GRANT SUMMARY (Budget \$147,925)	Requested 2024-25	Recommendation
Annual Operating	\$200,520.60	\$80,064.00
Major Rec. Capital	\$193,516.86	\$67,861.00
Late Applications	\$27,000	\$0.00
<b>TOTALS</b>	<b>\$421,037.46</b>	<b>\$147,925.00</b>
<b>REMAINING BUDGET</b>	<b>-\$273,112.46</b>	<b>\$0.00</b>

Please see the attached spreadsheet for details of applications and the recommended awards.

The following pages provide more information on the organizations.

Report Preparation	
<b>Department</b>	Recreation, Parks & Trails
<b>Report Prepared by</b>	Trudy Payne, Director of Recreation, Parks & Trails
<b>Report Approved by</b>	
<b>Date Reviewed by C.A.O.</b>	

## Annual Operating Grants

### Organizational Overview

#### **Achievers 4-Club – Registered in District of Lunenburg \*NEW**

This Club is an individual branch stemming from the overall 4-H program. The vision for operating this branch is to offer organized programming for youth involvement, encouraging members to become responsible members of society. The Club provides opportunities for leadership and skill development while promoting agriculture awareness. 2024 is their initial year of start-up.

Operational expenses include travel, administrative expenses, advertising, supplies, insurance, rent, repairs and maintenance of equipment, and equipment to get the club started. Revenue sources include membership dues, fundraising and donations.

**2024-2025: Amount Requested \$5,000 recommended amount \$2,194.**

#### **Barss Corner Community Hall Association – Registered in District of Lunenburg**

This community hall is 100% volunteer supported and relies on fundraising and rentals as its main means of support. The hall is used for suppers, meetings, election polls, receptions, and other community events.

Operational expenses include supplies, advertising, bank fees, insurance, utilities and repairs and maintenance. Revenue sources include rentals, donations, grants, and fundraising.

**2024-2025: Amount Requested \$4,645.90 recommended amount \$2,039.**

#### **Bridgewater Sports and Cultural Association – Registered in Lunenburg County \*NEW**

The Association was formed in January 2024 to oversee and assist four established groups/teams in Lunenburg County: The Lunenburg Cricket Club, the South Shore Malayalis Cultural Group, the Lunenburg FC Soccer Team, and the Bluenose Giants Tug of War Team. Their mandate is to enhance the quality of life for community members by providing opportunities for physical activity, cultural engagement, and social interaction.

The Association provides opportunities for newcomers, people of diverse cultural backgrounds and the broader community to come together through sports, recreation, and cultural activities. This benefits the community by helping newcomers settle and integrate and by providing Lunenburg County residents with new sports, recreational and cultural opportunities.

Operational expenses include travel, administrative expenses, advertising and promotions, insurance, professional fees for performers, and venue rentals. Revenues include fundraising, donations, grants, and corporate funding.

**2024- 2025: Amount Requested \$5,000, recommended amount \$2,194.**

### **Broad Cove Community Centre – Registered in District of Lunenburg \*NEW**

The community hall’s mandate is to provide facilities for the residents and various organizations of the community of Broad Cove, and for other persons or organizations who may wish to rent the facilities. Their mandate is also to protect and preserve Broad Cove beach and adjacent lands in their natural state for the enjoyment of residents of Broad Cove and any such persons that share this objective.

Operational expenses include advertising, supplies, insurance, bank fees, utilities, repairs and maintenance. Revenue sources include membership fees, fundraising, donations, cash on hand, rentals, and grants.

**2024-2025: Amount requested \$4,300, recommending \$1,887.**

### **Canadian Dory Racing Association – Registered in the Town of Lunenburg**

This Club competes internationally. They have a free junior program, learn-to-row lessons, and advance rowing technique coaching. They have been racing on the Lunenburg waterfront for over 70 years.

Operational expenses include travel to international races, office supplies, advertising, insurance, apparel purchasing, professional fees and dory repairs. Revenue sources include membership fees, apparel sales, fundraisers, and cash on hand.

**2024-2025: Amount requested \$5,000, recommending \$1,229.**

### **Chester Brass Band Society – Registered in the Municipality of the District of Chester \*NEW**

The purpose of the Society is to contribute to the Nova Scotian quality of life, with particular emphasis on Chester Area residents, by providing the general public an opportunity to learn about and enjoy music in the brass band tradition. Members come from all over, including the District of Lunenburg. They perform with other municipal ensembles, with vocalists and instrumental soloists of distinction. The Band performs in concert halls, theatres, schools, churches, parks, for charitable organizations and other community activities including concerts

for public observances, holidays, and community events. The Band collaborates with Legions, schools, and churches throughout the District of Lunenburg and with musical organizations such as the Studio Singers and the Seaside A Capella.

Operational expenses include administrative expenses, membership, insurance, professional fees, utilities and repairs and maintenance to the Chester Brass Band building. Revenue sources include donations, cash on hand and grants.

**2024-2025: Amount Requested \$2,000, recommended amount \$765.**

### **Coastal Action – Registered in the Town of Mahone Bay**

Coastal Action is seeking financial support to support their water quality monitoring component of the LaHave River Watershed Project. Project initiatives include monthly water quality monitoring, aquatic connectivity assessments in the Main River and West Branch sub-watersheds, fish habitat restoration work in the Main River and West Branch sub-watersheds, community outreach and education initiatives.

Operational expenses include salaries, field supplies and materials, lab fees, travel, office and meeting space, rent, communications, insurance, and office equipment. Revenue sources include funding from the Atlantic Salmon Conservation Foundation, NSA Adopt-A-Stream, EcoAction and the Town of Bridgewater.

**2024-2025: Amount Requested \$5,000, recommended amount \$1,893.**

### **Elderfit Lunenburg County – Registered in Lunenburg County**

Elderfit provides aquatic exercises designed primarily for seniors and those with mobility issues, but anyone can participate.

Operational expenses include training, administrative expenses, supplies, insurance, pool rental, equipment, professional fees, and events. Revenue sources include program registration fees, events, donations, cash on hand, and grants.

**2024-2025: Amount Requested \$1,500, recommended amount \$575.**

### **Friends of DesBrisay (DesBrisay Museum) – Registered in Town of Bridgewater**

The DesBrisay Museum is a community museum that houses the oldest history collection in Nova Scotia, and fifth oldest in Canada. It showcases the history of Lunenburg County, as well

as highlighting its citizens, architecture, and culture. It is the only community museum in Lunenburg County which operates a year-round facility.

Their operational expenses include salaries and benefits, maintenance & repair costs, administration, professional development, and programming. Their revenue sources include grants from all levels of government, sponsorship, program fees and donations.

**2024-2025: Amount Requested \$5,000, recommending \$2,118.**

**Hemford Music Association – Registered in District of Lunenburg \*NEW**

This recently registered association has a mission to bring the community together by holding music events and raise money to donate back into the community, to other organizations or groups that do positive things for the community, such as food banks and help centres.

Operational expenses include advertising, professional fees for musicians, utilities and repairs and maintenance to the stage and grounds. Their revenue sources include donations from local businesses and the general public.

**2024-2025: Amount Requested \$5,000 but based on budget maximum can request is \$2,525, recommended amount \$1,107.**

**Heritage Boatyard Co-op Limited – Registered in Town of Mahone Bay**

The Heritage Boatyard Co-op is dedicated to all the past and present wooden boat activities along the South Shore. Traditional ship building methods are preserved and they promote the available local historic skills and advertise the area through trade shows and events.

Operational expenses include insurance, building maintenance, utilities, administrative expenses, events, travel costs to boat festivals. Revenue sources business donations, grants, events, and support from the Mystic Seaport Museum’s annual Wooden Boat Festival.

**2024-2025 – Amount Requested \$5,000, recommending \$2,066.**

**Kinship Performing Arts Centre Association – Registered in Town of Bridgewater**

This Association was established in 2019 and became a registered charity in 2023. The KPAC has committed to bring more performing art opportunities to Nova Scotia’s South Shore. Opportunities such as educational classes, performances, guest instructors, and collaborations with other community and municipal groups.

KPAC's mission is to provide comprehensive performing arts education and enriching opportunities in a welcoming environment. Their values are Education, Collaboration, Communication, Celebration, and Evaluation. Their guiding principles are "We Teach. We Train. We Practice."

Operational expenses include salaries/wages, training, administrative expenses, supplies, advertising, insurance, professional fees, rent, utilities, repairs and maintenance, recital fees, equipment and after school program. Revenue sources include membership fees, sale of merchandise, ticket sales and cash on hand.

**2024-2025 – Amount Requested \$3,500, recommending \$994.**

### **LaHave Islands Marine Museum Society – Registered in District of Lunenburg**

The Society was established in 1978 to preserve, display, and be the depository of the history of the LaHave Islands and the area's inshore fisheries. They own the Museum building, the Community Hall on Bells Island and have responsibility for St. John the Evangelist Anglican Church. Two of these buildings hold heritage status.

Operational expenses include summer student wages and benefits, administration, facility maintenance, marketing, and programming. Their revenue sources include fundraising, donations, gift shop sales, rentals, federal and provincial grants, and membership dues.

**2024-2025: Amount Requested \$750 recommended amount \$750.**

### **LaHave River Salmon Association – Registered in District of Lunenburg \*NEW**

The Association is dedicated to the conservation of Atlantic Salmon and other native species on the beautiful LaHave River in Nova Scotia. Since its conception in 1963, the LHRA has been a steward of the river, helping maintain and enhance the native fish population and increase angling opportunities.

Operating expenses include summer staff wages, mileage for volunteers, Sports and RV shows, YSI water quality sampler, protective equipment and gear, website, insurance, consultant for watershed plan, banking fees, and rent. Revenue sources include fundraising, cash on hand and grants from various funding partners.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,305.**

### **Lunenburg & District Swimming Pool Society- Registered in Town of Lunenburg**

The Society maintains a summer swimming pool facility for use of all ages and provides water safety and aquatic leadership instruction, swim team, public swims, and other recreational activities for the residents of the Town of Lunenburg, District of Lunenburg and surrounding communities, as well as provide opportunities for employment and volunteering for the youth of the community.

Their operational expenses include staffing, advertising and promotion, administrative expenses, merchandise, membership, insurance, professional fees, utilities and repairs and maintenance. Revenue sources include pool memberships and registration fees, grants, fundraising and donations.

**2024-2025: Amount requested \$5,000, recommending \$1,880.**

### **Lunenburg County Hikers Club- Registered in Lunenburg County**

The Club promotes active lifestyles through guided hikes in and around Lunenburg County. They generally host four or more hikes per month, year-round. Their Facebook page also serves as a meeting place to find out about hiking, local trails, and other people to hike with outside of the club's guided events. Their Facebook account has 3400 members. They have grown from 4 leaders to 12 and are expanding further. All leaders are nationally certified by the Outdoor Council of Canada and one of their leaders is also an Outdoor Council of Canada instructor.

Their operational expenses include Recreation NS membership, insurance, first aid supplies, volunteer training and administrative expenses. Revenue sources include donations and grants.

**2024-2025: Amount requested \$500, recommending \$500.**

### **Lunenburg County Historical Society – Registered in District of Lunenburg**

The Lunenburg County Historical Society maintains and operates the Fort Point Museum in LaHave. They conduct research, gather, compile, and preserve historic documents and artifacts, and provide historic education programs, events, and celebrations.

Their operational expenses include staff salaries and benefits, facility maintenance, utilities, insurance, and administration. Their revenue sources are donations, fundraising, government funding including grants, membership fees and gift shop sales.

**2024-2025: Amount Requested \$5,000 recommended amount \$2,161.**

### **Lunenburg County North River Recreation Committee Society- Registered in District of Lunenburg**

Community hall that provides a venue for activities such as bingo, music jams, funerals, teas, kids parties, ice skating, basketball, dance practice and elections. It is the focal point of the community.

Their operational expenses include canteen, administrative expenses, cleaning, supplies, advertising, insurance, power bill, repairs and maintenance, phone, and alarm. Revenue sources include donations, grants, canteen, 50/50 events, rental, and bingo.

**2024-2025: Amount requested \$5,000 recommending \$2,066.**

### **Lunenburg Doc Fest- Registered in Town of Lunenburg**

The Doc Fest showcases a diverse lineup of remarkable regional and international documentaries annually in the heart of Lunenburg. Their mission is to entertain, educate, and inspire by showcasing the documentary art form and creating a cultural connection between the audiences and artists. The Doc Fest hosts a robust screen industry conference which offers a variety of different programming formats to help filmmakers achieve their goals. Presenting a balance of professional development, peer to peer engagement and networking opportunities, the Doc Fest Market is ideal for filmmakers seeking quality time and connections with potential partners.

Their operational expenses include staffing, advertising and promotion, travel and meals, equipment rental, insurance, professional fees, legal and accounting fees, office expenses. Revenue sources include grants, sponsors, festival passes, film passes, ticket sales, concessions.

**2024-2025: Amount requested \$5,000, recommending \$1,860.**

### **Lunenburg Foundation for the Arts- Registered in District of Lunenburg**

The Foundation works for the benefits of the arts community in MODL. They act as an advocacy organization for the arts within the County and support other arts-based organizations through logistical and operational support. Through fundraising they support local artists and arts initiatives by providing grants and bursaries to artists who are creating work within Lunenburg County.

Operational costs include grants to artists and art organizations, Lunenburg County high school bursaries, website, events, and administrative expenses. Revenue sources include donations, fundraising and grants.

**2024-2025: Amount Requested \$4,000, recommended amount \$1,756.**

### **Lunenburg Regional Fire & Emergency Services Committee- Registered in Lunenburg County \*NEW**

This Association provides a forum for Lunenburg County firefighters to meet monthly to share ideas, work, listen to others with similar concerns, provide some social activities to interact with police and Emergency Health Services. They also manage a bursary fund for post secondary education for fire services related individuals and provide funding for food for various training courses.

Their biggest operational expense is training. Revenue sources include membership dues, gold event and \$12,000 from MODL. Proposed expenses for 2024 are \$16,900, of which \$15,000 is for training.

**2024-2025: Amount requested \$5,000 recommending \$0.00 (recommending 0.00 as already receive funding for training from MODL)**

### **Mahone Bay Founders Society – Registered in Town of Mahone Bay**

The Mahone Bay Museum is a small community museum run by the Mahone Bay Founders Society. They protect and provide on-site and on-line access to the history of the Mahone Bay area. The Museum values diversity of the community, protecting histories in the archives and making them accessible.

Operational costs include salaries, office supplies, advertising, exhibits and collections, programming, utilities, insurance, utilities, and heating oil. Revenue sources include grants, corporate donations and general donations, campaigns, events, and retail sales.

**2024-2025: Amount Requested \$3,000, recommended amount \$1,226.**

### **Mahone Bay Signature Festivals – Registered in Town of Mahone Bay \*NEW**

The Signature Festivals promote Mahone Bay as a desirable location to live, work, shop, and visit. The Scarecrow and the Father Christmas Festivals continue to expand and draw visitors from all over the world.

Operational costs include printing, website, event supplies, insurance, rent, equipment. Revenue sources include grants, donations, merchandise, and cash on hand.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,066.**

**Mahone Bay United Soccer Association – Registered in Town of Mahone Bay \*NEW**

The Association is an all-inclusive, not-for-profit soccer club, run by a diverse group of volunteers committed to offering free-of-charge and accessible participation to anyone under 18 who wants to play. Their mission is to have as many people as possible enjoying the benefits of the game. They are building a solid foundation for a long-lasting soccer club that is part of the fabric of the community of Mahone Bay and surrounding areas. In addition to youth programming, they offer weekly adult men’s and women’s games. In partnership with MODL, they have offered a walking soccer program.

Operational costs include administrative expenses, coach development, travel, advertising, professional fees, rental, electricity for the shed, repairs and maintenance to the field, equipment library and shed. Revenue sources include grants and donations.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,161.**

**New Elm Union Church – Registered in District of Lunenburg \*NEW**

Provide a meeting space for church, cemetery and community offerings. They provide a space for frequent get togethers, a senior’s space and a venue for kids’ crafts and fund days.

Operational costs include supplies, insurance, utilities, repairs, and maintenance. Sources of revenue are fundraising, donations and grants.

**2024-2025: Amount requested \$2,154.70, recommended amount \$847.**

**New Germany Area Medical Centre Association– Registered in District of Lunenburg**

The Association is responsible for the upkeep and maintenance of the medical Centre which provides office space for doctors, nurse practitioners and family practice nurses as well as the receptionist. All building expenses are paid for by the Association.

Operational costs include power, phone, insurance, cleaning, grounds, repairs, and upgrades. Revenue sources include rent and donations.

**2024-2025 Amount Requested \$5,000; recommended amount \$1,884.**

**Nova Scotia Sea School – Registered in Town of Lunenburg**

The Sea School offers multi-day sailing and wilderness programs for youth aged 12-19 in Lunenburg, exploring the coastline between Chester and the LaHave Islands. Their mandate is to provide experiential and adventure opportunities that transform how participants see

themselves, the world around them and their capacity to contribute to society. The programs are skill-building and life-training courses and provide an essential leadership opportunity with the outcome of creating responsible citizens who contribute to society.

Their operational expenses include salaries and benefits, program costs, facility costs, and fleet costs. Their revenue sources include tuition fees, donations, and government grants.

**2024-2025: Amount Requested \$5,000, recommended amount \$1,884.**

### **Parkdale Maplewood Community Centre Association – Registered in District of Lunenburg**

This Association operates a community hall. The Hall services the areas of Parkdale, Maplewood, Scarsdale, Farmington, Four Mileswoods area plus part of Newburne and outlying areas. This is the only building in the area that can accommodate large crowds of 125-175. The Hall is used by senior groups, church groups, 4-H, youth groups, the local museum, and for funerals and weddings. Many fundraisers take place such as the monthly breakfast.

Operational expenses include janitor fees, supplies, insurance, bank fees, utilities, oil, propane, maintenance of grounds and building. Revenue sources include fundraising, donations, membership fees and cash on hand.

**2024-2025: Amount requested \$2,000, recommending \$860.**

### **Parkdale-Maplewood Community Museum - Registered in District of Lunenburg**

This is one of three museums in the Municipality that fulfill the requirements for the Provincial Community Museums Assistance Program. It is dependent on all three levels of government as well as local volunteers to carry out their mission of preserving community history.

Their operational expenses include salaries and benefits, program costs, facility costs, insurance, and administration.. Their revenue sources include donations, operating grants, fundraising, and membership dues.

**2024-2025: Amount Requested \$3,000, recommended amount \$1,346.**

### **Riverport Community Centre – Registered in District of Lunenburg**

The RCC consists of many community organizations/clubs/recreational activities. Their scope is wide. As a heritage building, they care for the past, present and future which poses challenges. Their newest challenge is to support the old school property in Rosebay, which is undergoing a

park initiative, developing a concept of community recreational space available for all ages and capabilities.

The Centre provides a safe and free community space for clubs, community events, recreational activities, celebrations, information sessions, celebrations of life. They partner with other community non-profit groups such as Food Vibes and the fire department.

Operating expenses include insurance, cleaners, repairs and maintenance, professional fees, Wi-Fi, toilet rentals and grass cutting. Revenue sources include rentals, fundraising, events, donations, and grants.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,161.**

### **Rossini Opera Festival (L.A.M.P.) – Registered in Town of Lunenburg**

Based in the Lunenburg Academy, LAMP is one of the most innovative and exciting post-graduate music schools in Canada. In addition to the Spring and Autumn concert series full of world class internationally renowned performers, LAMP offers an equally outstanding outreach program. Artists at LAMP go into Lunenburg County schools and care facilities performing live music to students and residents at no cost. They also offer several free concerts per year.

Their operational expenses include rent, salaries and benefits, performance fees, insurance, and administration costs. Their revenue sources include government grants, donations, tuition fees, sponsorships and ticket sales.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,238.**

### **Seaside A Cappella Show Chorus Association – Registered in District of Lunenburg**

The Chorus is an educational organization striving to teach women of all ages proper vocal and performance skills that enhances the quality of the chorus experience for members. Over 70% of the chorus are seniors over the age of sixty.

Their operational expenses include music purchase & licensing and rent. Their revenue comes from membership dues and fundraising.

**2024-2025: Amount Requested \$5,000, recommended amount \$1,337.**

### **SHAID Tree Shelter Society – Registered in District of Lunenburg**

The Shelter endeavors to relieve the suffering of animals by providing temporary care and shelter to helpless, abandoned, homeless or unwanted animals in distress. They place as many pets as possible in responsible and caring homes. They are proudly a no-kill shelter and have been serving the community since 1986. They strive to educate the public in responsible pet ownership and promote the spaying and neutering of pets.

Operational expenses include professional fees, advertising/marketing, animal expenses, insurance, office expenses, taxes, repairs and maintenance, salaries, phone, utilities, travel, medical and security. Revenue sources are from adoptions, bequests, donations, fundraising, grants, and memorials.

**2024-2025: Amount Requested \$5,000, recommended amount \$1,911.**

### **South Shore Ice Storm – based out of the Lunenburg County Lifestyle Centre**

The South Shore Ice Storm is the sledge hockey program based out of the Lunenburg County Lifestyle Centre. In sledge hockey, everybody can play. It is open to male and females, able-bodied and disabled players of all ages. This Association began in 2017 and now operates a team with 37 members. The Ice Storm envisions a future with the full and active participation of persons with disabilities in sport at all levels and in all forms, to the extent of their abilities and interests.

Operational expenses include ice rental, equipment, referees, tournament fees, advertising. Revenue sources are predominantly through membership fees, tournament fees and grants.

**2024-2025: Amount Requested \$3,000, recommended amount \$1,364.**

### **South Shore Lightning Basketball Association – Registered in District of Lunenburg**

This Association is dedicated to providing quality basketball programs and experiences for youth in the South Shore area. They are committed to promoting the values of sportsmanship and teamwork, while also fostering a love for the game.

Operational expenses include equipment, coaches training, advertising, supplies, website, insurance, phone, referees, uniforms, gym rental, association fees and team gear. The revenue sources are from club fees, sponsorship, donations, and fundraising.

**2024-2025 Amount Requested \$5,000, recommended amount \$2,325.**

### **South Shore Minor Hockey – Registered in Lunenburg County \*NEW**

South Shore Minor Hockey Association oversees coaching and operations of 265 registered hockey players from U7 to U18 levels. They have a diverse Board that is focused on diversity and inclusion with the hockey players and promote healthy and active lifestyle.

Operational expenses include referee costs, training, insurance, administrative expenses, and ice rental. Revenue sources are from registration fees and fundraising (Gary Wentzell Tournament).

**2024-2025: Amount Requested \$5,000, recommended amount \$1,868.**

### **South Shore Multicultural Association – Registered in South Shore \*NEW**

The Association has been active in Lunenburg/Queens since 2013. They welcome newcomers to the area and work to provide a warm social environment in which recent immigrants and people of diverse cultural backgrounds can find important social, cultural, and recreational opportunities. They host festivals, celebrations, and programming throughout the year. The SSMA is often the first point of contact for those seeking immigration and settlement information. They are the umbrella group for many cultural communities, which is especially important in rural areas.

Operational expenses include salaries, training, travel, administrative expenses, advertising, insurance, rentals for venues for events, phone, internet. Revenue sources are from event sponsors, donations, and grants.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,169.**

### **South Shore Sexual Health – Registered in Town of Bridgewater**

The Society offers support, services, and supplies to promote sexual and reproductive health throughout Lunenburg and Queens Counties. They provide for free safer sex supplies, pregnancy testing, HIV self-testing, menstrual supplies, gender-affirming gear for the trans community, guidance and support, contraception, emergency contraception, health care navigation and workshops for both youth and the community at large.

Operational expenses include payroll, training, travel, administrative expenses, advertising, rent, insurance, supplies, phone, internet, and professional fees. The revenue sources are from Sexual Health Nova Scotia, grants, selling merchandise, fundraising and donations. They will also be seeking funding from the Towns of Bridgewater, Mahone Bay and Lunenburg, and the Municipality of Chester.

**2024-20245 Amount Requested \$3,870, recommended amount \$1,399.**

### **South Shore Theatrical Players – Registered in Town of Bridgewater**

South Shore Players provide entertainment, advance cultural development and foster talent through their live productions and workshops, also aiding in the promotion of local playwrights as well as teaching skills involved in the behind-the-scenes aspects of live theatre. They offer youth camps during the summer and strive to inspire a love of theatre among the young and old alike.

Operational expenses include rent, professional fees, supplies, advertising, and insurance. Revenue sources are from membership fees, ticket sales, sponsorship, donations, grants, and workshops.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,161.**

### **Tancook Island Recreational Centre Association – Registered in District of Lunenburg**

The Tancook Island Recreational Centre is an integral part of the community, holding almost all the Island's extracurricular activities and events. Currently the Centre is used as the weekly gymnasium for the elementary school, a tourism centre during the summer months, a venue for the Island's events and gatherings and home to the local emergency response association.

Their operational expenses include administration, cleaning, heat, insurance, power, renovations, maintenance, canteen, summer student salary. Their revenue sources include fundraising, donations, memberships, canteen and merchandise sales, grants, and cash on hand.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,453.**

### **The 644 Revitalization Network – Registered in District of Lunenburg \*NEW**

The Network is a new group who want to see services and support for residents of the community. Their mission is "Working together to enrich the vitality and diversity of New Germany and surrounding areas." Their goals are food security, local infrastructure, senior social inclusion, supporting vulnerable and underserved community members, and nurturing rural arts.

Their operational expenses include facility rental, insurance, website, marketing, farmers market. Their revenue sources include primarily grants, fundraising, donations.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,325.**

### **The Society of St. Vincent de Paul – Registered in Town of Bridgewater**

Through the Society’s Helping Neighbours-in-Need program, they aid individuals and families who need immediate help to meet their basic needs, such as power, rent, fuel, oil, firewood, medical supplies, eyeglasses, dental care, school supplies and a vast variety of other necessities.

Their operational expenses include food assistance, medical assistance, helping to pay power bills and fuel, rent assistance, gas cards, bus fares, house related expenses, assistance with phone and internet bills. Their revenue sources include donations, fundraising and funds from other registered charities.

**2024-2025: Amount Requested \$2,500, recommended amount \$1,318.**

### **Upper Cornwall Community Hall – Registered in District of Lunenburg**

The hall organizes and hosts events throughout the year for the public. The hall is available for rent. Volunteers raise funds to ensure hall is maintained for community use.

Their operational expenses include power, auditor, oil, supplies, phone, insurance, repairs and maintenance. Their revenue sources include donations, fundraising and rentals.

**2024-2025: Amount Requested \$2,500, recommended amount \$958.**

### **Upper Northfield Community Cemeteries – Registered in District of Lunenburg \*NEW**

The Upper Northfield Community Cemeteries exist to provide burial plots for community members and associated members. The organization is the community as a whole.

Their operational expenses include mowing, grass seed and general maintenance. Their revenue sources include plot sales and donations.

**2024-2025: Amount Requested \$1,800, recommended amount \$688.**

### **Upper Northfield Community Hall – Registered in District of Lunenburg**

The Hall provides space for community gatherings and for events.

Their operational expenses include supplies, insurance, utilities, and propane. Their revenue sources are cash on hand and grants.

**2024-2025: Amount Requested \$5,000, recommended amount \$2,161.**

### **West Dublin Hall Company – Registered in District of Lunenburg**

The Hall has been providing a community space since 1922 for meetings, gatherings, events, and social functions. Their objective is to provide a functional and accessible space with low barrier of entry to allow for maximum community involvement and inclusion. The hall is a cherished and important pillar in the community and surrounding areas as it has been providing a focal point for cultural events and community engagement for all residents for over 100 years.

Their operational expenses include advertising, insurance utilities, internet, cleaners and repairs and maintenance. Revenue sources include fundraising, donations and hall rentals.

**2024-2025: Amount Requested \$2,500, recommended amount \$1,033.**

### **West Northfield Community Centre – Registered in District of Lunenburg**

The Centre has been operating since 1970 to host many community events such as meetings, dinners, fundraisers, luncheons, weddings, funerals, birthday parties, and anniversary celebrations.

Operational expenses include supplies, insurance, utilities, and property maintenance. Sources of revenue include hall rentals, cash on hand and fundraising.

**2024-2025: Amount requested \$5,000, recommending \$2,453.**

### **West Northfield Twirlettes Association – Registered in District of Lunenburg**

The group has been operating since 1970 and became registered as a not-for-profit within the last two years. The Association provides majorette classes and performance opportunities to youth ages 3-18. Their goal is to provide youth, especially girls, with a positive experience of being active, while keeping registration fees and associated costs low.

Operational expenses include instructor fees, equipment, uniforms, insurance, administration fees. Sources of revenue include registration fees, fund raisers, grants, and donations.

**2024-2025: Amount requested \$3,000, recommending \$1,239.**

### **YMCA King Street Youth Centre – Registered in Town of Bridgewater**

The YMCA King Street Youth Centre provides a space to implement unique programming for the youth of our communities. It assists youth in developing positive friendships and growing up healthy. The youth centre provides a place where youth can gather and be themselves.

Requested funding will be used to help support the programming currently offered, enhance programming, and support the operations of the Youth Centre.

Their operational expenses include salaries and benefits, program supplies, lease and utilities, insurance, administration, and education. Their revenue sources include primarily youth grants, membership, fundraising, and YMCA funding.

**2024-2025: Amount Requested \$5,000, recommended amount \$1,860.**

## Major Recreation Capital Grants

### Organization/Project Overview

#### **Bridgewater Baseball Association – Registered in Town of Bridgewater**

The Association provides a fun and inclusive baseball experience for youth aged 5-18. Their mission is to foster a love for the sport while promoting teamwork, sportsmanship, and skill development. Through expert coaching, well-maintained facilities, and a supportive community, they aim to instill valuable life lessons and create lasting memories for the young players. The Town of Bridgewater owns the field.

Project: Renovate the canteen facility to offer a wider range of refreshments and snacks for spectators and players. The storage facility requires upgrading to accommodate the growing inventory of equipment. An updated batting cage will also be constructed, and the pitching warm up areas will be upgraded.

Anticipated Project Costs: **\$34,757**

Anticipated Funding Sources: MODL, Town of Bridgewater (\$3,000) the Association and community sponsors.

**2024-2025 Amount Requested \$15,000, recommended amount \$3,000.**

#### **Broad Cove Community Centre – Registered in District of Lunenburg**

The community hall's mandate is to provide facilities for the residents and various organizations of the community of Broad Cove, and for other persons or organizations who may wish to rent the facilities. Their mandate is also to protect and preserve Broad Cove beach and adjacent lands in their natural state for the enjoyment of residents of Broad Cove and any such persons that share this objective.

Project: Replace shingles on the North and West exterior walls. Install rain gutters and spouts.

Anticipated Project Costs: **\$22,627.23**

Anticipated Funding Sources: MODL, Community Facilities Improvement Grant, fundraising, donations and cash on hand.

**2024-2025: Amount Requested \$11,000, recommended amount \$5,257.**

### **Fire Protection Commissioners for the District of Dayspring – Registered in District of Lunenburg**

They are a fire department with 40+ members. They provide fire protection service, land and marine rescue service and first response medical assistance to the residents of District 3 of the Municipality. The hall is also used as a comfort centre with barrier free access and wheelchair accessible washrooms. The hall is also used by other community groups, and they host a community breakfast 6 times a year.

Project: Installing a new metal roof over 25-year-old asphalt shingles. Planning the installation of solar panels in the future.

Anticipated Project Costs: **\$51,962.05**

Anticipated Funding Sources: MODL, own building repair budget and a Community Facilities Improvement Program grant.

**2024-2025: Amount Requested \$15,000, recommended amount \$7,450.**

### **Hillcrest Masonic Lodge – Registered in District of Lunenburg**

The Lodge shares space with two other organizations – the Rosedale Seniors Citizens Club and the New Germany and Area Lions Club. The space is well used by the community.

Project: Replace the south side of the roof using steel or metal roofing. Insulate and install vinyl siding as well.

Anticipated Project Costs: **\$17,588.72**

Anticipated Funding Sources: MODL, contributions from all three groups that use the hall, and fundraising.

**2024-2025: Amount Requested \$8,791.86, recommended amount \$3,998.**

### **Lunenburg County Ground Search and Rescue - Regional**

The main purpose of this group is to search and locate lost or missing persons. They also volunteer to train and support Project Lifesaver – a bracelet program to locate vulnerable persons in the County. They also teach a program for children and adults called Adventure Smart Hug A Tree – a program about how to not get lost and what to do if you do get lost.

The group does act as a comfort centre. They also teach education programs at the building.

Project: Upgrade the electrical and lighting system.

Anticipated Project Costs: **\$13,225**

Anticipated Funding Sources: MODL. They also have cash on hand.

**2024-2025: Amount Requested \$12,225, (grant capped at 50% of project cost to so eligible for up to \$6,612.50) recommended amount \$0.00. This organization does receive annual funds from MODL that can be used to aid in operational and/or capital expenses. The facility they are proposing for the electrical and lighting system does not appear to be available for community use, other than through the education courses they directly provide.**

### **Lunenburg County Historical Society – Registered in District of Lunenburg**

The Lunenburg County Historical Society maintains and operates the Fort Point Museum in LaHave. They conduct research, gather, compile, and preserve historic documents and artifacts, and provide historic education programs, events, and celebrations.

Project: To replace all picnic tables with plastic recycled tables, replace lumber for benches, heat pumps for community room, bike rack and an event tent.

Anticipated Project Costs: **\$24,932.75**

Anticipated Funding Sources: MODL, Provincial Funding, fundraising, donations and the Society itself.

**2024-2025: Amount Requested \$12,500, recommended amount \$6,732.**

### **Lunenburg Tennis Club – Registered in Town of Lunenburg**

They are a membership-based club maintaining a club house and 3 tennis courts for use by the public and its members. They currently have 154 adult members and 142 youth members, including 32 family memberships. Their mission is to help young players develop skills and confidence through tennis and to encourage players of all ages to stay active through participation in this healthy sport.

Project: Resurface the three courts.

Anticipated Project Costs: **\$170,140.**

Anticipated Funding Sources: MODL, Town of Lunenburg (\$10,000), Provincial funding, donations (to date have \$14,532); reserve fund \$91,608.

**2024-2025: Amount Requested \$15,000, recommended amount \$6,643.**

### **Lunenburg Yacht Club – Registered in District of Lunenburg**

The Club was founded in 1947 for the purpose of facilitating recreational sailing for citizens of Lunenburg and surrounding areas. It was registered as a not-for-profit in 1981. The Club offers education in the sports of sailing and coastal rowing to youths and adults through various on the water programs, for members and non-members, in a welcoming and inclusive family-friendly environment. They also offer the SailAble program, which facilitates the adaptive sailing experience for adults with physical and cognitive challenges. This year the Club is hosting the Mobility Cup which is an international regatta which will see over 40 adaptive sailors and their support teams from Canada and around the world meeting in Lunenburg to compete on the beautiful waters of Mahone Bay.

Project: To rebuild the Clubhouse deck to make it accessible in preparation of the Mobility Cup and as a legacy. Part of the deck rebuild project is replacement of the main entrance to the Club with a double-wide commercial entrance system with automatic doors. Minor modifications will also be needed on the Clubhouse interior to finish the area just inside the new doors.

Anticipated Project Costs: **\$65,109**

Anticipated Funding Sources: MODL, Provincial funding, and the Club itself.

**2024-2025: Amount Requested \$15,000, recommended amount \$6,823.**

### **Michelin Social and Athletic Club – Registered in Town of Bridgewater**

This is non-profit club that houses a fitness centre, large gymnasium that is used by various community groups and a social area. The club services Michelin employees, their families, and the community to promote healthy living in a welcoming environment.

Project: Replace aging fitness equipment with updated equipment.

Anticipated Project Costs: **\$46,425.**

Anticipated Funding Sources: MODL, Town of Bridgewater, the Club itself.

**2024-2025: Amount Requested \$15,000, recommended amount \$5,834.**

### **Riverport Community Centre – Registered in District of Lunenburg**

The RCC consists of many community organizations/clubs/recreational activities. Their scope is wide. As a heritage building, they care for the past, present and future which poses challenges. Their newest challenge is to support the old school property in Rosebay, which is undergoing a park initiative, developing a concept of community recreational space available for all ages and capabilities.

The Centre provides a safe and free community space for clubs, community events, recreational activities, celebrations, information sessions, celebrations of life. They partner with other community non-profit groups such as Food Vibes and the fire department.

Project: Start implementation of the park project at the former Riverport School.

Anticipated Project Costs: **\$33,817**

Anticipated Funding Sources: MODL, Provincial funding, fundraising, donations and the Centre itself.

**2024-2025: Amount Requested \$10,000, recommended amount \$5,686. (Did receive funding last year but request is for a different facility under their umbrella)**

### **South Shore Fieldhouse Society – Registered in Town of Bridgewater**

The Society's mandate is to provide an affordable, accessible, and inclusive recreational, health and wellness facility for community members in the South Shore.

Project: Install a solar wall

Anticipated Project Costs: **\$261,000**

Anticipated Funding Sources: MODL, Town of Bridgewater, Provincial grant, Efficiency NS funding and the Society itself.

**2024-2025: Amount Requested \$10,000, recommended amount \$4,608.**

### **South Shore Theatrical Players – Registered in Town of Bridgewater**

South Shore Players provide entertainment, advance cultural development and foster talent through their live productions and workshops, also aiding in the promotion of local playwrights as well as teaching skills involved in the behind-the-scenes aspects of live theatre. They offer youth camps during the summer and strive to inspire a love of theatre among the young and old alike.

Project: Need to outfit new space (former arena in Bridgewater) to accommodate theatrical requirements. This includes seating, lighting, sound, painting, storage and dressing rooms, and a small kitchen.

Anticipated Project Costs: **\$257,500**

Anticipated Funding Sources: MODL, Town of Bridgewater, fundraising, donations and the Society itself.

**2024-2025: Amount Requested \$30,000 (maximum request can be \$15,000), recommended amount \$6,553.**

### **Tri-District Fire Rescue – Registered in District of Lunenburg**

In 2013, three fire departments amalgamated together to form Tri District Fire Rescue. In April 2022 the Wileville Fire Department merged with Tri District. Together they bring over 200 years of emergency services experience to its residents. They are a fully volunteer department. They do offer a community centre for residents where members of the public can participate in events such as suppers and breakfasts. The facility is also used for weddings, birthday parties, funeral receptions and public meetings.

Project: Install heat pumps in the community centre and truck bays, along with electrical upgrades required.

Anticipated Project Costs: **\$47,918.55**

Anticipated Funding Sources: MODL, Community Facilities Improvement grant, Efficiency NS and Tri- District Fire Rescue.

**2024-2025: Amount Requested \$10,000, recommended amount \$5,267.**

### **West Northfield Community Centre – Registered in District of Lunenburg**

The Centre has been operating since 1970 to host many community events such as meetings, dinners, fundraisers, luncheons, weddings, funerals, birthday parties, and anniversary celebrations.

Project: Replace kitchen countertop, add commercial dishwasher, replace floor in storage room, repair accessible ramp and a generator.

Anticipated Project Costs: **\$37,629.13**

Anticipated Funding Sources: MODL, Provincial funding (confirmed), fundraising and the Centre itself.

**2024-2025: Amount Requested \$14,000, recommended amount \$0.00 (this facility received funding last year – policy says 24 months must pass).**

## **Late Applications – Annual Operating Grant**

- **Bridgewater Barracudas Swim Club – Registered in Town of Bridgewater**
  - Requested \$5,000
- **Lunenburg Art Gallery Society – Registered in Town of Lunenburg**
  - Requested \$2,000
- **The Flourish 55+ Healthy Active Society – Registered in Town of Bridgewater**
  - Requested \$5,000

## **Late Application – Major Recreation Capital Grant**

- **Royal Canadian Legion Br 24 – Registered in Town of Bridgewater**
  - Requested \$15,000 for a multi-phase elevator repair project (Ph. 1 – acquiring necessary parts)

If Council approves the recommendations in the staff report, there will be no funds remaining in the Annual Operating and Major Recreation Grant funds to provide these groups with funding.

Date	Type	Organization	Amount	Recommend
2/29/2024	AO	Achievers 4-H Club	\$5,000.00	\$2,194.00
1/29/2024	AO	Barss Corner Community Hall Association	\$4,645.90	\$2,039.00
2/29/2024	AO	Bridgewater Sports and Cultural Association	\$5,000.00	\$2,194.00
2/29/2024	AO	Broad Cove Community Association	\$4,300.00	\$1,887.00
1/29/2024	AO	Canadian Dory Racing Association	\$5,000.00	\$1,299.00
2/13/2024	AO	Chester Brass Band Society	\$2,000.00	\$765.00
2/29/2024	AO	Coastal Action Foundation	\$5,000.00	\$1,893.00
3/1/2024	AO	Elderfit Lunenburg Society	\$1,500.00	\$575.00
2/28/2024	AO	Friends of the DesBrisay	\$5,000.00	\$2,118.00
2/29/2024	AO	Hemford Music Association	\$5,000.00	\$1,107.00
2/29/2024	AO	Heritage Boatyard Co-op Limited	\$5,000.00	\$2,066.00
2/20/2024	AO	Kinship Performing Arts Centre Association	\$3,500.00	\$994.00
1/22/2024	AO	LaHave Island Marine Museum Society	\$750.00	\$750.00
2/29/2024	AO	LaHave River Salmon Association	\$5,000.00	\$2,305.00
3/1/2024	AO	Lunenburg & District Swimming Pool Society	\$5,000.00	\$1,880.00
2/22/2024	AO	Lunenburg County Hikers Club	\$500.00	\$500.00
2/27/2024	AO	Lunenburg County Historical Society	\$5,000.00	\$2,161.00
2/21/2024	AO	Lunenburg County North River Recreation Comm Soc	\$5,000.00	\$2,066.00
3/1/2024	AO	Lunenburg Doc Fest	\$5,000.00	\$1,860.00
2/22/2024	AO	Lunenburg Foundation for the Arts	\$4,000.00	\$1,756.00
3/1/2024	AO	Lunenburg Regional Fire & Emergency Services Comm	\$5,000.00	\$0.00
2/29/2024	AO	Mahone Bay Founders Society	\$3,000.00	\$1,226.00
2/29/2024	AO	Mahone Bay Signature Festivals Society	\$5,000.00	\$2,066.00
1/3/2024	AO	Mahone Bay United Soccer Association	\$5,000.00	\$2,161.00
2/12/2024	AO	New Elm Union Church	\$2,154.70	\$847.00
2/20/2024	AO	New Germany Area Medical Centre	\$5,000.00	\$1,884.00
2/29/2024	AO	Nova Scotia Sea School	\$5,000.00	\$1,844.00
2/13/2024	AO	Parkdale Maplewood Community Centre Association	\$2,000.00	\$860.00
2/21/2024	AO	Parkdale Maplewood Community Museum	\$3,000.00	\$1,346.00
2/29/2024	AO	Riverport & District Community Centre	\$5,000.00	\$2,161.00
2/29/2024	AO	Rossini Opera Festival Nova Scotia (LAMP)	\$5,000.00	\$2,238.00
2/28/2024	AO	Seaside A Cappella Show Chorus Association	\$5,000.00	\$1,337.00
3/1/2024	AO	SHAID Tree Shelter Society	\$5,000.00	\$1,911.00
2/20/2024	AO	South Shore ICE Storm	\$3,000.00	\$1,364.00
2/29/2024	AO	South Shore Lighting Basketball Association	\$5,000.00	\$2,325.00
2/29/2024	AO	South Shore Minor Hockey Association	\$5,000.00	\$1,868.00
2/29/2024	AO	South Shore Multicultural Association	\$5,000.00	\$2,169.00
2/27/2024	AO	South Shore Sexual Health Society	\$3,870.00	\$1,399.00
2/12/2024	AO	South Shore Theatrical Players	\$5,000.00	\$2,161.00
2/29/2024	AO	Tancook Island Recreational Centre Association	\$5,000.00	\$2,453.00
3/1/2024	AO	The 644 Revitalization Network	\$5,000.00	\$2,325.00
2/20/2024	AO	The Society of Saint Vincent de Paul	\$2,500.00	\$1,318.00
3/1/2024	AO	Upper Cornwall Community Hall	\$2,500.00	\$958.00
2/12/2024	AO	Upper Northfield Community Cemeteries	\$1,800.00	\$688.00

2/28/2024	AO	Upper Northfield Community Hall	\$5,000.00	\$2,161.00
2/29/2024	AO	West Dublin Hall	\$2,500.00	\$1,033.00
3/1/2024	AO	West Northfield Community Centre	\$5,000.00	\$2,453.00
2/28/2024	AO	West Northfield Twirlettes Association	\$3,000.00	\$1,239.00
2/27/2024	AO	YMCA Lunenburg County	\$5,000.00	\$1,860.00
		<b>TOTAL ANNUAL OPERATING</b>	<b>\$200,520.60</b>	<b>\$80,064.00</b>
<b>Date</b>	<b>Grant Ty</b>	<b>Organization</b>	<b>Amount</b>	
2/29/2024	MRC	Bridgewater Baseball Association	\$15,000.00	\$3,000.00
2/26/2024	MRC	Broad Cove Community Association	\$11,000.00	\$5,267.00
2/29/2024	MRC	Fire Protection CommS for the District of Dayspring	\$15,000.00	\$7,450.00
2/22/2024	MRC	Hillcrest Masonic Lodge #93	\$8,791.86	\$3,998.00
2/28/2024	MRC	Lunenburg County Ground Search and Rescue	\$12,225.00	\$0.00
2/29/2024	MRC	Lunenburg County Historical Society	\$12,500.00	\$6,732.00
1/17/2024	MRC	Lunenburg Tennis Club	\$15,000.00	\$6,643.00
2/29/2024	MRC	Lunenburg Yacht Club	\$15,000.00	\$6,823.00
2/29/2024	MRC	Michelin Social & Athletic Club	\$15,000.00	\$5,834.00
2/12/2024	MRC	New Elm Union Church		
2/29/2024	MRC	Riverport & District Community Centre/PARK Ass	\$10,000.00	\$5,686.00
2/29/2024	MRC	South Shore Fieldhouse Society	\$10,000.00	\$4,608.00
2/12/2024	MRC	South Shore Theatrical Players	\$30,000.00	\$6,553.00
2/29/2024	MRC	Tri District Fire Rescue	\$10,000.00	\$5,267.00
2/8/2024	MRC	Walden Volunteer Fire Department		
3/1/2024	MRC	West Northfield Community Centre	\$14,000.00	\$0.00
		<b>TOTAL MAJOR REC CAPITAL</b>	<b>\$193,516.86</b>	<b>\$67,861.00</b>
<b>LATE APPLICATIONS</b>				
3/18/2024	AO	Bridgewater Barracudas Swim Club	\$5,000.00	\$0.00
3/14/2024	AO	Lunenburg Art Gallery Society	\$2,000.00	\$0.00
5/1/2024	AO	The Flourish 55+ Healthy Active Society	\$5,000.00	\$0.00
3/5/2024	MRC	Royal Canadian Legion Br 24, Bridgewater	\$15,000.00	\$0.00
		<b>TOTAL LATE APPLICATIONS</b>	<b>\$27,000.00</b>	<b>\$0.00</b>



## Municipality of the District of Lunenburg

### Request for Decision

**Report to:** Policy and Strategy Committee

**Submitted by:** Trudy Payne, Director of Recreation, Parks, & Tourism

**Date:** May 21, 2024

**Re:** Sawpit Wharf Lease Renewal

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### Recommendation

That Council for the Municipality of the District of Lunenburg approve sending a letter to Department of Natural Resources and Renewables, Land Services Branch, notifying them of the Municipality's intent to renew Lease # 4814 for an additional 15 years which pertains to lands owned by the Province of Nova Scotia that currently forms part of the Sawpit Wharf Park.

### Background

On October 9, 2009, the Municipality of the District of Lunenburg entered into a 15-year lease agreement with Her Majesty the Queen in right of the Province of Nova Scotia, represented in this behalf by the Minister of Natural Resources for the Province of Nova Scotia, to develop and operate a park at the site currently referred to as the Sawpit Wharf Park. The lease agreement, along with a map, is attached. The agreed upon annual rent was set at \$336.60 due on the anniversary date of the lease.

In the lease it states "this lease will be renewed and continue in force for a further fifteen (15) year term at an annual rent and administration fee to be fixed by the Lessor provided that the Lessee has complied with the terms and conditions of the Lease to the satisfaction of the Lessor and further provided that the Lessee, on or before three (3) months prior to the termination of this Lease, notifies the Lessor in writing of its intention to renew the Lease."

## **Executive summary**

The lease agreement with the Province of Nova Scotia that currently forms a portion of the Sawpit Wharf Park will end on August 31, 2024, unless the Municipality of the District of Lunenburg notifies the Department of Natural Resources and Renewables on or before three months prior to the termination of the lease, of their intention to renew the lease for another 15 years.

The Municipality has recently undertaken a community consultation process to gather input and feedback from the community on a vision for the park. The consultant, based on this feedback, will begin developing a concept plan for the Sawpit Wharf Advisory Committee and Council's consideration. This concept plan will involve the lands owned by the Province of Nova Scotia. One of the stakeholders engaged during the public consultation process was the Department of Natural Resources and Renewables. They are aware of the public usage of this park and the project underway to create a vision for the park that could lead to upgrades and improvements.

## **Discussion**

The discussion before Council is whether to send a letter to the Department of Natural Resources notifying them of the Municipality's intent to renew the lease for another 15 years.

## **Budget implications**

The budget implications would be the annual rental agreed upon for the next 15 years, which if it follows the current lease, would be due on the anniversary date of the lease.

## **Strategic plan**

Sawpit Wharf Park is a current park managed by the Municipality and forms part of the park system. It is identified in the Parks Standards document and the Municipality has invested funds this current fiscal year to have a community plan of the park completed. It would fall within the Municipality's Re-Create Parks strategic priority.

## **Work Plan**

Re-Create Parks is a strategic priority of Council.

## **Alternatives**

1. Not notify the Department of Natural Resources of the Municipality's intent to renew the lease for an additional 15 years, which would mean there would be no formal agreement in place to use the province's land as part of the Sawpit Wharf Park.

## Conclusion

The lands owned by the Province of Nova Scotia currently form part of the Sawpit Wharf Park and without the renewal of a 15-year lease would dramatically impact the parking provided and the future vision for the park.

Report Preparation	
Department	Recreation, Parks, & Tourism
Report Prepared by	Trudy Payne, Director of Recreation, Parks & Tourism
Report Approved by	
Date Reviewed by C.A.O.	



February 16, 2010

Municipality of the District of Lunenburg  
c/o Ms. Tammy Wilson  
210 Aberdeen Road  
Bridgewater NS B4V 4G8

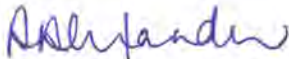
Dear Ms. Wilson:

**Re: Lease 4814 - MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
Garden Lots (Back Harbour) Lunenburg County**

Attached please find a copy of the above document for your records. Please note this lease has not been recorded into the Land Registration System. If you wish to have the document recorded, please let us know and we will forward the original document to you.

If you have any questions, please call Denise Saulnier at 424-3148.

Yours truly,



Anne Alexander  
Secretary to Manager  
Acquisitions and Leases

aa

Attachment

- c Sandra Johnston, Western Regional Resource Manager - Lunenburg
- Pat Murphy, Area Supervisor - Lunenburg/Queens - Lunenburg
- Tina Boutilier, Financial Services - Halifax

THIS LEASE made this 9<sup>th</sup> day of October, 2009

**BETWEEN:** **HER MAJESTY THE QUEEN** in right of the Province of Nova Scotia, represented in this behalf by the Minister of Natural Resources for the Province of Nova Scotia, pursuant to subsection 5(1) of the Ministerial Land Transactions Regulations made pursuant to the *Court and Administrative Reform Act*, S.N.S. 1996, C. 23. (hereinafter called the "Lessor")

**OF THE FIRST PART**

- and - **MUNICIPALITY OF THE DISTRICT OF LUNENBURG**, a body corporate with its registered office at Bridgewater, in the County of Lunenburg, Province of Nova Scotia (hereinafter called the "Lessee")

**OF THE SECOND PART**

**WITNESSETH** that the Lessor for and in consideration of the rents, covenants, conditions and reservations hereinafter contained doth hereby demise and lease unto the Lessee, for the sole purpose outlined below, all that certain parcel of land, the said parcel of land being situate at Garden Lots (Back Harbour), in the County of Lunenburg, described in Schedule "A" and shown outlined in bold on Schedule "B" (hereinafter called the "demised property"), all schedules attached hereto and forming part of this Lease.

**TO HAVE AND TO HOLD** the demised property, unto the Lessee for and during the full term of fifteen (15) years from the 1st day of September, (hereinafter referred to as the "anniversary date"), 2009 to the 31st day of August, 2024 at the annual rent of three hundred and thirty-six dollars and thirty cents (\$336.30) due and payable on the anniversary date of the Lease.

This Lease will be renewed and continue in force for a further fifteen (15) year term at an annual rent and administration fee to be fixed by the Lessor provided that the Lessee has complied with the terms and conditions of this Lease to the satisfaction of the Lessor and further provided that **the Lessee, on or before three (3) months prior to the termination of this Lease, notifies the Lessor in writing of its intention to renew the Lease.**

**THE PARTIES HERETO AGREE AS FOLLOWS:**

1. **PURPOSE**

Unless agreed otherwise by the Lessor, the Lessee shall use the demised property for the sole purpose of developing and maintaining a waterfront park, and for no other purpose.

2. **RENT**

The Lessee shall pay rent provided for herein when due.

3. **TAXES AND OPERATING COSTS**

- (a) The Lessee shall pay and discharge any taxes or charges levied by any Municipal or Provincial or Federal Authority upon the demised property, which shall include, but not be limited to, property taxes, betterment charges, business taxes and occupancy charges.
- (b) The Lessee shall be responsible for all costs associated with the operation of the demised property except as hereafter specifically set out.

4. **COMPLIANCE WITH LAWS**

- (a) The Lessee shall comply with all applicable provisions of law including, but not limited to, federal and provincial legislative enactments, and any applicable laws and regulations relating to public health and environmental protection.
- (b) The Lessee shall be responsible for obtaining and maintaining all approvals and permits necessary for the purpose outlined in paragraph one (1). The Lessor does not by the fact of entering into this Lease, covenant that such approvals or permits will be issued by the Province of Nova Scotia or other body. Failure of the Lessee to obtain and keep current the required approvals and permits shall be considered a breach of the terms of this Lease.

5. **MAINTENANCE AND REPAIR**

- (a) The Lessee shall not cause or permit any nuisance or damage to adjacent or nearby properties. In accordance with the purpose described in paragraph 1, the Lessee shall be responsible for the maintenance of the demised property and shall keep the demised property in good repair and in a clean and tidy condition to the satisfaction of the Lessor and shall yield up same in good repair and in a clean and tidy condition to the satisfaction of the Lessor at the expiration or termination of this Lease. The Lessee shall make such repairs to the demised property as are required by the Lessor from time to time. The cost of such repairs shall be paid by the Lessee.
- (b) The Lessee shall not, during the currency of this Lease, do, suffer or permit to be done any act or thing which may impair, damage or injure the demised property beyond the damage occasioned by reasonable use in accordance with the purpose described herein in paragraph 1, and shall, at the Lessee's own cost and expense, maintain and repair all portions of the demised property which may at any time be damaged other than through reasonable use thereof, the Lessor to be the sole judge of the meaning of the words "reasonable use".
- (c) The Lessor may, upon reasonable notice, enter the demised property for purposes of inspection of the demised property in order to determine the conditions or state of repair of any of the demised property.
- (d) All garbage and waste material resulting from the use of the demised property shall either be disposed of at an approved Municipal Garbage Disposal Site or as directed in writing by the Regional Resource Manager.

6. **FIRE HAZARDS**

The Lessee shall not do and will not permit to be done on the demised property anything which will or might increase the fire hazard.

7. **ERECTION OF EQUIPMENT AND STRUCTURES**

- (a) The Lessee may, upon receiving prior written approval by the Lessor, place or erect on the demised property only such equipment, buildings, structures and other personal property deemed necessary for the purpose described in paragraph 1. The Lessee shall keep the same in good repair to the satisfaction of the Lessor and shall forthwith make such repairs as requested by the Lessor.
- (b) The Lessee shall not do any major repairs, excavation, alterations, construction or rebuilding without the consent of the Lessor in writing, whose consent may be withheld for any reason whatsoever. All such buildings or structures or other improvements shall be constructed and thereafter maintained by and at the cost and expense of the Lessee to the satisfaction of the Lessor.

8. **REMOVAL OF EQUIPMENT AND STRUCTURES**

The Lessee shall remove all equipment, buildings, structures and personal property immediately upon the expiration of this Lease. If such equipment, buildings, structures, and personal property have not been removed upon expiration, or if this Lease has been cancelled or earlier terminated the Lessee shall, upon written notice by the Lessor, pursuant to Section 39 of Chapter 114, Revised Statutes of Nova Scotia, 1989, the *Crown Lands Act*, remove such within sixty (60) days from the date of said notice, otherwise, the Lessor may, without incurring any liability, remove or demolish the same in whatever manner the Lessor deems necessary. The Lessee shall pay all costs of such removal or demolition and shall be responsible for all damage or loss caused to the demised property in this regard. The Lessee's obligation to observe or perform this covenant shall survive the expiration, cancellation or termination of this Lease.

9. **BOUNDARIES**

The Lessee shall, during the term of this Lease, maintain all boundary markings on the demised property so that such boundaries are readily visible and ascertainable. The Lessor shall not be liable for any damage to the demised property which occurs as a result of the Lessee's failure to maintain such boundaries.

10. **TREECUTTING**

The Lessee shall not cut trees for fuel or for any other purpose on the demised property or in the area surrounding the demised property without the written consent of the Lessor, or his designate, whose consent may be withheld for any reason whatsoever.

11. **NON-INTERFERENCE WITH FOREST MANAGEMENT PRACTICES**

The Lessee shall not interfere in any way with the use of adjoining lands by the Lessor or any Licensee or owner of the adjoining lands in the harvesting of forest products and the Lessee recognizes the right of the Lessor or any Licensee or owner of the adjoining lands to conduct forestry operations or forest management activities including without limiting the generality thereof: the construction and maintenance of roads; the application of approved herbicides and pesticides; and the use of forestry equipment and machinery thereon without interference by the Lessee.

12. **LIABILITY AND INSURANCE**

- (a) The Lessee shall be deemed to be the occupier of the demised property leased herein and shall be responsible for ensuring the demised property is maintained to a standard suitable for the use of the demised property as set out in paragraph 1. The Lessee shall be solely liable to third parties for all activities which take place on the property. The Lessee is not in any way the agent of the Lessor.

- (b) The Lessee shall not have any claim or demand against the Lessor for loss, damage or injury of any nature whatsoever or howsoever caused to the person or property of the Lessee or third parties unless such loss, damage or injury is due to the negligence of any officer or servant of the Lessor while acting within the scope of their employment.
- (c) The Lessee shall be responsible for the actions and safety of all persons authorized by the Lessee to visit the demised property.
- (d) The Lessee and/or its guests, invitees and permitted assigns voluntarily accept all risks incurred while visiting or staying on the demised property.
- (e) The Lessee shall provide at its cost any insurance the Lessee deems necessary with respect to the uses to be made of the demised property.
- (f) The Lessee shall not do or omit to do or suffer anything to be done or omitted to be done with regard to the demised property which will in any way impair or invalidate such coverage.

13. **INDEMNITY**

- (a) The Lessee shall at all times indemnify and save harmless the Lessor or any of Her officers, employees or agents from and against all claims, demands, losses, costs, damages, including personal injury or death, actions, suits and other proceedings by whomsoever made, sustained, brought or prosecuted, or from anything done or omitted by the Lessee, in any manner based upon, occasioned by or attributable to the execution of this Lease, unless such claims, etc., result from the negligence of any officer, employee or agent of the Lessor while acting within the scope of their duty or employment.
- (b) Details of claims, etc. brought against the Lessee with respect to the demised property are to be immediately reported to the Lessor.

14. **TRESPASS**

- (a) The Lessor shall not be liable for the loss of or damage to any property of the Lessee by theft or otherwise.
- (b) The Lessee shall be responsible for providing for the safety and security of the demised property.
- (c) The Lessee shall not erect any signs or gates on the demised property without prior written approval of the Regional Resource Manager.
- (d) Expenses incurred to keep predators off the demised property or prosecute trespassers shall be paid for by the Lessee.

15. **THE LESSOR HEREBY COVENANTS** with the Lessee for the peaceful and quiet enjoyment of the demised property during the said term hereby demised, subject to the provisions herein.

16. **REVISIONS**

The Lessor may at any time review the terms of this Lease and may add or revise same upon giving the Lessee thirty (30) days notice in writing of any such addition or revision. Such revisions may include but are not restricted to revisions in annual rent.

17. **ASSIGNMENT AND TRANSFER**

The Lessee shall not assign or any way encumber the demised property, or any part thereof, without the prior written consent of the Lessor whose consent may be withheld for any reason whatsoever.

18. **CANCELLATION**

(a) The Lessee may cancel this Lease, for any reason whatsoever, upon giving sixty (60) days notice in writing to the Lessor.

(b) The Lessor may cancel this Lease, for any reason whatsoever, upon giving sixty (60) days notice in writing to the Lessee.

19. **TERMINATION**

(a) This Lease may be terminated by the Lessor if, at any time during the term of this Lease,

(i) rent payments required under this Lease be in arrears, or,

(ii) the demised property is used for any purpose other than that for which it is let, or,

(iii) if the Lessee fails to use the demised property, or,

(iv) if there be any other default, breach or nonobservance by the Lessee at any time in respect of any other covenant, proviso, condition or reservation herein contained and the Lessee has failed to remedy such default, breach or nonobservance after being given thirty (30) days notice to remedy the same.

(b) Upon termination, the term hereby created shall be at an end and the Lessor may re-enter and take possession of the demised property.

20. **DISSOLUTION OR BANKRUPTCY**

In the event of winding up or dissolution of the Lessee, or the adjudication of the Lessee as bankrupt, or an assignment by the Lessee for the benefit of its creditors, or the commencement of proceedings under any insolvency legislation, or the appointment of a receiver or trustee to its property, then this Lease shall terminate immediately and the term herein created be at an end and the Lessee shall quit and surrender the demised property to the Lessor, but shall notwithstanding remain liable for any loss or damage suffered by the Lessor.

21. **TITLE**

It is hereby declared and this Lease is accepted by the Lessee upon the express condition that the Lessee shall have no recourse against the Lessor should the Lessor's title to the demised property be found to be defective or should these presents prove ineffectual by reason of any defect in title or access.

22. **DELIVERY OF PROPERTY**

(a) The Lessee at the expiration or earlier termination of this Lease shall peacefully and quietly yield up and deliver possession of the demised property in a condition satisfactory to the Lessor.

- (b) On the termination of this Lease for any circumstances whatsoever, the Lessee shall forthwith vacate the demised property and the Lessor shall incur no further expense, liability or cost in this regard.

23. **NOTICES**

Any notice or document required to be given by this Lease shall be deemed to have been received if delivered or mailed postage pre-paid:

- (i) to the Lessor at the Department of Natural Resources, PO Box 698, Halifax, Nova Scotia, B3J 2T9 or at such other address as the Lessor may direct from time to time;
- (ii) to the Lessee at its ordinary place of business. The Lessee shall notify the Lessor in writing of any change in its current address;

five days following the day such notice or document was mailed.

24. **ENUREMENT**

This Lease shall enure to the benefit of and be binding upon the Lessor, Her Heirs, Successors, assigns and authorized representatives, and upon the Lessee, its successors and permitted assigns.

25. **WAIVER**

The failure of the Lessor to insist upon a strict performance of any covenants, provisos, conditions or reservations contained in this Lease shall not be deemed a waiver of any rights or remedies that the Lessor may have and shall not be deemed a waiver of any subsequent breach or default in the covenants, provisos, conditions or reservations contained in this Lease.

26. **AMENDMENT TO LEASE**

This Lease shall not be changed, modified or discharged orally. Any changes shall be made in writing and when agreed upon by both parties, shall be incorporated and form part of this Lease.

27. **DISPUTE**

In the event of any dispute or difference arising as to any matter or thing connected with this Lease or the interpretation thereof, the same shall be determined by and at the sole discretion of the Lessor.

28. **TIME**

Time is of the essence.

**RESERVING**, however, to the Lessor, Her Heirs and Successors, all mines and minerals, with full liberty at all times to search, quarry, bore, secure, obtain and dig for and appropriate and carry away the same and for that purpose to enter from time to time upon the demised property or any part thereof and from time to time to authorize any other person or persons, corporation or corporations by grant, lease, license, or otherwise to exercise the said liberty or right hereby reserved.

**AND FURTHER RESERVING** to the Lessor, Her Heirs and Successors, all rights, interests, claims, privileges, easements, possessions and liberties heretofore granted, leased or licensed or otherwise lawfully acquired in or in respect of any such mines or minerals on the demised property or any part thereof.

**AND FURTHER RESERVING** to the Lessor, the right to complete or open and complete any road through the demised property or any part thereof that the Lessor deems expedient to complete or open and complete together with the right to grant a right-of-way across the demised property related to the transmission of energy or communications.

**EXCEPT AS PROVIDED HEREIN, FURTHER RESERVING** to the Lessor all timber and trees now standing or growing or hereafter to be standing or growing upon the demised property or any part thereof.

**EXCEPT AS PROVIDED HEREIN,** that no exclusive right or privilege to take game or fish in any manner whatsoever from the demised property or the lakes, rivers, brooks, or streams or other waters in or upon the demised property shall by virtue of this Lease pass to the Lessee.

**IN THIS LEASE** and where the context requires, words in the singular include the plural and vice versa, and words importing the masculine gender shall include the feminine and neuter genders, and words importing persons shall include firms and corporations and vice versa, and all covenants, provisos, stipulations, agreements, liabilities and obligations entered into by or imposed upon the Lessee herein, if more than one, shall be joint and several.

**IN WITNESS WHEREOF,** the parties have hereunto set their hands and affixed their seals on the day and year first above written.

**SIGNED SEALED AND DELIVERED**  
in the presence of

Barbara J. Hunt  
Witness

Heather A. Whynott  
Witness

**HER MAJESTY THE QUEEN IN RIGHT  
OF THE PROVINCE OF NOVA SCOTIA**

John Mac Donald  
Minister of Natural Resources

**MUNICIPALITY OF THE DISTRICT  
OF LUNENBURG**

[Signature]  
Per:  
Title: Chief Administrative Officer

Ronald M. Jewiska  
Per:  
Title: Deputy Mayor

ROVINCE OF NOVA SCOTIA  
 COUNTY OF LUNENBURGSS

On this <sup>25<sup>th</sup></sup> day of *September*, 2009, before me the subscriber, personally came and appeared *Heather A. Whynott* a subscribing witness to the foregoing Indenture, who having been by me duly sworn, made oath and said that the **Municipality of the District of Lunenburg**, one of the parties thereto, caused the same to be executed in its name and on its behalf and its seal to be thereunto affixed by the hands of *Tammy S. Wilson*, its *Chief Admin. Officer* and *Donald M. Zwicker*, its *Deputy Mayor* the proper officers duly authorized in that behalf and in the subscribing witness's presence.



A COMMISSIONER OF THE SUPREME  
 COURT OF NOVA SCOTIA

Gordon A. Pettipas  
 A Commissioner of the Supreme Court  
 of Nova Scotia

## SCHEDULE "A"

**ALL** and singular those certain parcels or tracts of land, situated, lying and being at Garden Lots, Lunenburg County, Nova Scotia and being designated Parcel G, Parcel R and Parcel H, Crown Land, as shown on Plan of Survey, filed at the Department of Natural Resources office at Halifax, under Field Plot P-043/09 and under Order of Survey S-030/09, prepared by Peter A.A. Berrigan, Nova Scotia Land Surveyor No. 629, dated July 8, 2009, which said lots may be more particularly described as follows:

**BEGINNING** at a point marked by survey marker L2824, set on the Northeastern side line (30.480 metres from the centre line thereof) of Public Highway No. 332 (Lunenburg Truck Route), which said point marks the most Northern corner of the herein described lot, the division line with Parcel 2, property of Municipality of the District of Lunenburg, identified as P.I.D. No. 60167137 and is located at a bearing of South 71 degrees 27 minutes 31 seconds East for a distance of 511.198 metres from Nova Scotia Coordinate Monument No. 27107.

**THENCE** from said point so located South 82 degrees 05 minutes 23 seconds East along Parcel 2 and Parcel 1, other property of Municipality of the District of Lunenburg, identified as P.I.D. No. 60402039, 227.136 metres to survey marker L2823, marking the most Eastern corner of the herein described lot, the most Southern corner of Lot 1 and the division line with property of John Tolley Jenkins and Glenna Marie Jenkins, identified as P.I.D. No. 60167525.

**THENCE** South 09 degrees 41 minutes 04 seconds West along property of John Tolley Jenkins and Glenna Marie Jenkins, 99.874 metres to survey marker L2822.

**THENCE** South 10 degrees 25 minutes 07 seconds West along property of John Tolley Jenkins and Glenna Marie Jenkins, 41.469 metres to survey marker L2821, marking the most Southern corner of the herein described lot and the Northeastern side line (30.480 metres from the centre line thereof) of Public Highway No. 332.

**THENCE** North 54 degrees 35 minutes 45 seconds West along the Northeastern side line of Public Highway No. 332, 89.769 metres to a point.

**THENCE** Northwesterly along the Northeastern side line of Public Highway No. 332, along the arc of a curve to the right, having a radius of 667.402 metres, an arc distance of 174.575 metres to survey marker L2824, marking the place of beginning, tie line between the last mentioned point and survey marker described as North 47 degrees 06 minutes 09 seconds West for a distance of 174.077 metres.

**The herein described lots of land contains an area of 1.775 hectares.**



# Welcome



## Making Our Mark

We live in an age where the visual landscape is inundated with symbols, logos, and brands vying for our attention.

Dave Waters

Director, Economic Development

1



### Our Objective

Ensure that our Municipal logo and name are immediately recognizable, distinctly clear, and prominent across all forms of media.



### Our Challenge #1

The current logo, our Municipal Crest, does not always achieve these objectives.



### Our Challenge #2

The current name MODL is too long and has limited meaning to our audiences and therefore also does not meet these objectives.

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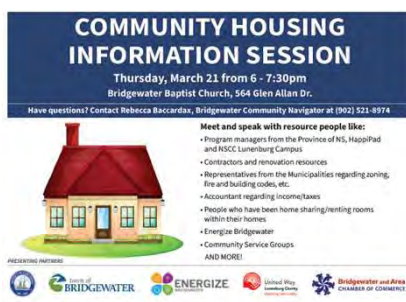


## Identified Challenges

- Crest details are often lost at smaller sizes.
- Text is difficult to read (all caps, curved, serif font).
- On digital platforms users scroll quickly and readability is crucial.
- When viewed with other Municipalities or corporate logos, ours is not always readily distinguishable.
- The crest alone is not adaptable to the myriad of uses where Municipal branding is required.

3

3



Want more information? Please contact Sandra  
902-541-1321 or [Sandra.Challis@modl.ca](mailto:Sandra.Challis@modl.ca)

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# Proposed Solution

- Retain the Municipal Crest for specific use cases and preserve this important element.
- Introduce a secondary logo to address the Crest's shortcomings.
- Within Economic Development we have already been using a Council approved alternate brand element.



- We propose introducing a hybrid version using this element and a modified Municipal crest.

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# The Benefits of Balance

- A hybrid design retains the primary crest elements while greatly enhancing name recognition “at a glance”.
- Two logos provide greater flexibility in messaging and targeted marketing initiatives.
- Can help bridge generational gaps by respecting tradition while engaging younger audiences with a more contemporary design.
- Supports operational efficiencies as each logo can be optimized for its intended use-cases.

7

7



Examples using consistent height.



8

8

## You're invited!

Join us to learn more about alternative housing programs and resources

**NOVA SCOTIA**

**Secondary and Backyard Suite Incentive Program**

Homeowners can apply for a loan to build a secondary or backyard suite on the property of their primary residence.

**happipad**

**Housing for Social Good**

Rent a bedroom to a verified housing companion. Happipad offers full support, background checks and compatible matching. Find out about this new safe option!

**nsc**

**Housing for Students**

With the shortage of rental properties on the market, our students are struggling to find housing. The NSCC Lunenburg Campus could use your help!

Homeowners interested in learning more about renting out rooms or creating an apartment in your homes are invited to join us for this information session. You can help create much needed housing for existing and new employees at businesses as well as students attending NSCC within our community.

### COMMUNITY HOUSING INFORMATION SESSION

Thursday, March 21 from 6 - 7:30pm  
Bridgewater Baptist Church, 564 Glen Allan Dr.

Have questions? Contact Rebecca Baccardax, Bridgewater Community Navigator at (902) 521-8974

**Meet and speak with resource people like:**

- Program managers from the Province of NS, Happipad and NSCC Lunenburg Campus
- Contractors and renovation resources
- Representatives from the Municipalities regarding zoning, fire and building codes, etc.
- Accountant regarding income/taxes
- People who have been home sharing/renting rooms within their homes
- Energize Bridgewater
- Community Service Groups
- AND MORE!

PRESENTING PARTNERS:

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- AND MORE!

PRESENTING PARTNERS:

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Thank you to everyone who completed our

**AND THE WINNER OF \$100 IS**

We'll now take some time to look at your

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# Potential Use Cases



- Official and Legal documents
- Intra-Municipal communications
- Select digital channels
- Municipal Pin
- When space is available
- Other uses as required



- Most digital channels and social media
- Marketing and Public facing communications
- Sponsorships and Public Events
- Promotional Materials
- Other uses as required

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## Name Positioning and Reinforcement

In addition to our visual branding, we have our name “The Municipality of the District of Lunenburg”. It also presents challenges related to communications and marketing.



## Identified Challenges

- Longer names are harder to remember and recall.
- Long names are commonly abbreviated, as is the case for our Municipality:
  - Municipality of Lunenburg
  - The Municipality
  - MODL
  - District of Lunenburg
  - Others?
- Longer names are more cumbersome in various mediums and affect reader/viewer impact.
- Inconsistency leads to diminished brand identity.

12

12

# Proposed Solution



- Transition to a more streamlined, memorable name for public and branding purposes while maintaining the full legal name for formal uses.
- Introduce "District of Lunenburg" as an alternate brand name.
- Attempt to eliminate, over time, the use of MODL and other name variants (beyond the official and proposed).
- Standardize use across various platforms and communications for consistency and stronger name identity.

13

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# Implementation Requirements



- Legal Review: to ensure that the use of "District of Lunenburg" as an alternate brand name does not conflict with existing legal requirements or trademarks.
- Updated policy and brand guidelines to maintain consistency across channels.
- Develop Internal Communications plan to emphasize the change and importance of adoption by Council and staff.
- Strategy to transition any printed materials, signage, etc. as replacement is required or targeted update.

14

14

# Summary



The strategic adoption of a secondary logo and the transition to "District of Lunenburg" as an alternate brand name are key steps toward enhancing the municipality's visibility, engagement, and relevance in a rapidly evolving landscape.

These initiatives honor the municipality's rich heritage while embracing a future-oriented approach to branding and community identity.

Through careful planning, engagement, and clear communication, the Municipality of the District of Lunenburg can achieve improved brand identity that resonates with both current residents and future generations.

Dave Waters

Director, Economic Development

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### Request for Agenda Items under Mayor's/Deputy Mayor's/Councillors' Matters

TO: Chief Administrative Officer  
FROM: Pam Hubley  
DATE: May 10, 2024

1. Agenda Item  
Appointment to the Bridgewtaer & Area Chamber of Comerce

2. On what agenda do you want the item placed?  
Next Available

3. Do you have written material to circulate with the agenda? Yes  No

If you do, please attach it to this form. If you do not, please explain.

4. What is its relevance to Council or the committee?  
To discuss the possibility of changing the length of the term on the Chamber of Commerce Committento a 2 year appointment

5. What outcome(s) are you seeking?  
A motion to change the Chamber of Commerce committee to a 2 year appointment

Pam Hubley  
Councillor's Signature

May 13, 2024  
Date

Approval for agenda: Yes  No

Reason for Denial:

\_\_\_\_\_  
Mayor or Chair of Committee

\_\_\_\_\_  
Date