

AGENDA
MUNICIPAL COUNCIL
Bridgewater, NS
Tuesday, May 14, 2019 – 9:00 a.m.

Time & Page

1. CALL TO ORDER
2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION
 - 2.1 Proclamation – Gaelic Nova Scotia Month1-3
3. PUBLIC INPUT (15 Minutes)
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – Special Council of April 30, 2019
6. BUSINESS ARISING FROM MINUTES - Nil
7. AWARDING OF TENDERS/RFPs
 - 7.1 Award of Tender #2018-05-022 CES/CEF Parking Lot Paving Project4-5
 - 7.2 Award of Tender #2019-05-003 On Site Sewage Disposal System Installation
Project Group #23.....6-8
8. PRESENTATIONS/SCHEDULED TIMES - Nil
9. CONSIDERATION OF CORRESPONDENCE - Nil
10. RECOMMENDATIONS FROM COMMITTEES & BOARDS
 - 10.1 Finance Committee
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 - 11.2.2 Amendments to the Riverport & District SPS and LUB22-38
12. MAYOR’S/DEPUTY MAYOR’S/COUNCILLORS’ MATTERS
 - 12.1 Deputy Mayor’s Update
 - 12.2 Mayor’s Update
13. ADDED ITEMS
14. IN CAMERA
 - 14.1 Land Negotiations re Centre School Property under Section 22(2)(a) of the MGA
15. ADJOURNMENT

Gairm do Mhìos na Gàidheal

Ag aithneachadh làthaireachd na Gàidheal – ‘ro ‘n canan agus ‘n cultar, mar phàirt de dh’iomadachd bheartach na h-Albann Nuaidhe, ‘s ann am Mìos nan Gàidheal iomairt fad mìos, a bheir a-staigh cèilidhean, cruinneachaidhean do dh’innseadh sgeulachdan, bùithtean-obrach, taisbeanaidhean agus òraidean thaobh iomadh buaidh shòisealta agus eaconamaich a th’ aig can agus cultair nan Gàidheal air Co mann na h-Albann Nuaidhe.

‘S e Gàidheil na h-Albann Nuaidhe, a fheadhainn aig bheil sinnsearachd Ghàidhealach, luchd-ionnsachaidh na Gàidhlig, an fheadhainn a tha ‘sàs ann an cultair nan Gàidheal agus a fheadhainn a tha dìreach a’ faireachdainn gu bheil ceangail aca ri canan agus cultar nan Gàidheal ‘s a’ mhòir roinn a bhios a’ cumail suas a’ mhìos.

As leth Comhairle _____, bu mhath leam mo chuid taing a thoirt do _____ is a h-uile duine ‘s a’ choimhearsnachd Ghàidhealaich ann an _____ a bhios a’ cumail suas a’ mhìos, a’ sealltainn mar a tha dearbh-aithne chultarach agus ‘iomadachd bheartach ‘na bunait do thogail nan coimhearsnachdan againne!

Gaelic Nova Scotia Month Proclamation

Recognising the Gaels’ presence through their language and culture as part of Nova Scotia’s rich diversity, Gaelic Nova Scotia Month is a month-long initiative that includes ceilidhs (visits), storytelling, gatherings, workshops, presentations and talks on the many social and economic impacts Gaelic Language and culture expression make in Nova Scotia Society.

The month is celebrated by Nova Scotia Gaels, those who have Gaelic origins, Gaelic language learners, those involved in Gaelic cultural expression and those who simply feel a connection to the language and culture of the Gaels in the Province.

On Behalf of _____, I would like to extend my personal thanks to the _____ and everyone in the Gaelic Community in _____ for celebrating this month, demonstrating how cultural identity and its rich diversity is the foundation upon which we build our communities!

Signed by: _____

Date: _____



Alba Nuadh Gairm

Mìos nan Gàidheal

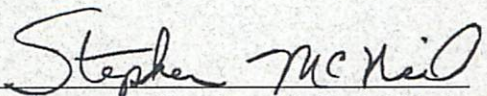
SEACH GUN cuir agus gun do chuir Gàidheil an Albainn Nuaidh - thro'n cànan, thro'n cultur agus thro'n dearbh-aithne - ri foghlaim, ris an t-suidheachadh sòisealta, agus ris an eaconomaidh ann an iomadh dòigh ann am mór-roinn na h-Albann Nuaidhe;

SEACH GU bheil 2018 a' comharrachadh 22 bliadhna o'n a chaidh Mìos nan Gàidheal a chur air chois; agus

SEACH GUR e Alba Nuadh an t-aon àite taobh a-muigh na Roinn Eòrpa far an téid a' Ghàidhlig, a cultur agus a dearbh-aithne a chompàirteachadh o ghlùin gu glùin 's a' choimhearsnachd is far a bheil dualchas Gàidhealach aig aon trian an t-sluaigh ann;

MAR SIN tha mise, Steaphan MacNill, Prìomhaire na h-Albann Nuaidhe, a' gairm a' Chéitein 2018, 'na mhìos dha na Gàidheil ann am Mór-roinn na h-Albann Nuaidhe.




Honourable Stephen McNeil, M.L.A.
Premier of Nova Scotia

Signed at Halifax, Nova Scotia



Nova Scotia

Proclamation

Gaelic Nova Scotia Month


WHEREAS *Gaels in Nova Scotia through Gaelic language, culture and identity make and have made numerous educational, social and economic contributions to the province of Nova Scotia; and*

WHEREAS *2018 marks the 22nd anniversary of Gaelic Nova Scotia Month; and*

WHEREAS *Nova Scotia represents the only remaining area outside of Europe where Gaelic language, culture and identity are shared and passed on from generation to generation in community and where approximately one third of the population has Scottish Gaelic heritage;*

THEREFORE I, Stephen McNeil, Premier of Nova Scotia, do hereby proclaim the month of May, 2018 to be "**Gaelic Nova Scotia Month**" in the Province of Nova Scotia.




Honourable Stephen McNeil, M.L.A.
Premier of Nova Scotia

Signed at Halifax, Nova Scotia



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Council

SUBMITTED BY: Stephen Pace, MBA, P.Eng., Director of Engineering & Public Works

DATE: May 14, 2019

RE: Tender Award 2018-05-022: Parking Lot Reconstruction - 417 Harold Whynot Road

RECOMMENDATION

That Council authorize staff to award Tender 2018-05-022 Parking Lot Reconstruction - 417 Harold Whynot Road to Town and Country Property Improvements for \$107,790.13, plus HST.

BACKGROUND

The CEF Building located at 417 Harold Whynot Road is a municipally-owned property currently being leased by the Department of National Defense. The parking lot is in extremely poor condition and has extensive cracking and potholes. These issues not only make it difficult for vehicles to negotiate, but also create safety concerns for people walking. Snow removal contractors have also noted that snow and ice removal is extremely difficult due to the deteriorated surface.

There is an additional unpaved section of the parking lot the tenant has requested to be paved. This area would be safer, neater and easier to use and maintain if paved.

The design of this project was completed by ABLE Engineering Services Inc. in collaboration with Municipal Engineering Staff. The design includes re-grading the entire parking lot, including the unpaved section, and the installation of a catch basin to improve drainage in the parking lot. Drainage improvements will create a more stable foundation, prevent ice formation in the winter months and result in increased asphalt life. The new asphalt surface will allow for greater tenant safety, as well as improve overall building aesthetics.

DISCUSSION

A tender for the construction portion of the CEF Parking Lot Reconstruction project was issued April 2, 2019 and closed on April 17, 2019. Four (4) bids were received and accepted by the closing date of April 17, 2019 and are summarized in the table below:

<i>Tenderers</i>	<i>Price (excl. HST)</i>	<i>HST (15%)</i>	<i>Total Price</i>
<i>Dexter Construction</i>	\$128,470.00	\$19,270.50	\$147,740.50
<i>Atlantic Road Construction and Paving</i>	\$165,000.00	\$24,750.00	\$189,750.00
<i>Aberdeen Paving Ltd.</i>	\$151,000.00	\$22,650.00	\$173,650.00
<i>Town and Country Property Improvements</i>	\$107,790.13	\$16,168.52	\$123,958.65

Table 1: Accepted Bids for Tender 2018-05-022

BUDGET IMPLICATIONS

The capital budget amount for this project is \$165,000.00, Town and Country Property Improvements has submitted a price of \$107,790.13, plus HST. Including the net HST, the price is \$112,410.02, which is less than MODL's capital budget estimate.

CONCLUSION

Tender 2018-05-022: Four (4) bids were submitted and accepted. Of the four accepted bids, the lowest bid was received by Town and Country Property Improvements in the amount of \$107,790.13, excluding HST.

Tender Award Recommendation: Council award Tender 2018-05-022 to Town and Country Property Improvements for the cost of \$107,790.13, plus HST.



Municipality of the District of Lunenburg

MEMORANDUM

REPORT TO: Council

SUBMITTED BY: Maria Butts, LaHave River Project Manager

DATE: May 14, 2019

RE: Tender Award: On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #23

RECOMMENDATIONS

Authorize staff to award tender 2019-05-003 to CK Earthworks in the amount of \$93,940.00 plus HST.

EXECUTIVE SUMMARY

Three (3) bids were received and accepted for *Tender 2019-05-003 On-Site Sewage Disposal System Installations for LaHave River Properties. Project Group #23.*

The scope of work consists of the supply and installation of five septic systems located on private property belonging to homeowners who have applied to participate in the LaHave River Straight Pipe Replacement Program (SPRP), administered by the Municipality of the District of Lunenburg (MODL).

Tender 2019-05-003 is a bundle of five alternative treatment units.

BACKGROUND

In the Spring of 2016, *Our Living Future* campaign was launched to bring awareness and education around the issue of straight pipes and their impact on the LaHave River and Council authorized staff to make an application to the New Build Canada Fund for a SPRP. Staff were directed to prepare a Wastewater Management District (WWMD) By-Law and policies to implement such a program. The drafted By-Law and policies have since been adopted by Council.

On June 29, 2017, federal and provincial authorities announced joint funding along with the Municipality for the replacement of straight pipes with on-site sewage disposal systems along the LaHave River.

Replacement of straight pipes with functioning septic systems required the services of a qualified engineer to select, design, and oversee the installation of approved septic systems. As such, council authorized staff to award of *RFP 2017-05-400 On-Site Sewage Disposal System Design for Lahave River properties* to ABLE Engineering Services Inc (ABLE) on August 22, 2017.

To date, MODL has received 168 applications for replacement from property owners within the WWMD and has installed ninety (100) new On-Site Sewage Disposal Systems.

Over the past number of months, MODL has been working with ABLE to produce sewage disposal designs for each property owner enrolled in the SPRP. Five designs were selected from those completed to date for inclusion in tender 2019-05-003.

No Municipal dollars are being spent on this program as the federal and provincial grants cover up to two thirds of the cost and all eligible homeowners are required to pay the remaining one third.

DISCUSSION

Tender 2019-05-003 was posted on Thursday, April 18, 2019 and closed on Thursday, May 2, 2019.

Three (3) bids were received and accepted by the deadline. Accepted tenderer names and bids are described in Table 1 below:

Funding	Total Bid (w/o HST)
Provincial/Federal Grants	2/3
Property Owner	1/3
Tenderers	
Town & Country Property Improvements Ltd.	\$104,601.41
Dennis Lively Construction & Backhoe Services	\$99,106.00
CK Earthworks Limited	\$93,940.00

Table 1: Accepted Bids for Tender 2019-05-003

Under the scope of work for this tender, the successful bidder is required to complete all excavation, bedding, pipe laying, backfill and compactions. They are to supply all septic tanks, miscellaneous fittings, filter sand, stone and concrete. The successful bidder is also required to complete leakage testing, and all surface restoration and any other work as specified and shown on the design drawings.

CONCLUSION

Tender 2019-05-003: Three (3) bids were submitted and accepted. Of the three accepted bids, the lowest bid was received by CK Earthworks Ltd of Bedford, NS.

Tender Award Recommendation

Tender: 2019-05-003 On-Site Sewage Disposal System Installation for LaHave River Properties. Project Group #23.

Scope of Work: Install five On-Site Sewage Disposal Systems on five properties along the LaHave River.

Closing Date: May 2, 2019

Funding	Total Bid (w/o HST)
Provincial/Federal Grants	2/3
Property Owner	1/3
Tenderers	
Town & Country Property Improvements Ltd.	\$104,601.41
Dennis Lively Construction & Backhoe Services	\$99,106.00
CK Earthworks Limited	\$93,940.00

Table 1: Accepted Bids for Tender 2019-05-003

Tender Award Recommendation:

Council award Tender 2019-05-003 to CK Earthworks Ltd for the cost of \$93,940.00 plus HST.



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

April 30, 2019

To Her Worship, Mayor Bolivar-Getson, and Councillors
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Finance Committee, in session on Tuesday, April 30, 2019, made the following recommendations to Council:

1. that Municipal Council award \$5,000 from the Canada Day Grant account to support community Canada Day Events on July 1, 2019 as follows:

• New Germany Canada Day Committee	\$1,000
• Riverport & District Fire Department	\$1,000
• Canada Day on the LaHave (Bridgewater)	\$1,000
• Petite Riviere Fire Department	\$700
• Tancook Island Recreation Centre Association	\$500
• Lunenburg Yacht Club	\$500
• Riverport & District Community Centre	\$300
2. that Municipal Council approve the Sponsorship Ad request of the DesBrisay Museum for \$200 to support their free programming for 2019.
3. that \$1,000 from the Sponsorship Ad Grant Account be approved for the South Shore Exhibition, as a platinum sponsor, being held at the Exhibition Grounds in Bridgewater from July 23-28, 2019
4. that Municipal Council endorses the Flood Risk Mitigation Study – Petite Riviere Watershed as the funding priority for the 2019 Flood Risk Infrastructure Investment Program.

Respectfully submitted,

Chairman and Members
Finance Committee

/rh
Attachments



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Finance Committee

FROM: Tissy Bolivar
Recreation Program Coordinator

DATE: April 30, 2019

RE: Canada Day Grants
c.c. Trudy Payne, Director of Recreation Services

RECOMMENDATION

The Finance Committee recommend to Municipal Council that we award \$4,700 from the Canada Day Grant to support community **Canada Day Events** on July 1, 2019 as follows:

New Germany Canada Day Committee - \$1,000
Riverport & District Fire Department - \$1,000
Canada Day on the LaHave (Bridgewater) - \$1,200
Tancook Island Recreation Centre Association - \$600
Lunenburg Yacht Club - \$500
Riverport & District Community Centre - \$300

Motion Required

BACKGROUND

The Municipality has sponsored these events for several years. See summary on page 2.

BUDGET IMPLICATIONS

The budget for these grants is equivalent to the request.



Tissy Bolivar

TB/sc

Canada Day Grants - Summary

75% of costs up to a maximum of \$1200.

Organization	2011	2012	2013	2014	2015	2016	2017	2018	2019
New Germany Canada Day Committee	\$1100	\$1,000	\$1,000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1,100
Riverport & District Fire Dept.	\$1100	\$1,000	\$1,000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1,000
Canada Day on the LaHave (Town of Bridgewater)	\$1100	\$1,000	\$1,000	\$1000	\$1000	\$1000	\$1000	\$1000	\$1,200
Petite Riviere Fire Department	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$700	0
Big Tancook Community Centre Association	\$700	\$600	\$600	\$600	\$600	\$600	\$600	\$500	\$600
Lunenburg Yacht Club	0	0	0	\$300	\$500	\$500	\$500	\$500	\$500
Riverport & District Community Centre	0	0	0	0	0	0	0	0	\$300
Total Budget	\$4,600	\$4,200	\$4,200	\$4500	\$4700	\$4700	\$4700	\$4700	\$4,700



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Finance Committee
FROM: Tissy Bolivar, Recreation Program Coordinator
DATE: April 30, 2019
RE: Sponsorship Ad – DesBrisay Museum
c.c. Trudy Payne, Director of Recreation Services

RECOMMENDATION

That the Finance Committee recommend that Municipal Council approve the Sponsorship Ad request of the **DesBrisay Museum** for **\$200**, to support their FREE programming in 2019.

Motion Required

BACKGROUND

As of December 1, 2018, the museum is fully accessible by making admission free to patrons year-round. The museum strives to reach a broader local audience through expanding their programming and offering a range of diverse events.

This sponsorship will result in FREE family programming offered through the museum. The programming will encompass art, culture, nature and history.

In addition to receiving recognition as a sponsor, the following benefits are included:

- Tax receipt for donation
- Corporate logo recognition at the museum entrance year-round and website
- Your company name will be recognized at program(s) supported by your donation and on promotional materials including posters and events calendars
- A certificate for framing will be sent to hang at the office
- Recognition on the Museum website as a partner

BUDGET IMPLICATIONS

Their suggested donation amount is \$100 per program. There are enough funds in the Sponsorship Ad Grant account to cover this recommendation.



Tissy Bolivar

TB/sc



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181/ Fax: 902-543-7123/ Web Site: www.modl.ca

MEMORANDUM

TO: Finance Committee

FROM: Tissy Bolivar
Recreation Program Coordinator

DATE: April 30, 2019

RE: Sponsorship Ad Grant: South Shore Exhibition – Firefighters Challenge
c.c. Trudy Payne, Director of Recreation Services

RECOMMENDATION

The Finance Committee recommend to Municipal Council that \$1,000 from the Sponsorship Ad Grant account be approved for the **South Shore Exhibition**, as a platinum sponsor, being held at the Exhibition Grounds in Bridgewater between July 23 – 28, 2019.

Motion Required

BACKGROUND

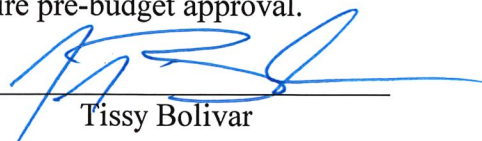
The Municipality has sponsored the South Shore Exhibition Firefighters Challenge event since 2016 in the amount of \$1,000 through the National/Provincial Event Grant. The past 2 years, the Firefighters Challenge has been cancelled and the sponsorship was applied towards another event.

By sponsoring the South Shore Exhibition as a platinum sponsor, it includes:

- 24 complimentary day passes OR 4 weekly bracelets
- Included as VIP Sponsor in radio announcements
- 2 company banners displayed inside the grounds
- Recognition on the PA system daily
- An invitation for 2 to the “Appreciation Pork/Beef BBQ”
- Name on trophy (if applicable)
- Appreciation souvenir gift and appreciation certificate
- A company profile write-up in the program
- Company logo printed on the Exhibition poster and on the website
- Company name on the thank you page of the Exhibition program

BUDGET IMPLICATIONS

The maximum that can be awarded within the Sponsorship Ad Grant is \$500, however MODL has supported this event through another grant in the amount of \$1,000. There are enough funds available in the account. This request may require pre-budget approval.


Tissy Bolivar

TB/sc



Municipality of the District of Lunenburg

Council
Date: May 14, 2019
Item: #10.1.4
Authorization: K. Malloy

MEMORANDUM

TO: Council

FROM: Amy Wamboldt, Grant Coordinator

DATE: April 23, 2019

RE: Flood Risk Mitigation Study – Petite Riviere Watershed

Suggested Motion:

“that Municipal Council endorses the Flood Risk Mitigation Study – Petite Riviere Watershed as the funding priority for the 2019 Flood Risk Infrastructure Investment Program”.

Background:

Municipal Council, in session on Tuesday, September 25, 2018, made the following motion:

“that Municipal Council authorize staff and Council representatives to:

- sit on an ad-hoc committee to help develop a proposal to hire a consultant to complete a study to assess past, current and future flooding;
- to enable the Municipality's Grant Coordinator to assist the Committee and Commission to seek out funding opportunities for the study and infrastructure; and
- to repurpose the funds from the reserve account that were allocated for the purchase of the lake level monitoring equipment, to be used to fund this study.”

At the time of Council’s motion, there was an open call for applications through the National Disaster Mitigation Program (NDMP). The NDMP is a Federal program, which is administered through the Provincial Department of Municipal Affairs.

With Council’s endorsement, staff submitted a funding application under the NDMP to complete a risk assessment and study with the following goals:

- Identification, complete with illustration, of the potential flooding hazards that are present within the Petite Watershed area during various precipitation events.
- A full description with illustration of past flooding events.
- An assessment of the likelihood of the future occurrence of flooding.
- A description of potential impacts to people, economy, structures and networks, the natural environment, and the community’s vulnerabilities to such impacts.
- Identification of regulatory considerations and environmental impacts that may limit possible future mitigation options.
- Collection of stakeholder’s goals and expectations related to current and possible future water level conditions, gaining knowledge on sensitive infrastructure and services, history of changes,

and general improvements they would like to see. Stakeholder input will also be collected on which areas, services and infrastructure requires protection, and what level of priority should be assigned to each.

- The development of a public information tool to ensure preparatory measures are in place to protect people and properties to reduce the impacts of future flooding occurrences.

The NDMP funding request was for \$9,200, with a total project budget of \$18,400. MODL's contribution of \$9,200 will use the full amount of the money being held in the Petite Riviere Environmental Reserve account.

On April 4, 2019 staff were informed of the success of the NDMP application.

The timing of the NDMP award allowed staff to consider the possibility of leveraging funding through the Provincial Flood Risk Infrastructure Investment Program (FRIIP) to expand on the Risk Assessment Study. The purpose of the FRIIP is for the Province to invest 50% funding in infrastructure which reduces flood risks and community vulnerability.

On April 23, 2019 a meeting was held with representatives from the Hebbville Village Commission to discuss what components should be studied as part of a flood mitigation study. Incorporating the input from the Commission, staff are recommending that an application under the FRIIP program include the following study parameters:

- Land use planning options;
- Flow control measures;
- Conveyance capacity increase;
- Flood protection measures; and
- Relocation of vulnerable structures at risk.

The mitigation study will allow for other possible or specific flood mitigation options to be identified through stakeholder engagement (i.e. Hebbville Village Commission) and professional expertise.

Possible stakeholders to be involved in the mitigation study are:

- Bridgewater Public Service Commission
- Municipality of the District of Lunenburg
- Hebbville Village Commission
- Fancy Lake Land Owners Associations
- Bluenose Coastal Action Foundation
- Members of Public
- Nova Scotia Department of Environment
- Nova Scotia Department of Fisheries and Aquaculture
- Local Industry
- Nova Scotia Emergency Management
- Regional Emergency Management Organization
- Local MP/MLA

All flood mitigation options identified as part of the study will be fully evaluated through a feasibility analysis, consisting of the following possible factors:

- Change in average watershed lake level, including depth changes in Fancy Lake

- Project Cost
- Operational Cost
- Management Requirements, if relevant
- Environmental Considerations, including any down-river impacts
- Economic Impacts
- Social Acceptance

The mitigation study is estimated to cost approximately \$80,000, with \$40,000 of the cost to be borne by MODL.

The deadline for FRIIP funding applications is May 6, 2019. The applications must include a resolution of Council supporting the application.

Following the completion of a flood mitigation study, Council will be in a position to discuss the identified mitigation options and determine if future action will be taken.

M E M O R A N D U M

TO: Municipal Council
FROM: Trudy Payne, Director of Recreation Services
DATE: May 7, 2019
RE: Designated Community Project Fund

RECOMMENDED MOTION

That the Municipality of the District of Lunenburg grant the Lunenburg Yacht Club \$21,155 as per the criteria outlined in the Designated Community Project Fund Policy – MDL-48.

BACKGROUND

At the February 21, 2017 Council Meeting, Council approved an application submitted by the Lunenburg Yacht Club under the Designated Community Project Fund, Policy MDL-48 to assist them in raising \$450,000 in capital funds for capital projects for the Club.

Recently, there were twenty-nine donations totalling \$21,300. The amount of \$21,155 is being recommended to be approved as \$145 will be retained by MODL for administrative charges as per Policy MDL-48.

BUDGET IMPLICATIONS

There would be no implications to the budget.

ALTERNATIVES

The alternative would be to not issue the Lunenburg Yacht Club this grant, money in which they have raised on behalf of capital projects to be undertaken to the Club.

CONCLUSION

The Designated Community Project Fund was developed and approved by MODL to aid non-profit groups in raising capital funds for projects. In fact, it was a capital project of the Lunenburg Yacht Club originally that was the motivator for MODL to consider the possibility of establishing such a policy.

Memorandum

To: Mayor Bolivar-Getson and Members of Municipal Council
CC: Kevin Malloy, C.A.O.
From: Jeff Merrill, MCIP, LPP, Director of Planning & Development Services
Date: May 14, 2019
Re: Building Inspection Services Agreement with Bridgewater

MODL has received a request from the Town of Bridgewater (TOB) to provide backup building inspection services. MODL has an agreement with TOB for TOB to provide backup building inspections in MODL however the agreement does not enable MODL building officials to conduct inspections in TOB. The request is to provide as much coverage as our building officials can during a 10-day period mid-summer and to provide backup if their Building Official takes a day off between now and March 2020. While Staff will strive to provide the service to TOB when needed, the agreement is structured so that it does not commit MODL to conduct the inspections if our Building Officials are too busy and are not able meet our service levels.

MODL has a similar agreement to provide building services to the Town of Lunenburg for which TOL is billed on a monthly basis for the service. Regionally MODL has an agreement with three neighbouring municipalities (Chester, Lunenburg, and Mahone Bay) to share in the costs to setup and provide joint building inspection services (the regional agreement also includes Fire Inspection and Dangerous and Unsightly Administration services.) While TOB was involved in the initial discussions to move to a regional service they chose not to enter the regional agreement, at that time.

The attached agreement is structured the same as the June 2017 agreement signed between MODL and TOB. The only difference is the agreement has been reversed so MODL building officials are able to conduct building inspections in TOB.

Recommendation

Staff recommend that Council authorize the Mayor and Municipal Clerk to sign the agreement to provide backup building inspection services to the Town of Bridgewater. Although the agreement was based on an existing agreement that received legal review staff are recommending that before the agreement is signed that our legal department complete a review of the agreement.

Motion

That Municipal Council authorizes the Mayor and the Municipal Clerk to sign an agreement for MODL to provide backup building inspection services to the Town of Bridgewater and further that before signing the agreement that a legal review be completed.

THIS AGREEMENT dated the ____ day of _____ 2019

BETWEEN:

THE TOWN OF BRIDGEWATER, a municipality incorporated pursuant to the laws of Nova Scotia, hereinafter referred to as "TOB" and all other places.

OF THE FIRST PART

-and-

THE MUNICIPALITY OF THE DISTRICT OF LUNENBURG, a municipality incorporated pursuant to the laws of Nova Scotia, hereinafter referred to as "MODL" and all other places.

OF THE SECOND PART

WHEREAS TOB requires the services of a Certified Building Official for carrying out inspections under the Building Code Act on an as needed basis;

AND WHEREAS Section 5 (3) of the Building Code Act allows TOB to enter into an Agreement with another council or regional organization to provide building inspection services to TOB so as to properly cover the administration and enforcement of the Building Code Act within TOB;

AND WHEREAS MODL is prepared to provide these required services, when available to do so, on the terms and conditions hereinafter set forth.

NOW THEREFORE WITNESSETH that in consideration of One Dollar (\$1.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) the parties hereto covenant and agree as follows:

1. That MODL shall provide those services which may be necessary for the administration and enforcement of the Building Code Act within TOB when available. MODL, in providing these services, shall be responsible for ensuring all individuals carrying out these services are qualified to do so and shall provide TOB with a copy of the Diploma of Qualifications, as issued by the Nova Scotia Building Code Training Certification Board, for all individuals providing said services.

2. The parties agree that the provision of services pursuant to this Agreement shall not constitute an employment contract between any individuals carrying out the necessary services. MODL shall remain responsible for all wages, benefits, remittances and the like, either required by federal or provincial law or as a term of any contract between the individuals providing the services and MODL.

3. TOB shall hereafter provide MODL with the administrative support, which MODL may periodically require regarding the provision of its services under this Agreement.

4. MODL shall bill TOB on a monthly basis for all services provided hereunder. Services shall be billed at the average hourly rate of all Certified Building Officials multiplied by 1.49 plus a per kilometer rate billed at the TOB mileage rate. Furthermore, in the event of any litigation arising from actions of MODL inspectors in the conduct of their duties on behalf of TOB, the TOB shall remain responsible for any costs arising from those inspectors necessary involvement in the litigation process.

5. MODL shall be responsible for carrying and maintaining adequate insurance coverage with respect to its responsibilities under this Agreement. This insurance shall cover bodily harm, property damage, and any other loss occasioned or incurred as a result of MODL's role in carrying out the terms of this Agreement. A minimum limit per occurrence of \$15,000,000.00 shall be maintained. MODL shall add TOB as an additional insured under MODL's insurance policy.

6. MODL shall indemnify and hold harmless TOB and its inspectors, agents and employees for all actions, causes of action, negligence (excluding gross negligence), or any other legal consequence (including damages) arising as a result of implementation of this Agreement.

7. MODL shall hereafter provide TOB, upon request, with a copy of the insurance policy which is required to be put in place under Section 5 of this Agreement.

8. MODL shall provide TOB with thirty (30) days written notice of the cancellation, material change or expiry of any insurance policy as required under Section 5 of this Agreement.

9. This Agreement may be terminated by TOB or MODL at any time upon providing 90 days written notice to the other party.

10. This Agreement shall bind the parties, their heirs, successors and assigns.

11. The laws of the Province of Nova Scotia shall govern both the application and interpretation of this Agreement.

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

SIGNED, SEALED AND DELIVERED)

)

) **TOWN OF BRIDGEWATER**

In the presence of)

)

) Per:

)

) _____
David MITCHELL, Mayor

)

Witness

)

) Per:

)

) _____
Tammy CROWDER
Chief Administrative Officer

)

)

) **MUNICIPALITY OF THE DISTRICT OF LUNENBURG**

)

) Per:

)

) _____
Carolyn BOLIVAR-GETSON, Mayor

)

) Per:

)

) _____
Sherry CONRAD,
Municipal Clerk

)

)

Witness



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
CC: Jeff Merrill, Director of Planning & Development Services
DATE: May 14, 2019
RE: Amendment to the Riverport & District Secondary Planning Strategy and the Land Use By-law Riverport District Fire Hall (3802 Highway 332, Riverport, NS, PID 60187267)
ORIGIN: Municipal Council meeting, December 11, 2018, Resolution 11.3.1.A.

RECOMMENDATION

On May 7, 2019, Planning Advisory Committee has reviewed the amendments to the Riverport & District Secondary Planning Strategy and Land Use By-law. It is recommended that the Municipal Council accepts the recommendation of the Planning Advisory Committee for Council to amend the Riverport Secondary Planning Strategy and Land Use By-law. If the Council accepts the recommendation, the motion of the Council should be structure as follows:

“That Municipal Council accepts the recommendation of the Planning Advisory Committee for Council to approve the by-law amending the Riverport & District Secondary Planning Strategy and the Land Use By-law as presented in Option 1 of this staff report, dated May 7, 2019, and conducts First Reading of the same.

Further that,

Council to give Public Notice of their intentions and set a Public Hearing date of Tuesday, June 11, 2019, at 8:30 a.m. in the Municipal Council Chamber.”

INTRODUCTION

At a Municipal Council meeting on December 11, 2018, the Council passed a resolution to “forward the amendment application, as submitted by the Riverport Fire Commission, to the Riverport & District Area Advisory Committee for review and recommendation to the Planning Advisory Committee.” As such, staff has conducted a review of the proposed development of Riverport District Fire Hall. This report contains background and discussions around the amendment to the Secondary Planning Strategy and Land Use By-law, followed by some options from staff that the Committee may pursue.

BACKGROUND

After the organization of Fire Commission in 1946, Riverport District Fire Hall (3802 Highway 332, Riverport, NS; PID 60187267) was built in 1951 along with its extension added in 1976. Fire protection service is deemed especially critical to the community due to a few incidents occurred in 1920 and 1981.

Applicant is requesting an addition of 3-bay garage attached to the existing structure for the following reasons: (1) to accommodate the tall heights of modern fire trucks, and (2) to plan for a future renovation in installing an elevator to the

second story. Upon receiving the proposal, staff has noted two policy misalignments: Policy 4.1.4 (Structural Size) and Policy 4.3.2 (Watercourse Setback). The Structural Size Policy states that “within the RU-3 Zone, institutional uses that exceed the thresholds established in the Land Use By-law Section 5.2.1.a) of 371.6m² (4,000ft²) may be permitted by Development Agreement”, while the Watercourse Setback Policy states that “in all zones, development near a significant watercourse shall be setback from the ordinary highwater mark by at least 20 metres horizontally, pursuant to By-law 4.11.1.” More detailed comments regarding the policy misalignments are attached in Appendix A.

While the Structural Size requirement may be accommodated by a development agreement, the watercourse setback requirement may only be met through the amendment of the planning documents. The applicant agreed to follow the amendment process to exempt this development from policy requirement, in which the Council directed staff to forward the application to the Riverport Area Advisory Committee and to provide recommendations based on subsequent information.

Property Details

The existing structure of Riverport District Fire Hall is 3,330ft² with the proposed addition of 2,790ft², as shown in Attachment B. The Fire Hall faces a number of adjacent properties.

- In the east, Riverport Metal Works Limited, an industrial building with a pile of metal scraps by shoreline.
 - Three parcels of undeveloped tidal marsh exist (owned by private landowners) between the Fire Hall and the Metal Works building.
- In the west, Riverport Electrical Lighting Company office, a commercial building in a tiny house partially on water.
 - Two parcels of undeveloped vegetated land exist (owned by the Fire Commission) between the Fire Hall and the Company office.
- In the southeast, a paved parking lot owned by the Fire Commission and Shepherds Hill Road (a public right-of-way).
- In the southwest, Ritcey Cove Manor, a multi-unit residence dedicated to senior population owned by South Shore Housing Authority.
- In the north, a shoreline of LaHave River and Ritcey Cove.

Environmental Conditions

The proposed site has a flat slope of 1.0% due to an artificial alteration to the property's elevation. This is judged from the property resembling a plateau in respect of adjacent properties and being armoured with rock wall. Coastal erosion may be a potential concern in the area due to tidal activities, although there has been no known history of flooding and the perimeter of Fire Hall property abutting the shoreline is fully armoured.

Building Costs

The current Area Fire Tax Rate is 12 cents per \$100 (0.12%) of assessment value, bringing approximately \$339,000 of revenue in 2018/2019 fiscal year. Fire Commission currently has a reserve fund of \$1,350,000, with \$1,000,000 dedicated to addition and renovation of the Fire Hall. This project is expected to cost between \$600,000 and \$750,000, while the construction of new building is estimated \$2,500,000 plus utility installment and other associated costs.

Inter-department Feedbacks

MODL Engineering Department. The Fire Hall currently has a straight pipe to LaHave River. The Fire Commission did apply for the Straight Pipe Replacement Program last year, in which then the MODL Engineering Department has completed the design assessment for a new onsite sewage disposal system in 2018 Fall. It is currently being reviewed by the NS Department of Environment. The new system should be installed in 2019 Summer.

NS Department of Environment. NSE does not issue approvals for work in marine waters; this is done by Lands & Forestry in the Lunenburg office. In this case, no approval would have been required from NSE anyway since the work, as depicted, does not cause an alteration to a watercourse. It is recommended, however, that the persons responsible for this work ensure that adequate erosion and sedimentation control measures are employed as the work is close to a watercourse. Sedimentation to a watercourse is an issue and a potential cause for NSE to take regulatory actions.

NS Department of Land and Forestry. Staff has reviewed the area and there isn't any significant wildlife habitat where the work will take place. From a biodiversity perspective, the department has no concerns.

NS Department of Transportation and Infrastructure Renewal. The front of the structure towards the highway Right-of-Way is to have the same setback as the existing structure from Route 332. Otherwise, the Department has no objection to the addition as proposed.

NS Department of Municipal Affairs. Building in an area known to be at risk of flooding is not ideal, especially when the building houses services that may be essential to the emergency response in a flood event. Although the *Coastal Protection Act* is not in force, the Statement of Provincial Interest under the *Municipal Government Act*, in some situations, may allow the Municipality to mandate flood proofing standards as a condition of development approval.

Regional Emergency Management Office. It would not be suitable to construct or expand a fire hall in a moderate to high flood risk area. That would be considered to be putting Critical Infrastructure at risk, as well as potentially compromising Emergency Response within the community. There may be mitigation restrictions possible such as building above flood level, but it would not likely be practical. The only other condition would be to have a relocation plan for assets and all equipment that would be actioned in the early warning phase of any potential flood event.

DISCUSSION

To amend a land use by-law, new provisions or exemptions from existing provisions must be relatively aligned with the Council's policy stated in the Planning Strategy. In a case of amending the land use by-law in a conflicting manner, it is the Council's decision to amend the Planning Strategy to stay consistent. As stated in Appendix A, several policy misalignments exist in consideration of the proposed amendment.

Structural Size

In the Rural Zone (RU-3), the total Structural Size must be smaller than 4,000ft². While the current size of the building is 3,330ft², the projected size upon the completion of construction is 6,120ft² – triggering a requirement for obtaining a Development Agreement. Although Policy 6.1.7. allows the expansion of non-conforming structures, this proposal is considered as new encroachment as it violates an additional provision within the Land Use By-law.

However, the Secondary Planning Strategy also states that the intentions of Council are not to stop a landowner from any particular land use within the Rural Three (RU-3) Zone, but simply to require that the community be made aware of large-scale land-uses and those that have the potential to impact on the character of the community. This amendment process initiated a public information session in Riverport, enough for the community members to be aware of this proposal.

Environmental Impacts

All developments are prohibited within 20 metres of a watercourse in Riverport Plan Area. Due to its proximity to a shoreline, almost the entire property is under the setback requirement; therefore, any addition to the existing structure is realistically impossible. An exemption to this provision requires amending both planning documents. The intention is to protect

the natural vegetation adjacent to the watercourse for erosion control. The proposed site has a flat slope of 1.0% and is paved. No vegetation exists to be removed during construction. Staff from Nova Scotia Department of Environment and Department of Lands & Forestry also stated that, since alteration to a watercourse will not occur and no significant wildlife habitat exists in the property, both departments have no concerns in terms of the environmental impacts.

Policy Intention

Council identifies three major areas of concern to be addressed as goals: environmental protection, economic growth, and social enhancement. The existing policies should align with these goals. To amend the Planning Strategy, a policy in question should be relatively aligned with the goals before the Council may proceed in making an exemption.

Shoreline Viewplane Protection. Policies 3.3.5. and 3.4.2. state about the shoreline protection from development, and that the Council encourages economic growth away from the shoreline to protect the view. These policies are especially relatable to this case, as Highway 332 is a provincially designated scenic route – the Lighthouse Route. A site visit from staff supports the effectiveness of this policy, as a significant number of pedestrians and cyclists use this road for recreational purposes, even in non-summer seasons.

Community Impacts. Although the policy documents seldom mention about the importance of community fostering and hazard protection, Riverport Fire Hall provides exceptional services to the adjacent communities. Fire protection is especially important due to the history of devastating fires in the village, and the Fire Hall also hosts community events and serves as a gathering space for nearby residents. In consideration, this proposal conforms to one of the goals set by the Municipal Council; that is to promote Riverport as an attractive rural residential environment for all ages.

Sea Level Rise & Flood Risk

Riverport District Fire Hall faces a shoreline with tidal activities, which is subject to sea-level rise and stronger storm surge events. Table 1 shows the expected sea level rise in different years and in different storm surge events. The cells highlighted in light orange indicate the scenarios that affect the proposed development, situated between 3.50 and 3.99 metres above sea-level, while the cells highlighted in darker orange indicate the scenarios that affect the existing structure, situated at 4.00 metres above sea-level.

Table 1: Sea Level Rise Projections for Lunenburg County (Climate Station Bridgewater, HHWLT = 2.43m)

Year Projected (Margin of error)	Year 2000 (± 0.20m)	Year 2025 (±0.23m)	Year 2055 (±0.35m)	Year 2085 (±0.56m)	Year 2100 (±0.68m)
Total Sea Level Rise (m)	0.00	0.15	0.43	0.83	1.06
10-year storm (m)	3.14	3.29	3.57	3.97	4.20
25-year storm (m)	3.24	3.39	3.67	4.07	4.30
50-year storm (m)	3.31	3.46	3.73	4.14	4.37
100-year storm (m)	3.38	3.53	3.80	4.21	4.44

Source: Daigle, R. & Richards, W. (2011). [Scenarios and Guidance for Adaptation to Climate Change and Sea-Level Rise, NS and PEI Municipalities](#). Nova Scotia Department of Environment.

Data from the Department of Environment suggests that a 10-year storm in 2055 is more than enough to flood the ground floor of the proposed structure, along with the highway providing access to the site. Page 64 of the Municipal Climate Change Adaption Plan indicates that the Fire Hall is under Zone 2 (Orange), meaning the property will be flooded in the 1-in-50-year return period discharge with a 2-metre storm surge on high tide. By 2100, the site will be under water during some of the high tides – more specifically, at the Higher High Water at Large Tide (HHWLT).

Land Use Sustainability

The Fire Commission reserved about \$1 million into this development. Such a significant investment would benefit from long-term usage. Considering that the existing building was active for the last 70 years, it would be preferable for the new addition to last for next several decades. The future use of property must be considered as policy exemptions would be applied to a specific use (i.e. emergency services). It is important to acknowledge that, in the future, the longevity of Fire Hall may be challenged with the steady reduction in number of residents and the increase in pressure of fire district consolidation.

COMMUNICATION CONSIDERATIONS

A public information meeting was held on February 12, 2019, without noticeable objections from residents. The local Area Advisory Committee has met on April 23, 2019 and recommended the approval of the full application. Planning Advisory Committee held a meeting on May 7, 2019 to recommend the approval as well. Upon the approval of First Reading of this by-law amending Riverport planning documents, the Municipal Council will hold a public hearing in June 11, 2019.

CONCLUSION

Based on the discussions, staff would like to provide the Council with the following options for recommendation. The Council may adopt one of the following options as the motion of the Municipal Council:

Option 1: Approve the Application in Full

Council may adopt a motion to approve the Amendment application with First Reading of the by-law amendment. Applicant has requested to amend the Secondary Planning Strategy and the Land Use By-law in Riverport by creating provisions for emergency services to be exempted from the Structural Size Policy and the Watercourse Setback Policy. Similar to the provisions in place for Blockhouse Plan Area, a clause would be inserted stating that the emergency service facilities are not subject to complying with such policies.

Option 2: Reject the Application

Council may reject the Amendment application. Applicant will not be able to proceed with the construction of addition and will have to find an alternative way to satisfy the demand, such as a new construction on another property.

Option 3: Defer the Application after Consultations

Council may defer the decision on the Amendment application. Environmental impact assessment may be required before the decision can be made in order to examine the significance of its negative impact on the adjacent watercourse. The Committee may also recommend the submission of sediment mitigation plan and relocation plan as requested by the Department of Environment and the Regional Emergency Management Organization.

Appendix A: Policy Criteria Chart

Policy	Requirements	Staff Commentary
4.1.4.	Within the RU-3 Zone, institutional uses that exceed the thresholds established in the Land Use By-law Section 5.2.1.a) of 371.6m ² (4,000ft ²) may be permitted by Development Agreement.	Action Required. The total indoor area would be 568.6m ² . This proposal exceeds the building footprint threshold thereby requiring a Development Agreement. Amending the Secondary Planning Strategy and the Land Use By-law is another option.
4.3.1.	Where Council determines on the advice of a qualified person that there is a significant risk of environmental damage from any residential, commercial, or industrial development which may be permitted by development agreement or rezoning, an environmental impact assessment shall be undertaken by the developer for the purpose of determining the nature and extent of any impact. No amendment or development agreement shall be approved until Council is satisfied that the proposed development will not cause or result in environmental damage.	Satisfied with Condition. While this proposal may have an impact on the environment, it is difficult to define its degree of impact. A discussion is also needed whether this policy also applies to institutional uses. Staff at the Department of Environment and the Department of Lands and Forestry have stated that there are no concerns to this proposal since the work causes neither an alteration to a watercourse nor a significant damage to local biodiversity. A mitigative action may be required; see the staff commentary for Policy 4.3.2.
4.3.2.	In all zones, development near a significant watercourse shall be setback from the ordinary highwater mark by at least 20m horizontally, pursuant to By-law 4.11.1.	Action Required. Almost the entire property is within the 20-metre horizontal watercourse setback, as shown in Map 1. This requires an amendment to the Secondary Planning Strategy & the Land Use By-law. The intention of this policy is to protect the natural vegetation immediately adjacent to the watercourse for erosion control, since the soil in Riverport is highly erodible on steeper slope. The site is approximately 3.5 metres above sea-level and has a flat slope of 1.0%. The proposed site is already paved and used as parking spaces; therefore, no vegetation will be removed from construction. However, the Department of Environment has requested the applicant to ensure that adequate erosion and sedimentation control measures are employed since the proposed work is close to a watercourse. Sedimentation to a watercourse is a potential cause for the Department of Environment to take regulatory actions. Should this proposal be approved, the applicant must develop a sedimentation mitigation plan as part of the approval conditions.

6.1.7.	To incorporate within the Land Use By-law provisions enabling the extension, expansion, alteration or reconstruction of non-conforming structures, subject to satisfying the requirements of the zone in which they are located.	<p>Action Required. The existing Fire Hall is classified as a non-conforming structure, as the building was constructed before the Land Use By-law was in effect.</p> <p>Council intended this policy to provide for a relaxation of altering these restrictions on a non-conforming structure, as Council does not wish to impose undue hardship on the owners of these structures.</p> <p>This is conditional, however, as the Policy states that this exception is “provided the structure will not thereby be permitted to extend or increase any existing encroachment.” In this case, the proposed addition is creating a new encroachment of Policy 4.1.4. and increasing the existing encroachment of Policy 4.3.2.</p>
7.1.4. a)	The proposal conforms to the intent of the Municipal Planning Strategy and of the Secondary Planning Strategy.	<p>Action Required. This proposal will block off the shoreline view from travellers on Highway 332, which is against Policies 3.3.5. and 3.4.2, although abiding by the requirement of By-law 4.20 (Viewplane) of maximum height of 7.6 metres and minimum separation of 3 metres.</p> <p>Municipal Council encourages economic growth away from the shoreline, and Highway 332 is a provincial scenic route with a significant number of pedestrians and cyclists using this road for recreational purposes.</p> <p>Concurrently, Riverport Fire Hall provides exceptional services to the adjacent communities. Fire protection is especially important due to the history of devastating fires in the village, and the Fire Hall also hosts community events and serves as a gathering space for nearby residents, thereby enhancing the social goal of the Council.</p>
7.1.4. b)	The development is not premature or inappropriate due to...	
7.1.4. b) i)	...financial ability of the Municipality to absorb development costs.	<p>Satisfied. Applicant has stated, in his correspondence on January 15, 2019, that the expansion of Fire Hall is more cost-efficient than building a new fire hall. The addition will cost between \$600,000 and \$750,000, while a new construction will cost about \$2,500,000 excluding land purchases and utility acquisition.</p> <p>Further to his correspondence on March 27, 2019, the applicant has stated that the current fire tax rate of 0.12% of the assessment value will not increase to accommodate the new addition, as the Fire Commission has a reserve of \$1,350,000 in 2018/2019 fiscal year.</p>

7.1.4. b) ii)	...adequacy of Municipal services	Satisfied. No municipal services on water and sewer are required.
7.1.4. b) iii)	...adequacy of conditions for on-site services.	<p>Satisfied. Applicant states that the addition is for vehicle storage; therefore, it will not add to their existing water and sewer requirements.</p> <p>The Fire Hall currently has a straight pipe to LaHave River. The Fire Commission did apply for the Straight Pipe Replacement Program last year, in which then the MODL Engineering Department has completed the design assessment for a new onsite sewage disposal system in 2018 Fall. The new system should be installed in 2019 Summer.</p>
7.1.4. b) iv)	...creation or worsening of a pollution problem including soil erosion and siltation	<p>Satisfied with Condition. Future increases in the number of motor vehicles may generate additional pollution. Its impact may be miniscule as there currently are armoured rocks in place and a presence of vegetation under water during high tide. Applicant will repair the rock wall if damaged during construction.</p> <p>A mitigative action plan is required by the Department of Environment; see the staff commentary for Policy 4.3.2.</p>
7.1.4. b) v)	...adequacy of storm drainage and effects of alteration to drainage pattern including potential for creation of a flooding problem.	<p>Satisfied. A structural addition in close proximity to a watercourse may generate run-off pollution to water. Currently, runoff from a paved lot across the highway flows past the tentative construction site. By blocking the path, the run-off would flow towards an existing ditch between the Fire Hall and the Electric Light Commission office, which seems to be able to handle the current load of runoff from heavy precipitation.</p> <p>Applicant states that stormwater or flooding is not a problem at the present site, and that the finished landscaping will include repaving of the affected area by the construction. The building is approximately 5 feet above highwater mark and has not faced with large wave action. The existing and proposed structures are on concrete slab with no basement – eliminating the risk of basement flooding.</p>
7.1.4. b) vi)	...adequacy and proximity of school, recreation, emergency services, and other community facilities.	Satisfied. An addition to the Fire Hall will increase the service quality and service area in terms of fire protection in Riverport and District.




7.1.4. b) vii)	...adequacy of street networks and site access regarding congestion, traffic hazards and emergency access.	<p>Satisfied. Although future increase in fleet may increase traffic volume, the property is located on a provincial highway (Highway 332), allowing a variety of land uses. The current site is located where the entire Riverport & District area is reachable within 10 minutes (furthest being near the Upper LaHave line and to the First South line.)</p> <p>Staff at the Department of Transportation and Infrastructural Renewal commented that they have no objection to the addition as proposed. The front of the structure (towards the highway Right-of-Way) is to have the same set-back as the exiting structure (from Route 332).</p>
7.1.4. c)	Site is suitable regarding grades, soils, geological conditions, location of watercourses, flooding, marshes, bogs, swamps, and susceptibility to natural or man-made hazards as determined by a qualified person.	<p>Satisfied with Condition. Addition is completely within the watercourse setback of 20 metres, as shown in Map 1.</p> <p>The soil in Riverport is highly erodible on steeper slope, but the site has a flat slope of 1.0% and reinforced by armour rocks on shoreline. Staff at the Department of Land and Forestry states that the construction will not pose a significant threat to the biodiversity. The Department of Environment requests for a sedimentation control plan; see staff commentary for Policy 4.3.2.</p> <p>Applicant states that (1) this expansion will not create or worsen any pollution problem, (2) stormwater is not a problem at the present site, (3) the finished landscaping will include repaving the areas affected by the construction, (4) flooding has not been a problem, (5) the current building is 5 feet above highwater mark, (6) the existing armour rock wall is adequate and will be repaired if damaged during construction.</p>

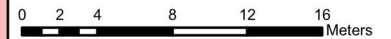
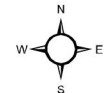
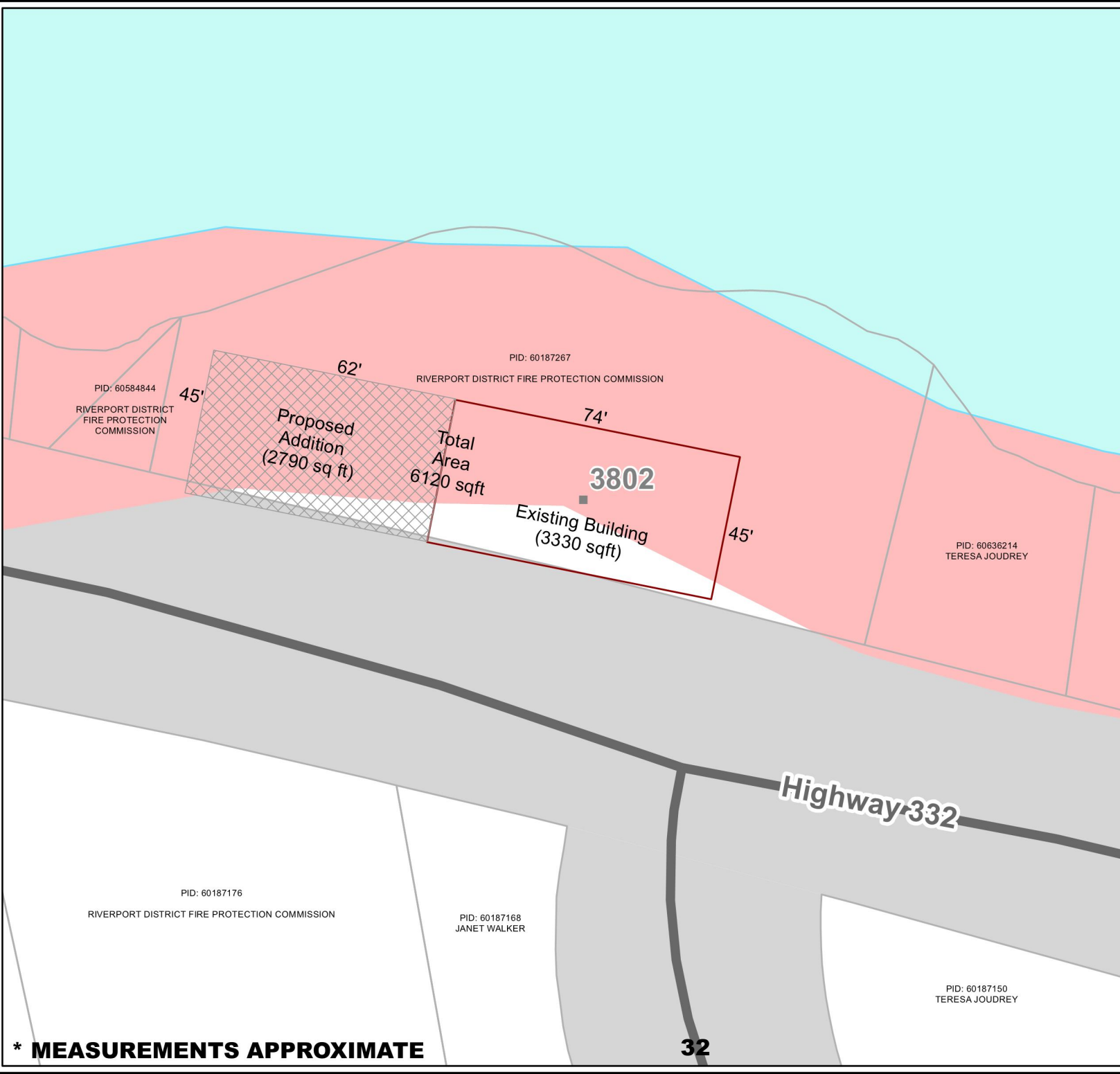
7.1.4. d)	All other matters of planning concern have been addressed.	<p>Action Required. Sea-level rise projection indicates that the site will be at moderate-to-high risk of flooding by 2050. In 2025, a 100-year storm at high tide would be able to flood the entire site. By 2055, a 10-year storm would be enough to flood the site.</p> <p>Staff at the Regional Emergency Management Organization considers this proposal as “putting Critical Infrastructure at risk” by potentially compromising Emergency Response within the community. Building above flood level by raising ground may be one mitigative option, but it is not likely to be practical. If approved, a conditional clause may be inserted to draft a relocation plan for assets and all equipment that would be actioned in the early warning phase of any potential flood event.</p>
7.1.8.	Area Advisory Committee must be consulted to proceed with a development agreement, rezoning, or an amendment to the SPS or the LUB pursuant to Policy MDL-66.	<p>Satisfied. An AAC meeting will be held on April 23, 2019.</p>

Riverport District Fire Hall

20m Watercourse Setback

PID 60187267
3802 Hwy 332, Riverport
Zone: RU-3

-  add
-  Building Outline (Topo)
-  Properties (Jan 2019)
-  Watercourse
-  20m Watercourse Setback
-  Road Right-of-Way
-  Waterbody (2016NSGC)



Project Description:

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Sources: Digital Base Map Data from the Nova Scotia Geomatics Centre, Amherst, NS

Disclaimer: Information compiled from numerous sources and may not be complete or accurate. Graphical representation only.

Date: March 2019

File: \plan2019\ByungJun\RiverportFireHall\20mSetback

Prepared By: Planning & Development Services
Municipality of the District of Lunenburg

*** MEASUREMENTS APPROXIMATE**

LEGEND

- TREE
- FOUND SURVEY MARKER SET (IRON BAR WITH CAP)
- POWER POLE
- IRON PIPE (OR BAR)

- BOUNDARY LINE
- DITCH LINE..CENTER LINE OF DITCH
- OHWM.....ORDINARY HIGH WATER MARK
- OWM.....ORDINARY WATER MARK
- ROW.....RIGHT OF WAY BOUNDARY

GENERAL NOTES:
 - DRAWING UNITS ARE IN METERS.
 - PROPERTY BOUNDARIES SHOWN HAVE BEEN DERIVED FROM NSPRD INFORMATION AND AERIAL IMAGERY.

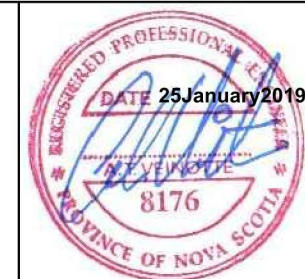
PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

PROJECT
RIVERPORT DISTRICT FIRE PROTECTION COMMISSION
 3802 HIGHWAY #332,
 RIVERPORT
 PID: 60187267

DRAWING
REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM EXISTING PLAN

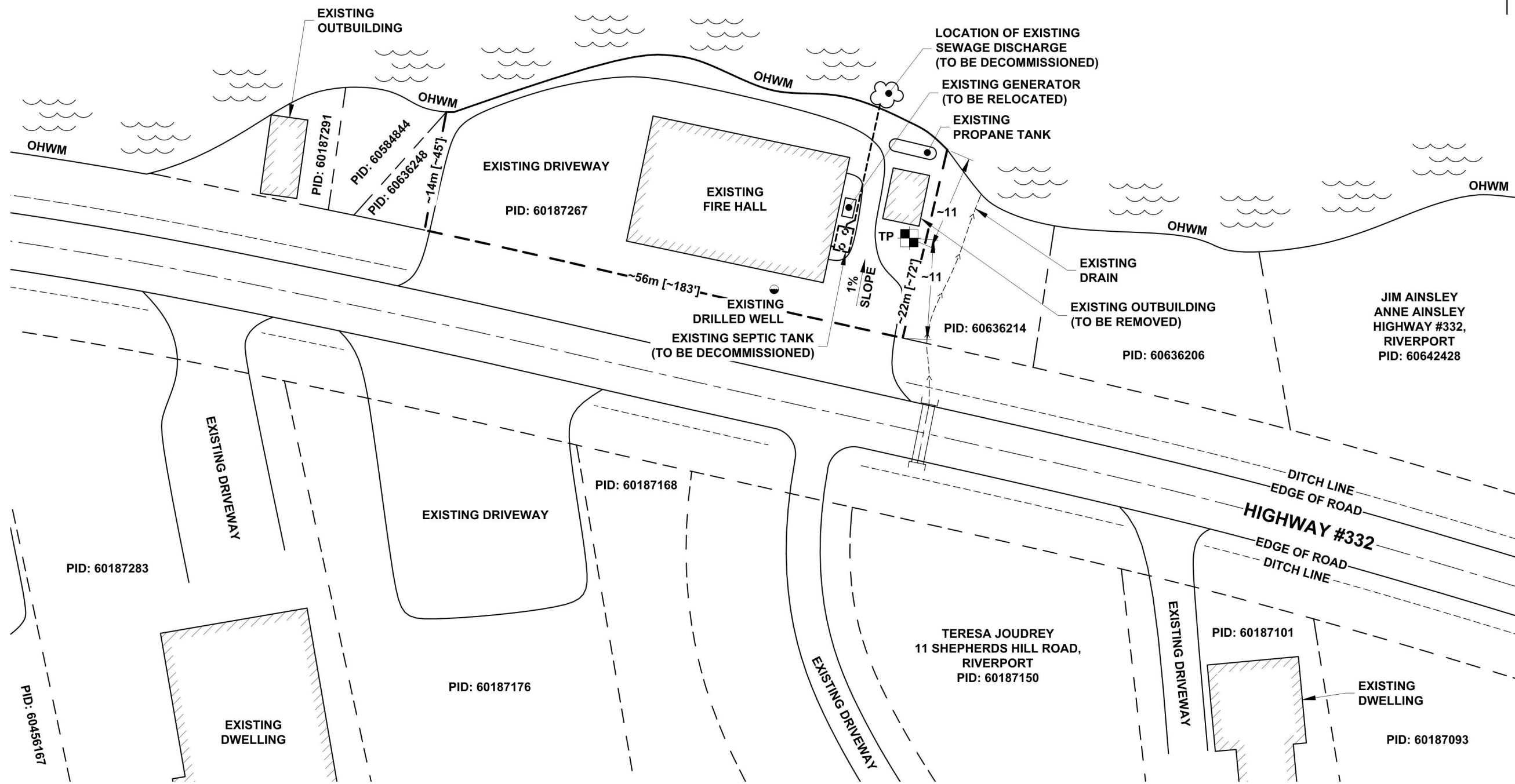
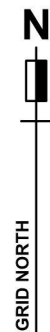
DESIGNED A.VEINOTTE
 DATE 21JANUARY2019
 DRAWN J. LANGILLE
 DATE 21JANUARY2019
 CHECKED A.VEINOTTE
 DATE 21JANUARY2019

APPROVED
 DATE



PROJECT NO. 190117-06	REVISION -
DRAWING NO. 190117-06	SHEET NO. 1 OF 5

RITCEYS COVE





ABLE ENGINEERING SERVICES INC.
 4073 HIGHWAY #3
 P.O. BOX 959
 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL. 1-833-756-8433
 FAX. 902-273-3072
 engineering@ableinc.ca

LEGEND

- TREE
- FOUND SURVEY MARKER SET (IRON BAR WITH CAP)
- POWER POLE
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 - DRAWING UNITS ARE IN METERS.
 - PROPERTY BOUNDARIES SHOWN HAVE BEEN DERIVED FROM NSPRD INFORMATION AND AERIAL IMAGERY.

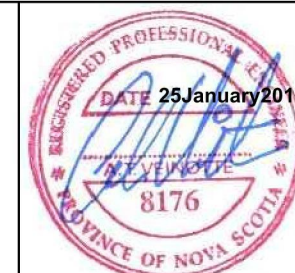


PROJECT
RIVERPORT DISTRICT FIRE PROTECTION COMMISSION
 3802 HIGHWAY #332,
 RIVERPORT
 PID: 60187267

DRAWING **REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM PROPOSED PLAN**

DESIGNED A.VEINOTTE
 DATE 21JANUARY2019
 DRAWN J. LANGILLE
 DATE 21JANUARY2019
 CHECKED A.VEINOTTE
 DATE 21JANUARY2019

APPROVED
 DATE

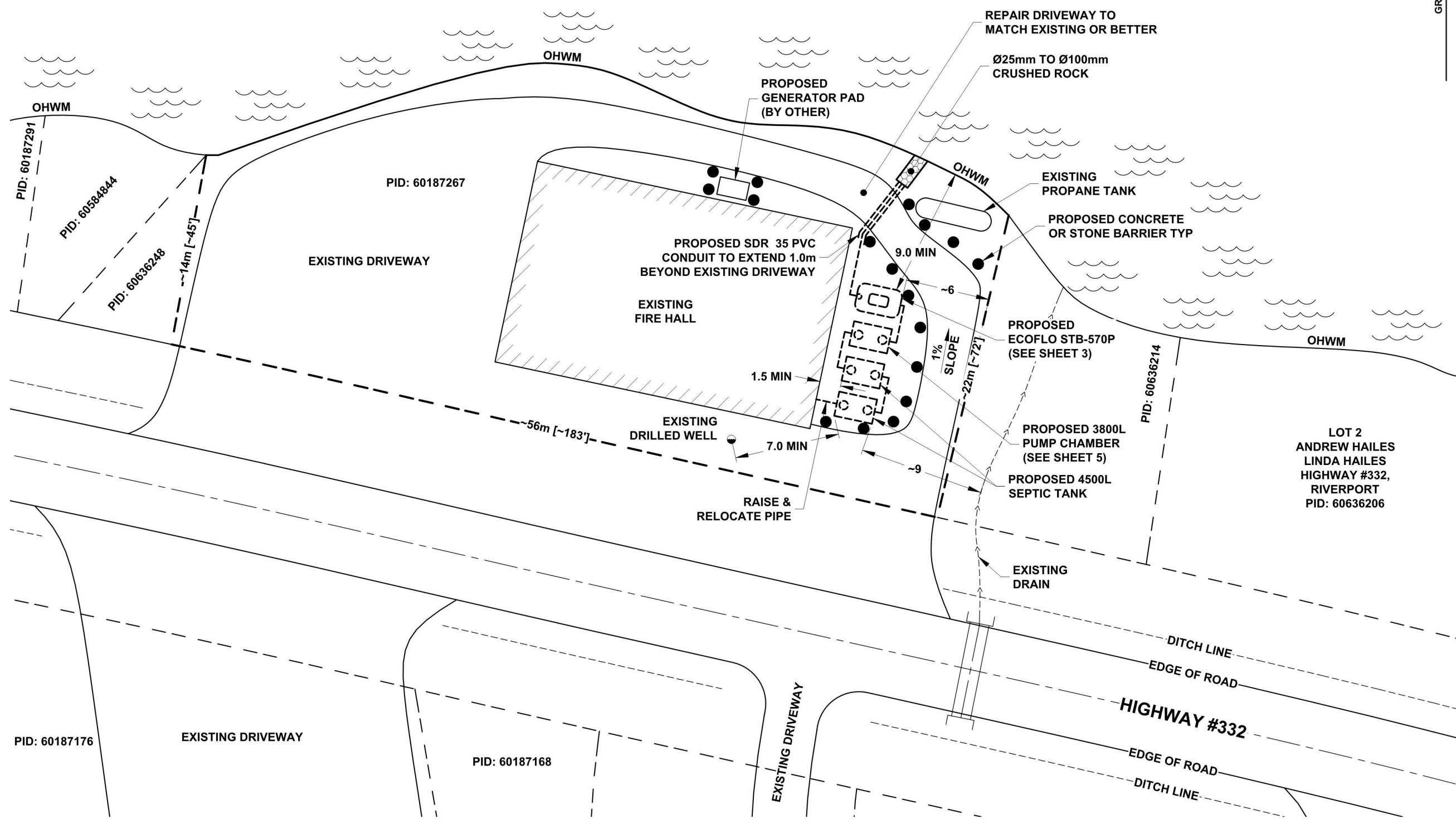


PROJECT NO.
190117-06
 DRAWING NO.
190117-06

REVISION
 -
 SHEET NO.
2 OF 5

RITCEYS COVE

200 PEOPLE BREAKFAST ON WEEKENDS
 18L/DAY x 200 = 3600L/DAY
 TIME DOSED FOR 40L EVERY 1 HOUR



SCALE : 1:300





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LEGEND
 --- BOUNDARY LINE
 --- DITCH LINE..CENTER LINE OF DITCH
 OHWM.....ORDINARY HIGH WATER MARK
 OWM.....ORDINARY WATER MARK
 ROW.....RIGHT OF WAY BOUNDARY

GENERAL NOTES:
 - DRAWING UNITS ARE IN METERS UNLESS OTHERWISE SPECIFIED



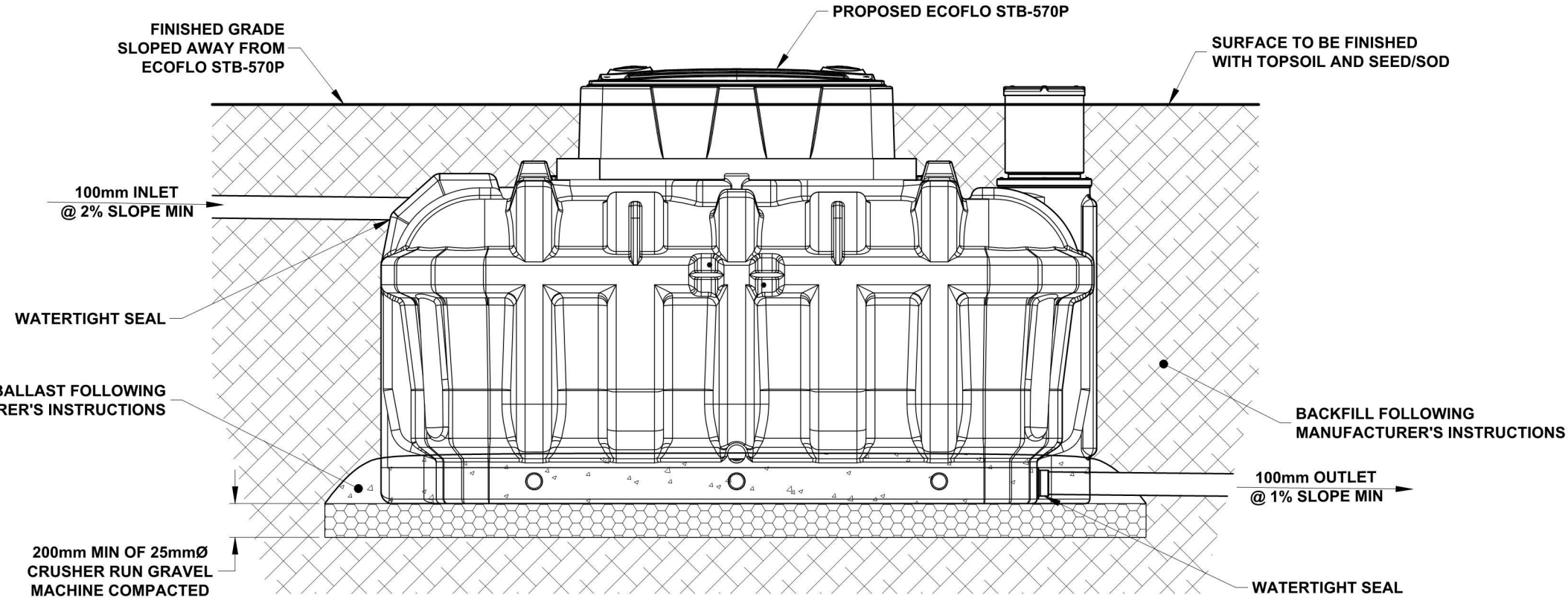
PROJECT
RIVERPORT DISTRICT FIRE PROTECTION COMMISSION
 3802 HIGHWAY #332,
 RIVERPORT
 PID: 60187267

DRAWING **REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM SECTION AND DETAIL**

DESIGNED A.VEINOTTE
 DATE 21JANUARY2019
 DRAWN J. LANGILLE
 DATE 21JANUARY2019
 CHECKED A.VEINOTTE
 DATE 21JANUARY2019
 APPROVED
 DATE



PROJECT NO. **190117-06** REVISION -
 DRAWING NO. **190117-06** SHEET NO. **3 OF 5**



ECOFLO STB-570P - TYPICAL SECTION VIEW
 SCALE: NTS

GENERAL CONDITIONS

CONTRACTOR SHALL VERIFY LOCATION OF ALL WELLS, WATERCOURSES, LOT BOUNDARIES AND ALL ELEVATIONS PRIOR TO CONSTRUCTION (WITHIN 30.5m FROM THE LOCATION OF DISPOSAL SYSTEM)

BACKWASH WATER FROM WATER TREATMENT DEVICES MUST NOT BE DISCHARGED TO THE ON-SITE SEWAGE DISPOSAL SYSTEM.

ROOF, FOUNDATION AND LOT DRAINAGE MUST BE DIRECTED AWAY FROM THE DISPOSAL FIELD, SEPTIC TANK AND PUMP (SIPHON) CHAMBER.

THIS DIAGRAM IS TO BE READ IN COMBINATION WITH DOCUMENTS SUBMITTED WITH THE APPLICATION FOR APPROVAL TO INSTALL THE ON-SITE SYSTEM AND THE ATTACHED SPECIFICATIONS.

STEPS MUST BE TAKEN TO ENSURE THAT THE AREA IS NOT SUBJECT TO VEHICULAR TRAFFIC OF ANY OTHER DISTURBANCE SUCH AS EXCAVATION OR STOCKPILING OF EXCAVATED MATERIAL ETC., INSTALLATION OF A PHYSICAL BARRIER IS RECOMMENDED.

IT IS THE OWNERS RESPONSIBILITY TO ASSURE THAT THE CONSTRUCTION OF FOUNDATIONS, DRIVEWAY, WELL OR ANY OTHER DEVELOPMENT ON THE LOT WILL NOT IMPACT ON THE FEASIBILITY OF ON-SITE SEWAGE DISPOSAL FIELD INSTALLATION.

DISPOSAL SYSTEM MUST BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL ON-SITE SEWAGE DISPOSAL SYSTEMS IN NOVA SCOTIA.

ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE NOVA SCOTIA ON-SITE SEWAGE DISPOSAL SYSTEMS REGULATIONS. ON-SITE SEWAGE SYSTEMS STANDARD AND CONDITIONS OF THIS APPROVAL.

DISPOSAL FIELD REQUIREMENTS					SELECTION CRITERIA			
100	mm	FINAL COVER MATERIAL, SEED OR SOD			FLOW (l/d)	3600	AUTHORIZED	RIVERPORT DISTRICT FIRE
200 TO 350	mm	CLEAN LOCAL PERMEABLE BACKFILL						
STB-570P	1	ECOFLO BIOFILTER MODEL & QUANTITY			SLOPE	N/A	NOTIFICATION / APPROVAL #: EXPIRY DATE:	3802 HIGHWAY #332, RIVERPORT
N/A	N/A	ECOFLO BIOFILTER MODEL & QUANTITY						
GEOTEXTILE FABRIC REQUIRED OVER CRUSHED ROCK & FILTER SAND					SOIL TYPE	N/A	LOCATION	3802 HIGHWAY #332, RIVERPORT
200	mm	CRUSHED ROCK BELOW BIOFILTER						
N/A	mm	FILTER SAND	PERMEABILITY m/s	5E-4 TO 1E-4	SOIL DEPTH	N/A	APPLICANT	ANDRE VEINOTTE P.ENG
			MINUTES AT 20°C	1.8 ~ 10.0				

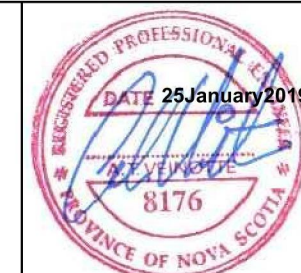


PROJECT
RIVERPORT DISTRICT FIRE PROTECTION COMMISSION
 3802 HIGHWAY #332,
 RIVERPORT
 PID: 60187267

DRAWING **REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM SPECIFICATIONS**

DESIGNED **A.VEINOTTE**
 DATE **21JANUARY2019**
 DRAWN **J. LANGILLE**
 DATE **21JANUARY2019**
 CHECKED **A.VEINOTTE**
 DATE **21JANUARY2019**

APPROVED
 DATE



PROJECT NO. 190117-06	REVISION -
DRAWING NO. 190117-06	SHEET NO. 4 OF 5

GENERAL SPECIFICATIONS:

- ALL CONSTRUCTION WORK AND INSTALLATION METHODS AND PRACTICES SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS INSTRUCTIONS, AND THE NSE ON-SITE SEWAGE DISPOSAL SYSTEMS STANDARD OR AS DIRECTED BY THE ENGINEER.
- ALL ELECTRICAL WORK SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE ELECTRICAL CODES AND CARRIED OUT AND CERTIFIED IN WRITING BY A LICENSED ELECTRICIAN.
- PROPERTY BOUNDARIES SHOWN ARE ONLY APPROXIMATE AND SHALL BE VERIFIED ON SITE BY THE CONTRACTOR AS REQUIRED PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS FOUND IN THESE PLANS AND SPECIFICATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- UNSUITABLE SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ADDITIONAL GRAVEL BEDDING MAY BE REQUIRED.
- ALL STRUCTURES, TANKS, PIPES, MATERIALS AND DEVICES SHALL BE INSTALLED OR AS SHOWN ON THESE PLANS OR AS PER THE ON-SITE SEWAGE DISPOSAL SYSTEMS STANDARD OR AS DIRECTED BY THE ENGINEER.

PIPING:

- ALL BUILDING SEWER GRAVITY PIPE TO BE 100mm DIAMETER PVC SDR 35 (CSA-B137.0-02 OR CSA B-182.1) WITH MINIMUM 2% SLOPE.
- ALL GRAVITY DISTRIBUTION PIPES SHALL HAVE A MINIMUM SLOPE OF 50-100mm PER 30 METERS OF LENGTH, AND CONFORM TO CSA B-182.1 WITH HOLE SPACING AS SHOWN IN DIAGRAM 3D OF NSE ON-SITE SEWAGE DISPOSAL SYSTEMS STANDARD.
- UNLESS OTHERWISE SPECIFIED ALL PRESSURIZED DISTRIBUTION PIPE SHALL HAVE NO SLOPE AND IS TO BE 50mm SOLID PIPE WITH FIELD DRILLED HOLES UNLESS OTHERWISE SPECIFIED.
- UNLESS OTHERWISE SPECIFIED PRESSURIZED DISTRIBUTION PIPE HOLES SHALL BE FIELD DRILLED 11mm DIAMETER AND SPACED AT 1.0m OVER THE LENGTH OF THE PIPE OR AS PROVIDED BY THE ENGINEER.
- ALL PUMP SYSTEMS SHALL BE CONNECTED TO THE DISPOSAL FIELD BY A "SIPHON BREAKER".
- ALL SYSTEMS USING AN "EVENDOSE - LOW PRESSURE MICRO DOSING SYSTEM" SHALL HAVE THE DISTRIBUTION PIPE SLOPE, HOLE SIZES AND SPACING SET AS PER THE MANUFACTURERS INSTRUCTIONS OR AS DIRECTED BY THE ENGINEER.
- ALL PIPE TO PIPE AND PIPE TO STRUCTURE CONNECTIONS TO BE SECURELY FITTED OR GLUED TO PROVIDE A WATERTIGHT SEAL.

BACKFILL MATERIAL AND PROCEDURES:

- NO BACKFILL MATERIAL SHALL BE PLACED ON SITE WITHOUT APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL PROVIDE THE SOURCE OF BACKFILL MATERIAL IN WRITING PRIOR TO INSTALLING ON SITE.
- STRUCTURAL BACKFILL MATERIAL SHALL BE COMPACTED IN LAYERS OF THICKNESS SPECIFIED BY THE ENGINEER.

SUB-DRAIN AND INTERCEPTOR TRENCH SPECIFICATIONS:

- SWALE DITCH SHALL HAVE MINIMUM 2% SLOPE AND BE CONSTRUCTED TO CREATE POSITIVE DRAINAGE AWAY FROM THE DISPOSAL FIELD.
- SUB-DRAIN PIPE TO BE FLEXIBLE PLASTIC 4" PERFORATED BIG-O OR EQUIVALENT.
- SUB-DRAIN TRENCH DEPTH TO BE DETERMINED BY THE ENGINEER DURING CONSTRUCTION.
- SUB-DRAIN PIPE TO HAVE MINIMUM 2% POSITIVE SLOPE.
- SUB-DRAIN TRENCH TO BE FILLED WITH Ø25mm CLEAR STONE.
- SUB-DRAIN TRENCH TO BE COVERED WITH GEOTEXTILE FABRIC AND EXTENDED DOWN EACH SIDE OF TRENCH TO MIN 300mm DEPTH.

PUMP AND EFFLUENT FORCE MAIN SPECIFICATIONS (WHERE INCLUDED IN SYSTEM DESIGN):

- ALL FORCE MAIN PIPE TO BE CONTINUOUS LENGTH.
- ALL FORCE MAIN PIPE TO HAVE MINIMUM 100mm SAND BEDDING.
- ALL PIPE SHALL HAVE A MINIMUM GROUND COVER OF 450mm.
- PUMP CHAMBER SHALL BE FITTED WITH EFFLUENT PUMP (AS SPECIFIED HEREIN).
- PUMP SHALL BE SET UP TO PROVIDE DOSING VOLUME OF 500 LITERS OR AS DIRECTED BY THE ENGINEER.
- PUMP SHALL BE EQUIPPED WITH A HIGH LEVEL ALARM PROVIDING AUDIBLE AND VISUAL ALERT WITHIN THE FACILITY.
- EFFLUENT PUMP IS TO MEET OR EXCEED FLOW SPECIFICATIONS WITH HIGH LEVEL ALARM AS APPROVED BY THE ENGINEER.
- PUMP ELECTRICAL PANEL TO BE RATED FOR THIS APPLICATION AS APPROVED BY THE ENGINEER.
- ELECTRICAL JUNCTION BOX TO BE WATERPROOF AND LOCATED 1.0m ABOVE GROUND, MOUNTED ON 4X4 PT WOOD POST.
- ALL ELECTRICAL WIRING TO BE CONTAINED IN WATERPROOF CONDUIT.
- FORCE MAIN PIPING BURIED UNDER ROADWAYS SHALL BE PROTECTED BY SECONDARY ENCLOSURE TO PREVENT CRUSHING.

EXISTING DISPOSAL FIELD: (IF APPLICABLE)

ALL EXISTING DISPOSAL FIELD MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE ENGINEER. EXISTING GROUND MATERIAL SHALL BE EXCAVATED TO A DEPTH AS DIRECTED BY THE ENGINEER. ALL EXISTING DISPOSAL AREA BED MATERIAL SHALL BE REPLACED WITH BACKFILL MATERIAL SPECIFIED HEREIN OR AS APPROVED BY THE ENGINEER.

LAUNDRY FACILITY SPECIFICATIONS:

IT IS RECOMMENDED THAT ALL WASHING MACHINES HAVE A LINT FILTER ATTACHED TO THE OUTLET PIPE AS SPECIFIED HEREIN. LINT FILTER SHALL BE SUPPLIED BY ENVIRONMENTAL ENHANCEMENTS, DARTMOUTH, NOVA SCOTIA. FILTER SHALL BE THE "LINT LUV-R" MODEL. FILTER UNIT SHALL BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS DIRECTLY TO EACH WASHING MACHINE. EQUIVALENT UNITS WILL BE ACCEPTED UPON REVIEW BY THE ENGINEER.

IMPORTED FILTER SAND SPECIFICATIONS:

CONTRACTOR SHALL PROVIDE THE SOURCE OF IMPORTED FILTER SAND AND RECENT PERTINENT PERMEABILITY TEST RESULTS IN WRITING TO THE ENGINEER PRIOR TO SHIPPING ANY MATERIAL. THE ENGINEER RESERVES THE RIGHT TO TEST ALL IMPORTED SAND PRIOR TO INSTALLATION. THE ENGINEER RESERVES THE RIGHT TO TEST ALL IMPORTED SAND AFTER SAND INSTALLATION AND PRIOR TO ANY OTHER WORK. APPROVAL OF IMPORTED SAND WILL BE BASED ON IN-PLACE FIELD TESTS TAKEN AFTER INSTALLATION. ANY SAND INSTALLED WITHOUT PRIOR APPROVAL BY THE ENGINEER MAY NOT BE ACCEPTED AND MAY BE REQUIRED TO BE REMOVED.

SEPTIC TANK/ PUMP CHAMBER:

SEPTIC AND HOLDING TANKS MUST CONFORM TO A STANDARD CAN/CSA-B66-10. ACCEPTABLE MATERIALS ARE REINFORCED CONCRETE, FIBERGLASS OR POLYETHYLENE. CONCRETE MINIMUM STRENGTH: 4000 PSI (28 MPA) AT 28 DAYS. AIR ENTRAINING: 5-7%, STRUCTURAL FIBER REINFORCEMENT. CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL ROPE OR EQUIVALENT. MAXIMUM BURY: 5 FEET (1.5 METERS) ALL TANKS, RISERS, AND COVERS MUST BE WATERTIGHT. ALL TANKS MUST BE ASSEMBLED AND INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. TANKS MUST INCLUDE A WATERTIGHT ACCESS FOR MAINTENANCE, INSPECTION AND PUMP OUT. EFFLUENT FILTERS MUST BE INSTALLED AT EXIT T-HOUSING OF ALL SEPTIC TANKS. TANKS TO HAVE WATER TIGHT RISERS INSTALLED. ALL RISERS TO EXTEND NO LESS THAN 100mm ABOVE GRADE. AREA AROUND RISER TO BE GRADED TO DIVERT SURFACE DRAINAGE. ALL TANK STRUCTURES TO HAVE MINIMUM 150mm COMPACTED DEPTH OF 25mm DIA. CRUSHER RUN GRAVEL OR 25mm DIA. CLEAR CRUSHED STONE BEDDING.

TOPSOIL, SEED AND SOD:

ALL DISTURBED GROUND TO BE COVERED WITH TOPSOIL AND SEED OR COVERED WITH SOD. SHOULD SEASONAL CONDITIONS PROHIBIT THE PLACEMENT OF SEED OR SOD. ALL DISTURBED GROUND SHALL BE COVERED WITH STRAW OR MULCH OR OTHER MATERIAL TO PREVENT EROSION UNTIL SUCH A TIME THAT SEEDING OR SOD MAY BE PLACED. IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE SEEDING OR SODDING WHEN SEASONAL CONDITIONS PERMIT. IT IS RECOMMENDED THAT MULCH OR STRAW BE PLACED AFTER SEEDING TO PROMOTE GROWTH.

INSPECTIONS:

THE ENGINEER MAY INSPECT ALL PHASES OF THE WORK INCLUDING THE FOLLOWING:
 - EXISTING SITE PRIOR TO START OF ANY CONSTRUCTION TO VERIFY LOCATION OF DISPOSAL FIELD.
 - PRIOR TO PLACEMENT OF SAND FILL - AFTER SITE PREPARATION AND GRUBBING.
 - PRIOR TO COVERING DISTRIBUTION PIPE WITH GRAVEL.
 - PUMPED SYSTEMS MUST BE PRESSURE TESTED WITH WATER PRIOR TO COVERING DISPOSAL FIELD.
 - AFTER TOPSOIL INSTALLED.
 - AFTER INTERIM SOIL STABILIZATION.
 - AFTER GRASS HAS ROOTED.
 - FINAL APPROVAL WILL NOT BE GRANTED UNTIL FINISHED GRADE SURFACE HAS BEEN GRADED ACCORDING TO DESIGN AND ALL DISTURBED SOIL STABILIZED WITH GRASS.

SPECIAL NOTES:

- BACKFILL AGAINST FOUNDATION TO BE GRADED TO SLOPE AWAY FROM DISPOSAL FIELD.
- ALL ROOF DRAINS TO DISCHARGE AWAY FROM DISPOSAL FIELD.
- PROPOSED DRIVEWAYS SHOWN ARE FOR REFERENCE ONLY. ACTUAL DRIVEWAY LOCATION IS BY OTHERS, RECEIVING APPROVAL FROM NSTIR AND IN ACCORDANCE WITH ANY AND ALL APPLICABLE PROVENCAL, MUNICIPAL AND LOCAL BYLAWS.



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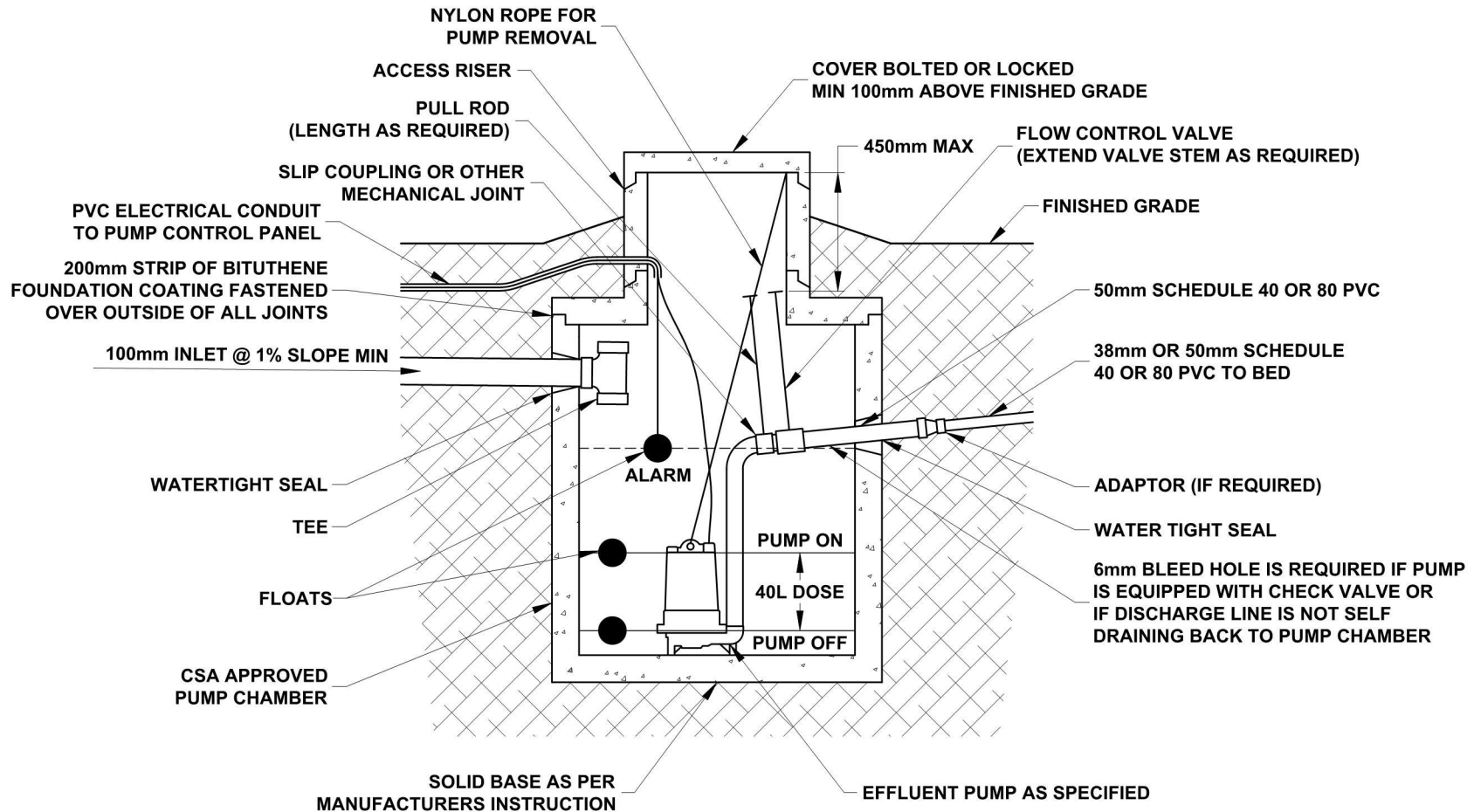
PROJECT
RIVERPORT DISTRICT FIRE PROTECTION COMMISSION
 3802 HIGHWAY #332,
 RIVERPORT
 PID: 60187267

DRAWING **REPLACEMENT ON-SITE SEWAGE DISPOSAL SYSTEM PUMP CHAMBER**

DESIGNED	A.VEINOTTE
DATE	21JANUARY2019
DRAWN	J. LANGILLE
DATE	21JANUARY2019
CHECKED	A.VEINOTTE
DATE	21JANUARY2019
APPROVED	
DATE	



PROJECT NO.	190117-06	REVISION	-
DRAWING NO.	190117-06	SHEET NO.	5 OF 5



TYPICAL 3800L PUMP CHAMBER
 SCALE: NTS

NOTES

CONTROL PANEL TO BE PLACED IN BUILDING OR WATERTIGHT ENCLOSURE - ALARM AND PUMP ON SEPARATE CIRCUITS.

THE SYSTEM MUST BE ALLOWED TO DRAIN BACK INTO THE PUMP CHAMBER WHEN THE PUMP IS NOT IN OPERATION

TIME DOSED FOR 40L EVERY 1 HOUR.

GENERAL CONDITIONS

CONTRACTOR SHALL VERIFY LOCATION OF ALL WELLS, WATERCOURSES, LOT BOUNDARIES AND ALL ELEVATIONS PRIOR TO CONSTRUCTION (WITHIN 30.5m FROM THE LOCATION OF DISPOSAL SYSTEM)

BACKWASH WATER FROM WATER TREATMENT DEVICES MUST NOT BE DISCHARGED TO THE ON-SITE SEWAGE DISPOSAL SYSTEM.

ROOF, FOUNDATION AND LOT DRAINAGE MUST BE DIRECTED AWAY FROM THE DISPOSAL FIELD, SEPTIC TANK AND PUMP (SIPHON) CHAMBER.

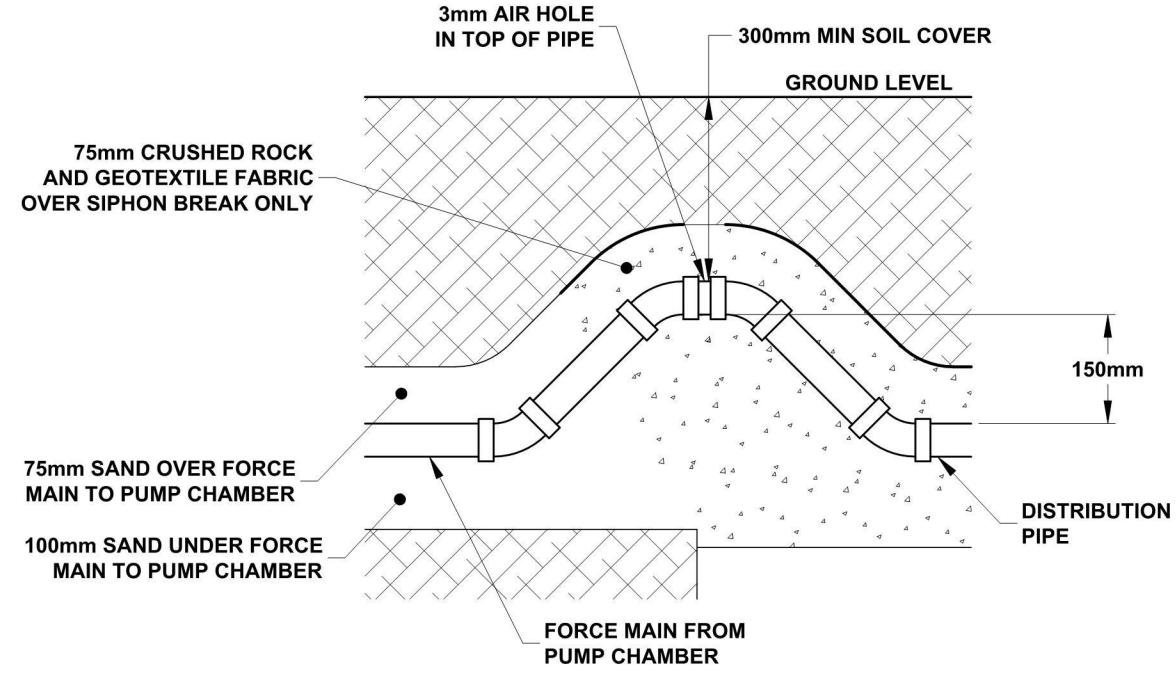
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STEPS MUST BE TAKEN TO ENSURE THAT THE AREA IS NOT SUBJECT TO VEHICULAR TRAFFIC OF ANY OTHER DISTURBANCE SUCH AS EXCAVATION OR STOCKPILING OF EXCAVATED MATERIAL ETC., INSTALLATION OF A PHYSICAL BARRIER IS RECOMMENDED.

IT IS THE OWNERS RESPONSIBILITY TO ASSURE THAT THE CONSTRUCTION OF FOUNDATIONS, DRIVEWAY, WELL OR ANY OTHER DEVELOPMENT ON THE LOT WILL NOT IMPACT ON THE FEASIBILITY OF ON-SITE SEWAGE DISPOSAL FIELD INSTALLATION.

DISPOSAL SYSTEM MUST BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL ON-SITE SEWAGE DISPOSAL SYSTEMS IN NOVA SCOTIA.

ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE NOVA SCOTIA ON-SITE SEWAGE DISPOSAL SYSTEMS REGULATIONS. ON-SITE SEWAGE SYSTEMS STANDARD AND CONDITIONS OF THIS APPROVAL.



TYPICAL FORCE MAIN CONNECTION DETAIL
 SCALE: NTS

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
A By-law Amending the Riverport & District Secondary Planning Strategy and Land Use By-law

Be it enacted by the Council of the Municipality of the District of Lunenburg that the Riverport & District Secondary Planning Strategy and the Land Use By-law be amended as follows:

1. Section 5.2 of the Riverport & District Secondary Planning Strategy by inserting Subsection 5.2.3 as follows:
"5.2.3. It shall be the policy of Council to support the emergency services by allowing exemptions of provisions that affect the ability to increase the protection services in the Riverport and District Plan Area."
2. Subsection 5.1.2. of the Riverport & District Land Use By-law by inserting Clause 5.1.2. d) as follows:
"d) **Emergency Service Facilities.** Notwithstanding Subsections 4.11.1., 5.1.6, and Section 4.20, emergency service facilities may be built to the water's edge and are exempt from the height and minimum distance between building requirements of the view plane overlay, subject to Subsection 2.9.2."
3. Subclause 5.2.3. a) (vii) of the Riverport & District Land Use By-law by removing the word "and" after the words "not listed in Clause c)".
4. Subclause 5.2.3. a) (viii) of the Riverport & District Land Use By-law by inserting the words "and (ix), and" after the words "with items (i) to (vii)", and by removing the period at the end.
5. Clause 5.2.3. a) of the Riverport & District Land Use By-law by inserting Subclause 5.2.3. a) (ix) as follows:
"ix. Emergency service facilities."
6. Part 9 of the Riverport & District Land Use By-law by inserting Section 9.22A. as follows:
9.22A. EMERGENCY SERVICE FACILITY means the use of land, buildings or structures or portions thereof to provide an emergency service to the public, and without limiting the generality of the foregoing may include uses such as Fire Protection, Police Protection, Emergency Measures Organizations, Ground Search and Rescue Operations and Ambulances but does not include uses accessory to an Emergency Service Facility, such as but not limited to places of assembly and entertainment. For greater clarity, only that portion of land, buildings or structures used for a purpose essential to the provision of an emergency service shall be considered an Emergency Service Facility.
7. Subsection 9.75 h) of the Riverport & District Land Use By-law by inserting the words "but does not include an emergency service facility" after the words "health or charitable purposes" and before the period at the end.