

Please Note: A Public Hearing re the Deregistration of St. Matthew's Church will be held at 8:30 a.m. on Tuesday, January 12, 2021.

Municipal Council Meeting AGENDA

Tuesday, January 12, 2021 – 9:00 a.m.

Held at Council Chambers, 10 Allee Champlain Drive, Cookville

1. CALL TO ORDER

1.1 Mi'kma'ki Territorial Acknowledgement

2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION

3. APPROVAL OF AGENDA (as circulated)

4. APPROVAL OF MINUTES – December 8, 2020 and Special Council of December 15, 2020

5. DEREGISTRATION OF ST. MATTHEW'S CHURCH 1-23

6. BUSINESS ARISING FROM MINUTES (Nil)

7. AWARDING OF TENDERS/RFPs (Nil)

8. PRESENTATIONS/SCHEDULED TIMES (Nil)

9. CONSIDERATION OF CORRESPONDENCE (Nil)

10. RECOMMENDATIONS FROM COMMITTEES & BOARDS

10.1 Policy & Strategy Committee

10.1.1 Veterans' Parking Space at Municipal Building 24-25

10.2 Nominating Committee

10.2.1 Member at Large Appointment to Sherbooke Lake Stewardship Committee 26

11. STAFF REPORTS

11.1 Planning Department

11.1.1 Letter of Concurrence – MODL Policy 069-Antenna Siting Protocol 27-28

11.1.2 Designation – Municipal Public Roads 29-30

11.2 Finance Department

11.2.1 2021 Tax Sale – Adjustments for COVID Regulations 31-32

12. MAYOR'S/DEPUTY MAYOR'S/COUNCILLORS' MATTERS

12.1 MJSB Update

12.2 Deputy Mayor's Update

12.3 Mayor's Update

13. ADDED ITEMS

14. IN CAMERA

- 14.1 Land Negotiations re Sale of Land - Stonemount under Section 22(2)(a) of the MGA
- 14.2 Land Negotiations re Sale of Land - CSAP under Section 22(2)(a) of the MGA
- 14.3 Contract Negotiations re Legal Services Agreement under Section 22(2)(e) of the MGA
- 14.4 Update re Litigation MJSB under Section 22(2)(f) of the MGA

15. ADJOURNMENT



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
DATE: January 12, 2021
RE: Deregistration of St. Matthew's Evangelical Lutheran Church
as a Municipal Heritage Property – Memorandum

RECOMMENDATION

That Municipal Council approve the deregistration of St. Matthew's Evangelical Lutheran Church as a Municipal Heritage Property.

DISCUSSION

Following a Council resolution on November 24, 2020 (see Resolution 2020-040), municipal staff published a notice of public hearing on December 2, 2020 to satisfy a requirement under Section 16 of the **Heritage Property Act** – that is, a newspaper advertisement must be circulated at least 30 days before the public hearing. An online advertisement was also posted at <https://engage.modl.ca/st-matthews-church-deregistration>. The applicant, who is also the property owner, has been notified by e-mail and paper mail on November 25 and December 8. Staff has not received any feedback from the public members regarding this application.

WORK PLAN

If the Council approves the deregistration, staff will notify the approval to the property owner and the Bridgewater Land Registration Office as required under subsection 16(3) of the **Heritage Property Act**.

Department: Planning & Development Services

Report prepared by: Byung Jun Kang, Planner

Date: 2021-01-04

Report approved by: Jeff Merrill, Director

Date: 2021-01-05

Reviewed by CAO: Tom McEwan, Chief Administrative Officer

Date: 2021-01-07



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
DATE: November 24, 2020
RE: Deregistration of St. Matthew's Evangelical Lutheran Church
as a Municipal Heritage Property

RECOMMENDATION

That Municipal Council give notice of intention to approve the deregistration of St. Matthew's Evangelical Lutheran Church as a Municipal Heritage Property, and hold a Public Hearing on Tuesday, January 12, 2021 at 8:30 a.m.

ORIGIN

St. Matthew's Evangelical Lutheran Church Council submitted a deregistration application on October 7, 2020, as shown in Appendix A.

LEGISLATIVE AUTHORITY

Section 16 of the **Heritage Property Act**.

BACKGROUND

St. Matthew's Evangelical Lutheran Church is a municipal heritage property located on 3472 Highway 332, Rose Bay (PID 60666591). The Church was built in 1897 and became a heritage property on July 14, 1998.

PROCESS

Section 6 of the Heritage Property By-law states that "the Council may de-register a municipal heritage property in accordance with the Act." Therefore, the legislative authority for deregistering a heritage property comes from Section 16 of the **Heritage Property Act (2010)**. Although the new **Heritage Property Act (2015)** will be proclaimed in the near future, this case followed the deregistration process in the existing **Act (2010)**.

To deregister a municipal heritage property, the conditions in subsection 16(1) of the Act must be met as stated below.

1. Either of the following:
 - a. an owner of a municipal heritage property applies to deregister, or
 - b. Council passes a resolution to issue a notice of intention to deregister; and
2. Either of the following:
 - a. the property has been destroyed or damaged, or
 - b. the property has lost the heritage value, unless the loss was caused by neglect, abandonment or other action or inaction of the owner.

DISCUSSION

The first condition has been met as the Church Council applied to deregister. To meet the second condition, since the Church is still in good shape, the lost of heritage value must be proven and the owner did not intentionally cause such loss. The heritage value can be measured with the evaluation form, as attached in Appendices B and C, in which a proposed property must reach at least 75 points to be registered as a heritage property. Points were assigned in 1998 based on the following criteria:

- Built between 1841 and 1913: 10 points
- Historical significance & landmark at a regional level: 10 points
- Structure has not been moved: 15 points
- A rare example of construction: 10 points
- A rare example of architectural style: 10 points
- A few minor exterior alterations: 10 points
- Additional information: 10 points
- Total points: 75/100 points

Staff reviewed the aforementioned criteria in 2020 assuming that the Church is no longer used as a religious institutional use.

- Built between 1841 and 1935: 10 points
- Historical significance & landmark at a local level: 5 points **[altered]**
- Structure has not been moved: 15 points
- A common example of construction: 5 points **[altered]**
- A common example of architectural style: 5 points **[altered]**
- A few minor exterior alterations: 10 points
- Additional information: 0 points **[altered]**
- Total points: 50/100 points **[altered]**

Historical Significance and Landmark

The Church was awarded 10 points because its historical significance and landmark feature were important at a regional or municipal level. The Church Council stated in the original application that the Church “is used as a point of reference in giving directions, [and] it is also a part of the community in which it was erected.” Staff in 1998 noted that the congregation which formed this Church originated from the Lunenburg Parish, and it was necessary to construct a church due to the size of the congregation from Rose Bay. It may be interpreted that the historical significance was derived from the Church’s symbolism of the prosperity of the Rose Bay area.

The Church may still be considered as a point of reference in Rose Bay as the Church is on a crossroads of the two major roads – Highway 332 and Kingsburg Road, and the Church stands out against the surrounding flat landscape, as noted in the Statement of Significance. However, it is difficult to justify that its historical significance is of importance at a regional level. Points should be adjusted from 10 to 5 points.

Architectural Style and Construction

The Church was awarded 10 points because its method of construction and built technology used were rare to the area, based on the number of similar buildings nearby. The Church was awarded another 10 points because its Gothic Revival style, which is reminiscent of the Victorian Era between 1837 and 1901, is rare within the area. Notable examples of the Gothic Revival styled buildings include the Canadian Parliament Buildings and St. Mary’s Basilica in downtown Halifax.

There are 2 other churches in Rose Bay: St. Andrews Presbyterian Church (1890), also a municipal heritage property, and Trinity United Church (1897), as shown on Figures 1 and 2. While the Lunenburg Vernacular style is common in the area, all 3 churches in Rose Bay were built in the Gothic Revival style, possibly from being built on the same decade. Both heritage-designated churches were built by Boehner in West LaHave, and have the original foundation in granite rocks possibly from Kingsburg.

The application from the Church Council in 1998 also states that “the large white church is common to the area”, and staff also noted that “the architectural style of the building is rare but not very rare in the area”. While each church has its own unique tweak, it is difficult to justify its architectural style and construction to be at a rare level, especially when all 3 churches have the same dominant style of architecture. Points should be adjusted from 10 to 5 points for each criterion.



Figure 1. The front view of St. Matthew's Evangelical Lutheran Church built in 1897.



Figure 2. The views of Trinity United Church built in 1897 (left) and St. Andrews Presbyterian Church built in 1890 (right).

Additional Information

In the original application, the Church Council highlighted that the Church “is a beautiful and well-looked-after structure. It shows signs of stability and morality to the casual and not-so-casual passerby. The Church also shows a unity of people and community. It is an important factor to resident and prospective homeowners.” While 10 points were assigned, the reasoning for scoring was not justified in staff evaluation.

Parks Canada defines the heritage value as the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations, which is embodied in the character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. In other words, part of the reasons why the Church has the heritage value – hence the additional 10 points – is because the Church is actively used as a public space and a place of gathering for the community members. When the Church closes in December 2020, it no longer provides the same cultural associations or meanings to the Rose Bay area. Therefore, points should be adjusted from 10 to 0 points.

Result

Because the Church could not meet the minimum of 75 points under the recent evaluation, staff determines that the Church will lose its heritage value after the closure in December 2020. Staff recommends Municipal Council to accept the application from the Church Council to deregister its status of heritage property.

WORK PLAN

Should Municipal Council wish to proceed with the deregistration of St. Matthew’s Church, Municipal Council may follow the deregistration process listed in Table 1.

Table 1

Process to deregister a municipal heritage property under the **Heritage Property Act**.

Legislative Authority	Requirement	Expected Timeline
Heritage Property Act (2010), s. 16(1)	All eligibility requirements for deregistration are met.	October 7, 2020
Heritage Property Act (2010), s. 16(1)	Municipal Council issues a public hearing notice.	November 24, 2020

Heritage Property Act (2010), s. 16(2)	The owner is notified of the public hearing at least 30 days before the public hearing.	November 25, 2020
Heritage Property Act (2010), s. 16(2)	Newspaper advertisement is circulated at least 30 days before the public hearing.	December 2, 2020
Heritage Property Act (2010), s. 16(2)	Public hearing is held, and Municipal Council passes a resolution after determining that the deregistration is justified.	January 12, 2021
Heritage Property Act (2010), s. 16(3)	Notice of deregistration is sent to the owner.	January 13, 2021
Heritage Property Act (2010), s. 16(3)	A copy of the notice of deregistration is sent to the Bridgewater Regional Land Registration Office.	January 14, 2021

ALTERNATIVE

Municipal Council may choose not to proceed with the deregistration process. However, staff recommends Council to make a final decision after a public hearing.

CONCLUSION

Staff acknowledges that the differences in the number of points for the Historical Significance and Landmark, and Architectural Construction and Style may be derived from different interpretation. However, the points from the Additional Information criterion is no longer justified since the points were awarded for its religious service to the community.

APPENDICES

- Appendix A: Application for the Deregistration of St. Matthew’s Church, 2020-10-05
- Appendix B: Application for the Registration of St. Matthew’s Church, 1998-02-16
- Appendix C: Staff evaluation of St. Matthew’s Church, 1998-04-15

Department: Planning & Development Services

Report Prepared By: Byung Jun Kang, Planner Date: 2020-10-14

Report Approved By: Jeff Merrill, Director Date: 2020-11-14

Reviewed By CAO: Tom MacEwan, Chief Administrative Officer Date: 2020-11-20

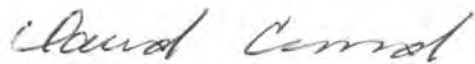
October 5, 2020.

Jeff Merrill
Director of Planning and Development Services
Municipality of the District of Lunenburg, NS


St. Matthew's Evangelical Lutheran Church in Rose Bay will be closing at the end of December 2020 and will be put up for sale.

The decision has been made to have the church deregistered as a municipal heritage property.

Would you please begin the process of deregistration for us?



David Conrad
Church Council Chair



Valerie Meisner
Church Treasurer

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
APPLICATION TO REGISTER A HERITAGE PROPERTY

Application Number _____

Name of Property: ST. MATTHEW'S EVANGELICAL LUTHERAN CHURCH

Civic Address: #3472 - ROUTE 332 - ROSE BAY

Assessment Account Number: 02623226

Present Owner: ST. MATTHEW'S EVANGELICAL LUTHERAN CONGREGATION

Action Requested By: ST. MATTHEW'S EVANGELICAL LUTHERAN
CHURCH COUNCIL

EVALUATION CRITERIA

(Note: A building constructed less than 100 years ago will not be considered for registration)

1. Date of Erection / Age

A) Age of Property? 1889-LAND PURCHASED (attachment #1)
1897-CHURCH BUILDING CONSTRUCTED

B) How was age determined (attach Documentation)? MINUTES OF CONGREGATION
(attachment #4) - (ANNUAL MEETING)

C) Association with Individuals (i.e. has it belonged to a particular family for a long period of time)

This building has housed Lutherans (as a place of
worship and fellowship) since its' construction.

D) Association with an Organization, Group or Business? _____

E) Association with a Historic Event? _____

2. Architecture

A) Architect (if known) HENRY BUSCH - HALIFAX

B) Builder (if known) BOEHNER BROTHERS - WEST LAHAVE

C) Does the structure have a design which is unique to the local area? YES.
The large white church is common to the area, but the
design and layout seems to be one of a kind. It has
its' own unique characteristics. (pictures enclosed)

D) Is the building on the original site of first construction, if not how close to the original site is it? YES.

E) Has the building ever been structurally altered from its original appearance? NO.

In September of 1919 an Organ Chamber was
added to the back of the church building.

F) Has the structure ever burnt down? If yes when.(approximate date)? NO.

G) Describe any unique features on the building. (i.e. windows, trim, widows walk, decorative shingling)

The windows are stained glass and the steeple reaches
high over the membership. (pictures included)

H) Is the building reminiscent of a particular architectural style (i.e. Gothic Revival)?

(pictures included)

3. Landmark

A) Do you consider this property to be a land mark? If yes why? YES.

It is used as a point of reference in giving
directions. It is also a part of the community in
which it was erected.

4. Additional Information

A) Is there any additional information that you feel is important and should be included?

The Church is many things. It is a beautiful and well
looked after structure. It shows signs of stability and
morality to the casual and not so casual passerby. The
Church also shows a unity of people and community. It
is an important factor to resident and prospective
home-owners.

B) Do you know of any other source i.e. book, report, newspaper article or individual that has additional information about this property? NO.

5. Photographs --((included))--

Must show total building, plus doors, windows and details.

Application prepared by: Donnas E. Smith Beeler (Church Council Member

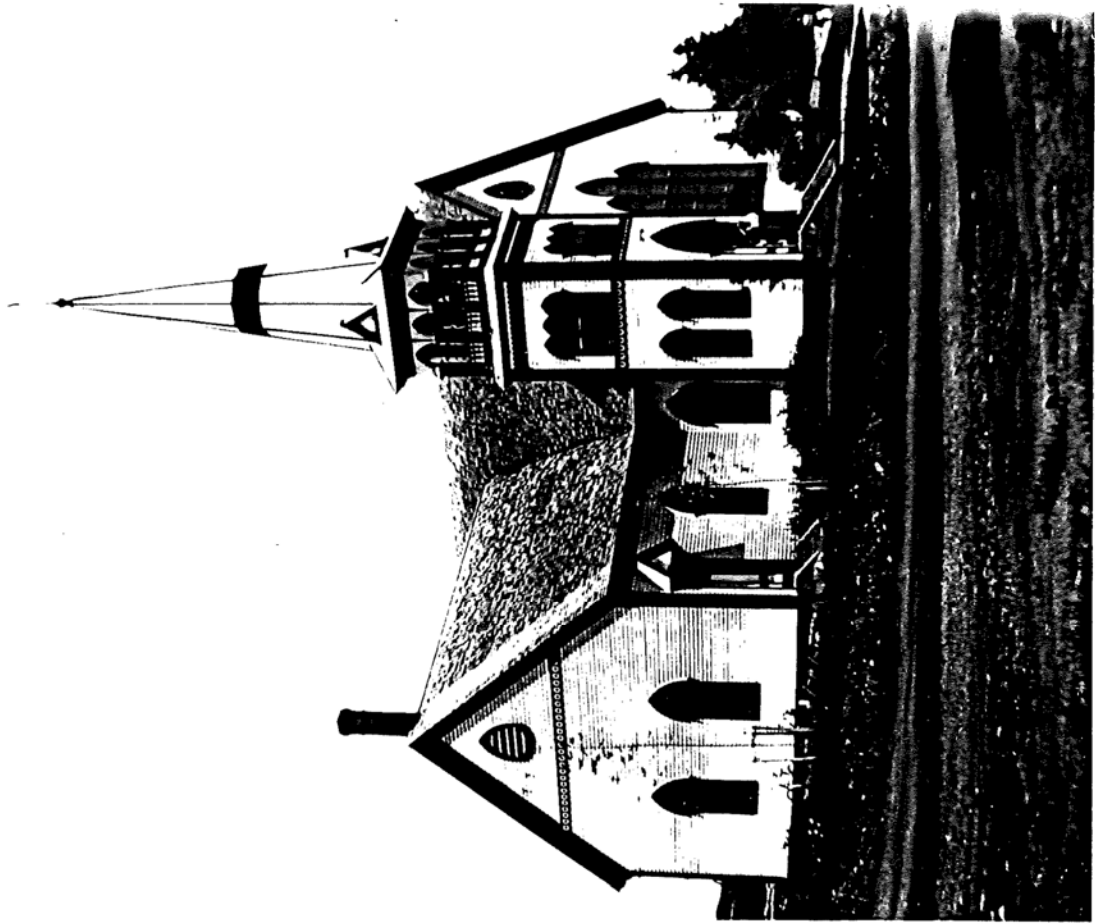
Address: 2B Box 7 RR #1 Rose Bay, NS B0J 2X0

Phone: 902-766-4284 (w) same (h)

Date: Monday, February 16, 1998.

Signature of Owner _____ Date _____

For further information please contact the Lunenburg Municipal Office at 210 Aberdeen Road, P.O. Box 200, Bridgewater Nova Scotia, B4V 2W8. Phone: (902) 543-8181

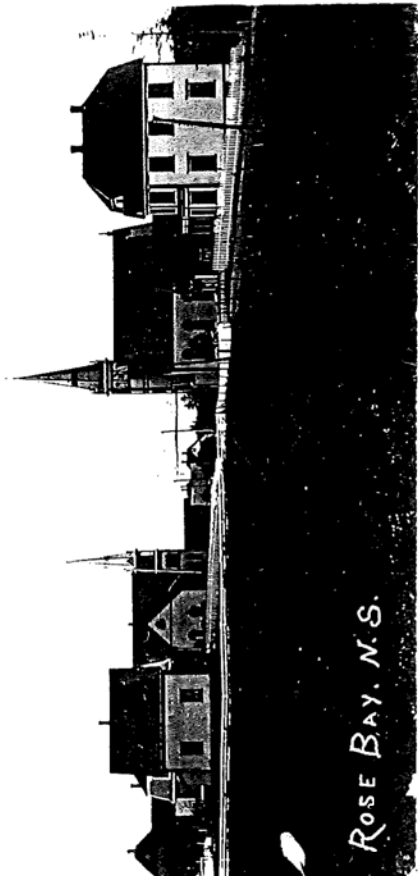
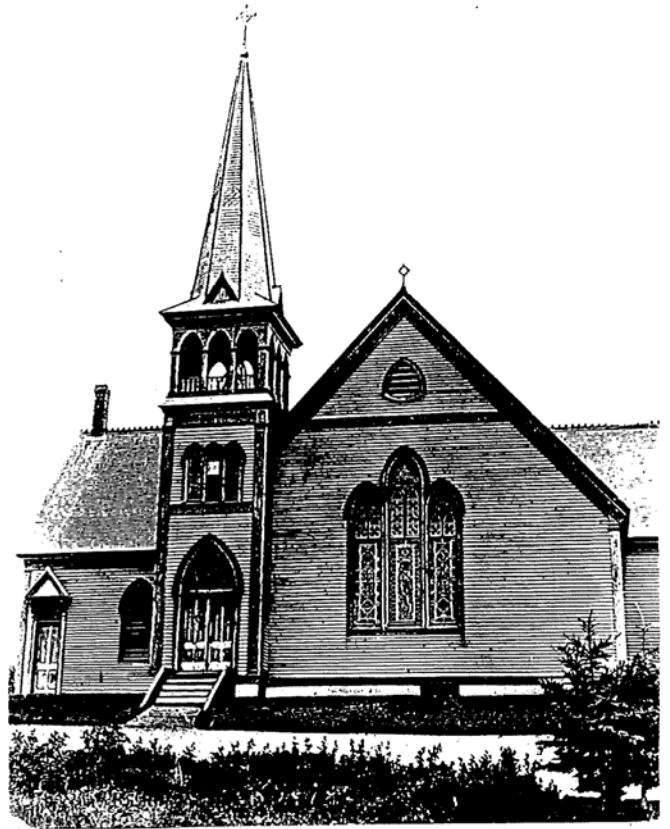


LUTHERAN CHURCH
ROSEBAY, N.S.

LUTHERAN CHURCH, RIVERPORT, N. S.

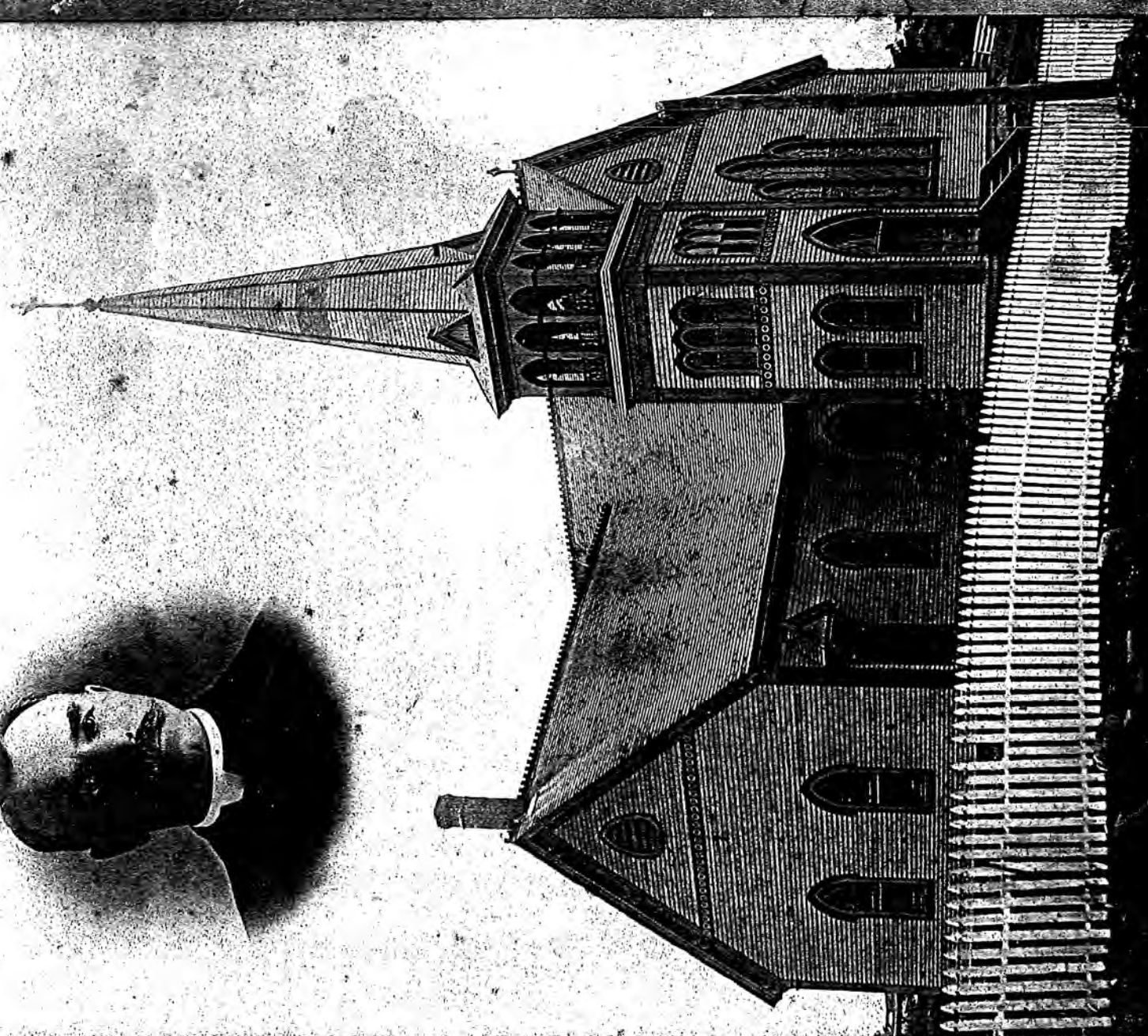


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LUTHERAN CHURCH, RIVERPORT, N. S.



ROSE BAY, N.S.





**MUNICIPALITY OF THE DISTRICT OF LUNENBURG
HERITAGE PROPERTY EVALUATION FORM**

Owners Name St. Matthew's Evangelical Lutheran Congregation
 Civic Address 3472, Hwy 332 Rose Bay
 Assessment Account Number 021023226
 Applicants Name St. Matthew's Evangelical Lutheran Church Council
 Phone Number (applicant) 902-766-4284 % Donna Beeler

Evaluation Criteria.

(Note A building constructed less than 100 years ago will not be considered for registration).

1. Age :

Pre 1840	15 points	
1841 to 85 years ago	10 points	<u>10</u>
		15 points

Comments Building was constructed in 1897.

2. Historical Significance & Landmark:

Provincial Level	5	
Regional Level	5	<u>10</u>
Local Level	5	15 points
None	0	

Comments _____

3. Architecture

A) Site

Structure has not been moved	<u>15 points</u>
Structure has been place on new foundation on the original site	10 points
Structure has been relocated, but in close proximity to the original site	5 points
Structure has been moved to a new site	0 points

Comments Structure is on original congregation

B)Construction

A very rare example	<u>15 points</u>
A rare example	<u>10 points</u>
A common example	5 points

A very common example 0 points
 Comments _____

C) Style

- A very rare example 15 points
- A rare example 10 points
- A common example 5 points
- A very common example 0 points.

Comments Gothic Revival / Bracketted style
Lunenburg Vernacular common style in this area.

D) Alterations

- No exterior alterations 15 points
- A few minor exterior alterations 10 points
- Several minor alterations 5 points
- Building has lost its character 0 points

Comments Steel door, organ chamber addition in 1919

Architecture Score

45
 60 points

4. Additional Information.

(Important Information that does not fit into the previous categories _____)

10
 10 points

TOTAL POINTS	<u>75</u> 100 Points
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****75 POINTS (OR 75 %) ARE REQUIRED TO BE DESIGNATED****

INTRODUCTION

The following is a system designed to provide a framework for the Heritage Advisory Committee when assessing the individual significance and character of potential heritage properties. It is anticipated that the criteria recommended will allow for a objective and rational grading and selection of heritage properties. The criteria enclosed was compiled using various Heritage Advisory Committee's selection criteria (Housing & Municipal Affairs, Annapolis County, and the Town of Lunenburg).

The accompanying Evaluation Form encompasses the evaluation criteria and scoring points. A property can be registered as a heritage property based upon its ability to achieve a score which exceeds a set level. This will allow for a fair evaluation a property, as a property that scores low on one set of criteria, (i.e. historical significance) may be able to obtain a higher score in some other criteria to compensate.

EVALUATION CRITERIA

1. Age

Building materials, deeds, newspaper clippings, and architectural styles can be useful in determining the age of a structure. The following are the following recommended age groupings and the respective points.

Pre 1840	15 points
<u>1840- 85 years ago</u>	<u>10 points</u>
Potential Points	15 points

2 Historical Association & Land Mark

Age alone, is not a good determining factor. The historical significance of a building in relation to a person, event, group or organization, on a local, provincial or national level, is also an important factor in determining the historical significance of a potential property. In addition to this is the significance of the building as a land mark. This criteria should be of reasonable age, dating back at least two generations.

Importance at a Provincial Level	5 points
Importance at a Regional (Municipal Level)	5 points
Importance at a Local (Community) Level	5 points
<u>Of no special merit</u>	<u>0 points</u>
Potential Points	15 points

3. Architecture

The second set of criteria deals with the architectural merits of the property. The evaluation form breaks this set of criteria into Site, Construction, Alterations and Style.

Site. Of important consideration is whether the property occupies the original site of construction. The points awarded are based on 4 possible ranges

1. Structure has not been moved	15 points
2. Structure has been placed on new foundation on the original site	10 points
3. Structure has been relocated, but is in close proximity to its original site	5 points
<u>4. Structure has been moved to a new site</u>	<u>0 points</u>

Potential Points 15 points

Construction. Is the method of construction and build technology used, rare and unique to the area. (i.e. materials used) It is important to make assessment based upon the number of existing buildings in the area of this type.

1. A very rare example	15 points
2. A rare example	10 points
3. A common example, or	5 points
<u>4. A very common example</u>	<u>0 points</u>
Potential Points	15 points

Style. Is the property reminiscent of an unique or notable architectural style in history (. Refer to Appendix A for Architectural styles). Once again, it is important to make an assessment based upon the rarity of the style within the area.

1. A very rare example	15 points
2. A rare example	10 points
3. A common example	5 points
<u>4. A very common example</u>	<u>0 points</u>
Potential Points	15 points

Alterations. The extent to which the property has been visibly altered from its original construction on the exterior.. This will range from a structure which has not been altered in any way, to one which has totally lost its character. Several things can be considered alterations, such as additions to the exterior, any change in the exterior surface materials etc. Obviously the number and type of alterations will affect the score.

No exterior alterations	15 points
A few minor exterior alterations	10 points
Several minor to major exterior alterations	5 points
<u>Building has lost its character</u>	<u>0 points</u>
Potential Points	15 points

The evaluation form provides a framework for the Municipal Heritage Advisory Committee when evaluation potential Heritage Properties such as buildings or structures. The Heritage Property Act, does however, also empower Council with the ability to register an Area. The Department of Municipal Affairs defines an Area as "visibly physical and human-made features as old burial grounds with visible gravemarkers, historic gardens, or statues and monuments where they are of architectural, historical, or cultural- as opposed to archaeological or ecological - value" (Dept. of Municipal Affairs: Registering Properties). When application is made for consideration by HAC, as to the registering of an Area, certain sections. of the Evaluation form will not be applicable. It is recommended that the total score required be reduced to reflect this.

Report to: Planning / Heritage Advisory Committee

RE: HERITAGE EVALUATION REPORT: ST. MATTHEWS LUTHERAN CHURCH, ROSE BAY.

Report Submitted By: Tammy Wilson, Municipal Planner / Development Officer

Date: April 15, 1998

1.0 INTRODUCTION

On February 16, 1998 an application was made to the Municipal Office to Register a Municipal Heritage Property. On March 26, 1998 this application was forwarded to the Planning/ Heritage Advisory Committee. Staff, Councilor Kaulback (PAC Chairman), Councilor Tanner (Vice-Chairman), Councilor Zwicker (Councilor for Rose Bay area) and the Mike Bevis (Building Inspector) were instructed by the Planning / Heritage Advisory Committee to conduct a heritage evaluation on the subject property and to report back with a recommendation.

On March 30, 1998 staff along with Councilor Kaulback, Councilor Tanner, and Mike Bevis, conducted an evaluation on the property. On April 15, 1998, staff and Councilor Zwicker conducted an evaluation.

The following is a report and recommendation regarding the registering of the subject property as a Municipal Heritage.

2.0 AGE

The land, on which the church is situated, was purchased in November of 1889. In January 1890, a building committee was appointed to oversee the construction of a new church. The architect that designed the church was Henry Busch of Halifax. The builders were the Boehner Brothers for West Lahave.

3.0 HISTORICAL ASSOCIATION

The congregation, which formed this church, originated from the Lunenburg Parish. Due to the size of the congregation from the Rose bay area, it was necessary to construct a church.

4.0 ARCHITECTURAL SIGNIFICANCE

When the church was constructed in 1887, it had an ell form (L-Shape). In 1919, an organ chamber was added to back of the building. This resulted in the building having an incretion form (several different parts)

The building's architecture is characteristic of the Victorian Era, with two dominant styles as follows:

STYLE	BUILDING ELEMENTS
Gothic Revival	<ul style="list-style-type: none">- Pointed windows, with a decorative cap- Wooden clapboard siding- Steeply Pitched Gable Roof- Horizontal (long side of building being focal point) and asymmetrical composition- Decoratively carved bardgeboard- Corner Boards
Bracketted	<ul style="list-style-type: none">- paired brackets under eaves

The architectural style of the building is rare but not very rare in the area the building is located. The construction is also rare but not very rare. The architect who designed the building was Henry Busch from Halifax.

A few minor alterations have been made to this building. These include, steel storm doors, and the addition in 1910, and the replacement of a window in the bell tower.

5.0 CONSTRUCTION

The building was constructed by local builders and is therefore a good indicator of construction methods used in this region in the late 1800's.

The foundation is made of granite and sandstone. The exterior of the building consists of wooden clapboard siding and trim. The building has several applied decorations including paired brackets, decorative wooden singles, and ornamentally carved bargeboard. Steel storm doors have replaced the original doors

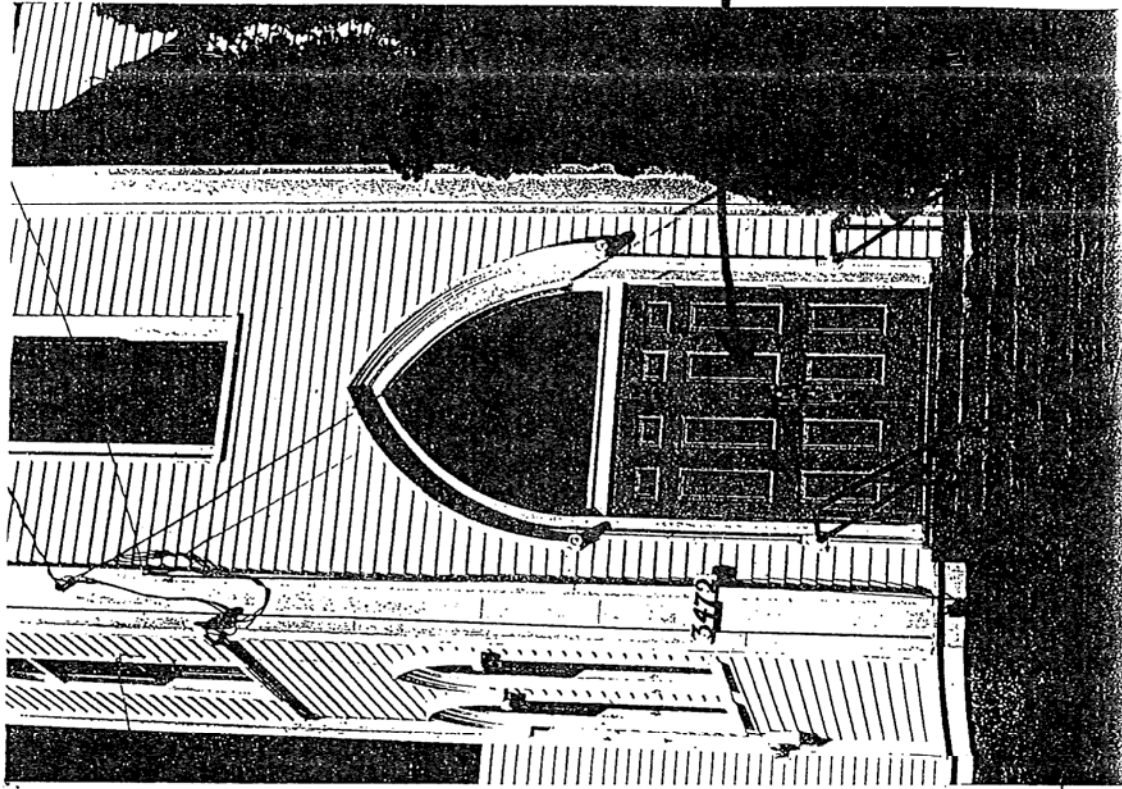
6.0 EVALUATION

Attached is an evaluation form that was completed following the site visit.

5.0 RECOMMENDATION

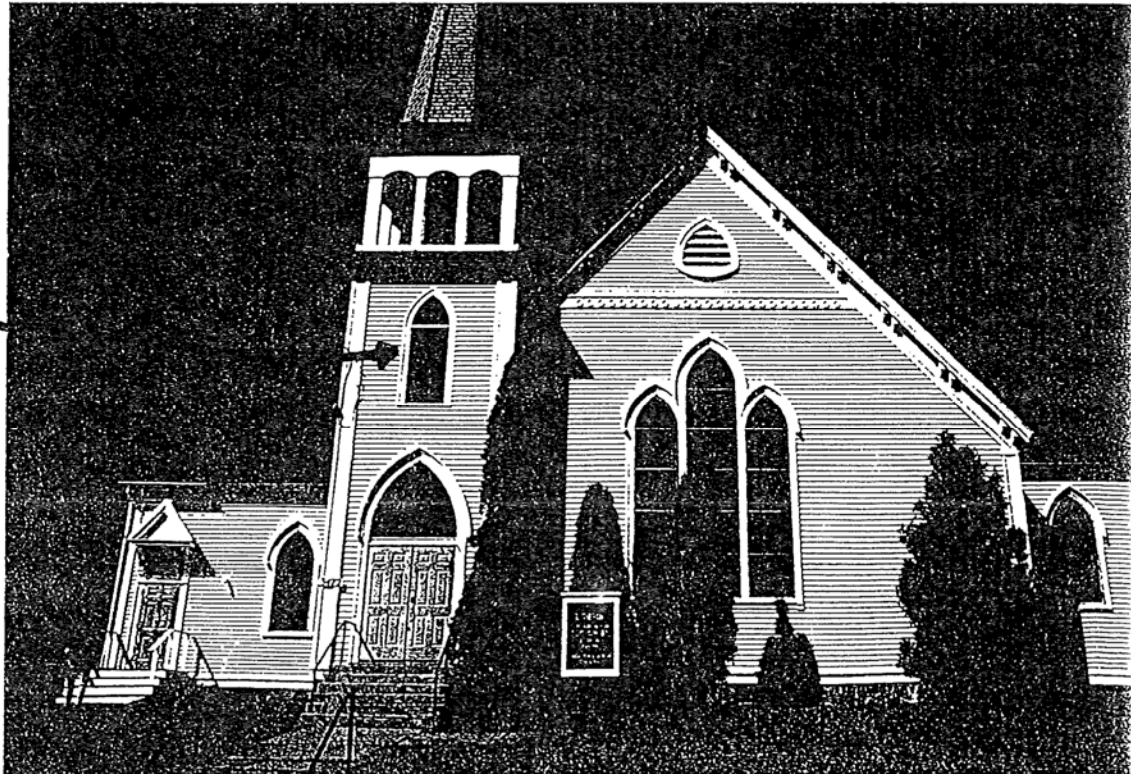
Staff respectfully recommends that Municipal Council register the Saint Matthew's Evangelical Lutheran Church, 3479, Highway 332, RoseBay as a Municipal Heritage Property.

Steel Storm Doors

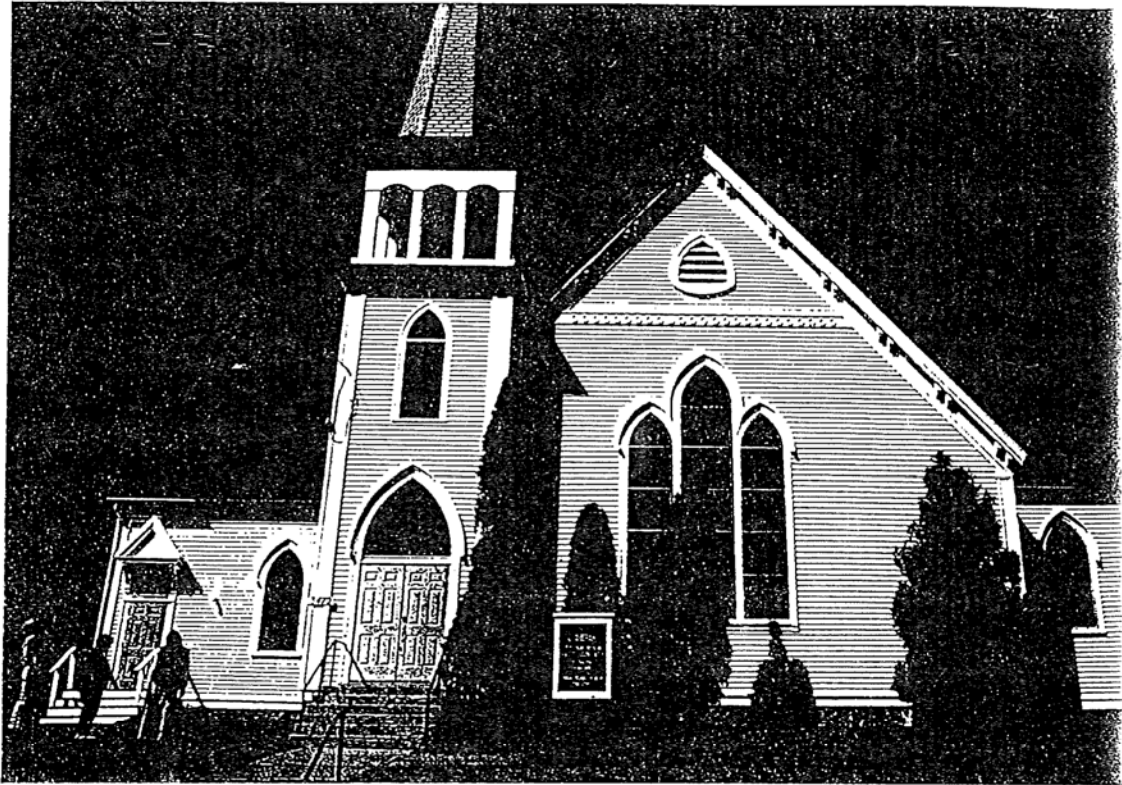


Steeply Pitched Gable Roof

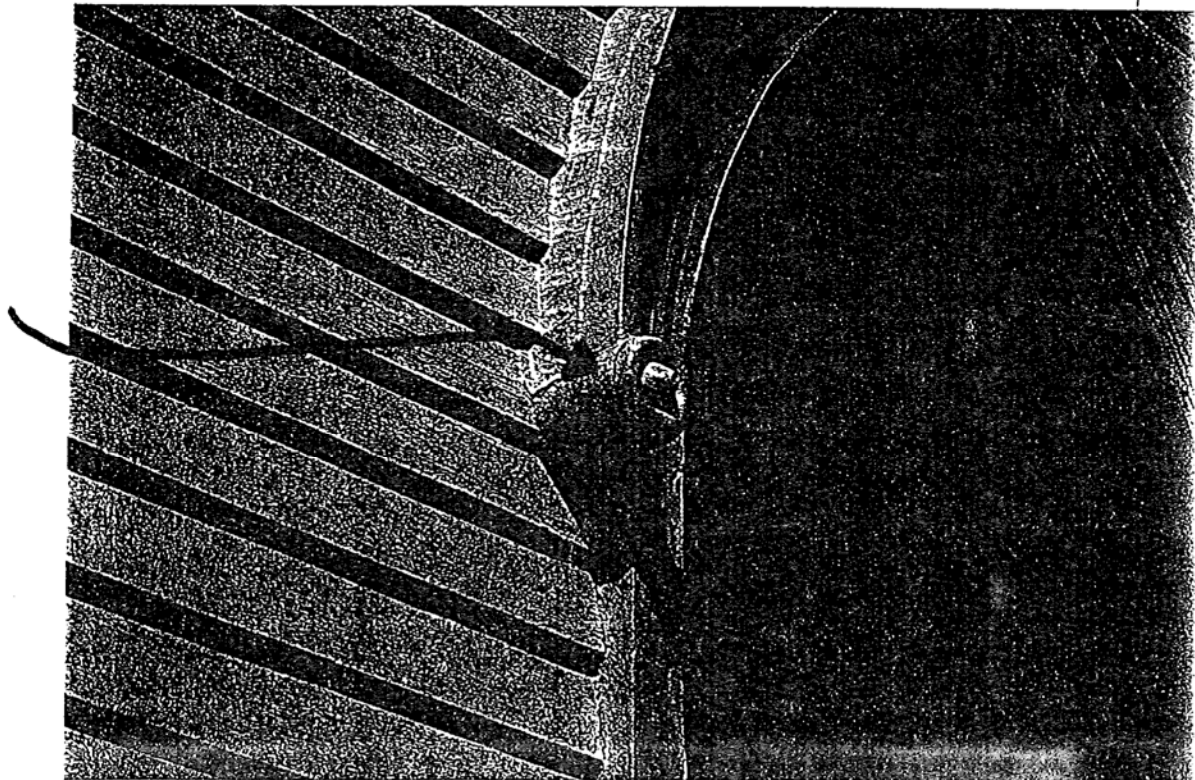
Arched Windows

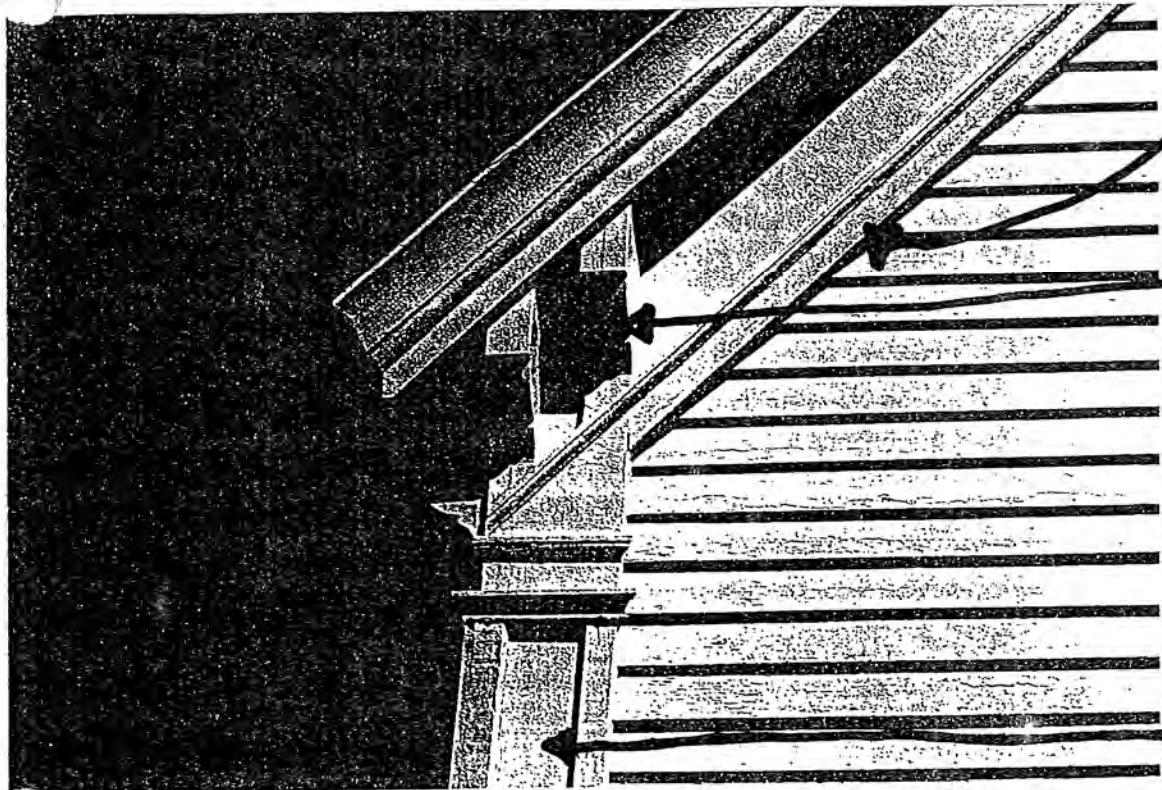


Horizontal and Asymmetrical Composition



Decorative Widow Trim

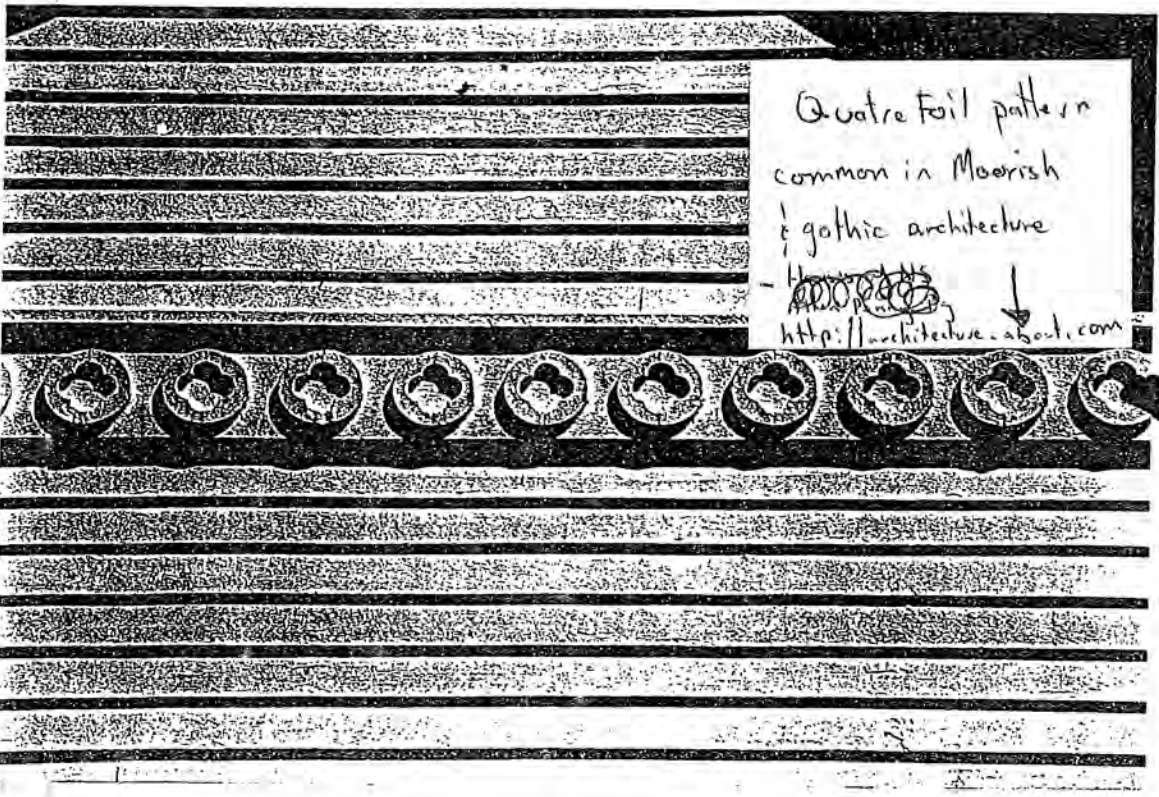


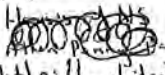


Carved Bargeboards

Brackets under the eaves

Corner Boards



Quatre foil pattern
common in Moorish
& gothic architecture
- 
<http://architecture.about.com>

Decorative Shingles

Wood Clapboard

Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca



December 15, 2020

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

Dear Mayor and Councillors:

The Policy & Strategy Committee, in session on Tuesday, December 15, 2020, made the following recommendation to Council:

1. That Municipal Council authorize the use of one of the parking spaces in the public parking area of the Municipal Services Building for veterans that have a designated veterans' license plate and, further that, the space be signed for Veterans' Parking.

Respectfully submitted,

Chairman and Members
Policy & Strategy Committee

/jp
Attachment

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

TO: Chief Administrative Officer
FROM: Martin Bell, Councillor/Deputy Mayor
DATE: December 1st 2020

1. Agenda Item

Parking space for veterans.

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

P & S Committee

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.

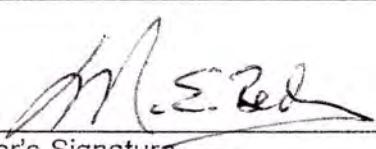
one photo attached for consideration and discussion purposes

4. What is its relevance to Council or the committee?

I would like Canadian Forces veterans who have the special veterans license plates to be able to receive a special parking space. Such special parking can be seen in other municipal units like Calgary, Winnipeg, Vancouver, Ottawa, Surrey, Toronto, and Richmond. (to name a few)

I would like Canadian Forces veterans who have special veterans license plates to be provided a special parking space. This is done in Ottawa, Toronto, Calgary, Winnipeg, Surrey and Richmond to name a few.

5. What outcome(s) are you seeking?
To provide signage at at least one parking spot for veterans.



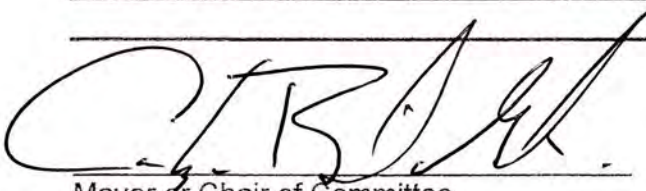
Councillor's Signature

Dec 01 2020

Date

Approval for agenda: Yes No

Reason for Denial:



Mayor or Chair of Committee

Dec. 10, 2020.

Date



Memorandum

To: Mayor and Municipal Council

From: Nominating Committee

Date: December 16, 2020

Re: Community Member Appointment to Sherbrooke Lake Stewardship Committee

The Nominating Committee, on Tuesday December 15th, 2020, made the following motion:

“That Municipal Council appoint William Baldrige to the Sherbrooke Lake Stewardship Committee for a 3-year term, expiring 31st January 2024”

Respectfully submitted,

Nominating Committee



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: MAYOR BOLIVAR-GETSON AND MUNICIPAL COUNCIL
SUBMITTED BY: Norma Schiefer, Municipal Development Officer
DATE: January 5, 2021
RE: LETTER OF CONCURRENCE – MDL 69 ANTENNA SITING PROTOCOL

RECOMMENDATION

That Municipal Council issue a letter of concurrence for a telecommunication tower at 2877 Northfield Road, Upper Northfield as the application has met the requirements of MDL-69 Antenna Siting Protocol.

BACKGROUND

In October, the Municipality of Lunenburg received an information package from WSP Canada Inc., representing Bell Mobility Inc., outlining the proposal to locate a telecommunication tower to improve wireless data and voice communication to Bell customers in the area.

The Municipality has a policy on the siting of telecommunication towers outlining submission requirements and to ensure adequate public consultation is given. Municipal Council is required to issue a letter of concurrence if the proponent has fulfilled the requirements of MDL-69 Antenna Siting Protocol.

DISCUSSION

Bell Mobility Inc. is proposing to locate a tower to respond to the rapid growing demand for wireless data communication products, such as mobile broadband and video service for use on smartphones, computer tablets and laptops. The purpose of this tower is to provide currently under-served residents, travelers, businesses and first responders in the surrounding area with improved access to high-quality cellular coverage and wireless internet service.

With the growing wireless traffic, dependable service availability has diminished and will continue to diminish until additional wireless telecommunication infrastructure is installed to relieve this network capacity issue. This infrastructure is essential to providing equitable access to online services for residents, businesses, and visitors to the area. Through the provision of a stronger network, residents, businesses, and visitors are provided better access to online resources, technologies, and information.

A 90-metre guyed tower will be located at PID 60287489, 2877 Northfield Road, Upper Northfield.

All proposals must comply with Innovation, Science and Economic Development Canada's requirements and include certification or attestation of compliance from other government agencies, including NavCanada, Health Canada, Transport Canada and Environment Canada.

As part of any proposal, public consultation is a requirement. The Proponent, WSP Canada Inc., has provided notification letters to properties located within the required consultation area to provide details of the proposal. As a result of the consultation, no questions, comments, or concerns were received.

CONCLUSION

WSP Canada Inc., representing Bell Mobility Inc., has fulfilled the requirements of MDL-69, Antenna Siting Protocol and ensured communication of the project was provided to the public. Public consultation has been effective in providing details to residents who will benefit from this service. A letter of concurrence is required to be prepared and forwarded to Innovation, Science and Economic Development Canada.

Department: Planning and Development Services

Report Prepared By: Norma Schiefer, Development Officer

Date: January 5, 2021

Report Approved By:

Date:

Reviewed By CAO:

Date:



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: MAYOR BOLIVAR-GETSON AND MUNICIPAL COUNCIL
SUBMITTED BY: Norma Schiefer, Municipal Development Officer
DATE: January 12, 2021
RE: DESIGNATION – MUNICIPAL PUBLIC ROADS

RECOMMENDATION

That Municipal Council designate Allée Champlain Drive, Chemin Petite Evangeline Court and Nathan Cirillo Road, PID 60716875 owned by the Municipality of Lunenburg, as Municipal Public Roads.

BACKGROUND

The roads in the Osprey Village plan area have been constructed by the Municipality to service development in the area. During recent lot creation, a plan of subdivision was approved to separate the roads into a property on their own.

DISCUSSION

Allée Champlain Drive, Chemin Petite Evangeline Court and Nathan Cirillo Road have been designed, constructed, and approved by the Municipal Engineering Department. A plan of subdivision was prepared to create the roads into a separate property, approved and filed at the Land Registry December 4, 2020. As there was no conveyance during the subdivision process, a resolution is required to designate the property as Municipal Public Roads. A map is attached to show the roads and the connections now made from Highway 10 to Pine Grove Road. (Allée Champlain Drive - 212m, Chemin Petite Evangeline Court - 191m, Nathan Cirillo Road - 415m). Total 818 metres

CONCLUSION

As the roads are owned by the Municipality and have been approved and constructed to meet public road standards, they are ready to be designated as Municipal Public Roads.

Department: Planning and Development Services

Report Prepared By: Norma Schiefer, Development Officer

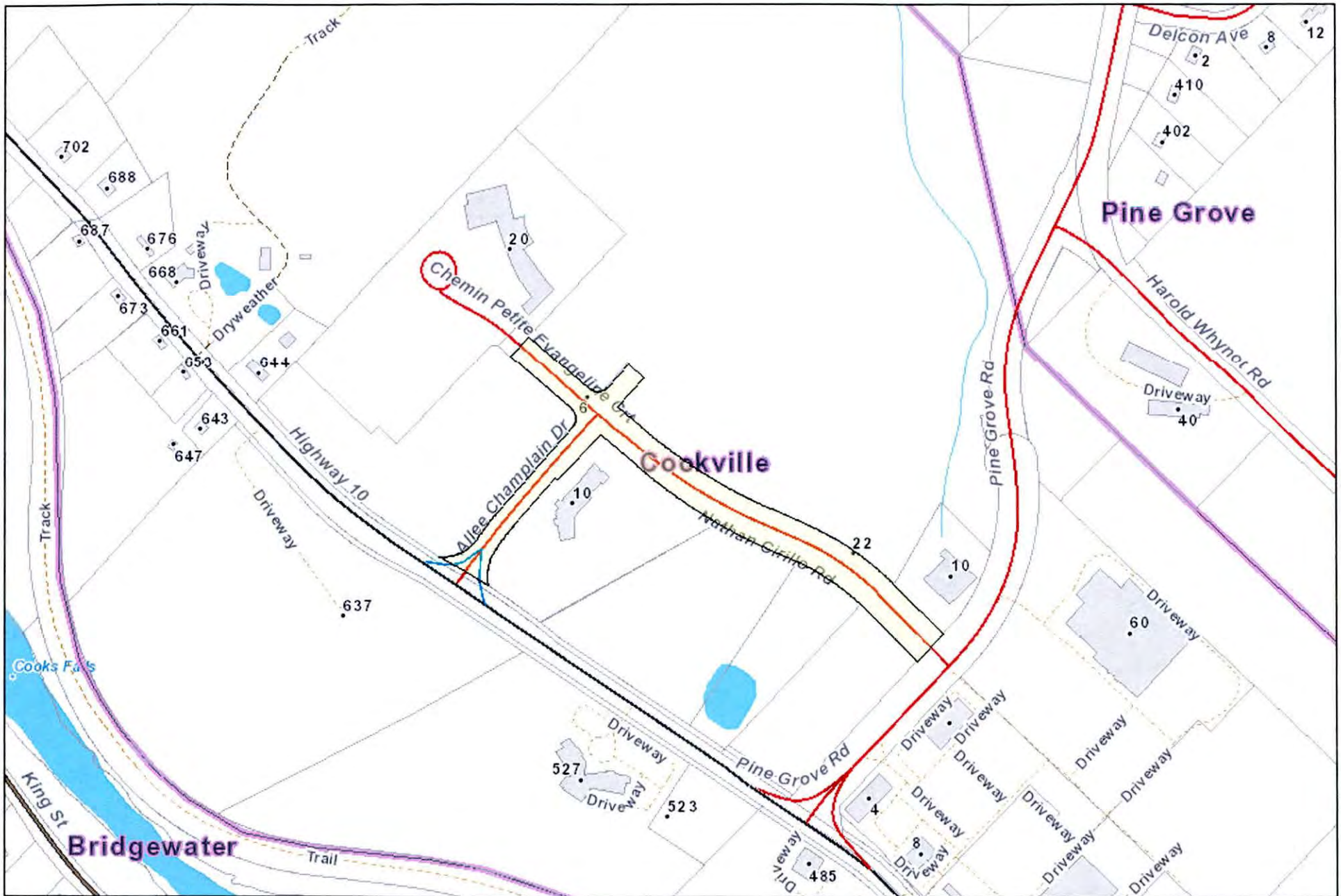
Date: January 6, 2021

Report Approved By:

Date:

Reviewed By CAO:

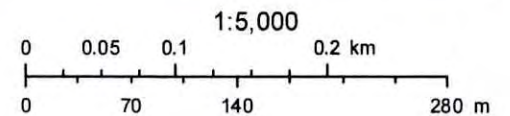
Date:



January 7, 2021

The Province of Nova Scotia makes no representations, expressed or implied, as to the accuracy, completeness and timeliness of the information, maps and other data, including PID numbers or property boundaries, which are displayed on this page.

The data is provided on the understanding that it is not guaranteed to be correct or complete or current, and conclusions drawn or decisions made, based on an interpretation of the data, are the responsibility of the user.



Service Nova Scotia and Internal Services
Internal Services Department

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REQUEST FOR DECISION

REPORT TO: Municipal Council
SUBMITTED BY: Elana Wentzell, CPA, CMA
DATE: January 12, 2021
RE: 2021 Tax Sale – Adjustments for COVID Regulations

RECOMMENDATION

It is recommended that Municipal Council approve a tender call for the March 1, 2021 Tax Sale.

BACKGROUND

The COVID-19 pandemic has presented opportunity and challenges for municipal services. The annual Tax Sale is scheduled for March 1, 2021. In prior years, a public auction was held per the MGA guidelines for Tax Sale Section 141 (1). However, Section 141 (2) allows the Treasurer, with the consent of Council, to call for tenders rather than put a property up for sale at public auction.

EXECUTIVE SUMMARY

The Municipality's annual tax sale is well attended, with usually 70 to 90 people present. With the current COVID restrictions, it would not be feasible to allow that many people to gather in the Council Chambers at the Tax Sale in March. It is not known what restrictions will be in place in March 2021.

Because the MGA allows for sale by public tender, staff are suggesting this method be used.

OPTIONS

If the COVID restrictions are still in place in March 2021, and a tender process is not in place, the Tax Sale will have to be deferred. Council does have the authority to defer tax sales for up to two years. However, that would create a collections problem, where property owners could defer payment even longer. As well, it would become an administrative burden to let more property payments lapse. For example, MODL sent out 164 preliminary tax sale notices in July. There are currently 52 properties still on the tax sale list. The tax sale collection process is legislated by the MGA and includes preliminary and final tax sale notices, posting of properties in the tax sale as

well as advertising in late January and February. As well, staff makes collection calls and payment arrangements to try to reduce the number of properties that are in the tax sale. Deferring the tax sale would mean additional resources would be required to manage a subsequent tax sale that would most likely include more properties.

BUDGET IMPLICATIONS

There would be additional costs if the tax sale was deferred. These costs, however, are passed on to the properties in the tax sale.

STRATEGIC PRIORITIES

N/A

CONCLUSION

Staff recommend that due to current and potential COVID restrictions, that the 2021 Tax Sale be by a tender call and not a public auction as legislated in the MGA.

Department: Finance and Administration	
Report Prepared By: Elana Wentzell	Date: Dec 21, 2020
Report Approved By: _____	Date _____
Reviewed By CAO: _____	Date _____