

# **Municipality of the District of Lunenburg**

## **Minutes of a Meeting of Municipal Council**

Held via Audio & Video Conferencing

Tuesday, September 14, 2021 – 9:00 a.m.

### **Attendance**

Mayor Carolyn Bolivar-Getson  
Deputy Mayor Martin Bell, District 2  
Councillor Leitha Haysom, District 1  
Councillor Wendy Oickle, District 3  
Councillor Pam Hubley, District 4  
Councillor Cathy Moore, District 5  
Councillor Sandra Statton, District 6  
Councillor Michelle Greek, District 7  
Councillor Kacy DeLong, District 8  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

### **Staff**

Tom MacEwan, Chief Administrative Officer  
Alex Dumaresq, Deputy CAO  
Elana Wentzell, Director of Finance  
Bill Schurman, Director of Recreation Services  
Dave Waters, Director of Business Development, Tourism & Infrastructure  
Jeff Merrill, Director of Planning & Development Services  
Darren Shupe, Senior Planner  
Angela Veinot, Accounting Manager  
Byung Jun Kang, Planner  
Norma Schiefer, Development Officer  
Sarah Kucharski, Communications Officer  
Tina Robichaud-Bond, Acting Municipal Clerk  
Chris Kennedy, Fire Services Coordinator  
Joanne Powers, Executive Assistant

### **1. Call to Order**

Mayor Bolivar-Getson called the meeting to order at 9:10 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional and ancestral unceded territory of the Mi'kmaq people.

### **2. Announcements/Acknowledgements/Recognition**

Mayor Bolivar-Getson acknowledged the passing of Sherry Conrad, Municipal Clerk, on August 9, 2021. Ms. Conrad was an entral member of the MODL team and had a 24-year career with MODL, advancing to the position of Municipal Clerk. Sincere condolences were extended to

Ms. Conrad's family, friends, and colleagues. Everyone was asked to rise for a moment of silence in honour of Ms. Conrad.

Deputy Mayor Bell recognized Anne and Allan Sullivan of Pleasantville who celebrated their 50<sup>th</sup> wedding anniversary.

Councillor Veinotte advised that the Annual Fishers' Memorial Service was held in Lunenburg on September 12, 2021. The service is dedicated to the memory of those who have gone down at sea and never returned, as well as a tribute to those who continue to pursue their career on the water. She gave a special thanks to Captains Ben Selig, David Selig, Todd Tanner, Craig Winters, Troy Tanner, Gail Atkinson, and Jeff Wagner. Mayor Bolivar-Getson added that they also recognized the heroic actions of the crew of the Atlantic Destiny that went down in May 2021.

### **3. Approval of Agenda**

An In Camera item was added to the In Camera agenda – 13.2 Potential Litigation under Section 22(2)(f) of the MGA.

**Moved by Councillor Veinotte, seconded by Councillor Oickle that the Agenda be approved with the addition of the above-noted item. Carried unanimously.**

### **4. Approval of Minutes – July 27, 2021**

**Moved by Councillor Moore, seconded by Councillor Hubley that the Minutes of the July 27, 2021 Council meeting be approved as circulated. Carried unanimously.**

### **5. Business Arising from Minutes (Nil)**

### **6. Awarding of Tenders/RFPs (Nil)**

### **8. Consideration of Correspondence**

#### **8.1 Town of Bridgewater re Request for Transit Services**

Mr. Dumaresq reviewed correspondence received from the Town of Bridgewater (circulated in the agenda) in response to the Municipality's request for expanded transit services. The Town advised that they were open to discussion, although they were looking for a formal feasibility study to be completed and requested they be engaged on the scope of the study.

This discussion then led into the following presentation.

### **7. Presentations/Scheduled Times**

#### **7.1 Citizens for Public Transit – Stewart Franck, Chair**

Stewart Franck, Chair of Citizens for Public Transit, gave a presentation on “Rolling Ahead with Public Transit” (circulated with the agenda). The presentation included the following topics:

- We are Citizens for Public Transit (CPT)
- Why do we do what we do?
- Feasibility Study: Public Transit
- Goals for a Regional Public Transit Service
- The Need for Public Transit is Greater than Ever
- Funding
- It is Vital!
- Over the Coming Year CPT will...
- Thank You!

Mr. Franck indicated that Citizens for Public Transit gave a presentation to the Town of Mahone Bay and would be presenting to the Town of Lunenburg in the near future.

Mr. Franck left the meeting.

#### **8.1 Town of Bridgewater re Request for Transit Services (Continued)**

Discussions continued on the request from the Town of Bridgewater to jointly work on a feasibility study regarding extending transit services to Osprey Village.

**2021-131 Moved by Councillor Haysom, seconded by Deputy Mayor Bell that Municipal Council authorize the CAO to respond to the request for a feasibility study and further that staff begin discussions with the Town on the scope of the study.**

It was noted that there were budgeted funds available for a feasibility study.

**The motion on the floor was voted on and carried unanimously.**

#### **9. Recommendations from Committees & Boards**

##### **9.1 Finance Committee**

##### **9.1.1 Proposed Amendment to MODL Policy 058 Fees re EV Charging Stations**

**2021-132 Moved by Councillor Whynot, seconded by Councillor Oickle that Municipal Council amend MODL Policy 058 Fees Policy, as presented in Appendix A of the staff report dated September 7, 2021, with the electric vehicle charging station fee set at \$1.05 per hour, and that the fee be reviewed in one year. Carried unanimously.**

##### **9.1.2 Remembrance Day Grants**

**2021-133 Moved by Councillor Moore, seconded by Councillor Veinotte that Municipal Council award \$750 from the Remembrance Day Grant fund to support community Remembrance Day Events on November 11, 2021 as follows:**

|   |       |
|---|-------|
| Royal Canadian Legion Branch #23 (Lunenburg)    | \$250 |
| Royal Canadian Legion Branch #49 (Mahone Bay)   | \$250 |
| Royal Canadian Legion Branch #102 (New Germany) | \$250 |

Carried unanimously.

## **9.2 Nominating Committee**

### **9.2.1 Indian Path Common Advisory Committee Appointments**

**2021-134 Moved by Councillor DeLong, seconded by Councillor Whynot that Municipal Council approve the appointment of Stefan Leslie, Susan Cochrane, Karen Toews, and Kevin Chisholm to the Indian Path Common Advisory Committee, each for a three-year term.**

Carried unanimously.

### **9.2.2 Hebbville Area Advisory Committee Appointments**

**2021-135 Moved by Councillor Oickle, seconded by Councillor Greek that Municipal Council approve the appointment of Glen Hebb and Lem Hebb to the Hebbville Area Advisory Committee. Carried unanimously.**

## **9.3 Audit Committee**

### **9.3.1 Consolidated Financial Statements for the year ended March 31, 2021**

**2021-136 Moved by Councillor Hubley, seconded by Deputy Mayor Bell that Municipal Council approve the Municipality of the District of Lunenburg's Consolidated Financial Statements for the year ended March 31, 2021. Carried unanimously.**

## **10 Staff Reports**

### **10.1 Administration Department**

#### **10.1.1 Second Reading – By-law 008A By-law Respecting the Repeal of By-law 008 Fire Department Tax Exemption**

**2021-137 Moved by Councillor Greek, seconded by Councillor Hubley that Municipal Council approve and adopt By-law 008A By-law Respecting the Repeal of By-law 008 Fire Department Tax Exemption, as presented . Carried unanimously.**

#### **10.1.2 Second Reading – Repeal By-law 022 Regional Emergency Measures (2005) and Replace with By-law 046 Regional Emergency Management (2021)**

**2021-138 Moved by Deputy Mayor Bell, seconded by Councillor Greek that Municipal Council repeal By-law 022 Regional Emergency Measures (2005) and approve and adopt By-law 046 Regional Emergency Management (2021), as presented. Carried unanimously.**

### **10.1.3 National Day for Truth & Reconciliation – September 30**

Mr. MacEwan reported that September 30<sup>th</sup> was designated as the National Day for Truth and Reconciliation by the Government of Canada and the Province of Nova Scotia and as a statutory holiday to recognize and commemorate the history and ongoing legacy of residential schools.

Mr. MacEwan further reported that a Request for Proposal was issued for an Equity Diversity and Inclusion consultant to ensure equity, diversion and inclusion be integrated within MODL policies, procedures, practices, culture and norms. It was noted that the flags would be lowered to half mast on September 30<sup>th</sup> in recognition of the federal initiative.

**2021-139 Moved by Councillor Statton, seconded by Councillor Haysom that Municipal Council observe the National Day for Truth and Reconciliation as a statutory holiday to recognize and commemorate the history and ongoing legacy of residential schools as part of the reconciliation process and the Truth and Reconciliation Commission’s Calls to Action. Carried unanimously.**

## **10.2 Planning & Development Department**

### **10.2.1 McCarthy’s Towing (Hebbsville Rezoning Application)**

Mr. Kang reviewed his report, “PL210004 – McCarthy’s Towing (Hebbsville Rezoning Application)” (circulated with the agenda) regarding the rezoning application received from McCarthy’s Towing & Recovery Ltd.

**2021-140 Moved by Councillor Oickle, seconded by Councillor Whynot that Municipal Council direct staff to hold a public information session and direct the Planning Advisory Committee to review the application submitted by McCarthy’s Towing and Recovery Ltd. on August 9, 2021. Carried unanimously.**

### **10.2.2 Town of Lunenburg Building Services Agreement**

Mr. Merrill reviewed his report, “Town of Lunenburg Building Inspection Agreement” (circulated with the agenda) advising that the current Agreement expired and a new Agreement was required to continue providing services to the Town of Lunenburg.

**2021-141 Moved by Councillor Veinotte, seconded by Councillor Hubley that Municipal Council authorize the Mayor and the Municipal Clerk to sign a three-year Agreement with the Town of Lunenburg to provide Building Inspection Services, subject to a legal review.**

A question was raised regarding whether the services provided to the Town of Lunenburg were billed at the same rates as the partners within the Building Services Agreement. Mr. Merrill advised that the Town of Lunenburg was currently being billed separately by MODL, but once the Regional Service Agreement was finalized, they would no longer be billed separately.

**The Motion on the floor was voted on and carried unanimously.**

## **11 Mayor's/Deputy Mayor's/Councillors' Matters**

### **11.1 LCLC**

Councillor Hubley provided an update on the following matters from the August 31, 2021 Special Board meeting of the Lunenburg County Multi-Purpose Lifestyle Community Centre:

- Tender re the energy project
- Canadian Tire Para Hockey Cup scheduled for December 5 to 11, 2021

### **11.2 Deputy Mayor's Update**

Deputy Mayor Bell reported that he attended to cheque signings; the Mayor's/CAO's virtual meeting; conducted 4 interviews with senior staff; attended agenda briefings; and the sod-turning event for the Stonemont facility.

### **11.3 Mayor's Update**

Mayor Bolivar-Getson reported that she attended to cheque signings; a sod-turning for Stonemont; the Annual Fishers' Memorial Service in Lunenburg; a presentation to the Acadia First Nations Band Council; several meetings with Councillors; met with the Lunenburg & Area Rotary Club; met with the new Area Supervisor of the Department of Transportation; a ribbon cutting for the addition to the Riverport & District Fire Hall; met with potential developers re Osprey Village; and various meetings with residents and constituents.

## **7.2 Affordable Housing Commission re Affordable Housing Series – Dr. Ren Thomas**

Dr. Ren Thomas, Associate Professor at Dalhousie University's School of Planning and former Co-Chair of the Nova Scotia Affordable Housing Commission gave a presentation on "NS Affordable Housing Commission Report" (attached to the minutes). She provided an overview of the following:

- Mandate of the Affordable Housing Commission
- Commission Process
- Engagement Activities
- What We Heard
- Key Findings
- Call to Action

- Quick Start Investments - \$25 Million
- Foundational Recommendations
- Recommendations Specifically Mentioning Municipalities
- Next Steps

Discussions followed on the following:

- Census data
- Airbnb's
- Importance of tourism to municipalities
- Agriculture and the need to house seasonal workers
- Selling of homes to make money

Dr. Thomas left the meeting.

**12. Added Items (Nil)**

**13. In Camera**

**At 11:29 a.m., it was moved by Councillor Hubley, seconded by Councillor Haysom that Municipal Council go In Camera to discuss the following item:**

**13.1 Contract Negotiations re Potential Fire Department Merger under Section 22(2)(e) of MGA**

**13.2 Potential Litigation under Section 22(2)(f) of the MGA**

**Carried.**

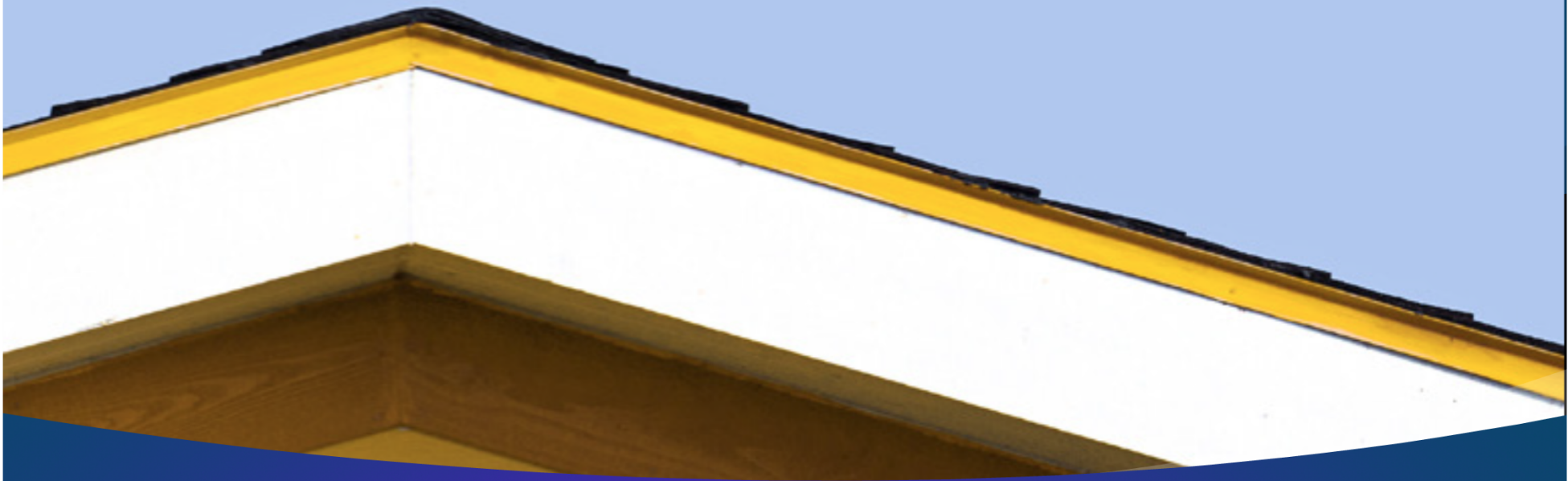
Municipal Council In Camera in session.

**At 12:43 p.m., it was moved by Councillor Haysom, seconded by Councillor DeLong that Municipal Council come out of In Camera and return to open session. Carried.**

Municipal Council in session.

**14. Adjournment**

**There being no further business at 12:44 p.m., it was moved by Councillor Whynot, seconded by Councillor Moore that the meeting adjourn. Carried.**



# NS Affordable Housing Commission – Report

- ▶ PRESENTATION TO THE COUNTY OF LUNENBURG
- ▶ SEPTEMBER 14 2021

# Mandate of the Affordable Housing Commission

- ▶ Engage with experts and stakeholders across the province to learn more about the current state of affordable housing in Nova Scotia.
- ▶ Identify meaningful, sustainable, and actionable strategies and opportunities.
- ▶ Make recommendations to the Minister of Infrastructure and Housing related to increasing the supply of and access to affordable housing in Nova Scotia.
- ▶ Recommendations were due by May 31, 2021.



# Commission Process

**November 2020**



- Commission Created

**January 2021**



- Start engagement process
- Speakers series

**April 2021**



- Web portal
- Survey
- Focus groups
- Workshops
- Meetings
- Written submissions

**May 2021**



- Engagement process ends
- Final engagement results distributed to Commission members + sub-committees
- Draft recommendations

- Commission report submitted

# Engagement Activities



11,282 total visits and 570 contributions submitted through the Commission's web portal



1,204 survey responses



411 participants in 8 online workshops and focus groups




95 written submissions



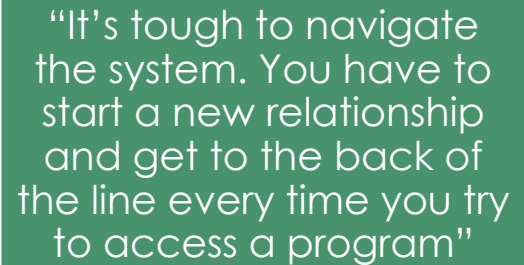
A series of webinars and virtual meetings with key stakeholders



## What We Heard



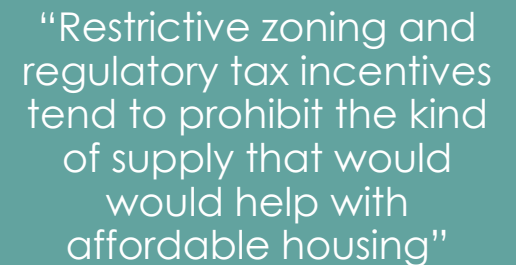
“Each region is unique. A blanket approach to solutions will not work.”



“It’s tough to navigate the system. You have to start a new relationship and get to the back of the line every time you try to access a program”



“Clients report discrimination due to first language being Mi’kmaq”



“Restrictive zoning and regulatory tax incentives tend to prohibit the kind of supply that would help with affordable housing”



# Key Findings



Housing data is limited

Our housing market is under pressure

Housing needs are changing

There are systemic barriers

The gap between incomes and market rent is growing

It's too expensive to build and operate affordable housing

The community housing sector is limited

Our housing system is not effective

# Call to Action

17 recommendations + 60 key actions + 4 Quick Start Investments

3 key pillars:

- ▶ Expand and protect our affordable housing supply
  - ▶ How can we improve supply and access to rental housing?
- ▶ Support renters with better access to and diverse options
  - ▶ How can we be more responsive to evolving needs of residents and communities
- ▶ Collaborate and partner across sectors and levels of government
  - ▶ How can all stakeholders who affect housing work better together and across sectors

## Quick Start Investments - \$25 million

- ▶ \$20 million new **Housing Supply Fund** to address the urgent need for more supply.
  - ▶ Mixed-use, mixed-income demonstration projects
  - ▶ Targeted funding to leverage federal funding under the Rapid Housing Initiative.
  - ▶ Create new rent supplements to support affordable housing projects
  - ▶ Double current investments in the Affordable Housing Program.
- ▶ \$2.5 million to create a **Community Housing Growth Fund**.
- ▶ \$2 million **capital investment** in public housing portfolio
- ▶ \$500,000 to help municipalities complete **housing needs assessments**.



## Foundational Recommendations

### **Recommendation #1**

Establish an arm's length independent provincial housing entity

### **Recommendation #2**

Recognize housing as a right and a key strategic sector for economic development, health, and social equity

### **Recommendation #3**

Modernize provincial legislation and regulations

### **Recommendation #4**

Develop a long-term provincial housing strategy

Recommendations  
Specifically  
Mentioning  
Municipalities

**Recommendation #8**

Reduce regulatory and non-cost barriers of new development

**Recommendation #9**

Prevent the loss of affordable homes

**Recommendation #12**

Expand housing options that meet the needs of seniors and vulnerable Nova Scotians

**Recommendation #14**

Enhance renter protections, equitable access, and better-functioning conditions for rental housing

**Recommendation #15**

Address the specific needs of rural and non-urban communities

## Next Steps

- ▶ The Commission is committed to helping government implement the recommendations as an advisory committee.
- ▶ Two progress report cards on the implementation of the recommendations will be made public in November 2021 and in May 2022.
- ▶ A copy of the Commission report is available at: [nsaffordablehousingcommission.ca/getinvolved](https://nsaffordablehousingcommission.ca/getinvolved)
- ▶ You can provide feedback at [affordablehousingcommission@novascotia.ca](mailto:affordablehousingcommission@novascotia.ca)



Questions?