APPROVED by Municipal Council

Date: October 26, 2021

Municipality of the District of Lunenburg

Minutes of a Meeting of Municipal Council

Held via Video/Audio Teleconferencing
Tuesday, September 28, 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 (arrived at 9:25 a.m.)
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
Tina Robichaud-Bond, Acting Municipal Clerk
Sarah Kucharski, Communications Officer
Rachel Hiltz, Recording Secretary
Elana Wentzell, Director of Finance
Dave Waters, Director of Business Development, Tourism & Infrastructure
Jeff Merrill, Director of Planning & Development Services
Stephen Pace, Director of Engineering & Public Works
Byung Jun Kang, Planner
Darren Shupe, Senior Planner
Chris Kennedy, Fire Services Coordinator
Mark Strickland, Business Development Officer
Angela Veinot, Accounting Manager
Norma Schiefer, Development Officer
Tissy Bolivar, Program Coordinator
Angela Henhoeffer, Regional Emergency Management Coordinator

1. Call to Order

Mayor Bolivar-Getson called the meeting to order at 9:00 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Announcements/Acknowledgements/Recognition

2.1 September 30 National Day for Truth & Reconciliation Acknowledgement

Mayor Bolivar-Getson acknowledged September 30 as the National Day for Truth & Reconciliation to honour Indian Residential School Survivors, their families, and those who did not make it home.

Councillor Haysom noted that the Bridgewater Rotary Club donated two benches to the Petite Riviere Community Park in memory of David Mullins, rotary club member since 1990. Rural Riches also provided support for the donation of the benches.

Councillor Greek advised that on October 6, Lohnes Rest Home would be hosting a fundraiser for the New Germany High School IWK Toy Drive.

Councillor DeLong acknowledged the Vintage Fair which was held in Blockhouse, and noted that there were many people in attendance, including the Blockhouse Area Ratepayers Kinship.

Mayor Bolivar-Getson recognized Jonathan and Abbey Veinotte who were the recipients of the 2021 Woodlot Owner of the Year award.

3. Approval Of Agenda

Moved by Councillor Hubley, seconded by Deputy Mayor Bell that the Agenda be approved as circulated. Carried unanimously.

4. Approval Of Minutes – September 14, 2021

Moved by Councillor Oickle, seconded by Councillor Moore that the Minutes of the September 14, 2021 Council meeting be approved as circulated. Carried unanimously.

5. Business Arising From Minutes (Nil)

7. Presentations/Scheduled Times

7.1 Affordable Housing

Faisal Al-Hammadi, FH Development Group; Stephen Adams, Consulting Services Inc.; Martin Laycock, Executive Director of Public Housing & Infrastructure; Mark Peck, Associate Deputy Minister of Municipal Affairs and Housing; and Paul LaFleche, Deputy Minister of Municipal Affairs and Housing were in attendance via teams.

Mr. Al-Hammadi gave a presentation on affordable housing (attached to Minutes), highlighting the following:

- FH Development Group intends to build 500 affordable housing units in the next 10 years, with some to be in MODL.
- Municipal partnerships are beneficial to complete builds in a timely manner.
- The Canada Mortgage and Housing Corporation (CMHC) has a Flex Program that allows developers to provide units with 10% to 30% below market rent.

The following points were noted:

- The timeframe to start construction in MODL will be in the Fall of 2022 or early 2023.
- There will be a requirement for water services.
- FH Development Group works with Efficiency Nova Scotia to ensure they are meeting EnerGuide standards.
- There are no screening processes for the rentals.

- These types of developments can be built in rural areas, but the more services available, the more affordable units can be provided. Each build must be approved by the CMHC and services are considered in the approval process.

Mr. Al-Hammadi, Mr. Adams, Mr. Laycock, Mr. Peck, and Mr. LaFleche left the meeting.

7.2 Affordable Housing Workshop: Coordinated Accessible Housing

Lisa Ryan, Consultant with Implementation and Design for Coordinated Access; Nathalie Vogel, Planning Intern, Town of Bridgewater; and David Walmark were in attendance via Teams.

Ms. Ryan gave a presentation titled "Open Doors to Housing: Establishing Coordinated Access in Lunenburg County" related to affordable housing (attached to Minutes) and highlighted the following:

- The Housing Reality in Lunenburg County
- The Affects of the Loss of Housing
- What is Coordinated Access
- Energize Bridgewater and the Smart Cities Challenge
- The Community Engagement Process
- Prevention: Energy Poverty and Coordinated Access
- Benefits of Coordinated Access in Lunenburg County

The following points were noted:

- Long term solutions require partnerships with all levels of government, particularly local municipalities, housing developers, landlords, businesses, front line agencies and citizens.
- The Coordinated Access approach uses a community engagement process and works with agencies across Lunenburg County.
- A Non-Profit was created with a strategic planning team. A Board will ensure the Non-Profit is following the direction of the strategic planning team.
- There is an intake process to provide property management companies and landlords appropriate housing solutions.
- Emergency supports are needed but shelters are not an option for the Coordinated Access team.

Ms. Ryan, Ms. Vogel, and Mr. Walmark left the meeting.

7.3 Community Based Housing

George Buranyi, Chair, and Art Fisher, Executive Director, Family Service Association of Western Nova Scotia were in attendance.

Mr. Buranyi gave a presentation on community based housing (circulated with Agenda), providing details on the Blended Value Social Housing complex at 641 King Street in Bridgewater.

The following points were noted:

- Blended Value Social Housing
- Civic Site Renewal

- Net-Zero-Energy Builds
- Universal Design Modular Units
- Housing Equity
- Rural Youth Trades Education, Employment and Empowerment
- Coordinated Access to Safe, Supported and Inclusive Housing

Mr. Buranyi and Mr. Fisher left the meeting.

6. Awarding Of Tenders/RFPs

6.1 RFP 2021-01-400 Community Hub Feasibility Study

Mark Strickland, Business Development Officer, reviewed the report titled "Awarding of the Community Hub Feasibility Study, RFP # 2021-01-400" (circulated with Agenda).

2021-142 Moved by Deputy Mayor Bell, seconded by Councillor Oickle that Municipal Council award the Request for Proposal #2021-01-400 for the Community Hub Feasibility Study to Colliers Project Leaders in the amount of $76,220 + HST. Carried Unanimously.

8. Consideration of Correspondence (Nil)

9. Recommendations from Committees & Boards

9.1 Audit Committee

9.1.1 March 31, 2021 Financial Statements

The 2021 Financial Statements were previously approved at the September 14, 2021 Council meeting.

9.1.2 Extension of Audit Contract

2021-143 Moved by Councillor Hubley, seconded by Councillor Greek that Municipal Council accept the recommendation of the Audit Committee and approve the extension of the current contract for Audit Services through to March 31, 2027.

Mayor Bolivar-Getson declared a Conflict of Interest and removed herself from participating in the meeting. Deputy Mayor Bell took the Chair.

It was noted that the terms of the existing contract would not change with an extension, and that going through the RFP procurement process could affect the terms of the contract, including an increase in costs.

It was clarified that the terms of the Audit Contract were available to the public.

The motion on the floor was voted on and carried. Those opposed: Councillors Statton, Veinotte, and Haysom.

Mayor Bolivar-Getson returned to participate in the meeting and took the Chair.

9.2 Fire & Emergency Services Committee

9.2.1 Proposed Amendments to Policy MDL-036 Fire and Emergency Services

2021-144 Moved by Councillor Greek, seconded by Councillor Whynot that Municipal Council accept the recommendation of the Fire and Emergency Services Committee and approve the proposed amendments to MODL Policy 036 Fire and Emergency Services, as presented, and hereby gives seven (7) days' notice that Council will consider approving amendments at the October 12, 2021 Council meeting. Carried unanimously.

10. Staff Reports

10.1 Administration Department

10.1.1 Emergency Assistance Fund – Late Applications

Councillor Greek declared a Conflict of Interest and removed herself from participating in the meeting.

Ms. Kucharski reviewed the report titled "Emergency Assistance Fund for Community Facilities" (attached to Minutes).

Councillor Statton declared a Conflict of Interest and removed herself from participating in the meeting.

2021-145 Moved by Councillor Haysom, seconded by Councillor Oickle that Municipal Council award the Emergency Assistance Fund for Community Facilities to the organizations listed in the staff report of September 14, 2021 for a total amount of $6,100 from the Emergency Fund established for community facilities in response to the Covid-19 public health protection measures. Carried unanimously.

Councillors Greek and Statton returned to participate in the meeting.

10.1.2 Fire Services Coordinator Update to Council

Chris Kennedy, Fire Services Coordinator, gave a presentation titled "Fire Service Coordinator Update to FESC and Municipal Council" (circulated with Agenda), providing an update on the following:

- Fire Services Coordinator role
- Service Awards for Firefighters
- Fire Services Committee workshop
- Registration Form information
- MODL mandated pump testing
- New joint pump testing facility
- Cooperative approach to firefighter safety
- Registration information update
- Call types
- Recruitment and Retention
- Funding outside area rates

Mr. Kennedy added that liability insurance and personnel insurance were covered by MODL through group insurance policies for all Departments to ensure insurance needs were met and all Departments and members had equal coverage.

Mr. Kennedy left the meeting.

10.2 Planning Department

10.2.1 By-law 043 (Heritage Property) Approved with Amendments

Byung-Jun Kang, Planner, was in attendance.

Mr. Kang reviewed the report titled "By-law 043 (Heritage Property) Approved with Amendments" (circulated with Agenda). It was noted that By-law 043 "Heritage Property By-law" was approved by Council and sent to the Department of Municipal Affairs and Housing for ministerial approval. The Department approved the By-law with a minor amendment to change the title of "Heritage Officer" to "Heritage Planner" throughout the document.

10.3 Recreation Department

10.3.1 Sponsorship Ad Grant – Bridgewater Triathlon Club – Riverport Duathlon

2021-146 Moved by Councillor Whynot, seconded by Councillor Haysom that Municipal Council approve the Sponsorship Ad Grant request of the Bridgewater Triathlon Club for the Annual Oregan's Subaru Riverport Duathlon for $250, for the "Classic" level sponsorship for their community fundraising event taking place October 3, 2021. Carried unanimously.

10.3.2 Sponsorship Ad Grant – Lunenburg County Sport Heritage Society – Wall of Fame Induction

2021-147 Moved by Councillor Statton, seconded by Councillor Whynot that Municipal Council approve the Sponsorship Ad Grant request of the Lunenburg County Sport Heritage Society for the Wall of Fame Induction for $300, taking place November 7, 2021. Carried unanimously.

11. Mayor's/Deputy Mayor's/Councillors' Matters

11.1 MJSB Update

Councillor Moore provided an update on the Municipal Joint Services Board as follows:

- Catherine Williams was hired as the new controller.
- An unused loading ramp was sold to Scotia Recycling for $10,000.
- Scotia Recycling and GE Environmental are working to reduce the amount of residuals in the landfill.
- There are ongoing projects to install solar power at the waste site.
- A meeting was held with the MLA to view the site and explain the challenges of the Extended Producer Responsibility program.
- Amendments to the solid waste bylaw are being drafted to ban compostable bags and define fast food packaging as landfill. Part of this process will include developing an educational strategy to inform residents of these changes.

- Ken Smith is the current Acting COO. A Committee will be created to interview short-listed candidates.
- A Strategic Planner position is being created.
- GE Environmental will be charging $16.81 per MT, up from $10.56 for hauling to Kaizer Meadows. This will increase by 3% to the end of the contract in March 2026.
- The financial statements will be sent out for Councillors' review. The Audit was completed and there was a surplus of $441,036. There was $622,050 saved through the closure of the site.

11.2 Deputy Mayor's Update

Deputy Mayor Bell attended the Mahone Islands Conservation Association (MICA) boat tour with Council and the Mi'kma'ki festival at Fort Point. There was an agenda review meeting and regular committee meetings.

11.3 Mayor's Update

Mayor Bolivar-Getson attended the Tri-District Fire Department meeting and the MICA boat tour. She also attended the following meetings: Nova Scotia Federation of Municipalities, REMO, LCLC, MJSB, workshops, resident meetings and regular Council meetings. She also met with the Honourable Becky Druhan, MLA Lunenburg-West.

Mayor Bolivar-Getson noted that Hockey Canada decided to postpone the Canadian Tire Para-Hockey Competition.

12. Added Items

13. In Camera

At 12:03 p.m., it was moved by Councillor Statton, seconded by Councillor Hubley that Municipal Council go In Camera to discuss the following items:

13.1 Contract Negotiations re Bell Internet under Section 22(2)(e) of the MGA
13.2 Land Negotiations re Sale of Land (Harold Whynot Road) under Section 22(2)(a) of the MGA

Carried.

Municipal Council In Camera in session.

At 12:35 p.m., it was moved by Councillor Whynot, seconded by Councillor Hubley 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 12:35 p.m., it was moved by Councillor Whynot, seconded by Councillor Veinotte that the meeting adjourn. Carried.