

# **REVISED Municipal Council Meeting Agenda**

**Tuesday, November 9, 2021 – 9:00 a.m.**

**MODL Council Chambers – 10 Allée Champlain Drive, Cookville  
and via Audio & Video Teleconference**

- 1. Call to Order**
  - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognitions**
  - 2.1 Proclamation – Municipal Awareness Week - November 15 to 22, 2021
- 3. Approval of Agenda (as circulated)**
- 4. Approval of Minutes of October 26, 2021 (as circulated)**
- 5. Business Arising from Minutes**
- 6. Nomination & Election by Ballot – Deputy Mayor**  
MODL Policy 011 – Deputy Mayor..... 1-2
- 7. Awarding of Tenders/RFPs (Nil)**
- 8. Presentations/Scheduled Times (Nil)**
- 9. Consideration of Correspondence (Nil)**
- 10. Recommendations from Committees & Boards**
  - 10.1 Nominating Committee**
    - 10.1.1 Annual Appointments to Boards & Commissions
  - 10.2 Dangerous & Unsightly Committee**
    - 10.2.1 Award of Property Clean-up – 2104 Highway 208, Hemford .....(3)4-14
    - 10.2.2 Award of Property Clean-up – 154 School Road, LaHave..... 15-23
  - 10.3 Police Advisory Board**
    - 10.3.1 Purchase of Additional Pole-Mounted Speed Radar Signs..... 24
  - 10.4 Planning Advisory Committee**
    - 10.4.1 Hebbville Rezoning Application - McCarthy's Towing & Recovery Ltd.....(25)26-36
- 11. Staff Reports**
  - 11.1 Finance Department**
    - 11.1.1 Public Service Superannuation Pension Plan Final Transfer Report..... 37-75
  - 11.2 Recreation Department**
    - 11.2.1 Major Recreation Capital Grant - Broad Cove Community Association..... 76-117

11.2.2 Remembrance Day Grant 2021 Reallocation ..... 118-119  
11.2.3 Designated Community Fund Project – Dynamite Trail Association ..... 120

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

- 12.1 LCLC Update
- 12.2 MJSB Update
- 12.3 Deputy Mayor's Update
- 12.4 Mayor's Update

**13. Added Items**

**14. In Camera**

- 14.1 Contract Negotiation re Visitor Information Centre Sublease under Section 22(2)(e) of the MGA
- 14.2 Land Negotiation Update re Lot 1 Osprey Village under Section 22(2)(a) of the MGA
- 14.3 Contract Negotiation under Section 22(2)(e) of the MGA

**15. Adjournment**

## Municipality of the District of Lunenburg POLICY

Title: <b>Deputy Mayor</b>	
Policy No. <b>MDL-11</b>	
Effective Date: <b>November 6, 2008</b>	Amended Date:

### **Purpose**

This policy establishes rules governing the election of Deputy Mayor by the members of Council defines the duties of the Deputy Mayor and identifies the term of office.

### **Authority**

Section 16, Municipal Government Act, as amended.

#### **1 Term – MGA Section 16(2)**

- a) The term of office of the Deputy Mayor shall be for one (1) year, and will expire at the call to order of the regular Council Session in November or when the term of office of the Council expires following a general municipal election, whichever comes first.
- b) The Deputy Mayor shall serve no more than one year within a four year term unless there are no other Council members wishing to fill this position.
- c) This term of one (1) year shall continue until this policy is amended, or otherwise changed.

#### **2 Selection - MGA Section 16(1)**

The Council shall select one of its members to be Deputy Mayor in accordance with this policy.

#### **3 Absence or Inability of Deputy Mayor– MGA Section 16(3)**

The Deputy Mayor shall act in the absence or inability of the Mayor or in the event of the office of the Mayor being vacant.

**4 Power and Authority of Deputy – MGA Section 16(5)**

The Deputy Mayor has all the power and authority and shall perform all the duties of the Mayor when the Deputy Mayor is notified that the Mayor is absent or unable to fulfill the duties of Mayor or the office of the Mayor is vacant.

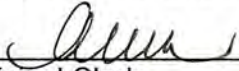
**5 Effective Date**

Policy MDL-11 approved on November 22, 2000 is hereby repealed and replaced with this amended Policy MDL-11, effective on the first Council session or Special Council session, whichever event occurs first following the general Municipal Election of October, 2008.

**Clerk's Annotation for Official Policy Book**

Date of Adoption	<u>November 6, 2008</u>
Date of Notice to Council Members off Intent to Consider Amendments	<u>May 1, 2008</u>
Date of Passage of Amendments:	<u>May 13, 2008</u>

I certify that this "Deputy Mayor" policy was adopted by Council as indicated above.

  
Municipal Clerk  


May 30, 2008  
Date



## Municipality of the District of Lunenburg Planning & Development Services

October 28, 2021

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

Dear Mayor and Councillors:

The Dangerous & Unsightly Property Committee, in session on Wednesday, October 27, 2021, made the following recommendation to Municipal Council:

1. that Municipal Council approve the lowest bid from Verhagen Demolition for the demolition of the building and removal of the debris at the property located at 2104 Highway 208, Hemford, PID 60266293; that is \$16 500.00 + HST, for a total of \$18 975.00.
2. that Municipal Council approve the lowest bid from Verhagen Demolition for the demolition of the building and removal of the debris at the property located at 154 School Road, LaHave, PID 60352051; that is \$14 400 + HST, for a total of \$16 560.

Respectfully submitted,

The Chair and Members  
of the D&UPC

/sb

Attachments

**Council**

Item: 10.2.1

Date: November 9, 2021

Authorization: T. MacEwan



## Municipality of the District of Lunenburg

### Request for Decision

**Report to:** Dangerous & Unsightly Property Committee

**Submitted by:** Ryan Whynot

**Date:** October 27, 2021

**Re:** Dangerous Premise – Ramzie Mosher

**Property – 2104 Highway 208, Hemford**

**PID 60266293**

**AAN 03647013**

**NC200042**

---

### Recommendation

Staff recommends that the lowest quote from Verhagen Demolition for \$16 500.00 + HST for a total of \$18 975.00 be accepted for the demolition and removal of the debris located at 2104 Highway 208, Hemford, AAN 03647013.

### Background

We received a complaint on June 30, 2020 in reference to the above-noted property. An initial inspection was carried out on July 2, 2020 which concluded that the property is considered dangerous under the terms of the *Municipal Government Act* (the “Act”). As per Policy MDL-07, a letter dated July 3, 2020 was sent to the property owners advising of the dangerous condition of the property and the remedy required to return the property to a safe condition.

On September 30, 2020, a follow up inspection was conducted which found no change in the condition of the dangerous property. As a result of this inspection, an Order was issued on November 27, 2020 providing the property owner 30 days to clean up the property. On December 15, 2020 staff spoke with the property owner on the phone and the property owner indicated that they are letting the property go to tax sale. On March 3, 2021 a follow up inspection was conducted that found no change to the dangerous condition. The property was referred to the Committee for consideration of a demolition order.

On March 31, 2021 the Dangerous and Unsightly Property Committee issued a demolition order for the building. That Order reads:

**IT IS HEREBY ORDERED that you are to, within thirty (30) days of the service of this Order, remedy the dangerous/unsightly condition of the property; namely:**

**ACTION “To remedy the dangerous condition, the building must be demolished and the demolition debris totally removed from the property along with the items within the building; and further, that the debris and items must be taken to an approved landfill site in the Municipality for disposal.”**

On June 25, 2021 a follow up inspection was conducted that found no change in the property. Quotes were obtained for the demolition and clean up of the debris.

### **Discussion**

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$29 300S in 2021.
- The lot area is 0.1730 acres
- Property taxes are outstanding since 2017 for a total of \$2350.91. The property was on the tax sale list last year and will be again this year.

### **Quotes**

1. Verhagen Demolition

\$16 500.00 + \$2 475.00 HST for a total of \$25 300.00

2. Maverick Excavating

\$22 000.00 + \$3 300.00 HST for a total of \$25 300.00

3. Mercer Excavation

\$26 910.00 + \$4 036.50 HST for a total of \$30 946.50

4. Sincen International Properties

\$24 455.00 + \$3 668.25 HST for a total of \$28 123.25

## **Alternatives**

- a) Do nothing and close file.
- b) Grant additional time.

## **Conclusion**

The property remains dangerous in my opinion.

## **Attachments**

Photos from last inspection

---

Department:

Report Prepared By: Ryan Whynot

Date: October 27, 2021

Report Approved By: Jeff Merrill

Date: October 27, 2021

Reviewed By CAO:

Date:





opened Sept 14/21 @ 1:30pm

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
Tender # 2021-01-300 Dangerous & Unsightly Property - Hemford  
BIDS CLOSED: September 13, 2021 at 2:00 p.m. local time  
ATTENDED BY: Susan Berry & Rachel Hiltz

BIDDER'S NAME	Completed Bid Sheet	Workers Compensation	Letter of Good Standing	Proof of Insurance	PRICE (BEFORE HST)	with HST	
Maverick Excavating	✓	3 yrs exp. ✓	✗	✓	\$22,000	\$25,300.00	
Mercer Excavation	✓	✓	✗	✓	\$26,910	\$30,946.50	
Verhagen Demolition	✓	✓	✓	✓	\$16,500	\$18,975.00	
Sincen Int'l Properties	✓	✓	✗	✓	\$24,455	\$28,123.25	

Rachel Hiltz  
S Berry

**Council**

Item: 10.2.2

Date: November 9, 2021

Authorization: T. MacEwan



## Municipality of the District of Lunenburg

### Request for Decision

**REPORT TO:** Dangerous & Unsightly Property Committee

**SUBMITTED BY:** Ryan Whynot

**DATE:** October 27, 2021

**RE:** Dangerous Premise – Cynthia Creaser

**Property – 154 School Road, LaHave**

**PID 60352051**

**AAN 05060516**

**NC200037**

---

### RECOMMENDATION

Staff recommends that the lowest quote from Verhagen Demolition for \$14 400.00 + HST for a total of \$16 560.00 be accepted for the demolition of the building and removal of the debris at 154 School Road, LaHave, assessment account number 05060516.

### BACKGROUND

We received a complaint on May 25, 2020 in reference to the above-noted property. An initial inspection was carried out on May 27, 2020 which concluded that the property is considered dangerous and unsightly under the terms of the *Municipal Government Act* (the "Act"). As per Policy MDL-07, a letter dated June 11, 2020 was sent to the property owners advising of the dangerous unsightly condition of the property and the remedy required to return the property to a safe and sightly condition.

On October 2, 2020, a follow up inspection was conducted which found that work was being done to remedy the unsightly condition of the property. A letter was sent to the municipality requesting an extension. On December 1, 2020 a subsequent inspection was conducted and found the garbage to be cleaned up; however the house remained in a dangerous condition. As a result of this inspection, the property was sent to the Dangerous and Unsightly Property Committee on March 17, 2021 for issuance of a demolition order. An Order was issued on March

18, 2021 providing the property owner 30 days to demolish the building and remove the debris and clean up the property. That Order reads:

**IT IS HEREBY ORDERED that you are to, within thirty (30) days of the service of this Order, remedy the dangerous condition of the property; namely:**

**ACTION “To remedy the dangerous condition, the building must be demolished and the demolition debris totally removed from the property along with the items within the building; and further, that the debris and items must be taken to an approved landfill site in the Municipality for disposal.”**

On May 5, 2021 a follow up inspection was conducted which found no change to the dangerous condition of the building and quotes for the demolition and clean were obtained.

## **DISCUSSION**

- The Property Valuation Services Corporation (PVSC) records show the land as being assessed at \$71 000 in 2021.
- The lot area is 0.5313 acres
- Property taxes are outstanding for the current bill only
  - This property has participated in the LaHave Straight Pipe Replacement Program and will have that amount outstanding once posted to the account

## **QUOTES**

1. Maverick Excavating  
\$14 500.00 + \$2 175.00 for a total of \$16675.00
2. Sincen International Properties  
\$19 610.00 + \$2 941.50 for a total of \$22 551.50
3. Verhagen Demolition  
\$14 400.00 + \$2 160.00 for a total of \$16 560.00
4. Mercer Excavation  
\$21 400.00 + \$3 210.00 for a total of \$24 610.00

## **ALTERNATIVES**

a) Do nothing and close file.

b) Grant additional time.

## **CONCLUSION**

It is my opinion that the property remains in a dangerous condition.

## **ATTACHMENTS**

Photos from last inspection

---

Department:

Report Prepared By: Ryan Whynot

Date: October 27, 2021

Report Approved By: Jeff Merrill

Date: October 27, 2021

Reviewed By CAO:

Date:





Opened Sept 14/21 @ 1:30pm

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
Tender # 2021-01-301 Dangerous & Unsightly Property - LaHave  
BIDS CLOSED: September 13, 2021 at 2:00 p.m. local time  
ATTENDED BY: Susan Berry & Rachel Hiltz

BIDDER'S NAME	Completed Bid Sheet	Workers Compensation	Letter of Good Standing	Proof of Insurance	PRICE (BEFORE HST)	w/ HST	
Maverick Excavating	✓	June exp ✓	✗	✓	\$14,500.	14,717.50	incorrect HST.
Sinco Int'l Properties	✓	✓	✗	✓	\$19,610.	22,551.50	
Verhagen Demolition	✓	✓	✓	✓	\$14,400	\$16,560.00	
Mercer Excavation	✓	✓	✗	✓	\$21,400	\$24,610.00	

Rachel Hiltz

Susan Berry

**Council**

Item: 10.3.1

Date: November 9, 2021

Authorization: T. MacEwan



## 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](http://www.modl.ca)

November 03, 2021

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

Dear Mayor and Councillors:

The Police Advisory Board, in session on Wednesday, October 27<sup>th</sup>, 2021, made the following recommendation to Council:

**That Council budget for the purchase of an additional four pole-mounted speed radar signs in 2022/2023.**

Respectfully submitted,

Chairman and Members  
Police Advisory Board

# 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](http://www.modl.ca)



October 28, 2021

## Council

Item: 10.4.1

Date: November 9, 2021

Authorization: T. MacEwan

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

Dear Mayor and Councillors;

The Planning Advisory Committee, in session on Thursday, October 28, 2021, made the following  
recommendations to Council:

- 1. That the Planning Advisory Committee recommend Municipal Council to approve the rezoning application submitted by McCarthy's Towing and Recovery Ltd. by adopting By-law 027G, the amendments to the Hebbville Secondary Planning Strategy and the Hebbville Land Use By-law (2021).**

Respectfully submitted,

Chairperson and Members  
Planning Advisory Committee

/bk  
Attachment



## Municipality of the District of Lunenburg

### Request for Decision

**REPORT TO:** Planning Advisory Committee  
**SUBMITTED BY:** Byung Jun Kang, Planner  
**DATE:** October 28, 2021  
**RE:** **PL210004: Rezoning Application from Rural to Light Industrial from McCarthy's Towing and Recovery Ltd. at PID 60426442**

---

#### RECOMMENDATION

**MOVE THAT** the Planning Advisory Committee recommend Municipal Council to approve the rezoning application submitted by McCarthy's Towing and Recovery Ltd. by adopting By-law 027G, the amendments to the Hebbville Secondary Planning Strategy and the Hebbville Land Use By-law (2021).

#### EXECUTIVE SUMMARY

McCarthy's Towing & Recovery Ltd. applied to rezone PID 60426442 on Highway 3 by Forest Side Drive in Hebbville from the Rural and the Two-Unit Residential Zones to the Light Industrial Zone. This is to replace a former 1,500-ft<sup>2</sup> repair garage on 16015 Highway 3, Hebbville, with a new 7,000-ft<sup>2</sup> building.

While this may be viewed as spot zoning, it is difficult to deny this application because of that when the Secondary Planning Strategy recognizes Hebbville as a mixed-use community. Staff was not able to identify negative impacts on the environment, traffic, fire safety, and security. While a steep slope may be a concern, it can be addressed by applicants through grading work. Based on public engagement, the local community is generally in favour of this development. Overall, municipal staff is recommending this proposed application to be approved.

## ORIGIN

An applicant, McCarthy's Towing & Recovery Ltd., submitted a rezoning application for PID 60426442 in the Village of Hebbville on August 9, 2021.

Municipal Council passed **Resolution 2021-140** on September 14, 2021, to direct staff to hold a public information session, and to direct the Planning Advisory Committee for review of the rezoning application. Hebbville Area Advisory Committee recommended the Planning Advisory Committee to move forward with the application on October 12, 2021.

## LEGISLATIVE AUTHORITY

**Municipal Government Act**, Section 219 (adoption of land use by-law or amendment)

## INTRODUCTION

The proposed site, PID 60426442, is an 18-acre vacant lot facing Highway 3 in Hebbville, near Forest Side Drive and Hebbville Academy. The proposed site is 200 metres southwest of the applicant's main office on 16013 Highway 3, Hebbville. The site is zoned Two-Unit Residential, for the portion within 33.5 metres (110 feet) from the right-of-way of Highway 3, and Rural, for rest of the site. Under subclause 2(1)(s)(ii) of the **Assessment Act**, the proposed site is a forest resource property.

The applicant proposed to build a 70'-by-100' customer repair garage for light vehicles and company fleet to replace the original 30'-by-50' building (16015 Highway 3, Hebbville) burnt down on November 17, 2020. Because a repair garage and vehicle storage is considered a light industrial use under clause 7.3.1. j) of the **Hebbville Land Use By-law**, it is:

- prohibited in the Two-Unit Residential Zone (subsection 5.3.1 of the Land Use By-law);
- permitted in the Rural Zone
  - if the building is under 70 m<sup>2</sup> (750 ft<sup>2</sup>), or
  - by development agreement (subsection 9.4.2 of the Land Use By-law); and
- permitted in the Light Industrial Zone (clause 7.3.1. j)) of the Land Use By-law),
  - unless a driveway is going through a residential zone to reach a public highway (subsection 7.2.7. of the Land Use By-law).

Instead of applying for a development agreement, the applicant requested for rezoning from both the Rural and the Two-Unit Residential Zone to the Light Industrial Zone. This would allow all the other permitted uses in the Light Industrial Zone, on top of the repair garage.

Because all three zones are under different land use designations in the Hebbville Secondary Planning Strategy, this rezoning process requires amendments to both the Planning Strategy and Land Use By-law.

## DISCUSSION

Under subsection 7.2.6 of the Hebbville Secondary Planning Strategy, Municipal Council must be satisfied with the aspects listed in Table 1 before approving an amendment application.

Table 1

List of considerations for planning amendment applications

<b>Legislative authority</b>	<b>Policy statements</b>	<b>Note</b>
7.2.6. a)	Conforms with the intent of Planning Strategy	<b>Yes</b>
7.2.6. b)	Conforms with the environmental protection policies in Section 4 of the Planning Strategy	<b>Pending (NS E&amp;CC)</b>
7.2.6. c)	Conforms with the signage, display, storage, screening, parking, landscaping, and lighting policies in Section 6 of the Planning Strategy	<b>N/A</b>
7.2.6. d)	Does not generate pollutions such as noise, dust, radiation, odours, liquids, or lights	<b>Yes, upon mitigation</b>
7.2.6. e) iii.	Is not inappropriate due to lack of on-site service	<b>Yes</b>
7.2.6. e) iv.	Is not inappropriate due to soil erosion	<b>Pending (NS E&amp;CC)</b>
7.2.6. e) v.	Is not inappropriate due to lack of storm drainage	<b>Yes</b>
7.2.6. e) vi.	Is not inappropriate due to lack of emergency services (police and fire)	<b>Yes</b>
7.2.6. e) vii.	Is not inappropriate due to congestion, traffic hazards, and emergency access	<b>Yes</b>
7.2.6. f)	Has a suitable grade, soils, distance from watercourses	<b>Yes, upon mitigation</b>
7.2.6. g)	Is built with durable, weather-resistant materials	<b>Yes</b>
7.2.6. h)	Builds parking areas with hard surface to prevent dust from blowing	<b>Yes</b>
7.2.6. i)	Conforms with all other planning concerns	<b>Yes</b>

## **PLANNING IMPLICATIONS**

Municipality recognizes the dense and mixed-use nature of Hebbville due to its proximity to the Town of Bridgewater and its extended services under the Secondary Planning Strategy. The objective of the planning strategy is to effectively monitor and guide proposed changes in land use in Hebbville over time, but not to prohibit entirely the opportunity for new development to occur.

The area between Hebbs Lake and Fancy Lake, where the proposed site is located, is predominantly vacant forested land, with low-density dwellings and a few scattered industrial buildings along Highway 3. The northern half of the area is zoned as the Rural, while the rest of the area on the south is zoned as the Two-Unit Residential. The reasoning for zoning rural and residential is presumably due to a lack of central water and wastewater services, and this may have resulted in the size restriction for commercial and industrial buildings. Despite the current landscape, the planning strategy recognizes a mix of land uses other than residential in the Rural Zone, including a few scattered industrial uses:

Council considers those areas of Hebbville provided with a Rural Designation are not exclusively residential in purpose, but rather, provides to landowners sufficient space for a mix of compatible uses. Council will establish a Rural (RU) Zone to permit for a variety of land uses, to include residential, commercial, light industrial, institutional, and natural resource-related activities (Section 3.4 of the Planning Strategy).

It does not mean that the Rural Zone may accommodate any land uses. The compatibility between different land uses is critical to mitigating land use conflicts, and the Municipality recognizes that through this planning review process. Some of the planning considerations include the following:

- the current use of proposed site of being vacant with forest;
- lack of agricultural uses in vicinity;
- 7 dwellings within 30 metres from the proposed site;
- lack of central water system and central sewer system, limiting the density; and
- the large size of the proposed site to accommodate environmental protection.

Municipal Council should consider that, unlike a development agreement, a rezoning permits any other uses that are permitted in that zone, such as breweries, Christmas tree yards, metal fabrication shops, bakeries, daycares, hotels, warehouses, and retail stores. Heavy industrial uses such as abattoirs, shooting ranges, and smelters are also permitted in the Light Industrial Zone, but those uses require a development agreement – which is not part of this application.

### **Spot zoning**

Typically, rezoning from a rural use to a light industrial use requires an intensive review, especially if the proposed site to become a light industrial zone is surrounded by rural or other non-industrial zones. This may be referred to as “spot zoning”, in which the US Michigan State Court (2003) defines it as a zoning ordinance or amendment creating a small zone of inconsistent use within a larger zone. Oxford University (2021) also defines spot zoning as a special type of land use rezoning that allows particular activities in an isolated plot of land which would not be allowed in the surrounding area.

Many municipalities in Canada discourage spot zoning, as it is seen as inconsistent to the generalized future land uses, and even seen as favouritism to certain individuals. Permitting spot zoning may encourage landowners to request for amendments to a land use by-law and create a ripple effect for similar requests.

However, other municipalities in Canada permit spot zoning through a case by case review. The Superior Court of Québec (2019) points out that:

Le « spot zoning » ou zonage parcellaire est valide s’il est fait pour des motifs d’intérêt public et non pas simplement pour avantager une personne au détriment des autres.

[“Spot zoning” is valid if it is done for reasons of public interest and not simply to benefit one person to the detriment of others.]

Based on the high level of community support in this application, the distribution of existing use and the relatively large size of the proposed site, it is difficult to define this particular application as negative “spot zoning”.

### **Mixed-use zoning**

Another perspective on this application is that the existing zones may be too segregating, which is not reflective of the mixed-use nature of Hebbville. Currently along Highway 3 towards Bridgewater, the zoning is fragmented: the Rural, Residential, Commercial, and Light Industrial Zones exist next to each other. This type of land use distribution should not be discouraged only because of the risk of spot zoning; rather, the current planning trend promotes mixed use communities, so long as those land uses are relatively compatible.

Hebbville is not the only community that has rural, residential, commercial, and light industrial uses in proximity. The concept of Quasi-Industrial Zone is found frequently around the world, where the dominant light industrial use is supported by residential and commercial retail and office uses. Overall, it is difficult to deny this rezoning application on the basis of “spot zoning” when the Secondary Planning Strategy recognizes Hebbville as a mixed-use community.

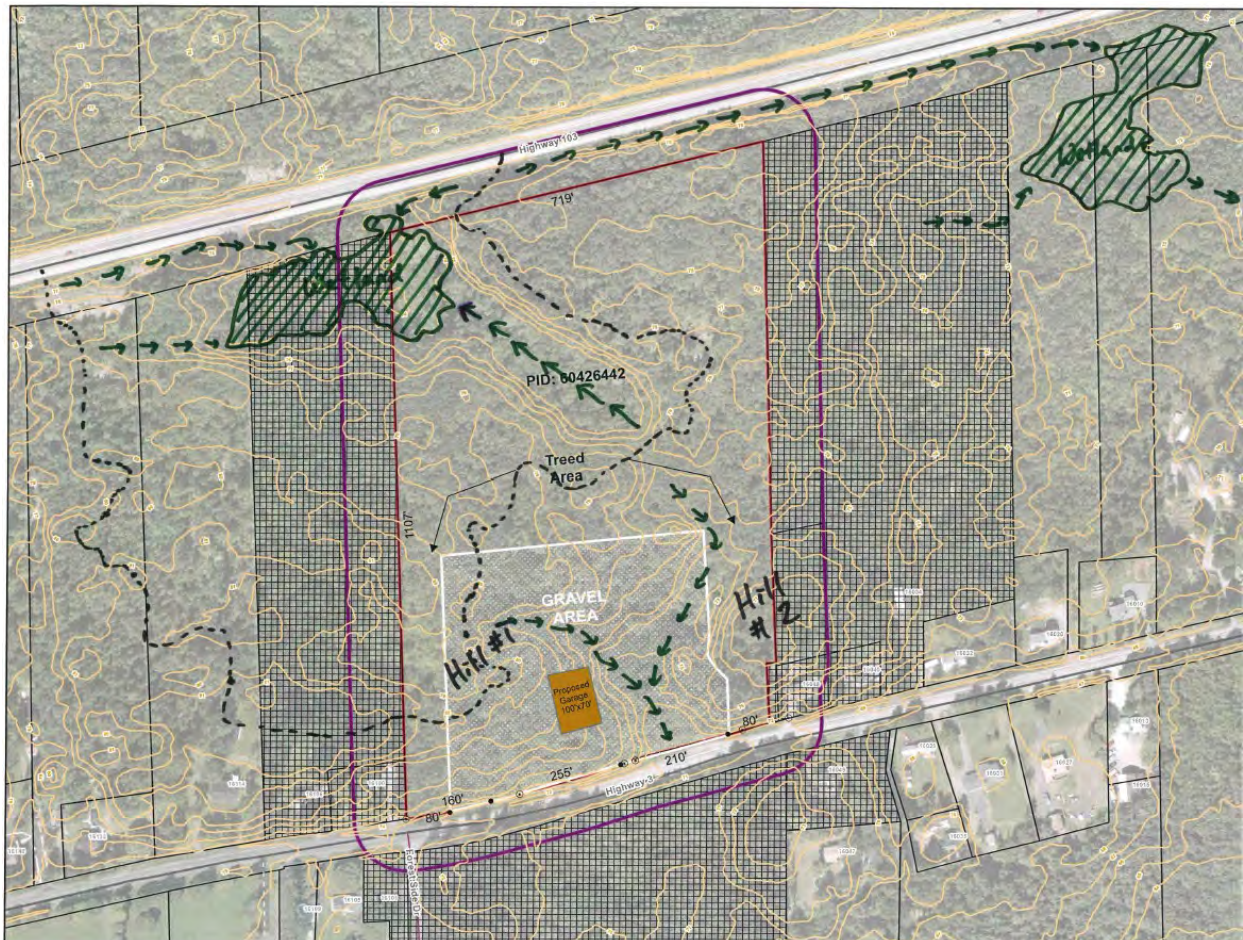
## ENVIRONMENTAL IMPLICATIONS

As of October 19, 2021, the provincial Department of Environment & Climate Change has not yet provided municipal staff with feedback on this proposed development.

### Water flow

A western portion of the proposed site, towards Highway 103, is deemed as an unprotected watershed to Hebbs Lake. While water flow to a drinking water source is concerning, a site visit confirmed that Highway 103 blocks the flow towards Hebbs Lake.

The database from the Department of Public Works confirms that there are no culverts through Highway 103 in the vicinity, so the water from the proposed site would flow to either a wetland at the west of proposed site or towards Fancy Lake to the east, as shown on Figure 1.



## Topography

A slope map indicated that the average slope of the front lot line of the proposed site, along the right-of-way of Highway 3, is considered steep. In other words, the proposed site is located on a higher ground than the provincial road, and ground level has to be altered during development.

Unlike other planning areas in the Municipality, there are no regulations around prohibiting development on a steep land in the Village of Hebbville.

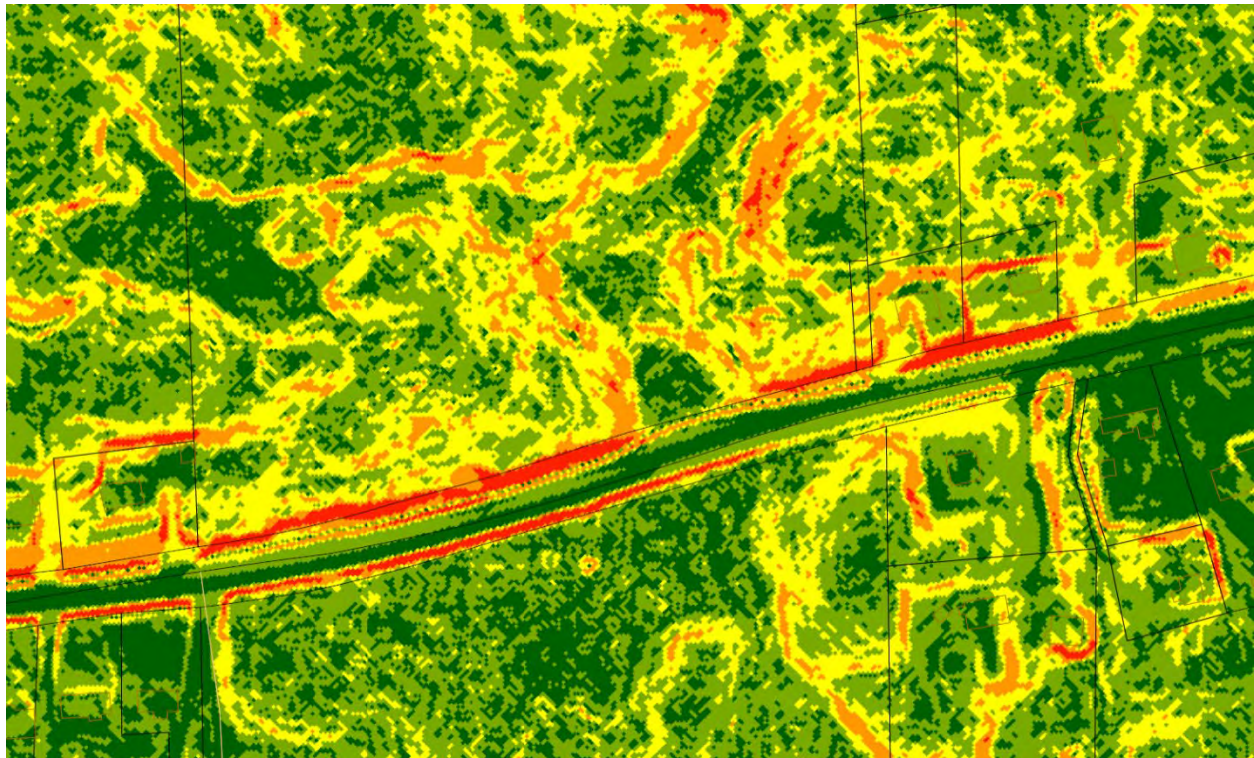


Figure 2: Slope map of PID 60426442 and its vicinity. The red area indicates the land with 20% or more grade, which is considered a steep slope.

## SAFETY & SECURITY IMPLICATIONS

Hebbville Fire Department provides fire protection services to the Village of Hebbville. This is one of the major consideration as the former building was engulfed in flame in half an hour. Hebbville Fire Chief commented that “after looking at the application and visiting the location, I have no concerns with the application” (Dennis Hynes, personal communications, 6 October 2021). The municipal fire services coordinator added that hopefully “the front entrance area will be large enough to allow for ease of fire [department’s] access” (Chris Kennedy, personal communications, 5 October 2021).

The Royal Canadian Mounted Police provides police services to the Village of Hebbville. It was determined that the proposed development should not pose any additional policing pressures “with proper perimeter fencing, lighting, and security system. McCarthy’s Towing has been around a long-time and are well aware of the local area demographics” (Victor Whalen, personal communications, 29 September 2021).

### **INFRASTRUCTURE IMPLICATIONS**

The applicants indicated that about 200 customers visited their former garage daily. The Department of Public Works has “no concerns with the proposed garage development” as long as a work-within-highway-right-of-way permit is issued before constructing a building, if it is within 100 metres from the centreline of Highway 3, or a driveway entrance from Highway 3 (Matt Smith, personal communications, 7 October 2021).

A powerline runs along Highway 3 on the side where the proposed site is situated. If any work is conducted within 6 metres from the powerline, the applicants must obtain a Safe Clearance Report from Nova Scotia Power.

### **COMMUNITY ENGAGEMENT**

A public information session was held virtually on Tuesday, September 28, 2021, at 6:30 p.m. to provide opportunities for residents to ask questions and to collect feedback on the proposed rezoning application. The applicants were present at the sessions to respond to the public’s questions directly. In the first 12 hours, a video recording received 678 views with 8 comments. The meeting can be rewatched at this webpage: <https://fb.watch/8kl4cWi2Mu/>.

All the comments received from the public members through Facebook Live are in favour of this proposed development. The majority of comments highlighted that they would like to see this development happening, and that the applicants are trusted in the local community.

Staff also created a dedicated webpage was created on the EngageMODL website for information (<https://engage.modl.ca/mccarthy-towing-2021>), and sent out public notices through mail to all landowners within 30 metres from the proposed site. No feedback was received from the landowners to this date. Some residents were concerned about the proposed site turning into salvage yards or other eyesores. Applicants assured that is not the intent, and such use will remain in Conquerall Mill. Also, under clause 7.4.3. n) of the Land Use By-law, salvage operation and other related uses are permitted only by development agreement.

## WORK PLAN

Table 2 contains a tentative schedule for processing this rezoning application.

Table 2

### PL210004 application process schedule

Session	Date and time	Location
Public information session	September 28, 2021 6:30 – 7:30 p.m.	MODL Facebook Page <a href="https://www.facebook.com/MODLns/">https://www.facebook.com/MODLns/</a>
Hebbville Area Advisory Committee	October 12, 2021 7:00 – 8:00 p.m.	MODL Facebook Page <a href="https://www.facebook.com/MODLns/">https://www.facebook.com/MODLns/</a>
Planning Advisory Committee	October 28, 2021 7:00 – 8:30 p.m.	MODL Facebook Page <a href="https://www.facebook.com/MODLns/">https://www.facebook.com/MODLns/</a>
First reading	November 9, 2021 9:00 – 11:30 a.m.	MODL Municipal Service Building* (10 Allée Champlain Drive, Cookville)
Public hearing Second reading	December 14, 2021 8:30 – 11:30 a.m.	MODL Municipal Service Building* (10 Allée Champlain Drive, Cookville)  MODL Facebook Page <a href="https://www.facebook.com/MODLns/">https://www.facebook.com/MODLns/</a>

\*Pending health protection restriction requirements

## ALTERNATIVES

The Planning Advisory Committee may recommend to Municipal Council against the approval of this development proposal, if deemed inappropriate. The Committee may also defer recommendations or recommend with conditions.

---

Department: Planning & Development Services

Report prepared by: Byung Jun Kang, Planner

Date: 2021-10-19

Report approved by: Jeff Merrill, Director

Date: 2021-10-20

Reviewed by CAO: Tom McEwan, Chief Administrative Officer

Date: 2021-11-04

# Municipality of the District of Lunenburg

## By-law

<b>Title:</b> Amendments to the Hebbville Secondary Planning Strategy and the Land Use By-law (2021)	
<b>By-law number</b> 027G	<b>Legislative authority:</b> <b>Municipal Government Act</b> , Section 219
<b>Effective date:</b>	<b>Amended date:</b> N/A

### Preamble

**Be it enacted** by the Council of the Municipality of the District of Lunenburg, under the authority of Section 219 of the **Municipal Government Act**, as follows:

### Title

- 1 This By-law is titled the Amendments to the Hebbville Secondary Planning Strategy and the Land Use By-law (2021).

### Hebbville generalized future land use map amended

- 2 Schedule A of By-law 027, Hebbville Secondary Planning Strategy, is amended by rezoning PID 60426442 from RURAL and RES to IND.

### Hebbville zoning map amended

- 3 Schedule A of By-law 028, Hebbville Land Use By-law, is amended by rezoning PID 60426442 from RU and TU to LI.

**Annotation for official by-law book**

Date of first reading	November 9, 2021
Date of advertisement of notice of intent to consider	November 17, 2021
Date of public hearing and second reading	December 14, 2021
Date of mailing a certified copy of by-law to Minister	December 17, 2021
Date of ministerial approval	N/A
Date of advertisement of passage of by-law*	N/A
I certify that this “ <b>Amendments to the Hebbville Secondary Planning Strategy and the Land Use By-law (2021)</b> ” was adopted by Municipal Council and published as indicated above.	
_____	_____
<b>April Whynot-Lohnes, Municipal Clerk</b>	<b>Date</b>

\*Effective date of the enactment unless otherwise specified in the text of this By-law

**Council**

Item: 11.1.1

Date: November 9, 2021

Authorization: T. MacEwan



## Municipality of the District of Lunenburg

### Report to Council

**Report To:** Municipal Council  
**Submitted By:** Elana Wentzell, CPA,CMA, Director of Finance  
**Date:** November 9, 2021  
**Re:** Public Service Superannuation Pension Plan Final Report

---

The Final Transfer Report for the transfer of the Municipality's pension plan to the Public Service Superannuation Plan (PSSP) is enclosed.

This report was prepared as per the Transfer Agreement with the PSSP. Its purpose is to calculate the financial obligations that arose when the Municipality's defined benefit pension plan was transferred to the PSSP on March 1, 2020. It compares assets and liabilities of the Municipality's defined benefit pension plan against the PSSP funded ratio to determine if there is a surplus or deficit at the date of transfer.

The final report shows that \$9,156,300 in assets and \$9,311,500 in adjusted liabilities were transferred resulting in a final transfer deficit of \$155,200.

A preliminary version of the report was received in April 2021. That report was reviewed by staff and MODL's actuarial advisors who raised certain issues. These issues were addressed to the satisfaction of staff and their advisors which resulted in a decreased transfer cost to MODL of approximately \$90,000 (\$245,000 vs \$155,200 transfer deficit).

As well, other costs that MODL must incur as per the agreement are the PSSP's actuarial and legal fees associated with the transfer. These final costs have not been invoiced at the time of writing this report. However, \$650,000 was included in the 2021/22 budget to cover any pension deficit and related costs. Staff are confident that the final costs will be well below this budgeted figure. The \$650,000 budget is fully funded from the employee pension reserve.

As per the Agreement with the Pension Services Corporation, we will be proceeding with the final transfer, paying any associated invoices, and signing the transfer report in Appendix G.

*1 Attachment*

# Nova Scotia Public Service Superannuation Plan Municipality of the District of Lunenburg Final Transfer Report as at March 1, 2020

REVISED July 27, 2021

Canada Revenue Agency Registration Number: 0284521

## Note to reader regarding actuarial valuations:

This valuation report may not be relied upon for any purpose other than those explicitly noted in the Introduction, nor may it be relied upon by any party other than the parties noted in the Introduction. Mercer is not responsible for the consequences of any other use. A valuation report is a snapshot of a plan's estimated financial condition at a particular point in time; it does not predict a pension plan's future financial condition or its ability to pay benefits in the future. If maintained indefinitely, a plan's total cost will depend on a number of factors, including the amount of benefits the plan pays, the number of people paid benefits, the amount of plan expenses, and the amount earned on any assets invested to pay the benefits. These amounts and other variables are uncertain and unknowable at the valuation date. The content of the report may not be modified, incorporated into or used in other material, sold or otherwise provided, in whole or in part, to any other person or entity, without Mercer's permission. All parts of this report, including any documents incorporated by reference, are integral to understanding and explaining its contents; no part may be taken out of context, used, or relied upon without reference to the report as a whole.

To prepare the results in this report, actuarial assumptions are used to model a single scenario from a range of possibilities for each valuation basis. The results based on that single scenario are included in this report. However, the future is uncertain and the Plan's actual experience will differ from those assumptions; these differences may be significant or material. Different assumptions or scenarios within the range of possibilities may also be reasonable, and results based on those assumptions would be different. Furthermore, actuarial assumptions may be changed from one valuation to the next because of changes in regulatory and professional requirements, developments in case law, plan experience, changes in expectations about the future, and other factors.

The valuation results shown in this report also illustrate the sensitivity to one of the key actuarial assumptions, the discount rate. We note that the results presented herein rely on many assumptions, all of which are subject to uncertainty, with a broad range of possible outcomes, and the results are sensitive to all the assumptions used in the valuation.

Decisions about benefit changes, granting new benefits, investment policy, funding policy, benefit security, and/or benefit-related issues should not be made on the basis of this valuation, but only after careful consideration of alternative economic, financial, demographic, and societal factors, including financial scenarios that assume future sustained investment losses.

Funding calculations reflect our understanding of the requirements of the *Income Tax Act* and related regulations that are effective as of the valuation date. Mercer is not a law firm, and the analysis presented in this report is not intended to be a legal opinion. You should consider securing the advice of legal counsel with respect to any legal matters related to this report.

# Contents

1. Introduction .....	1
2. Valuation Results: Authority Plan Going Concern.....	4
3. Valuation Results: PSSP Going Concern.....	5
4. Assets to be Transferred .....	8
5. Actuarial Opinion.....	10
Appendix A: Plan Assets.....	11
Appendix B: Closing Date Transferred Assets .....	14
Appendix C: Going Concern Methods and Assumptions.....	15
Appendix D: Membership Data.....	24
Appendix E: Summary of Plan Provisions.....	27
Appendix F: Administrator Certification .....	33
Appendix G: Authority Certification .....	34

# 1 Introduction

## To the Public Service Superannuation Plan Trustee Inc. (the “Trustee”)

We are pleased to present our report on the transfer of assets and liabilities from the Pension Plan for Employees of the Municipality of the District of Lunenburg (the “Authority Plan”) to the Public Service Superannuation Plan (the “PSSP”), effective March 1, 2020. This valuation and report has been prepared at the request of Public Service Superannuation Plan Trustee Inc.

On February 25, 2020, the Municipality of the District of Lunenburg (the “Authority” or “Lunenburg”) and the Trustee entered into a Pension Plan Transfer Agreement (the “Agreement”) to provide for the transfer of Authority Plan assets to the PSSP and the provision of pension benefits under the Public Service Superannuation Act (the “PSSA”) to current and new Authority employees as well as to retirees and other beneficiaries under the Authority Plan, effective March 1, 2020 (the “Closing Date”). Additional voluntary contributions, refunds of contributions to non-vested former members, the portion of ~~retirees~~’ benefits covered by an existing annuity and payment of transfer deficiency withholdings remain the responsibility of the Authority Plan.

The terms of the Agreement provide that all assets are to be transferred to the PSSP, aside from amounts in respect of fees and expenses, the specific pension benefits retained by the Authority, and indemnified liabilities.

A Closing Date asset transfer was made on February 27, 2020 in the amount of \$1,900,000 being the Authority Plan assets less a provision for expected expenses and residual liabilities not being transferred to the PSSP, and to pay PSSP benefits to the pensioners and survivors who transferred from the Authority Plan to the PSSP until the PSSP commenced paying them directly, as well as payments for any new retirees. Further details related to the Closing Date Transferred Assets can be found in Appendix B.

## Purpose

The purpose of this valuation is to determine:

- the cost of the Authority Plan going-concern liabilities as at March 1, 2020 which were transferred to the PSSP; and
- the PSSP funded ratio at March 1, 2020 on which the asset transfer is based.

The significant items of this Final Transfer Report are as follows:

Final Authority Plan Past Service Liabilities	\$9,016,000
Final PSSP Funded Ratio	103.278%
Final Authority Plan Past Service Liability Amount	\$9,311,500
Closing Date Transferred Assets	<u>\$9,155,300</u>
Final Transfer Excess/(Deficit)	(\$155,200)

**The deficit with interest at a rate of 6.00% per annum from the Closing Date (March 1, 2020) must be paid by the Authority and the Authority Plan to the PSSP Custodian. The Authority Plan must transfer to the PSSP Custodian (a) any remaining assets in the Authority Plan following payment less a reserve for (b) all remaining expenses and (c) settlement of residual benefits (the Final Transferred Assets, a – b – c, as defined in the Agreement). If the amount of Final Transferred Assets is less than the deficit with interest to the Final Asset Transfer Date, within 90 days following the Final Asset Transfer Date, the Authority shall pay to the PSSP Custodian such excess. If the amount of the Final Transferred Assets exceeds the deficit with interest to the Final Asset Transfer Date, the difference will be deemed a credit to the Authority for future employer contributions and employee contributions to the PSSP, on an equal basis.**

The information contained in this report was prepared for the internal use of the Nova Scotia Pension Services Corporation (the "Corporation") and the Trustee, in connection with the asset transfer, and for the review of the Authority pursuant to the terms of the Agreement. This report is not intended or suitable for any other purpose.

This report does not change the funding requirements of the PSSP, which are determined in accordance with legislation. For funding purposes, the next actuarial valuation will be required as at December 31, 2020 under

the *Public Service Superannuation Act (Nova Scotia)* and as at a date not later than December 31, 2022 for purposes of the *Income Tax Act (Canada)*.

## Terms of Engagement

In accordance with our terms of engagement with the Corporation on behalf of the Trustee, our actuarial valuation of the Plan is based on the following material terms:

- It has been prepared in accordance with applicable pension legislation and actuarial standards of practice in Canada.
- As instructed by the Corporation and required by the Agreement, we have used the assumptions and methods set out in the Agreement, particularly in Schedule 4.2(1) thereof.
- No current service cost was determined as it was not required for the purposes of the valuation; the funding requirements for the Authority members after the Closing Date and for the PSSP as a whole are to be determined in accordance with the PSSA, as described in the December 31, 2019 actuarial valuation.
- No plausible adverse scenarios were considered in the going concern valuation as it was not required for the purposes of the valuation. This valuation does not affect the funding of the PSSP, and is meant to finalize the asset transfer.
- No wind-up valuation has been performed as it was not required for the purposes of valuation. The terms and conditions of a wind-up and the benefits that would be payable are not outlined in the PSSP governing legislation and thus are unknown.

## Subsequent Events

After checking with representatives of the Corporation, to the best of our knowledge there have been no events subsequent to the valuation date that, in our opinion, would have a material impact on the results of the valuation as at March 1, 2020. However, since the valuation date, there have been significant fluctuations in the financial markets, which may have led to a deterioration of the funded position of the PSSP after the valuation date. Our valuation reflects the financial position of the Plan as of the valuation date and does not take into account any experience after the valuation date.

## Impact of Case Law

We have assumed that all the Authority Plan assets are available to cover the Authority Plan liabilities presented in this report.

2

## Authority Plan Going Concern Valuation Results

### Liabilities

A going concern valuation calculates the present value of expected future benefit cash flows in respect of accrued service, assuming the plan will be maintained indefinitely.

The results of the Final Transfer Report in respect of the Authority Plan are summarized as follows:

	01.03.2020
<b>Going concern actuarial liability</b>	
Active members	\$1,803,800
Pensioners and survivors	\$4,253,200
Deferred pensioners	\$959,000
<b>Total</b>	<b>\$9,016,000</b>

The going concern liability does not include a margin for adverse deviations.

### Discount Rate Sensitivity

The following table summarizes the effect on the Authority Plan going concern liabilities shown in this report of using a discount rate that is 1% lower than that used in the valuation. For the purposes of the illustration, we have reduced the interest rate used to determine commuted values upon termination of employment by 1%.

Scenario	Valuation Basis	Reduce Discount Rate by 1%
Going concern funding liabilities	\$9,016,000	\$10,153,000

3

## PSSP Going Concern Valuation Results

### Financial Position

As partly described in the previous section, a going concern valuation's financial position compares the relationship between the value of Plan assets and the present value of expected future benefit cash flows in respect of accrued service, assuming the Plan will be maintained indefinitely.

In accordance with the Agreement, we have extrapolated the PSSP going concern actuarial liabilities from the valuation at December 31, 2018 to March 1, 2020, taking into new accruals, benefit payments and interest.

The results of the extrapolation, compared with the December 31, 2018 valuation, are summarized as follows:

	01.03.2020	31.12.2018
<b>Assets</b>		
Market value of assets	\$6,816,770,000	\$6,262,938,000
<b>Going concern actuarial liability</b>		
• Active and LTD members	\$2,727,633,000	\$2,381,723,000
• Pensioners and survivors	\$1,506,960,000	\$3,699,926,000
• Deferred pensioners	\$24,824,000	\$23,193,000
• Pending terminations	\$15,813,000	\$11,108,000
• Cape Breton Regional Municipality	\$202,426,000	\$189,122,000
• Riverview	\$7,143,000	\$0
• Truro	\$29,276,000	\$0
• Directions	\$15,344,000	\$0
<b>Total</b>	<b>\$6,600,419,000</b>	<b>\$6,375,072,000</b>
Excess (shortfall)	\$216,351,000	(\$112,134,000)
Funding ratio	103.278%	98.2%

The Final PSSP Funded Ratio, as defined in the Agreement, is therefore 103.278%, being the PSSP 2019 Assets divided by the PSSP 2019 Past Service Liabilities, both determined at March 1, 2020.

The going concern actuarial liability does not include a margin for adverse deviation.

The extrapolation of the PSSP 2019 Past Service Liabilities is as follows:

<b>PSSP 2019 Past Service Liabilities (at December 31, 2018)</b>		<b>\$6,375,072,000</b>
Interest on liabilities (14 months at 6.00% p.a.)		\$448,450,000
Accruals since January 1, 2019		
Total current service cost	\$180,066,000	
Buybacks	\$12,755,000	
Authority transfers	\$1,955,000	
Interest on accruals	\$13,902,000	
Total accruals	\$257,706,000	\$257,706,000
Benefit payments since January 1, 2019		
Monthly pensions	\$438,089,000	
Lump sums	\$26,653,000	
Interest on benefit payments	\$15,057,000	
Total benefit payments	\$480,809,000	(\$480,809,000)
<b>PSSP 2019 Past Service Liabilities (at March 1, 2020)</b>		<b>\$6,600,419,000</b>

## Assets to be Transferred

The amounts to be transferred from the Authority Plan to the PSSP are determined so that the target funding ratio for the Authority Plan is set equal to the PSSP funding ratio at March 1, 2020. Any deficit compared to the target is payable within 90 days of the Final Asset Transfer Date.

### Final Authority Plan Past Service Liability Amount

The Final Authority Plan Past Service Liability Amount is the target amount of assets to be transferred to the PSSP, prior to considering the amounts available in the fund. The Final Authority Plan Past Service Liability Amount is summarized as follows:

<b>PSSP Funded Ratio</b>	
PSSP 2019 Assets	\$16,770,000
PSSP 2019 Past Service Liabilities	\$16,600,419,000
Final PSSP Funded Ratio	103.278%
<b>Final Authority Plan Past Service Liability Amount</b>	
Final Authority Plan Past Service Liabilities	\$16,015,000
Final PSSP Funded Ratio	103.278%
Final Authority Plan Past Service Liability Amount	\$16,311,500

### Post-Closing Adjustment of Transferred Assets

The deficit payable by the Authority and the Authority Plan is the excess of the Final Authority Plan Past Service Liability Amount over the Closing Date Transferred Assets.

(i) Closing Date Transferred Assets	\$156,300
(ii) Final Authority Plan Past Service Liability Amount	\$16,311,500
<b>Deficit</b>	<b>(\$155,200)</b>

**The deficit with interest at a rate of 6.00% per annum from the Closing Date (March 1, 2020) must be paid by the Authority and the Authority Plan to the PSSP Custodian. The Authority Plan must transfer to the PSSP Custodian (a) any remaining assets in the Authority Plan following payment less a reserve for (b) all remaining expenses and (c) settlement of residual benefits (the Final Transferred Assets, a – b – c, as defined in the Agreement). If the amount of Final Transferred Assets is less than the deficit with interest to the Final Asset Transfer Date, within 90 days following the Final Asset Transfer Date, the Authority shall pay to the PSSP Custodian such excess. If the amount of the Final Transferred Assets exceeds the deficit with interest to the Final Asset Transfer Date, the difference will be deemed a credit to the Authority for future employer contributions and employee contributions to the PSSP, on an equal basis.**

## 5

# Actuarial Opinion

In my opinion, for the purposes of the valuation,

- The membership data on which the valuation is based are sufficient and reliable.
- The assumptions are appropriate.
- The methods employed in the valuation are appropriate.

This report has been prepared, and my opinions given, in accordance with accepted actuarial practice in Canada except that it does not include the following disclosures which were not required to be provided under the terms of our engagement with the Corporation:

- The service cost of the PSSP as a whole or particularly of the Authority's upcoming accruals;
- Any consideration of plausible adverse scenarios;
- An analysis of the gains and losses since the previous valuation.



Douglas M. Brake  
Fellow, Canadian Institute of Actuaries  
Fellow, Society of Actuaries

July 27, 2021

Date

## Appendix A Plan Assets

The PSSP fund is held in trust by the Trustee. In preparing this report, we have relied upon asset information provided by the Corporation for the period from January 1, 2019 to December 31, 2019. Customarily, this information would not be verified by a plan's actuary. We have reviewed the information for internal consistency and we have no reason to doubt its substantial accuracy.

### Reconciliation of Market Value of Plan Assets

The pension fund transactions since the last valuation are summarized in the following table:

	2019	2020
January 1	\$0,262,546,589	\$0,813,164,295
<b>PLUS:</b>		
Members' contributions	\$116,765,056	\$18,551,220
Employers' contributions	\$109,732,015	\$18,301,801
Transfers to Plan	13,761,679	\$46,101,442
Net investment income	\$706,013,769	(\$10,452,609)
	<u>\$946,272,519</u>	<u>\$72,501,854</u>
<b>LESS:</b>		
Pensions paid	\$374,053,327	\$4,035,210
Lump sums paid	\$21,601,486	\$1,051,079
	<u>\$395,654,813</u>	<u>\$5,086,289</u>
December 31/January 31	\$0,813,164,295	\$0,816,579,860

	2019	2020
Rate of return net of expenses <sup>1</sup>	11.4%	-0.2%

The market value of assets shown in the above table is adjusted to reflect in-transit amounts as follows:

	Current Valuation
Market value of invested assets	\$4,816,580,000
In-transit amount	
• Present value of past-service contributions receivable	\$190,000
Market value of assets adjusted for in-transit amounts	\$5,006,580,000

We have tested the pensions paid, the lump sums paid, and the contributions for consistency with the membership data for the Plan members who have received benefits or made contributions. The results of these tests were satisfactory.

### Investment Policy

The Trustee has adopted a statement of investment policy and procedures. This policy is intended to provide guidelines for the manager(s) as to the level of risk that is consistent with the PSSP's investment objectives. A significant component of this investment policy is the asset mix.

The Trustee is solely responsible for selecting the Plan's investment policies, asset allocations, and individual investments.

The constraints on the asset mix and the actual asset mix at the valuation date are provided for information purposes:

	Investment Policy Target	ACTUAL ASSET MIX AS AT 31.12.2019
Equities	28.0%	29.5%
Fixed Income	32.0%	31.0%
Absolute Return Strategies	10.0%	9.8%
Commodities	3.0%	2.8%
Real Assets	25.0%	23.9%
Cash and cash equivalents	2.0%	3.0%
	100.0%	100.0%

<sup>1</sup> Assuming mid-period cash flows.

## Appendix B

# Closing Date Transferred Assets

On the Closing Date, the Authority was to transfer the Closing Date Transferred Assets to the PSSP Custodian. The Closing Date Transferred Assets is the total asset holdings of the Authority Plan, in cash, less a provision for expenses to be paid post-closing. In addition, the Authority was to hold back an additional provision to make PSSP pension payments before the PSSP began paying the Retired Authority Plan Member and surviving spouses directly.

The Authority transferred to the PSSP custodian \$8,900,000 on February 27, 2020. The future value of this early payment effective on the Closing Date (March 1, 2020) is \$8,902,900.

The Authority made the final pension payments on behalf of the PSSP in October 2020, and the PSSP made its first payment directly to the Authority's pensioners in November 2020. In total, \$258,800 in pension payments were made from Authority Plan assets. The present value of these figures with interest credited at 6.00% annually is \$253,400 effective the Closing Date.

The Closing Date Transferred Assets is thus deemed for this report to be the sum of a) \$8,902,900 and b) \$253,400 being c) \$9,156,300.

## Appendix C

# Going Concern Methods and Assumptions

For this valuation, pursuant to the Agreement, we have used the actuarial methods and assumptions set out in the Agreement and Schedule 4.2(1) thereof.

### Valuation of Assets

For this valuation, we have used the market value of assets adjusted for in-transit amounts.

### Going Concern Actuarial Liability

The actuarial cost method allocates this cost to annual time periods.

For purposes of the going concern valuation, we have continued to use the projected unit credit actuarial cost method. Under this method, we determine the present value of benefit cash flows expected to be paid in respect of service accrued prior to the valuation date, based on projected final average earnings. This is referred to as the actuarial liability. For each individual plan member, accumulated contributions with interest are established as a minimum actuarial liability.

The funding excess or funding shortfall, as the case may be, is the difference between the market or actuarial value of assets and the actuarial liability. A funding excess on a market value basis indicates that the current market value of assets and expected investment earnings are expected to be sufficient to meet the cash flows in respect of benefits accrued to the valuation date as well as expected expenses – assuming the plan is maintained indefinitely. A funding shortfall on a market value basis indicates the opposite – that the current market value of the assets is not expected to be sufficient to meet the plan's cash flow requirements in respect of accrued benefits, absent additional contributions.

Under the Act, there is no requirement for the employers to make up a funding shortfall through additional contributions. In the event of a funding shortfall, contributions and/or benefits would be revisited and any adjustments made in accordance with the Funding Policy.

The actuarial cost method used for the purposes of this valuation produces a reasonable matching of contributions with accruing benefits. Because benefits are recognized as they accrue, the actuarial cost method provides an effective actuarial liability for a plan that is maintained indefinitely.

### Current Service Cost

The current service cost is the present value of projected benefits to be paid under the plan with respect to service expected to accrue during the coming year. No current service cost was determined as it was not required for the purposes of this valuation; the funding requirements for the Authority members after the Closing Date and for the PSSP as a whole are to be determined in accordance with the Act, as described in the PSSP December 31, 2019 actuarial valuation.

### Going Concern Actuarial Assumptions

The present value of future benefit payment cash flows is based on economic and demographic assumptions. At each valuation we determine whether, in our opinion, the actuarial assumptions are still appropriate for the purposes of the valuation, and we revise them, if necessary. Emerging experience will result in gains or losses that will be revealed and considered in future actuarial valuations.

The table below shows the various assumptions used in the current valuation in comparison with those used in the previous valuation.

Assumption	Authority Plan Final Transfer Report Per Schedule 4.2(1)	PSSP valuation at December 31, 2018
Discount rate:	6.00%	6.00%
Inflation:	2.00%	2.00%
ITA limit / YMPE increases:	2.50%	2.50%
Pensionable earnings increases:	2.50% per year plus promotional scale	2.50% per year plus promotional scale
Post retirement pension increases:	None	0.85% per year up to 2020, none thereafter
Interest on employee contributions:	3.00%	3.00%

Assumption	Authority Plan Final Transfer Report Per Schedule 4.2(1)	PSSP valuation at December 31, 2018
Retirement rates:	<ul style="list-style-type: none"> <li>10% at age 59</li> <li>20% at age 60</li> <li>10% at each age 61-64</li> <li>50% at each age 65-69</li> <li>100% at age 70</li> </ul> However, 20% each year on or after EURD (based on points), if it is greater. 40% at 35 years of service (before age 65)	<ul style="list-style-type: none"> <li>10% at age 59</li> <li>20% at age 60</li> <li>10% at each age 61-64</li> <li>50% at each age 65-69</li> <li>100% at age 70</li> </ul> However, 20% each year on or after EURD (based on points), if it is greater. 40% at 35 years of service (before age 65)
Mortality rates:	120% of the rates of the 2014 Public Sector Canadian Pensioners Mortality Table (CPM2014Publ)	120% of the rates of the 2014 Public Sector Canadian Pensioners Mortality Table (CPM2014Publ)
Mortality improvements:	Fully generational using CPM Improvement Scale B (CPM-B)	Fully generational using CPM Improvement Scale B (CPM-B)
Disability rates:	None	None
Termination rates:	Service-related table	Service-related table
Form of benefit elected:	Retirement: 100% of eligible members receive a pension from the plan Termination: 50% of eligible members receive a pension from the plan and 50% elect a lump sum transfer	Retirement: 100% of eligible members receive a pension from the plan Termination: 50% of eligible members receive a pension from the plan and 50% elect a lump sum transfer

Assumption	Authority Plan Final Transfer Report Per Schedule 4.2(1)	PSSP valuation at December 31, 2018
Actuarial basis for benefits assumed to be settled through a lump sum:	Discount rate: 3.50% Mortality rates: CPM2014 with fully generational improvements using CPM-B	Discount rate: 3.50% Mortality rates: CPM2014 with fully generational improvements using CPM-B
Eligible spouse at retirement*:	85% of males / 75% of females	85% of males / 75% of females
Eligible spouse post-retirement*:	90% of male members and 80% of female members who had a spouse at retirement will have a surviving spouse at the valuation date	90% of male members and 80% of female members who had a spouse at retirement will have a surviving spouse at the valuation date
Spousal age difference*:	Male 1 years older	Male 3 years older

\*Note that for Lunenburg retirees at date of transfer, their actual spousal status, spousal age and form of pension are used in the valuation of liabilities.

The assumptions are best-estimate.

### Promotional Scale (Age-Related Table)

Sample rates from the age-related promotional scale table are summarized in the following table:

Age	Promotional Scale
Under 30	2.0%
30 - 34	1.5%
35 - 39	1.0%
40 - 45	0.5%

Age	Promotional Scale
45 - 49	0.0%
50 +	0.0%

### Termination Rates (Service-Related Table)

Sample rates from the service-related termination table are summarized in the following table:

Years of service	Termination	Years of service	Termination
0	12.00%	8	2.00%
1	10.00%	9	1.50%
2	7.00%	10-15	1.25%
3	5.00%	16	1.00%
4	4.00%	17	0.75%
5	3.50%	18	0.50%
6	3.00%	19	0.25%
7	2.50%	20	0.00%

### Pensionable Earnings

The benefits ultimately paid will depend on each member's final average earnings. For the December 31, 2018 PSSP valuation, to calculate the pension benefits payable for the PSSP members upon retirement, death, or termination of employment, we have taken each member's rate of pay on December 31, 2018 and assumed that such pensionable earnings will increase at the assumed rate which is 2.50% per year, plus promotional scale. For the March 1, 2020 final transfer valuation, to calculate the pension benefits payable for the Lunenburg members newly joining the PSSP upon retirement, death, or termination of employment, we have taken each member's rate of pay on March 1, 2020 and assumed that such pensionable earnings will increase at the assumed rate which is 2.50% per year, plus promotional scale.

## Rationale for Assumptions

A rationale for each of the assumptions used in the current valuation is provided below.

### Discount Rate

We have discounted the expected benefit payment cash flows using the expected investment return on the actuarial value of the fund net of fees and less a margin for adverse deviations. Other bases for discounting the expected benefit payment cash flows may be appropriate, particularly for purposes other than those specifically identified in this valuation report.

The discount rate is comprised of the following:

- Estimated returns for each major asset class consistent with market conditions on the valuation date, the expected time horizon over which benefits are expected to be paid, and the target asset mix specified in the Plan's investment policy.
- Additional returns assumed to be achievable due to active equity management equal to the fees related to active equity management. Such fees were determined by the difference between the provision for total investment expenses and the hypothetical fees that would be incurred for passive management of all assets.
- Implicit provision for investment and non-investment expenses.
- No margin for adverse deviations.

The discount rate was developed as follows:

Assumed investment return	6.11%
Additional returns for active management	0.30%
Expense provision	(0.40%)
Margin for adverse deviation	(0.00%)
Rounding	(0.01%)
Net discount rate	6.00%

### Inflation

The assumption is based on our best estimate of future inflation considering the Bank of Canada's inflation target and market expectations of long-term inflation implied by the yields on nominal and real return bonds.

### Income Tax Act Pension Limit and Year's Maximum Pensionable Earnings

The assumption is based on historical real economic growth and the underlying inflation assumption.

### Pensionable Earnings

The assumption is based on general wage growth assumptions increased by our best estimate of future merit and promotional increases over general wage growth considering current economic and financial market conditions.

### Post-Retirement Pension Increases

The assumption is based on the scheduled increases as at the valuation date including the decision of the Trustee not to grant post-retirement indexing for the 5-year cycle starting in 2021 (January 1, 2021 through January 1, 2025).

### Retirement Rates

The assumption is based on a study of experience over the years 2009 to 2013.

### Termination Rates

The assumption is based on a study of experience from 2009 to 2013.

### Mortality Rates

The mortality rates selected reflect a study of plan-specific experience over the years 2009 to 2013. The assumption for the mortality rates is based on the Canadian Pensioners' Mortality (CPM) study published by the Canadian Institute of Actuaries in February 2014, for the public sector adjusted by a factor of 120%.

There is broad consensus among actuaries and other longevity experts that mortality improvement will continue in the future, but the degree of future mortality improvement is uncertain. Two mortality improvement scales were recently published by the Canadian Institute of Actuaries (CIA) and may apply to Canadian pension valuations:

- The Canadian Pensioners Mortality (CPM) study published in February 2014 included CPM Improvement Scale B (CPM-B) which is also used for commuted value calculations.
- A report released by the Task Force on Mortality Improvement on September 20, 2017 includes an analysis of the rate of mortality improvement for the Canadian population and provides for mortality improvement scale MI-2017 to be considered for the purpose of reflecting future mortality improvement in Canadian actuarial work, while acknowledging that it might be appropriate to use alternative mortality improvement assumptions to reflect the nature of the work.

The CIA Committee on Pension Plan Financial Reporting published a revised version of the Educational Note on the Selection of Mortality Assumptions for Pension Plan Valuations on December 21, 2017. The Educational Note indicates that given the recent publication of the CPM-B and MI-2017 improvement scales and the similar data sets used in their development, it may be appropriate to use either scale in the absence of credible information to the contrary, such as the publication of a successor scale by the CIA.

For the present valuation, we have continued to use the CPM-B scale, which is a reasonable outlook for future mortality improvement.

Based on the assumption used, the life expectancy of a member age 65 at the valuation date is 21.7 years for males and 23.5 years for females.

### Interest on Employee Contributions

The assumption is based on Plan terms and long-term expectation in respect of applicable interest rate levels.

### Disability Rates

We have assumed that those currently disabled would remain disabled until retirement and would continue to accrue benefits until retirement in accordance with the Plan terms. Members on disability are assumed to retire when their accrual ceases.

### Form of benefit elected and cost of future lump sums

The assumption for the percentage of eligible plan participants that will elect to receive their benefit as a lump sum transfer from the plan is based partially on experience from 2009 to 2013.

The cost of future lump sums will depend on the level of market interest rates at the time the lump sum is paid and any changes in the applicable actuarial standards for the determination of pension plan commuted values. The assumed cost of future lump sums is based on the average expected level of market interest rates over the period during which lump sums are expected to be paid, taking into account market conditions on the valuation date. We have also assumed that future lump sums elected by eligible plan participants will be calculated using the mortality basis applicable under the actuarial standards since October 2015.

### Eligible Spouse

The assumption is based on an industry standard for non-retired members. Reported marital status is used for retirees but adjusted downward to reflect observed plan experience of marital status on pensioner death.

### Spousal Age Difference

The assumption is based on an industry standard showing males are typically 3 years older than their spouse.

## Appendix D

# Membership Data

### Analysis of Membership Data

The actuarial valuation is based on membership data as at March 1, 2020, provided by the Authority.

If the data supplied are not sufficient and reliable for its intended purpose, the results of our calculation may differ significantly from the results that would be obtained with such data. Although Mercer has reviewed the suitability of the data for its intended use in accordance with accepted actuarial practice in Canada, Mercer has not verified or audited any of the data or information provided.

Plan membership data are summarized below.

	01.03.2020
<b>Active Members</b>	
Number	24
Average pensionable earnings	\$6,901
Average years of pensionable service	16.1 years
Average years of eligible service	17.9 years
Average age	51.4 years
Accumulated contributions with interest	\$2,000,376

	01.03.2020
<b>Deferred Pensioners</b>	
Number	6
Average annual pension	\$13,057
Average age	56.3 years
<b>Pensioners and Survivors</b>	
Number	27
Average annual lifetime pension	\$14,380
Average age	70.2 years

The distribution of the active members by age and pensionable service as at the valuation date is summarized as follows:

Age	Years of Pensionable Service							Total
	0-4	5-9	10-14	15-19	20-24	25-29	30+	
30 to 34		2	1					3
35 to 39				1				1
40 to 44			1	2				3
45 to 49		1		1				2
50 to 54			5					5
55 to 59		1		1	1		2	5
60 to 64	1	1					1	3
65 to 69				1			1	2
<b>Total</b>	1	5	7	6	1		4	24

The distribution of the inactive members by age as at the valuation date is summarized as follows:

Age	Deferred Pensioners		Pensioners and Survivors	
	Number	Average Pension	Number	Average Pension
45 – 49	1	*		
50 – 54	1	*	1	*
55 – 59	3	\$16,920	1	*
60 – 64	1	*	1	*
65 – 69		*	12	\$14,337
70 – 74			7	\$9,833
75 – 79			2	*
80 – 84			2	*
85 – 89			1	*
<b>Total</b>	<b>6</b>	<b>\$13,057</b>	<b>27</b>	<b>\$14,380</b>

Note: The average pension in cells with fewer than three members is not shown for confidentiality reasons.

## Appendix E Summary of Plan Provisions

### PSSP

Mercer has used and relied on the legislation and plan documents, including amendments and interpretations of plan provisions, supplied by the Corporation. If any plan provisions supplied are not accurate and complete, the results of any calculation may differ significantly from the results that would be obtained with accurate and complete information. Moreover, plan documents may be susceptible to different interpretations, each of which could be reasonable, and the results of estimates under each of the different interpretations could vary.

This valuation is based on the plan provisions in effect on March 1, 2020. On Closing, the Authority Plan Pensionable Service, Authority Plan Eligible Service and Authority Plan Pensionable Earnings for all Active Authority Plan Members shall be deemed to be PSSP Pensionable Service, PSSP Eligible Service and PSSP Pensionable Earnings, except that Pensionable Service that is covered by an annuity will not transfer to the PSSP. To remove doubt, the Eligible Service associated with service covered by an annuity will transfer to the PSSP.

The following is a summary of the main provisions of the PSSP in effect on March 1, 2020. This summary is not intended as a complete description of the PSSP.

<b>Eligibility for membership</b>	<p>All employees of the Province (and of participating employers) must join the Plan on their date of employment. For purposes of the Plan, employee includes:</p> <ul style="list-style-type: none"> <li>• a permanent employee;</li> <li>• a probationary employee; and</li> <li>• any other class of persons or person employed in the public service who is designated by the Governor in Council to be an employee.</li> </ul> <p>However, employee does not include:</p> <ul style="list-style-type: none"> <li>• a part-time employee (except as provided by the PSSP plan text);</li> <li>• a temporary employee;</li> <li>• a member of a class of persons for whom superannuation is otherwise provided or any person who is excluded by order in council; or</li> </ul>
-----------------------------------	--

<b>Employee Contributions</b>	<ul style="list-style-type: none"> <li>an employee who is less than eighteen years of age.</li> </ul> <p>Members contribute 1.4% of earnings up to the Year's Maximum Pensionable Earnings ("YMPE") plus 10.9% of earnings in excess of the YMPE. Contributions cease once a member accrues 35 years of service.</p>
<b>Employer Contributions</b>	The Province and participating employers contribute an amount equal to that of the members. However, contributions by the Province and participating employers are only made on salaries up to the salary level which results in the maximum pension accrual for the year allowed under the Income Tax Act.
<b>Retirement Dates</b>	<p>Normal Retirement Date</p> <ul style="list-style-type: none"> <li>The normal retirement date is the last day of the month in which the member attains age 65.</li> </ul> <p>Early Retirement Date</p> <ul style="list-style-type: none"> <li>If a member first commenced employment prior to April 6, 2010 and the sum of the member's attained age and years of service is at least 80, the member may retire as early as age 50 without any reduction in the pension payable.</li> <li>If a member first commences employment on or after April 6, 2010 and the sum of the member's attained age and years of service is at least 85, the member may retire as early as age 55 without any reduction in the pension payable.</li> <li>Members who are at least 55 years of age with at least two years of service but have not satisfied the "Rule of 80" or "Rule of 85", as applicable, may retire subject to a reduction in the pension payable.</li> <li>Members with at least two years of service may retire as early as age 60 without reduction.</li> </ul> <p>Postponed Retirement Date</p> <ul style="list-style-type: none"> <li>In the event that a member continues in employment beyond age 65, the member will continue to contribute and to earn pension benefits until the end of the year in which the member reaches age 71.</li> </ul>
<b>Normal Retirement</b>	<p>Pension Payable Before Age 65:</p> <ul style="list-style-type: none"> <li>2.0% of the average of the member's best five years' earnings for each year of pensionable service.</li> </ul>

<b>Pension</b>	<p>Pension Payable After Age 65:</p> <ul style="list-style-type: none"> <li>1.3% of the average of the member's best five years' earnings up to the average YMPE plus 2.0% of the average of the member's best five years' earnings in excess of the average YMPE for each year of pensionable service on and after January 1, 1966 plus 2.0% of the average of the member's best five years' earnings for each year of pensionable service prior to January 1966.</li> </ul> <p><b>Notes:</b></p> <p>The average YMPE is determined over the same five years of service as the member's best five years of earnings.</p> <p>Pensionable service is limited to a maximum of 35 years.</p>
<b>Early Retirement Pension</b>	If a member retires early, the member will be entitled to a pension that is calculated the same way as for a normal retirement. The basic pension payable, however, will be reduced by 0.5% for each month by which the member has retired prior to the first date an unreduced pension would be payable.
<b>Maximum Pension</b>	<p>The Income Tax Act limits the lifetime pension payable (the amount of pension payable after age 65) with respect to service accrued after December 31, 1991. In 2020, the maximum lifetime pension payable under the Income Tax Act is \$3,092.22 per year of service.</p> <p>The General Revenue Fund or the member's employer (if the employer has elected to participate in the supplementary plan) is responsible for paying a supplementary amount equal to the difference between the lifetime amount calculated in accordance with the Plan and the maximum lifetime pension amount payable under the Income Tax Act. These supplementary amounts are not reflected in this valuation.</p>
<b>Disability Benefits</b>	A member receiving benefits from an employer-sponsored LTD program will continue to accrue pensionable service while in receipt of LTD benefits provided the member continues to contribute to the Plan. For disabilities starting prior to May 1, 2002, LTD benefits under the Province's LTD Program are payable to age 65. For disabilities starting between May 1, 2002 and December 31, 2008, LTD benefits are payable to the earlier of age 60 and 35 years of service. For disabilities starting on and after January 1, 2009, LTD benefits are payable to the earlier of age 65 and 35 years of service.

The member's contribution is based on the salary the member would have received if the member remained active in the same position as the member held at the time of disability.

**Death Benefits  
(Pre-retirement)**

If a vested member dies and is survived by a spouse, the spouse will receive an immediate pension, payable for 60 months, equal to 100% of the pension the member would have received calculated as if the member was eligible to retire with an unreduced pension on the date of death, less any benefits paid to eligible children. At the end of the 60 month period, the amount payable to the spouse is reduced to 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the lifetime pension accrued to the member. This lifetime pension is calculated at the "before age 65" rate (2% for service before January 1, 1992 and the "after age 65" rate (1.3% / 2%) for service after December 31, 1991. If a vested member dies after age 65, this lifetime pension is calculated at the "after age 65" rate for all service.

An additional pension equal to 10% of the pension accrued by the member, as calculated above, is payable to each surviving child under age 18 (subject to a maximum total of 33 1/3% (40% if the member's employment first commences on or after April 6, 2010) divided equally amongst the children). This pension is payable until age 18, or until age 25 if the child is a student.

If there is no surviving spouse, but there are children under the age of 18 or age 25 if still in school, 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the pension accrued to the member, as indicated above, will be payable equally divided amongst the children. This benefit replaces the children's benefit of the 10% each above.

If there is no surviving spouse or eligible children, but there is a mentally or physically infirm dependant, the dependant will receive the spouse's pension for life, or until the disability ceases.

If there is no surviving spouse, children or eligible dependant, the estate or designated beneficiary will receive a lump sum payment equal to the member's contributions with interest.

**Death Benefits  
(Post-retirement)**

If a member with a spouse dies during the 60 months following retirement, the spouse will continue to receive 100% of the pension accrued to the member for the remainder of the 60 month period less any amount payable to eligible children. At the end of the 60 month period and in the case where a member with a spouse dies after the end of the 60 month period following

retirement, survivor benefits are payable depending on the age of the pensioner at the date of death.

If the pensioner dies prior to age 65, the spousal pension paid prior to when the member would have turned 65 is 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the pension payable to the member. Once the member would have turned 65, the spousal pension paid is 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the pension payable at the time of death with respect to the service prior to January 1, 1992 plus 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the pension that would be payable to the member after age 65 with respect to service after December 31, 1991.

If the pensioner dies after reaching age 65 the spousal pension paid is 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the pension payable to the member.

A pension of 10% of the pension payable to the member (as described above) is payable to each child (to a maximum of 33 1/3% (40% if the member's employment first commences on or after April 6, 2010) divided equally amongst the children). If there is no spouse, each eligible child will receive an equal portion of the spouse's pension totaling 66 2/3% (60% if the member's employment first commences on or after April 6, 2010) of the member's accrued pension. This pension is payable to each child until the age of 18 or age 25 if the child is a student and replaces the children's benefit described above.

**Termination Benefits**

If a member's employment terminates for reasons other than death, disability, or retirement, the benefits payable from the Plan will depend on the member's service.

If the member has less than two years of service, the Plan will refund the member's contributions with interest.

If the member has at least two years of service, the Plan will provide a deferred pension payable from normal or early retirement.

If a member is entitled to a deferred pension, the member may transfer the commuted value of that pension to a locked-in retirement account or to another pension plan (provided that plan agrees to the transfer). A member may also elect a refund of contributions with respect to pre-1988 service.

	Effective January 1, 2011, deferred pensions are no longer indexed prior to pension commencement, regardless of when such pension accrued.
<b>Indexing</b>	<p>Pensions in payment will be indexed at 0.85% on March 1, 2020.</p> <p>Pensions in payment will not be indexed for the 5 year cycle starting in 2021 (January 1, 2021 to January 1, 2025).</p> <p>Indexing for the 5-year cycle starting January 1, 2026 to January 1, 2030 is subject to the review of Trustee in 2025 considering among other things, the funding policy and the funded ratio of the Plan as of December 31, 2024.</p> <p>This process will be replicated on a 5-year basis.</p>

## Appendix F Administrator Certification

With respect to the Municipality of the District of Lunenburg Final Transfer Report as at March 1, 2020 regarding the transfer of assets and the provision of benefits to the Nova Scotia Public Service Superannuation Plan from the Authority Plan, I hereby certify that, to the best of my knowledge and belief:

- The valuation reflects the terms of the Trustee's engagement (as facilitated by the Corporation) with the actuary, particularly, the requirement to use the actuarial methodology and assumptions set out in the Agreement and Schedule 4.2(1) thereof to perform the going concern valuation.
- A copy of the official plan documents and of all amendments made up to March 1, 2020 was provided to the actuary and is reflected appropriately in the summary of plan provisions contained herein.
- The PSSP asset information summarized in Appendix A is reflective of the PSSP's assets.
- The membership data is summarized in Appendix D is representative of the membership data provided by the Authority to the Corporation, which is to be a complete and accurate description of every person who is entitled to benefits under the terms of the Agreement for service up to March 1, 2020.
- All events subsequent to March 1, 2020 that may have an impact on the PSSP have been communicated to the actuary.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Name

## Appendix G

# Authority Certification

With respect to the Municipality of the District Lunenburg Final Transfer Report as at March 1, 2020 regarding the transfer of assets and the provision of benefits to the Nova Scotia Public Service Superannuation Plan from the Authority Plan, I hereby certify that, to the best of my knowledge and belief:

- The membership data provided to the actuary included a complete and accurate description of every person who is entitled to benefits under the terms of the Authority Plan for service up to March 1, 2020.

\_\_\_\_\_

Date

\_\_\_\_\_

Signed

\_\_\_\_\_

Name

### **Mercer (Canada) Limited**

1801 Hollis Street, Suite 1300  
Halifax, NS B3J 3N4  
+1 902 429 7050  
[www.mercer.ca](http://www.mercer.ca)



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

### **Report to Council**

**Report To:** Municipal Council  
**Submitted By:** Bill Schurman, Director of Recreation, Parks & Tourism  
**Date:** November 9, 2021  
**Re:** APPLICATION: Major Recreation Capital Grant – Broad Cove Community Association (BCCA)

---

#### **Recommendation**

**That Municipal Council approve the application from Broad Cove Community Association (BCCA) for a Major Recreation Capital Grant in the amount of \$10,000 for accessibility renovations at the Community Hall.**

#### **Executive Summary**

Following their presentation to Council on October 12<sup>th</sup>, 2021, BCCA has submitted an application for a Major Recreation Capital Grant to apply for funds aimed at renovating their vintage 2-storey rural community hall to meet the following objectives:

1. Increase Accessibility for, and participation rate of, people with mobility challenges
2. Better integrate the outdoor recreation area with hall interior (performance and meeting space); and
3. Make the hall more appealing, functional, accessible, and rentable as a meeting and events space.

#### **Background**

The grant application meets the Major Recreation Capital Grant eligibility requirements:

- The project is for the creation, expansion, or improvement of a facility.
- Not for profit organization, registered and active with Registry of Joint Stocks.
- Provided copy of Deed/Lease.
- Demonstrated that the project contributes to the community.
- Demonstrated active fundraising efforts.
- Completion date due within 24 months from date of award.

- Two fiscal years have passed since a previous award in this category; their last approval was in 2018/2019.
- Provided audited financial statements.
- Submitted proposed project budget, including revenues from all sources.
- Provided profile of organization.
- Demonstrated financial need.
- Applicants are eligible for up to 50% of the total capital cost of the project, to a maximum of \$10,000. The overall budget for this project is \$179,300.

Policy MDL-43 allows for late applications to be reviewed only after the regular review of those applications that are submitted on time.

### **Budget Implication**

Budget is available within the approved 2021-2022 22 Recreation community grant category

### **Alternatives**

Not to award a Major Recreation Capital Grant to the BCCA for their accessibility project.

### **Conclusion**

The application put forward by the Broad Cove Community Association meets required criteria for the Major Recreation Capital Grant, as a Late Application, and it is recommended by staff to approve the request of \$10,000 towards their accessibility project at the Broad Cove Community Hall.

---

Department: Recreation, Parks & Tourism

Report Prepared By: Bill Schurman

Date: November 1, 2021

Report Approved By: Bill Schurman

Date: November 1, 2021

Reviewed By CAO:

Date:

**MAJOR RECREATION CAPITAL GRANT**

**Project Name: BCCA Accessibility Improvements**

**APPLICATION FORM**

Please complete and return to District of Lunenburg Recreation Department no later than March 1st

Name of Organization Applying Broad Cove Community Association  
 Contact Person Mary Frier Position Chairperson  
 Mailing Address: 26 Flat Hill Road, Broad Cove, NS B0J 2H0

Home Telephone: 902 677 2424 Email: chairperson@broadcovehall.ca  
 Charitable Registration # 89159 1448 RR 0001  
 N.S. Registry Joint Stock # 1427375  
 Actual geographic location of program or facility: 7147 Hwy 221, Broad Cove

**1. Describe why you are applying for funding from the Municipality of Lunenburg.**

**a) Background:**

The vintage Broad Cove Community Hall acts a focal point for bringing together people of all ages in the community and beyond to learn, to socialize, to exercise, to entertain and be entertained and to just generally get to know each other better

We have worked diligently over the past eight years on community engagement, and strategic planning exercises to taking concrete steps to manifest a vision of *“being a warm and welcoming place, with a reduced carbon footprint, for all ages and abilities to enjoy our beautiful seaside location.”*

(To see a list of recent accomplishments, see Appendix A.)

Despite these many improvements, we have not yet had the opportunity and funds to address the limitations of our vintage hall (including our second-floor kitchen and small outdated bathrooms, reached by going up two steps and across the stage) that inhibit accessibility. In 2020, a grant from Nova Scotia Communities, Culture and Heritage allowed us to hire an architect to develop a plan that would address these challenges. Unfortunately, the nature of this project was beyond the scope of that department’s Access-ability Program and an application in early 2021 was not successful.

**b) A Unique Opportunity**

In late summer, 2021, the Broad Cove Community Association had the opportunity to apply for funds aimed at renovating our vintage 2-story rural community hall with the following objectives:

- 1) increase accessibility for, and participation rates of, people with mobility challenges
- 2) better integrate the outdoor recreation area with hall interior (performance and meeting space); and
- 3) make the hall more appealing, functional, accessible & rentable as a meeting and events space.

We have since had confirmation that our application was successful. This will provide 75% (\$125,788.25) of the funds necessary to achieve our goal, The other 25% will be made up of a combination of funds from other sources. (See Figure 1.)

Fig. 1.

SOURCE	AMOUNT
RESERVE FUNDS (BCCA)	\$10,000
CAPITAL FUNDRAISING CAMPAIGN	\$27,100
SUPPORT FROM OTHER LEVELS OF GOVERNMENT	\$20,000
*OTHER FUNDING SOURCE	\$125,756.25
<b>TOTAL</b>	<b>\$182,856.25</b>

(Note: We had been advised during the application process that the funder gave preference to applications which included financial contributions from other levels of government.)

**c) Our Ask**

We are therefore requesting \$10,000 from the MODL Major Recreation Capital Grant 2021/2021.

As demonstrated in Figure 1, the Broad Cove Community Association has saved \$10,000 in reserve funds to put towards this initiative. Our active and energetic board is in the process of launching a capital fundraising campaign to come up

with another \$27,100. (In the last 2 months we have already done three small fundraisers for the cause, and have received over \$1000 in donations.)

However, it is also recognized that the funds needed for the upgrades are beyond the scope of what our small organization and community can achieve on its own through suppers, raffles, dances, hall rentals and other events, especially given the limitations placed on us during the current pandemic.

**d) Alignment with MODL Values**

This project is very much aligned with the Lunenburg County Accessibility Plan adopted by MODL in March, 2021 and its goal of fostering a culture of accessibility, encouraging the prevention and removal of barriers to participation, and building capacity within our municipality and county. MODL support would demonstrate leadership in moving swiftly ahead in accomplishing this goal

In addition, the Municipality regularly recognizes the important role that small community halls (and their volunteers) play in delivering recreational, educational and community development opportunities in rural communities. Contributing to this project would demonstrate the Municipality's understanding of the importance of residents of all ages and abilities being able to fully participate in these activities. It would also help to make our hall increasingly viable and sustainable.

**e) Shovel Ready!**

As well as having already lined up significant financial resources we have received advance approval for a line of credit from the Lahave River Credit Union for \$50,000.

We have detailed architectural drawings created by Logan Amos Architect and Design (See Appendix B) that have been reviewed by Fulcrum Accessibility Consulting.

A tender document has been created and circulated and applications made for a building permit.

We have an energetic project management team in place, including a project manager, a financial manager, a contractor liaison, a communications team and a capital fundraising chairperson.

**2. Please give an overview of the organization and the services provided.**

The Broad Cove Community Association (BCCA) is a community group in Broad Cove, Lunenburg County. It started over 100 years ago as the Broad Cove Hall

with the purpose of maintaining our village hall for recreational, social and cultural events. Officially incorporated with Nova Scotia Registry of Joint Stocks as a society in 1983, (# 1427375) it expanded its mandate in 1998 to add a stewardship role for what many consider to be common lands adjacent to our local beach. At that time, the registered name of the association was changed to Broad Cove Community Association. (The association is also a registered charity with the Canada Revenue Agency, registration # 89159 1448 RR 0001)

Typical activities for any typical (pre-Covid) year include a variety of suppers, concerts, lectures, outdoor games, an annual Rockabilly Picnic, classes, art shows, seasonal parties, an annual walking challenge, and a venue for local weddings and celebrations. To ensure accessibility for all income levels, fundraising events are balanced with free and low cost activities to ensure that hall activities are accessible to a broad base of involvement. (See Appendix C for a list of activities in 2019, our last full pre-Covid year of activities.)

We have taken steps to maximize for all ages the benefits of its seaside location for outdoor enjoyment, with outdoor furniture and play equipment, an outdoor fire pit and volleyball court. Many of our activities have highlighted local history and culture. In 2018, a Canada 150-initiated-project, a triptych of three murals painted by a local artist was added to the exterior of the hall.

Many Facebook(FB) users regularly check out our FB page (<https://www.facebook.com/Broad-Cove-Community-Association-115436598498846/>) to see the kinds of events happening at the hall. Over 200 people have signed up for our regular email newsletter.

**3. If there is a facility involved state the owner and contact person(s).**

Owned by Broad Cove Community Association. (See Appendix D: Page 1 of Deed.)

**4. Describe who will benefit directly from this funding.**

Measurable socio-economic benefits for this project include:

- 1) increased participation rates for people with mobility challenges;
- 2) increased opportunity for social support/networking/community development for people of all ages and abilities;
- 3) more opportunity for arts and culture groups to perform and display (and thus make income) in a vibrant, accessible, indoor/outdoor recreation space;
- 4) increased availability of reasonably-priced, accessible, meeting space for organizations and businesses, both local and otherwise, thus bringing economic benefits to local economy (accommodation, stores, gas stations, etc.);
- 5) short term economic impact for construction industry.

It is also clear that having an active and welcoming focal point for the village and surroundings provides an incentive for families to move to and remain in the area. In doing so, the hall contributes overall to long term community sustainability.

**5. Describe how your organization benefits residents of the Municipality of the District of Lunenburg.**

Overall, residents of and visitors to Broad Cove and surrounding area, of all ages and backgrounds, benefit from the numerous recreational, social, cultural, and educational opportunities provided by the Broad Cove Hall and its sponsoring association. Individuals have the chance to contribute in a meaningful way to making their community a better place in which to live, both now and into the future. This builds on some of the attributes and goals outlined in the provincial report “Weaving the Threads: A Lasting Social Fabric,”<sup>2</sup>, i.e. inclusion, local leadership and shared interests.

In addition to residents of the immediate area, the activities are often attended by individuals from all ends of the county (and beyond). Local businesses also benefit from increased traffic, thus contributing to the overall economic well-being of the area. Fostering social and civil engagement also has an impact on local organizations beyond the Broad Cove Community Association.

**6. Please list any grants received from the Municipality of Lunenburg over the last three years including the amounts and if your group received any tax exemptions from the Municipality over the last three years. Please list the years and what taxes were exempted.**

Year	Grant Item	Grant Amount	
2021	Covid Relief and Litter Clean Up	\$2,460.00	
	COVID Relief	\$2,500.00	
	Property Tax Exemption	\$1,733.90	
	2021 Total	\$6,693.90	
2020	Community Recreation Fund	\$1,000.00	
	MODL Emergency Assistance	\$2,500.00	
	Property Tax Exemption	\$1,794.57	
	2020 Total	\$5,294.57	
2019	MODL Emergency Operations	\$450.00	
	Community Recreation Fund	\$2,375.00	
	Property Tax Exemption	\$1,794.57	
	2019 Total	\$4,619.57	

**7. Include if your association charges any membership fees.**

The BCCA has an annual \$5 membership, which allows members the right to vote at the annual meeting to hold office. Participation in any event at the hall is not limited to members, nor does being a member provide any additional benefit over and above those benefits available to the general public.

**8. Attach proposed budget itemizing revenues and expenses.**

**Budget Summary**

	A	B	C
1	<b>Budget Summary</b>		
2	Project Cost	\$ 179,300.0	
3			
4	ACOA Grant will fund 75%	\$ 125,756.25	
5			
6	<i>BCCA to fund the following</i>		
7			
8	BCCA's 25% of the Grant application	\$ 41,918.75	
9	BCCA HST rebate 50%	\$ 11,625.00	
10	<b>Total</b>	<b>\$ 53,543.75</b>	
11			
12	BCCA cash on hand	\$ 10,000.00	
13	BCCA outstanding funding requirement	\$ 43,543.75	Line of Credit
14			
15	Known factors		
16	HST Rebate 50%	\$ (11,625.00)	we will use this to support our funding requirements
17	Remaining	\$ 31,918.75	Potential Bank loan
18			
19			

**Detailed Budget**

DETAILED BUDGET									
Note Line B4; B 6 Main Floor Food Service Area, front door and groundwork in the front will be accomplished in a later phase. Some decking will also be completed at a later date.									
Phase/Item	Category	Labour Costs with		Material Costs without		Material Costs without		Total with HST	Total without HST
		HST	Labour Without HST	HST	Material Costs without HST	HST	Material Costs without HST		
Account	Create Tender (Time and Labour)	400.00						\$ 400.00	
	Issue Tender (Time and Labour)	800.00						\$ 800.00	
	Award Tender	400.00						\$ 400.00	
A/B	Relocate Existing Propane tanks and Heat Pump							\$ -	
	Propane Specialty	2,000.00	\$ 1,740.00					\$ 2,000.00	\$ 1,740.00
	HP Electrician	2,000.00	\$ 1,740.00					\$ 2,000.00	\$ 1,740.00
A1	Removal of existing Deck, stairs, Roof, some walls							\$ -	
	Demolition	2,000.00	\$ 1,740.00					\$ 2,000.00	\$ 1,740.00
	Removal of materials, clean up	1,200.00	\$ 1,395.00	\$ 500.00		435.00		\$ 2,995.00	\$ 1,740.00
A5	Build new rear addition for washrooms, reconfigure stage area							\$ -	
	Ground work	2,000.00	\$ 1,740.00	\$ 1,000.00		800.00		\$ 3,000.00	\$ 2,600.00
	New Foundation	10,000.00	\$ 8,696.00	\$ 2,000.00		4,348.00		\$ 15,000.00	\$ 13,044.00
	Framework	8,000.00	\$ 6,956.00	\$ 31,000.00		27,000.00		\$ 39,000.00	\$ 33,956.00
	fixtures, toilet	2,000.00	\$ 1,740.00	\$ 8,000.00		6,956.00		\$ 10,000.00	\$ 8,696.00
	Plumbing	1,600.00	\$ 1,391.00	\$ 5,000.00		4,348.00		\$ 6,000.00	\$ 5,250.00
	Electrical	1,800.00	\$ 1,665.00	\$ 2,400.00		4,695.00		\$ 7,200.00	\$ 6,360.00
A2	Add new rear accessible door, sliding doors	13,500.00	\$ 11,740.00	\$ 37,000.00		32,173.00		\$ 50,500.00	\$ 43,913.00
B4	New Main Floor Front							\$ -	
	Decking - Accessible Ramp							\$ -	
	Door							\$ -	
	Electrical door							\$ -	
	Ground work							\$ -	
B4	Main Floor Food Service area							\$ -	
	Cabinetry							\$ -	
	Electrical							\$ -	
	Plumbing							\$ -	
B7	Coat Closet and Storage							\$ -	
	Coat closet (1)	500.00	\$ 435.00					\$ 500.00	\$ 435.00
	Storage Cabinet (1)	1,000.00	\$ 869.00					\$ 1,000.00	\$ 869.00
C5	Exterior Paint and siding	1,200.00	\$ 1,043.00	\$ 3,800.00		3,304.00		\$ 5,000.00	\$ 4,347.00
C/B	Exterior Trim Paint	200.00	\$ 174.00	\$ 300.00		261.00		\$ 500.00	\$ 435.00
C2	Accessible exterior decking and ramp	3,000.00	\$ 2,607.00	\$ 10,000.00		8,696.00		\$ 13,000.00	\$ 11,297.00
	Contingency	70,000.00	\$ 6,093.00	\$ 10,000.00		8,693.00		\$ 20,000.00	\$ 17,300.00
	<b>Total Costs</b>							<b>\$ 179,300.00</b>	
	Total Costs without HST							\$ 156,650.00	
	50% of HST							\$ 11,625.00	
								<b>\$ 167,675.00</b>	
	Designated Grants with 75%	\$ 125,756.25	\$ 83,843.75	\$ 179,300.00					
	BCC's A Responsibility (see breakdown below)		\$ 57,100						
	<b>Total Budget</b>	\$ 182,856.25							
	BCC's A Responsibility								**
	Reserve Funds	\$ 10,000.00							
	Capital Fundraising	\$ 20,000.00							
	Other Sources of Funding	\$ 20,000.00							

9. Please indicate how the Association plans to raise the remaining funds. Include any in-kind contributions (i.e. volunteer time, MODL staff time, materials).

See above chart of reserve funds and capital fundraising.

**In Kind contributions**

Project Management Meetings	6 people x 2 hr. per mtg. x \$20/hr x2	\$2880
-----------------------------	--	--------

	mtgs/per month x 5 months	
On site consultations	3 people x 2 hrs/week x \$20/hr x 20 weeks	\$2400
<b>Total</b>		<b>\$5280</b>

**Budget**

Municipal funding requested: \$10,000

Total Project Cost \$ 182,856.25

**10. Appendices (See below)**

I certify that, to the best of my knowledge, the information provided in this grant application is accurate and complete and that the project is endorsed by the organization which I represent.

Name (Print) Mary Frier  
 Signed Mary M Frier Date October 22, 2021  
 Position Chairperson

Mailing Address: 26 Flat Hill Road, Broad Cove, NS  
 Telephone 902 677 2424  
 E- mail Address (if applicable) chairperson@broadcovehall.ca

This Application Includes:

- Completed Signed Application ✓
- Registration Status (info included in Question 2.) ✓
- An Association Profile (See Info in Question 2.) ✓
- Deed or Long Term Lease if Applicable (See Appendix D below) ✓
- An Audited Financial Statement for Last Year (See Appendix F)
- A Budget Detailing the Operation of the Association (See Appendix D)
- A Budget for the Project if Different from overall Budget (See Response to Question 8 above)

## List of Appendices

Appendix A List of Recent Accomplishments

Appendix B: Architectural drawings created by Logan Amos Architect and Design  
(See attached file in pdf format)

Appendix C: List of Hall Activities 2019 (Last (Pre-Pandemic) Full Year of Operation)

Appendix D: Page 1 of Deed

Appendix E. BCCA Annual Budget 2021

Appendix F. BCCA Financial Statement 2020 (Balance Sheet to December 31, 2020, unaudited due to Covid delay of AGM)

Appendix G: Compilation of Support Letters

## Appendix A List of Recent Accomplishments

- 1) Documented success in building community and involving, in one way or another, almost every Broad Cove resident in our activities, whether as volunteers, board members or users of our facility.
- 2) Recognition as one of partnering organizations in the Petite Rivière area receiving the Lieutenant Governor's Community Spirit Award, in 2019. See [https://cch.novascotia.ca/sites/default/files/inline/lgcsa\\_2019\\_application\\_-\\_petite\\_riviere.pdf](https://cch.novascotia.ca/sites/default/files/inline/lgcsa_2019_application_-_petite_riviere.pdf)
- 3) Since our renewal process that began in 2014, we have maintained an energetic and active board of directors representing a broad range of ages and skill sets.
- 4) Recent success (2016 to present) in achieving major improvements to the hall, including (but not limited to)
  - significant sustainability upgrades (insulation, new heat pump and energy-efficient propane furnace, and new windows) which have made our hall more useable as a year-round venue that is comfortable, economical and with a reduced carbon footprint
  - a new steel roof;
  - a new water treatment system that now allows us to safely use our well water for cooking and drinking;
  - improved lighting;
  - Public Art Installation: three outdoor murals developed with artist Anna Bald through the Canada 150 project;
  - new storage shed;
  - refinished floors;
  - exterior landscaping work: clearing brush, flower planting
  - permanent roadside sign promoting events at the hall and other community initiatives.
- 5) Proven track record of management team and project leader in managing other projects, including those funded through Nova Scotia Communities, Culture and Heritage and the Municipality of the District of Lunenburg.
- 6) a) Coordination of village wide projects, e.g. Community Winter Walking Challenge 2019 and 2020 - an inclusive and collaborative program to encourage community members near and far to keep track of mileage to add to the group goal. We had 60 participants ranging in age from 9 to 92,  
  
and  
  
b) Community Christmas "Covid Reach Out:" Delivery of hand-made ornaments to each household in the community, 2020.

**Appendix B:** Architectural drawings created by Logan Amos Architect and Design (See attached file in pdf format)

**Appendix C: List of Hall Activities 2019 (Last (Pre-Pandemic) Full Year of Operation)**

- February 21 Play Group, Thursday mornings, running entire school year (30 days)
- February 23 BCCA Hawaiian Night (Supper and Social)
- March 15 Rental (space for musical rehearsal)
- Mar 16 rental for public St. Patrick's Day party/dance
- March 23 BCCA Annual Meeting
- March 27 Greater Petite Area AGM
- April 13 BCCA Books, Board Games and Puzzle Swap
- April 13 Rental (Know Issue hip hop concert)
- April 27 Rental (Private Dinner)
- May 11 BCCA Adopt-a-Highway Cleanup
- May 21 BCCA Stitch and Chat
- May 25 BCCA Plant Sale
- June 8 BBQ Ribs Supper
- June 15 Dance Party with Steve Keith and the Bad Boys Band
- July 3 - September 25 (all Wednesdays) rental: luncheon for BackRoads Tours (11 days)
- July 4 BCCA: Some of the Oldest Houses in Canada: An Illustrated Talk on Lunenburg
- County Architecture
- July 6 Dance Party with Steve Keith and the Bad Boys Band
- July 19-21 Rental: Burke and Thompson Wedding (3 days)
- July 26-27 Rental Clark Wedding Anniversary (2 days)
- August 9-11 Rental: 3rd annual Artists of Broad Cove Show and Sale (3 days)
- August 3 Dance Party with Steve Keith and the Bad Boys Band
- August 16-18 Rental (MacPhee/Hill Wedding) (3 days)
- August 25 Rental: Child's Birthday Party
- September 3 Rental: Multimedia Play: The Waterman's Daughter
- September 21 Rental: Child's Birthday Party
- September 21 CPR and First Aid for Parents
- September 24 - December 10
- Rental: Broad Cove Fitness Class (10 nights)
- October 5 Pickup for BCCA Rain Barrel Sale
- October 18 BCCA Oktoberfest Event
- October 19 Memorial Service for former resident
- October 26 Rental (Know Issue hip hop concert)
- November 2 BCCA Adopt-a-Highway Cleanup
- November 15 Rental: filming of music video
- December 5 BCCA Swag Making Workshop
- December 6 Rental: Medieval Christmas Concert
- December 8 BCCA Christmas Potluck
- December 11 Rental: Private Christmas Dinner

Total of approximately 98 event/days (not including board and committee meetings)



F. BCCA Financial Statement 2020 (Balance Sheet to December 31, 2020, unaudited due to Covid delay of AGM)

BCCA Balance Sheet - December 31, 2020				
	Item	Revenue	Expenses	Note
Opening Account Balance				
January 17, 2020	Cheque :83		\$ 43.42	Fundraising Supplies
January 28, 2020	Cheque	\$ 750.00		75 % Community Rec Fund
January 28, 2020	Cash	\$ 1,330.00		Fall 2019 Fund Raising
February 3, 2020	Payment		\$ 193.93	NS Power
February 12, 2020	Payment		\$ 456.61	West Nova Propane
February 27, 2020	Cheque :92		\$ 1,233.54	Maynard Wolfe - New Shed
March 4, 2020	Cheque :91		\$ 1,889.00	Cooperators Building Ins.
March 4, 2020	Cheque :90		\$ 921.25	Bill Payment (Gows, 3MR, NSP, Winchester
March 9, 2020	Cheque :93		\$ 1,314.66	Maynard Wolfe - New Shed
March 9, 2020	Cheque :94		\$ 40.00	LV Bulb
March 23, 2020	Payment		\$ 203.44	NS Power
April 9, 2020	Payment		\$ 189.09	West Nova Propane
April 9, 2020	Payment		\$ 203.44	NS Power
April 9, 2020	Payment		\$ 225.48	Superior Propane
April 23, 2020	Cheque	\$ 250.00		MODL - Community Rec
May 4, 2020	Cheque :96		\$ 1,138.95	Maynard Wolfe - New Shed Final
May 7, 2020	Cheque :95		\$ 2,000.00	Logan Amos - Reno Design
May 13, 2020	Payment		\$ 82.55	Superior Propane
May 15, 2020	Cheque	\$ 436.49		Propane Refund - West Nova
June 5, 2020	Direct Deposit	\$ 48.00		Canada Helps
June 18, 2020	Cheque	\$ 582.50		Rural Risches Fund Raiser
July 2, 2020	Cheque	\$ 605.95		Spring Bake Sale Fund Raiser
July 2, 2020	Cheque	\$ 34.00		Bake Sale - V Hyndman
July 2, 2020	Cheque	\$ 5,000.00		Provincial Grant - Design
July 13, 2020	Cheque	\$ 480.00		Sausage BBQ Fundraser
July 30, 2020	Payment		\$ 69.18	NS Power
August 11, 2020	Cheque	\$ 2,500.00		MODL Emergency Assistance
August 13, 2020	Cheque :98		\$ 879.88	Hall Painting & Supplies
September 11, 2020	Payment		\$ 286.02	NS Power
October 4, 2020	Cheque	\$ 701.00		Fall Bake Sale Fundraser
November 17, 2020	Cheque :97		\$ 31.15	Registry of Joint Stocks
October 19, 2020	Cheque :99		\$ 157.16	2020 Property Tax Final
October 23, 2020	Cheque 200		\$ 256.47	Lunenburg Hardware - Paint
November 17, 2020	Cheque 201		\$ 71.28	Bruce Skinner - Book Purchase (4)
November 23, 2020	Payment		\$ 120.85	NS Power
November 27, 2020	Direct Deposit	\$ 57.60		Canada Helps
November 29, 2020	Cheque Deposit	\$ 10.00		Donation Norma Linney
November 29, 2020	Cheque Deposit	\$ 25.00		Donation Jean Johnston
December 7, 2020	E-Transfer	\$ 179.75		Phyllis - Book Sales/Lobster Tickets
December 14, 2020	Cheque Deposit	\$ 1,000.00		Cash on hand deposit
December 16, 2020	E-Transfer		\$ 2,000.00	Peter MacNeil - Building Insurance
December 16, 2020	Bank Fee		\$ 1.30	
December 22, 2020	E-Transfer		\$ 13.80	Danny Eddy - Fire Ext. Maint
December 23, 2020	Bank Fee		\$ 1.30	
December 24, 2020	Direct Deposit	\$ 72.00		Canada Helps
		\$ 14,062.29	\$ 14,034.13	

2020 Revenue	\$ 14,062.29
2020 Expenses	\$ 14,034.13
Revenue Net Expenses	\$ 28.14

Appendix G: Compilation of Support Letters

- 1) Dawn and John MacLean, Green Bay, NS
- 2) Kristy Boutilier, Broad Cove, NS
- 3) Jenny Wright, Broad Cove, NS
- 4) Peter Garcin, Chairperson, Greater Petite Area Community Association
- 5) Sarah Murphy, Crousetown, NS
- 6) Christina Pottie, Community Engagement Lead, South Shore Public Libraries
- 7) Nicole Lynds, Broad Cove, NS
- 8) Stacey Godsoe, Chairperson, School Advisory Council, Petite Rivière Elementary School

May 1, 2021

To Whom it May Concern.

Having been a Summer resident and then a permanent resident in the community near Broad Cove for 45 years, my husband and I have had the fortunate opportunity to attend many social, cultural and educational events presented in the Broad Cove Community Hall.

Sadly, as we have aged, my husband's mobility has declined so he must use a walker and more often a wheelchair. We are no longer able to attend events in this friendly Community Hall as steps, stairs and no hard surfaced parking are available.

Accessible parking, entrance and bathroom would be a great asset to the Broad Cove Community Hall to enable all in the community to participate in the events held thus preventing some of the social isolation felt by aging seniors. Social stimulation is very important for mental and emotional well-being.

We fully support the Broad Cove Community Hall Committee as they move forward with plans to make this facility fully accessible to all in Broad Cove and surrounding communities.

Sincerely,

Dawn and John Maclean  
Green Bay, NS

May 11, 2021

To whom it may concern,

Broad Cove Community Hall is a warm and welcoming place for all ages and abilities. I am grateful that it is accessible all year round, and is working towards a smaller carbon footprint.

As a community member and local teacher, having access to community halls for our young and old is essential to well being. Community halls like this are places where we can connect and enjoy each others company for weddings, music events, teas, suppers, yoga classes, birthday parties and playgroups; just to name a few. This hall improves lives and helps create a strong, safe and inclusive community for all.

Our hall has been working on making this space accessible to all, removing all barriers for persons with disabilities in public spaces such as ours. My family and I use the hall for social and recreational purposes. We enjoy playing outside at the hall and walking to the nearby beach. We have celebrated many birthdays at the hall with our children and have often found it difficult to include all friends with disabilities to the events. Upgrading the hall to make it more spacious and accessible to all, is exciting news!

The Broad Cove Hall is also a place where our local elementary school can visit for guest speakers, musical performances and other class trips. Children get excited and feel a sense of pride when class trips are arranged in their neighbourhood. The location of the hall being so close to the ocean is a perfect area for children to study ecosystems, rocks and minerals, weather and many other curriculum areas. Taking science outside can provide first-hand experiences of the local environment that allow children to observe science taking place in the real world. This embeds their learning of science into meaningful contexts and provides opportunities for novel and exciting learning experiences.

Please consider Broad Cove Community Hall as a recipient of one of your Community Access-Ability Program Grants. Children and families of all ages need a space like this hall to continue to build safer, stronger and inclusive communities. Once the world has overcome this pandemic, we are going to need spaces like this more than ever to reconnect and enjoy everyone's company!

Sincerely,

Kristy Boutillier

May 3, 2021

To Whom It May Concern,

My husband and I moved to Nova Scotia 16 years ago. When we were settled into our new village of Broad Cove we were delighted to discover that it had a village hall. Looked after by a dedicated group of volunteers it became apparent that it was the heart of the village. The hall was where we met our new neighbours, made friends and became active in our community. We were able to volunteer there, take classes, participate in art shows and enjoy convivial community gatherings.

Over the past few years I have developed arthritis, which has severely limited my mobility. This has prevented me from joining in community hall events. Although no one has been able to gather at the hall during this time of Covid, I do know that when the day comes and we are able to get together again the hall will be a place of reconnecting with neighbours and celebrating with friends.

It would be wonderful if this grant application to make the hall accessible to all was accepted. There are few places as fortunate as we are to have such a treasure in our community.

Sincerely,

Jenny Wright  
7182 Hwy 331  
Broad Cove, NS  
B0J 2H0

July 18, 2021

To Whom It May Concern,

I am writing on behalf of the Greater Petite Area Community Association (GPACA) to express our support for the Broad Cove Community Association's (BCCA) application to the Canada Community Revitalization Fund. The ambitious multi-stage plan to make the community hall more welcoming, sustainable, and accessible will make an already central fixture in our communities even more attractive as a venue for recreational, educational and cultural events.

The Broad Cove community hall is an important venue for all surrounding communities, and as one of the communities in the Greater Petite Area, we have used the hall to host one of our annual general meetings -- just one of many events held in the hall every year!

GPACA and the BCCA have a history of successful partnerships, including winning the Lieutenant Governor's award for community spirit in 2019 for the communities of the Petite Rivière Elementary school catchment area. The BCCA has a long, proven track record organizing community events and providing a focal point for a wide variety of activities.

As we all emerge from the pandemic with a renewed sense of community, GPACA is proud to partner with the BCCA once again to help bring investment into one of the key pieces of rural infrastructure in our community.

Sincerely yours,



Peter Garcin  
Chair, GPACA

To Whom it May Concern:

Please consider this letter of support for Broad Cove Community Association (BCCA)'s proposed accessibility improvements to the Broad Cove Hall.

Public infrastructure that is universally accessible to community members and visitors alike creates the conditions for rural communities to flourish. The BCCA has begun the process of improving the hall, such that it is a warm, efficient and welcoming space available for community use. With further financial support, additional accessibility improvements can be made to eliminate barriers for full community access and participation (e.g. accessible washrooms, wheelchair accessible entrance, etc.).

Over the years, I have enjoyed several community events at the hall. Most recently, as a new parent I have been renting the hall to host a playgroup for parents with young children. Since starting the playgroup, a network of over ten families has developed. Children are able to play, both indoors and outdoors. As a new parent living in a rural community, being able to develop relationships with other young families has been an invaluable experience. In the midst of a pandemic, having access to a community space where my son and other children in the community can play and socialize is so important. I am personally very grateful for the commitment of the BCCA to support and enable programs like the playgroup.

In the midst of a global pandemic, the value of social connection and recreation has become even more apparent. With accessibility improvements, the BCCA can enhance its reach to ensure universal access of the hall -- an important asset in our rural community, which should continue to foster community well-being for generations to come.

Sincerely,

Sarah Murphy  
Crousetown, NS  
902-279-0029



Library Administration  
135 North Park Street, Unit B  
Bridgewater, NS B4V 1B3  
902-543-2548  
info@ssplibraries.ca  
southshorepubliclibraries.ca

Re: Canada Community Revitalization Fund  
July, 14, 2021

To Whom It May Concern:

South Shore Public Libraries (SSPL) is pleased to write a letter in support of the Broad Cove Community Association (BCCA) application to the Canada Community Revitalization Fund.

The BCCA have worked diligently in the past several years to successfully complete upgrades to the hall and make it a valuable asset to the community and surrounding area. The BCCA has a proven track record of acting as a community local point for activities, community organizations and supporting local residents.

The goal of their application is to improve community infrastructure, the Broad Cove Hall, to help rebound from the effects of the COVID 19 pandemic. The BCCA plans to expand accessibility for those with mobility challenges through the development of a barrier-free pathway from the building exterior to a new accessible washroom, and with the development of a downstairs kitchenette based on universal design principles. These improvements will give the BCCA an opportunity to improve and reinvigorate a popular, long-standing rural community space so that residents can more fully engage with others in a safe, post-pandemic environment.

SSPL and BCCA have a good working relationship and are examining ways to work together that are beneficial to each other. The proposed improvements to the Broad Cove Hall will help the BCCA attract community groups such as the library and other culture agencies to use the hall to serve and provide service the community on a regular basis.

We are heartily support the Broad Cove Community Association and their application to the Canada Community Revitalization Fund.

Regards,

Christina Pottie  
Community Engagement Lead  
South Shore Public Libraries

May 6, 2021

To whom it may concern,

My name is Nicole Lynds and I've lived in Broad Cove since 2016. I moved here from HRM in 2010 to be close to my sister and her young family. My first experience at the Broadcove community hall was for my sisters wedding. There have been numerous events I've attended and helped organized at this Hall such as: my engagement party, rocka billy picnic, many live music events, fitness, yoga and meditation classes, dinners, mutiple friends weddings and fundraisers.

Over the years Ive seen the hall transform and become more accessible to the community and surrounding areas. Lately we started a mom and tot playgroup every other week and this has been something my son and I look forward to as spending time with other moms and there babes is crucial especially over this past pandemic year.

I am very grateful to have BroadCove Community Hall as a space for the young and old to use and enjoy. Given this hall is extremely needed in our community its very important to progress and upgrade this space for future events and fundraisers.

Sincerely

Nicole Lynds



**School Advisory Council**  
**Petite Rivière Elementary School**  
123 Wentzell Rd., Petite Rivière, NS B4V 5Y2  
Where We S.O.A.R. Like Osprey

To whom it may concern,

July 16, 2021

I am writing on behalf of the School Advisory Council (SAC) of Petite Rivière Elementary School (PRES) to express our support for the Broad Cove Community Association's (BCCA) application to the Canada Community Revitalization Fund for infrastructure costs associated with the effects of the COVID-19 pandemic and plans to upgrade their facility to ensure the hall is accessible and welcoming for people of all ages and abilities.

SACs are an integral part of Nova Scotia's public schools and as advisory bodies, are one way to bring together school stakeholders, individuals and partners from local communities who share an interest in promoting student success in their school from the point of view of the school community. PRES is a point of pride in our greater area, a place to gather and collaborate and for many, the heart of the community. Similarly, BCCA is focused on community revitalization and collaboration and offers a key and beloved gathering space for our many surrounding communities.

The SAC and BCCA continue to collaborate on programming and mutual communications support. Our school-community members make use of the many community and fire halls in the area, including the Broad Cove Community Hall, to gather, to strategize, socialize and fundraise. Having a safe and accessible space to gather locally keeps resources and people in their communities, contributes to community revitalization and sustainability. We applaud the BCCA for ensuring all of its residents and surrounding communities can access and enjoy the hall and its surrounding grounds safely.

We are proud to support this project.

Sincerely,

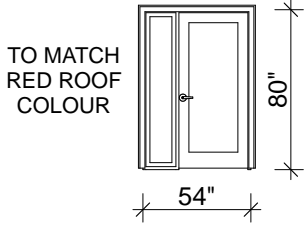
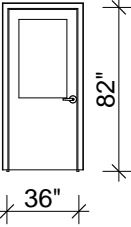
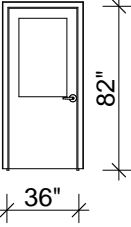
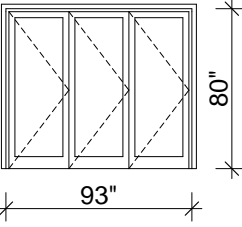
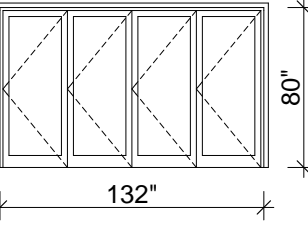
Stacey Godsoe  
Chair, PRES SAC

# BROAD COVE HALL

## RENOVATION & ADDITION

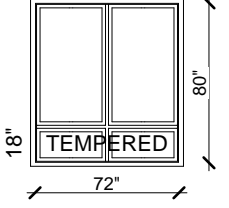
BY LOGAN AMOS ARCHITECTURE & DESIGN

### ALL VIEWS SHOWN FROM EXTERIOR

View from Exterior	R.O. Width	R.O. Height
<b>D01</b> 	54"	80"
<b>D02</b> 	36"	82"
<b>D03</b> 	36"	82"
<b>D04</b> 	93"	80"
<b>D05</b> 	132"	80"

### DOOR SCHEDULE

### ALL VIEWS SHOWN FROM EXTERIOR

View from Opening Side	R.O. Width	R.O. Height
<b>W01</b> 	72"	80"

### WINDOW SCHEDULE

X = EXISTING UNITS

REVISE ALL UNITS TO CLOSEST STANDARD SIZE BY MANUFACTURER IF APPLICABLE

R-VALUES:

- WINDOW & DOORS = R-0.28 MIN.
- FRONT DOOR = R-0.46 MIN.

### PROJECT SCOPE SUMMARY:

- 1 - REMOVE EXISTING REAR DECK, STAIRS, ROOF, MOST WALLS & RELOCATE BATHROOMS
- 2 - BUILD NEW REAR ADDITION FOR BATHROOMS & ROOF DECK/STAIRS ABOVE
- 3 - ADD NEW REAR DOOR & WINDOW OPENINGS & FRAMING
- 4 - NEW MAIN FLOOR FRONT, SIDE & REAR DOORS
- 5 - STONE PATIO PHASE 1 & 2
- 6 - MAIN FLOOR KITCHEN & CLOSET CABINETRY
- 7 - MAIN FLOOR ADDED STORAGE NEXT TO STAIRS
- 8 - 2ND FLOOR ADDED STORAGE
- 9 - EXTERIOR SIDING TO BE PAINTED OR REPLACED WITH NEW
- 10 - EXTERIOR TRIM TO BE PAINTED TO MATCH ROOF COLOUR
- 11 - RELOCATE PROPANE TANKS & HEAT PUMP

NO WORK TO EXISTING FURNACE & DUCTS

ALL STRUCTURAL SYSTEMS TO CONFIRMED BY ENGINEER

EXACT DIMENSIONS TO BE CONFIRMED BY CONTRACTOR ONSITE

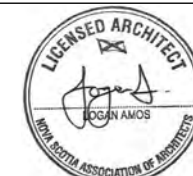
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplement information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



**BROAD COVE HALL**  
**RENOVATION**  
7147 NS-331  
Mill Village, NS

**A001**

**PROJECT SUMMARY & D/W SCHEDULE**



**ROOF, DECK & EXT. WALL FRAMING TO BE REMOVED & REPLACED WITH NEW WALLS, FLAT ROOF & ROOF DECK**



**LOOKING TOWARD FRONT DOOR**



**LOOKING TOWARD REAR STAGE**



**REMOVE EXISTING EXISTING REAR/UPPER DECK & ROOF**



**RELOCATE EXISTING HEAT PUMP**

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

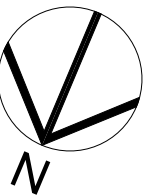
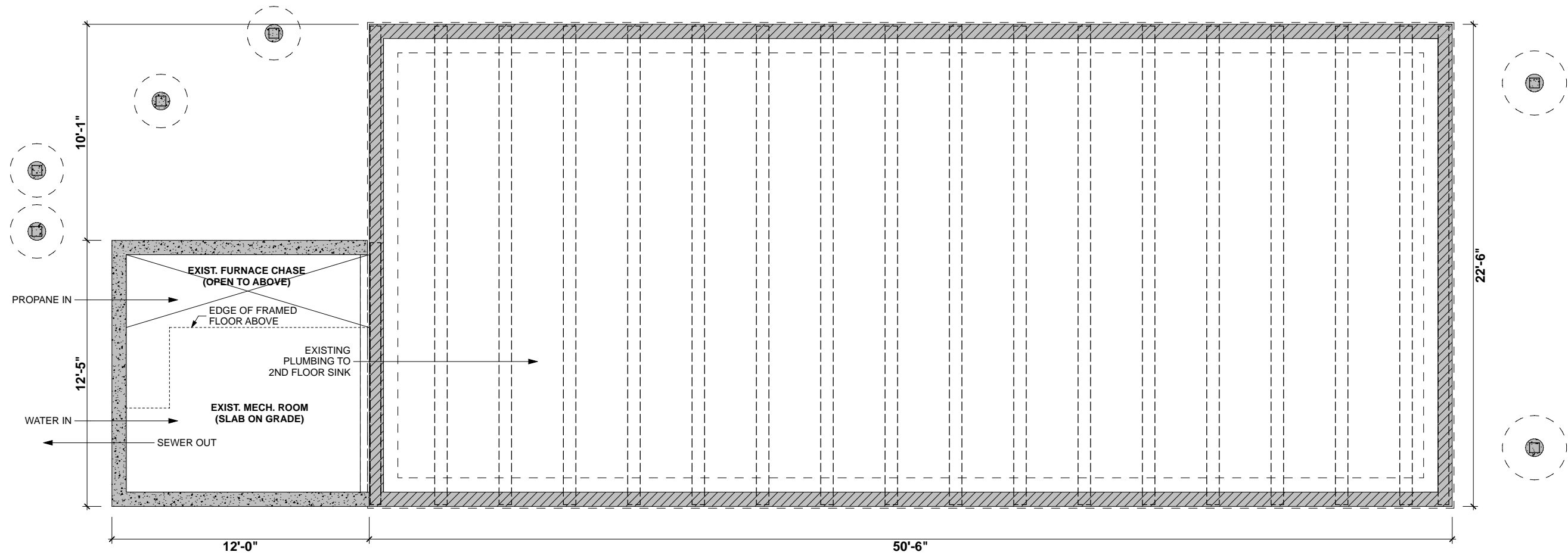
**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



**BROAD COVE HALL RENOVATION**  
  
7147 NS-331  
Mill Village, NS

**A002**  
EXISTING PHOTOS



SCALE: 3/16" = 1'-0"

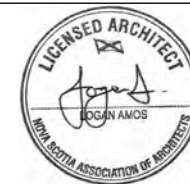
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

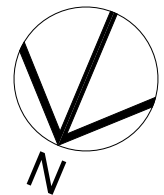
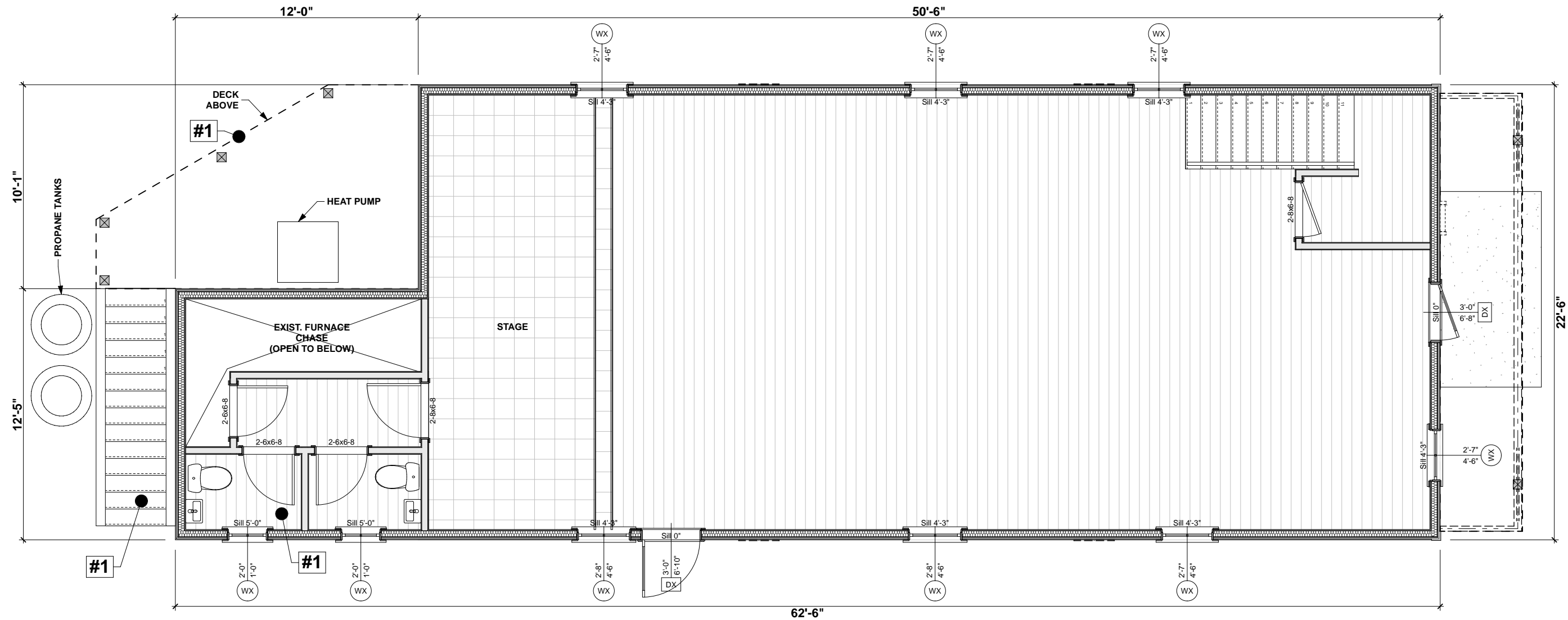
**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



**BROAD COVE HALL  
RENOVATION**  
  
7147 NS-331  
Mill Village, NS

**A003**  
**EXISTING FOUNDATION  
PLAN**



SCALE: 3/16" = 1'-0"

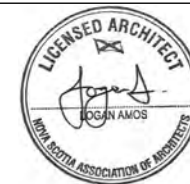
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



**BROAD COVE HALL  
RENOVATION**  
7147 NS-331  
Mill Village, NS

**A004**  
EXISTING MAIN FLOOR  
PLAN



LOOKING TOWARD FRONT DOOR



LOOKING TOWARD REAR STAGE

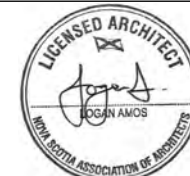
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

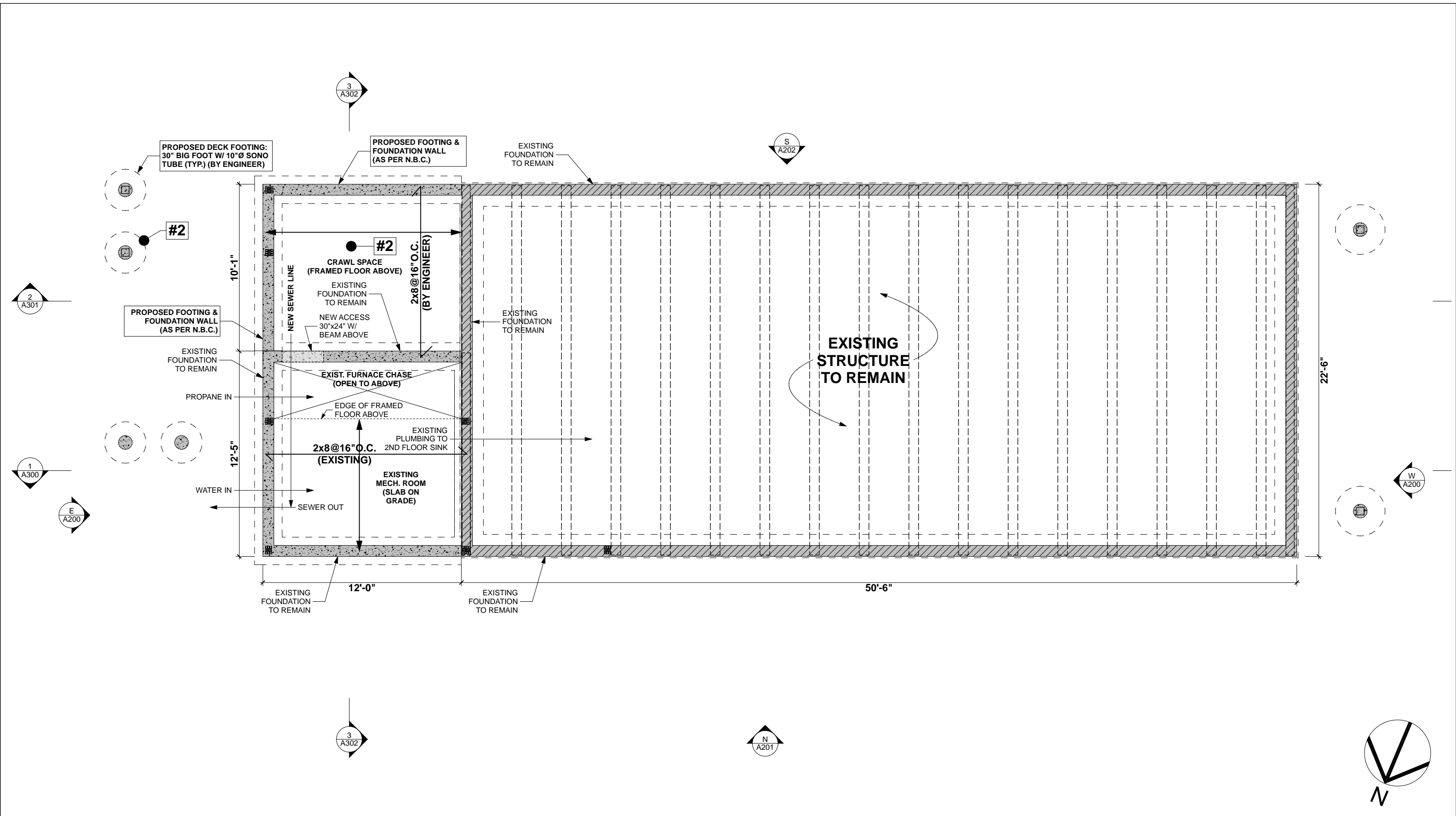
  
**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**  
 7147 NS-331  
 Mill Village, NS

**A100**  
 PROPOSED RENDERINGS



SCALE: 3/16" = 1'-0"

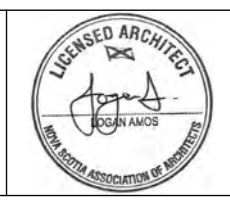
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

  
**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com

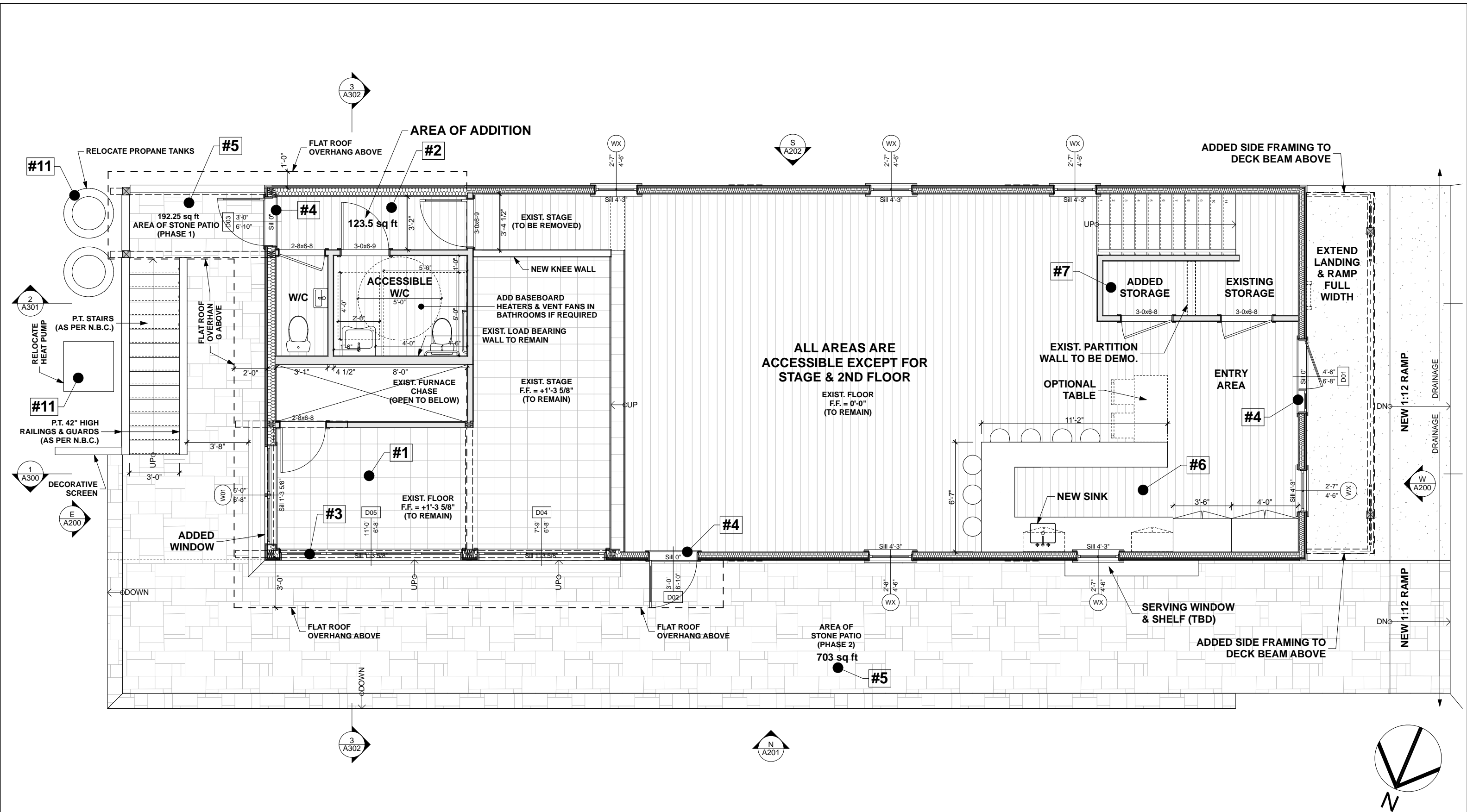


**BROAD COVE HALL  
 RENOVATION**

7147 NS-331  
 Mill Village, NS

A101

PROPOSED FOUNDATION  
 PLAN



#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com

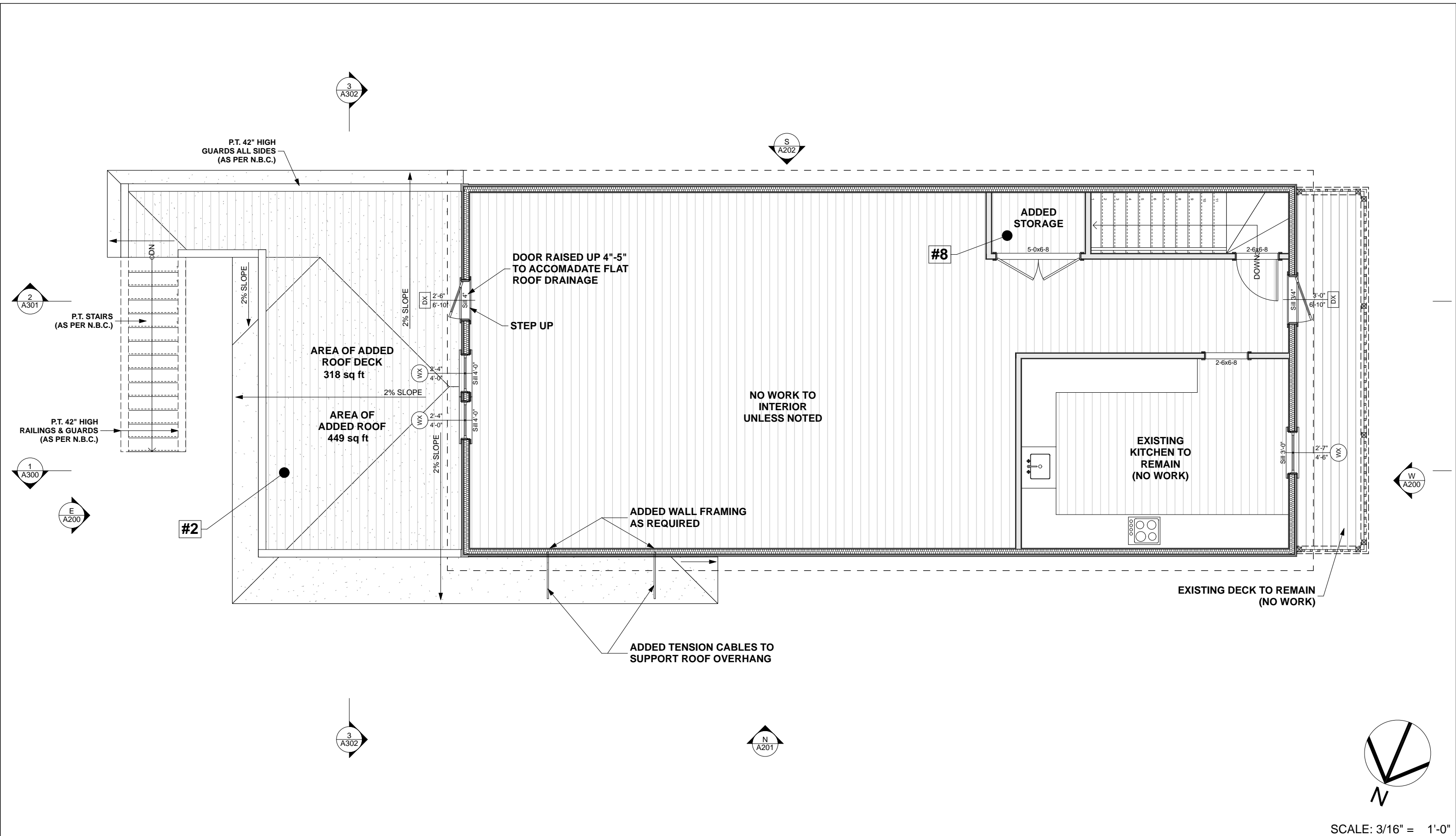
**BROAD COVE HALL RENOVATION**

7147 NS-331  
Mill Village, NS

**A102**  
PROPOSED MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018



SCALE: 3/16" = 1'-0"

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

  
**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**

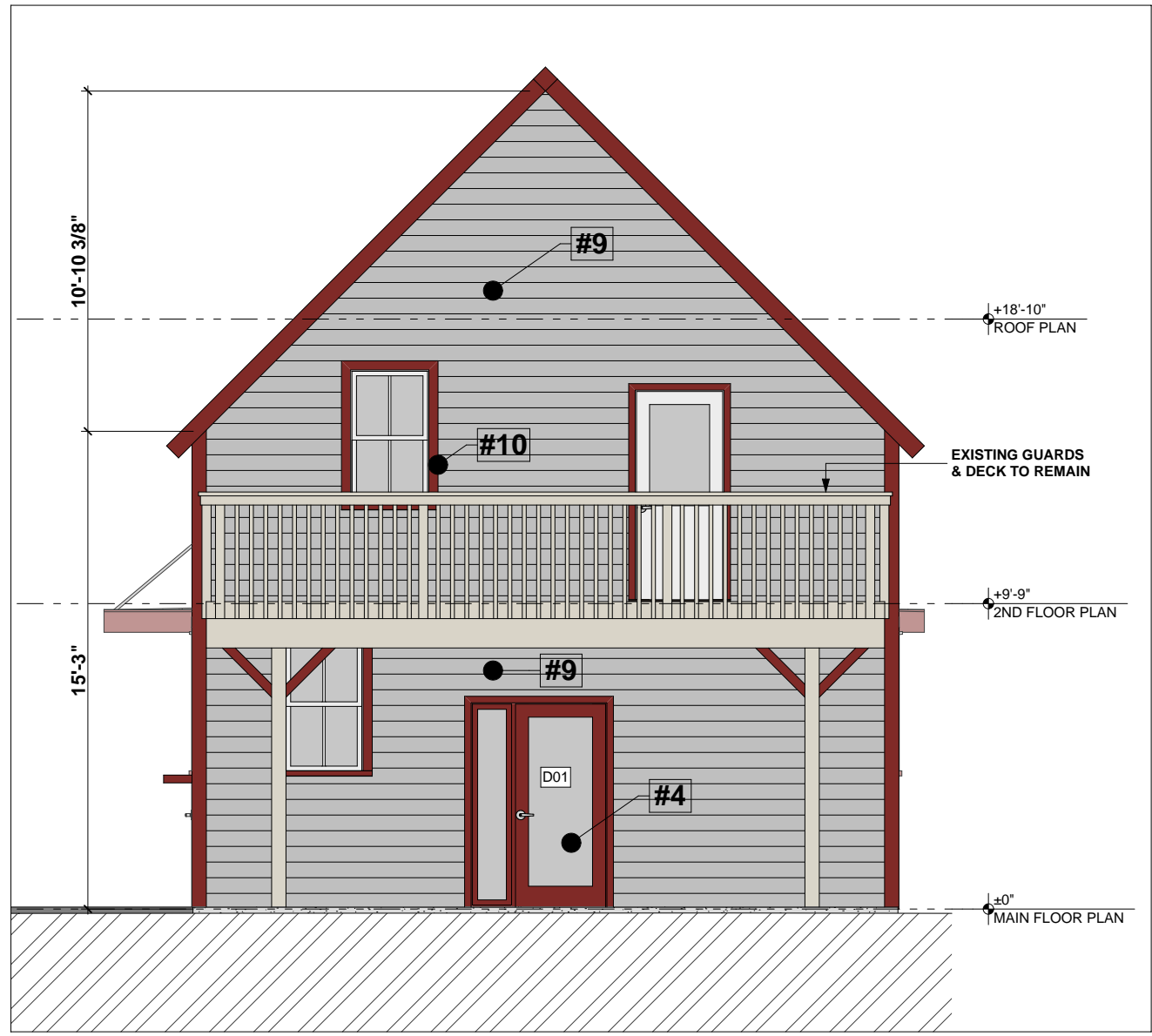
7147 NS-331  
 Mill Village, NS

A103

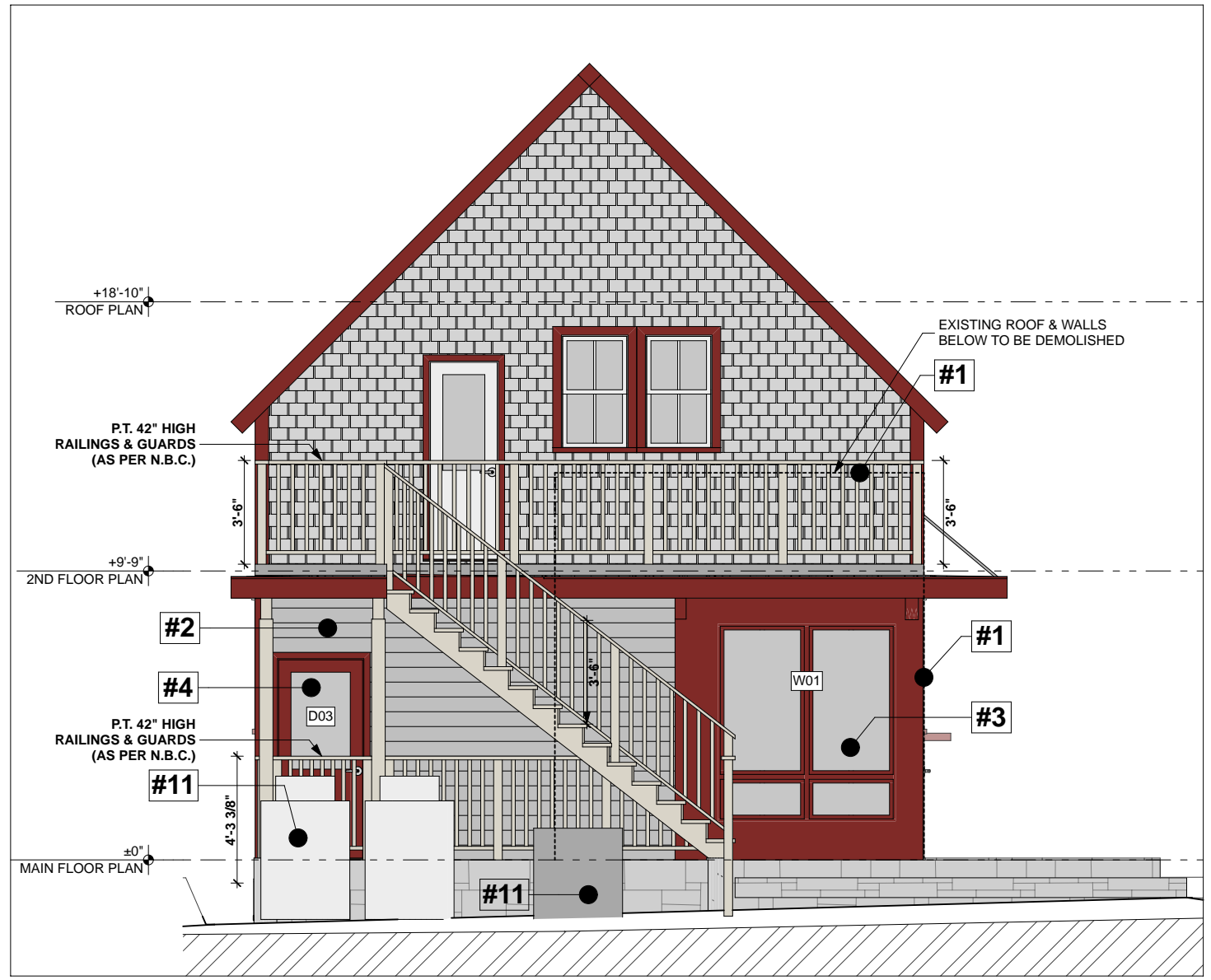
PROPOSED 2ND FLOOR  
 PLAN

**EXTERIOR FINISH UPGRADES:**

- PAINT EXISTING SIDING OR ADD NEW OVER EXISTING
- PAINT TRIM TO MATCH NEW RED ROOF



SCALE: 3/16" = 1'-0" **WEST ELEVATION**



SCALE: 3/16" = 1'-0" **EAST ELEVATION**

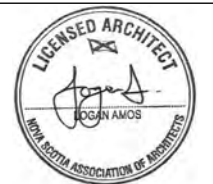
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
ARCHITECTURE & DESIGN

201 York Street  
Bridgewater, NS  
B4V 1R4  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



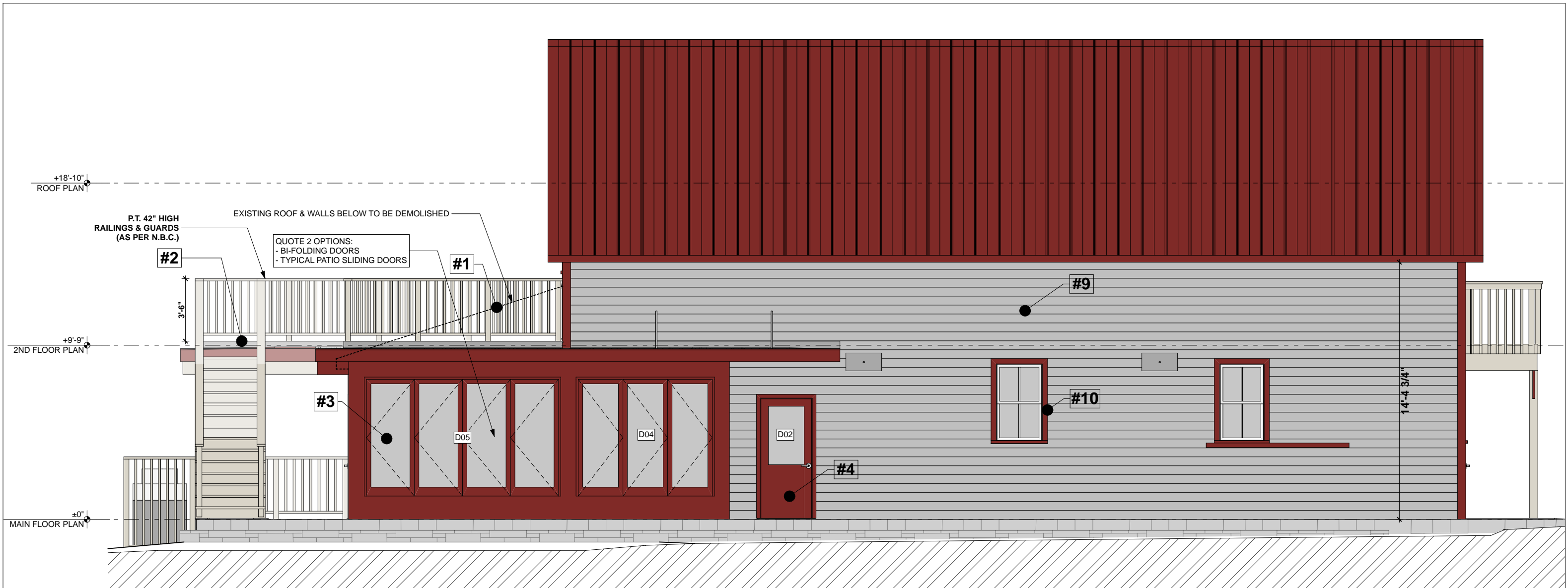
**BROAD COVE HALL  
RENOVATION**

7147 NS-331  
Mill Village, NS

**A200**  
PROPOSED ELEVATIONS

**EXTERIOR FINISH UPGRADES:**

- PAINT EXISTING SIDING OR ADD NEW OVER EXISTING
- PAINT TRIM TO MATCH NEW RED ROOF



SCALE: 3/16" = 1'-0" **NORTH ELEVATION**

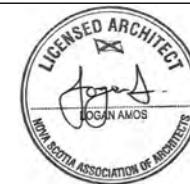
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08



201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com

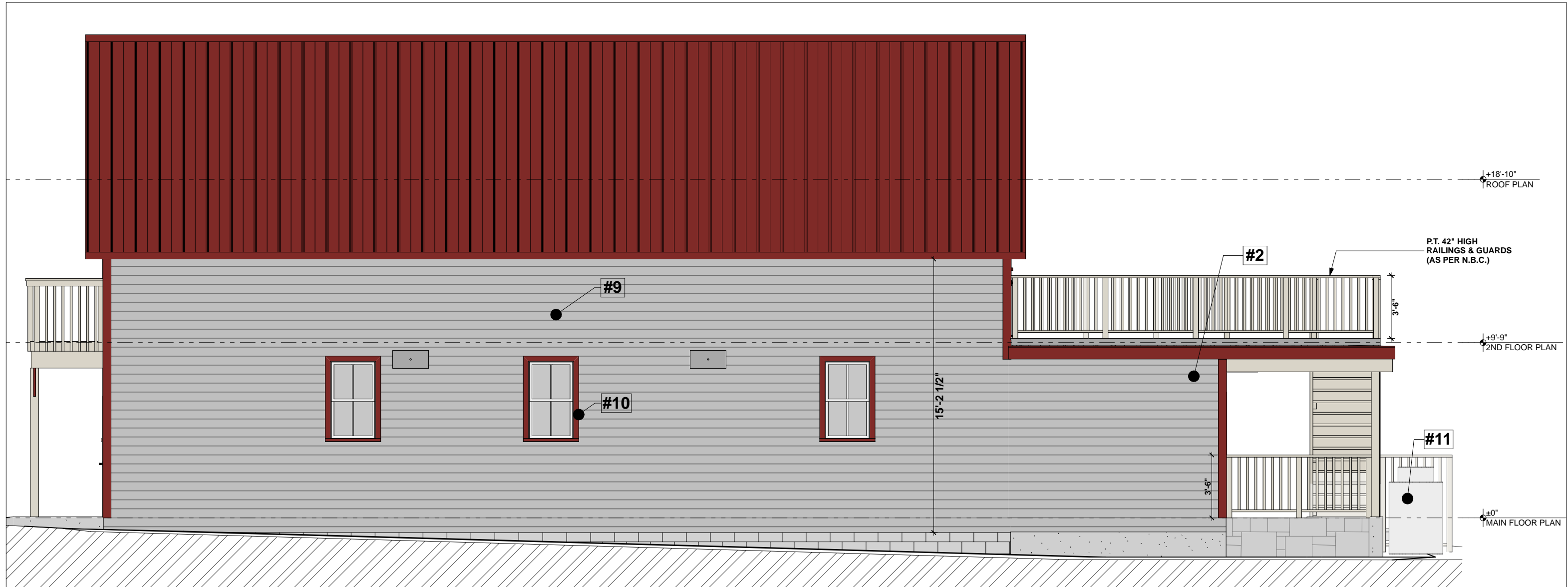


**BROAD COVE HALL  
 RENOVATION**  
 7147 NS-331  
 Mill Village, NS

**A201**  
**PROPOSED ELEVATIONS**

**EXTERIOR FINISH UPGRADES:**

- PAINT EXISTING SIDING OR ADD NEW OVER EXISTING
- PAINT TRIM TO MATCH NEW RED ROOF



SCALE: 3/16" = 1'-0" **SOUTH ELEVATION**

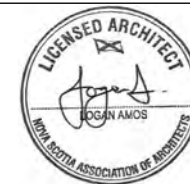
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08



201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**  
 7147 NS-331  
 Mill Village, NS

**A202**  
**PROPOSED ELEVATIONS**

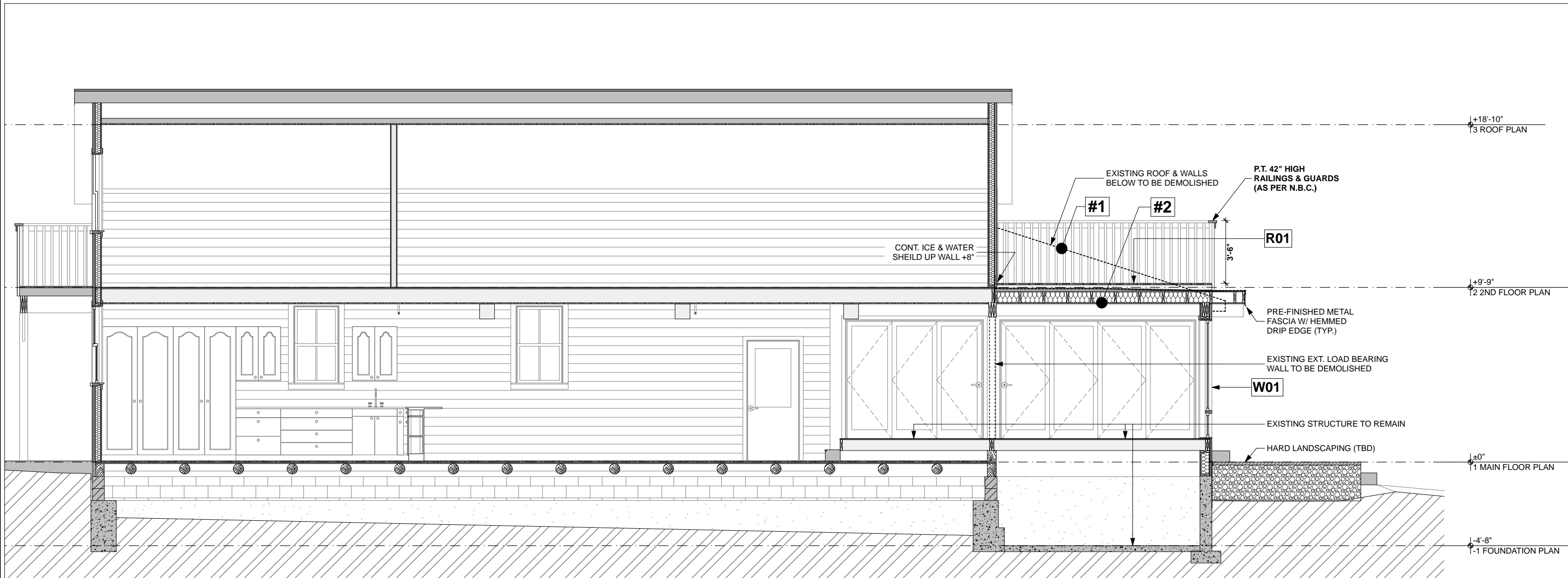
**R-VALUES:**  
 - WINDOW & DOORS = R-0.28 MIN.  
 - FRONT DOOR = R-0.46 MIN.

**FD01 PROPOSED 2x8 FLOOR ASSEMBLY**  
 - WOOD or TILE FLOORING  
 - 5/8" T&G OSB SUBFLOOR  
 - V.B. (TAPED SEAMS) + BATT INS. (R27)  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - 1/4" OSB SHEATHING  
 - CRAWL SPACE W/ POLY. V.B.

**W01 PROPOSED 2x6 EXTERIOR WALL**  
 - WOOD CLADDING + 3/4" STRAPPING  
 - MOISTURE MEMBRANE + 1/2" SHEATHING  
 - 2x6 STUDS@16"O.C. + BATT INS. (R20)  
 - VAPOUR BARRIER (TAPED SEAMS)  
 - 1/2" GYPSUM BOARD OR WOOD

**R01 PROPOSED FLAT ROOF/DECK**  
 - 1x6 P.T. DECKING + P.T. SUB-FRAMING  
 - ICE & WATER SHIELD + 5/8 SHEATHING  
 - 2% POSI-SLOPE OR SLOPED SHEATHING ON SUB-FRAMING  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - BATT INS. MIN. R-27 + POLY. V.B.  
 - 1x4 T&G CEILING

# CONSTRUCTION ASSEMBLIES



**1 BUILDING SECTION**  
 SCALE: 3/16" = 1'-0"

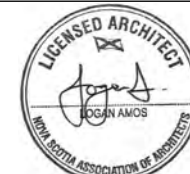
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08



201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**  
 7147 NS-331  
 Mill Village, NS

**A300**  
 PROPOSED SECTION

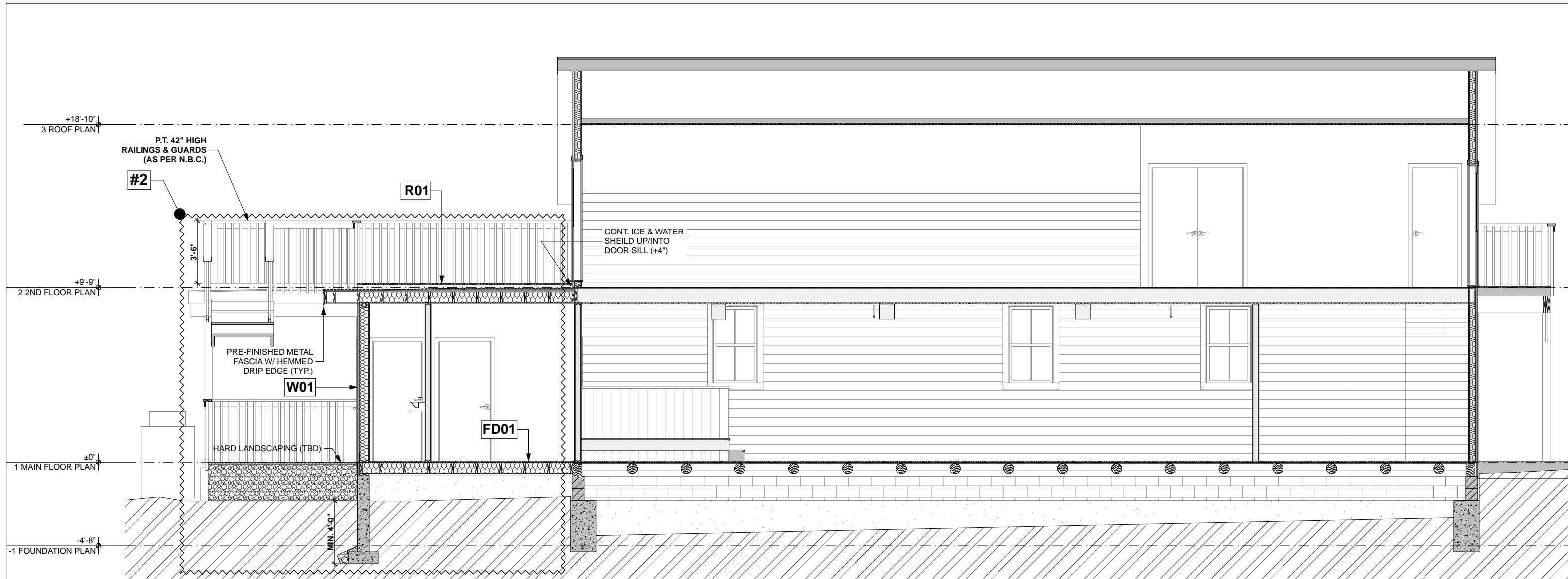
**R-VALUES:**  
 - WINDOW & DOORS = R-0.28 MIN.  
 - FRONT DOOR = R-0.46 MIN.

**FD01 PROPOSED 2x8 FLOOR ASSEMBLY**  
 - WOOD or TILE FLOORING  
 - 5/8" T&G OSB SUBFLOOR  
 - V.B. (TAPED SEAMS) + BATT INS. (R27)  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - 1/4" OSB SHEATHING  
 - CRAWL SPACE W/ POLY. V.B.

**W01 PROPOSED 2x6 EXTERIOR WALL**  
 - WOOD CLADDING + 3/4" STRAPPING  
 - MOISTURE MEMBRANE + 1/2" SHEATHING  
 - 2x6 STUDS@16"O.C. + BATT INS. (R20)  
 - VAPOUR BARRIER (TAPED SEAMS)  
 - 1/2" GYPSUM BOARD OR WOOD

**R01 PROPOSED FLAT ROOF/DECK**  
 - 1x6 P.T. DECKING + P.T. SUB-FRAMING  
 - ICE & WATER SHIELD + 5/8 SHEATHING  
 - 2% POSI-SLOPE OR SLOPED SHEATHING ON SUB-FRAMING  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - BATT INS. MIN. R-27 + POLY. V.B.  
 - 1x4 T&G CEILING

## CONSTRUCTION ASSEMBLIES



## 2 BUILDING SECTION

SCALE: 3/16" = 1'-0"

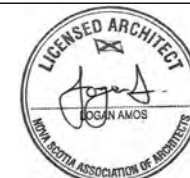
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplement information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**  
 7147 NS-331  
 Mill Village, NS

**A301**  
 PROPOSED SECTION

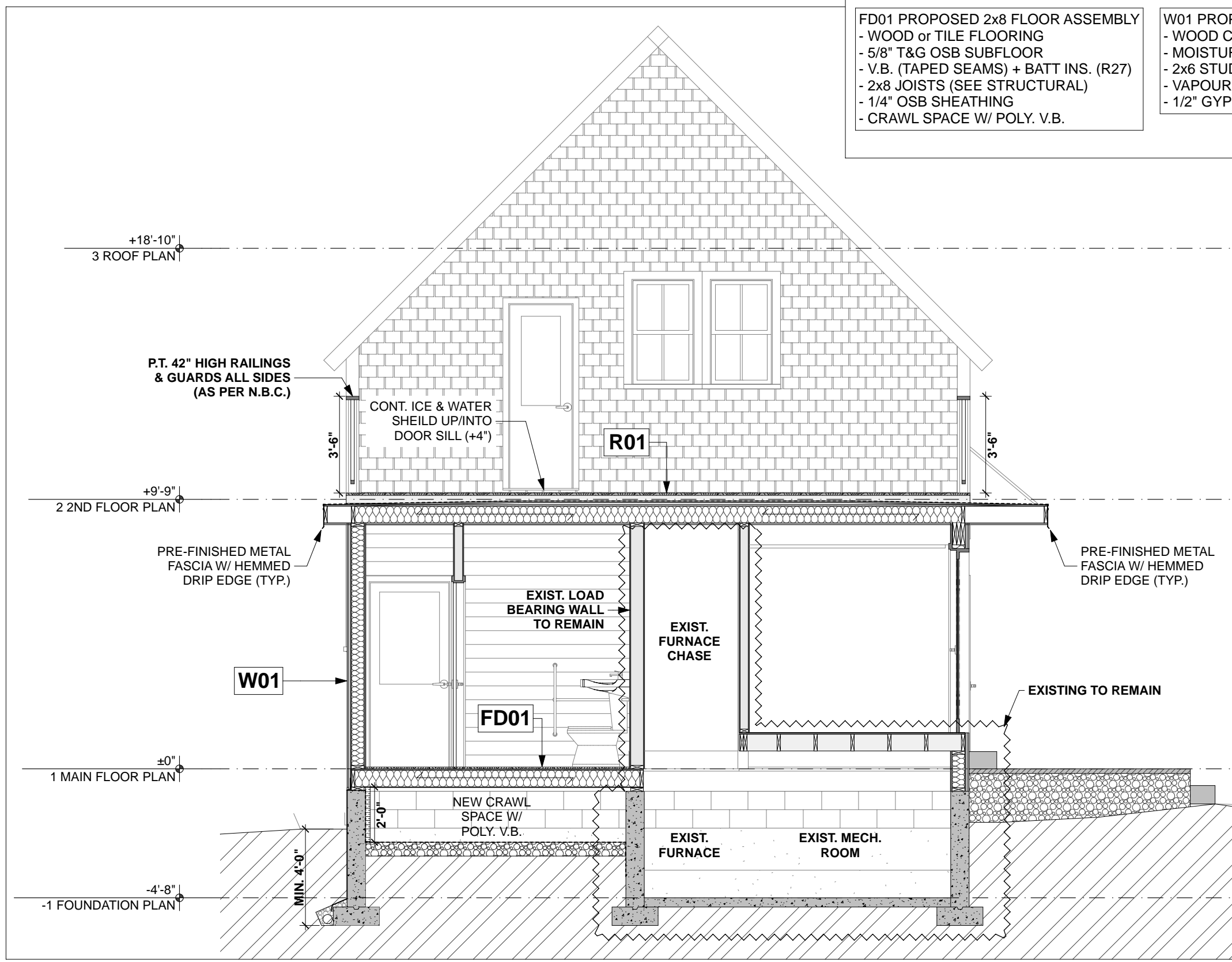
**FD01 PROPOSED 2x8 FLOOR ASSEMBLY**  
 - WOOD or TILE FLOORING  
 - 5/8" T&G OSB SUBFLOOR  
 - V.B. (TAPED SEAMS) + BATT INS. (R27)  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - 1/4" OSB SHEATHING  
 - CRAWL SPACE W/ POLY. V.B.

**W01 PROPOSED 2x6 EXTERIOR WALL**  
 - WOOD CLADDING + 3/4" STRAPPING  
 - MOISTURE MEMBRANE + 1/2" SHEATHING  
 - 2x6 STUDS@16"O.C. + BATT INS. (R20)  
 - VAPOUR BARRIER (TAPED SEAMS)  
 - 1/2" GYPSUM BOARD OR WOOD

**R01 PROPOSED FLAT ROOF/DECK**  
 - 1x6 P.T. DECKING + P.T. SUB-FRAMING  
 - ICE & WATER SHIELD + 5/8" SHEATHING  
 - 2% POSI-SLOPE OR SLOPED SHEATHING ON SUB-FRAMING  
 - 2x8 JOISTS (SEE STRUCTURAL)  
 - BATT INS. MIN. R-27 + POLY. V.B.  
 - 1x4 T&G CEILING

# CONSTRUCTION ASSEMBLIES

**R-VALUES:**  
 - WINDOW & DOORS = R-0.28 MIN.  
 - FRONT DOOR = R-0.46 MIN.



SCALE: 1/4" = 1'-0" **3 BUILDING SECTION**

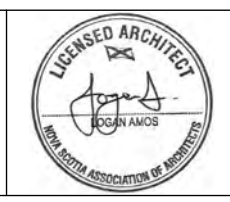
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the terms of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

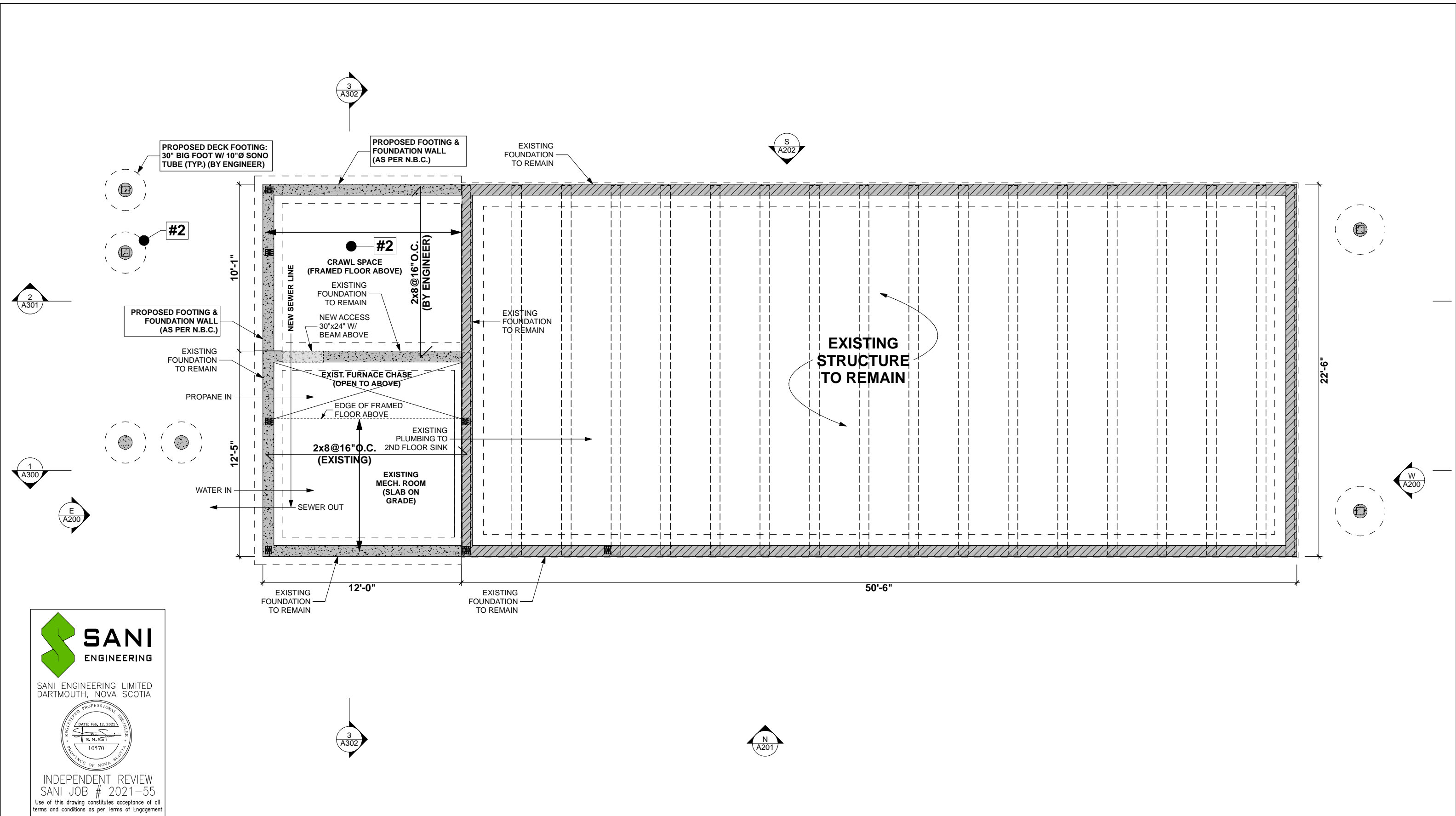
201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com



**BROAD COVE HALL  
 RENOVATION**

7147 NS-331  
 Mill Village, NS

**A302**  
 PROPOSED SECTION



**SANI ENGINEERING**  
 SANI ENGINEERING LIMITED  
 DARTMOUTH, NOVA SCOTIA

REGISTERED PROFESSIONAL ENGINEER  
 DATE: Feb. 12, 2021  
 S. M. Sani  
 10570  
 PROVINCE OF NOVA SCOTIA

INDEPENDENT REVIEW  
 SANI JOB # 2021-55  
 Use of this drawing constitutes acceptance of all terms and conditions as per Terms of Engagement

SCALE: 3/16" = 1'-0"

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplement information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

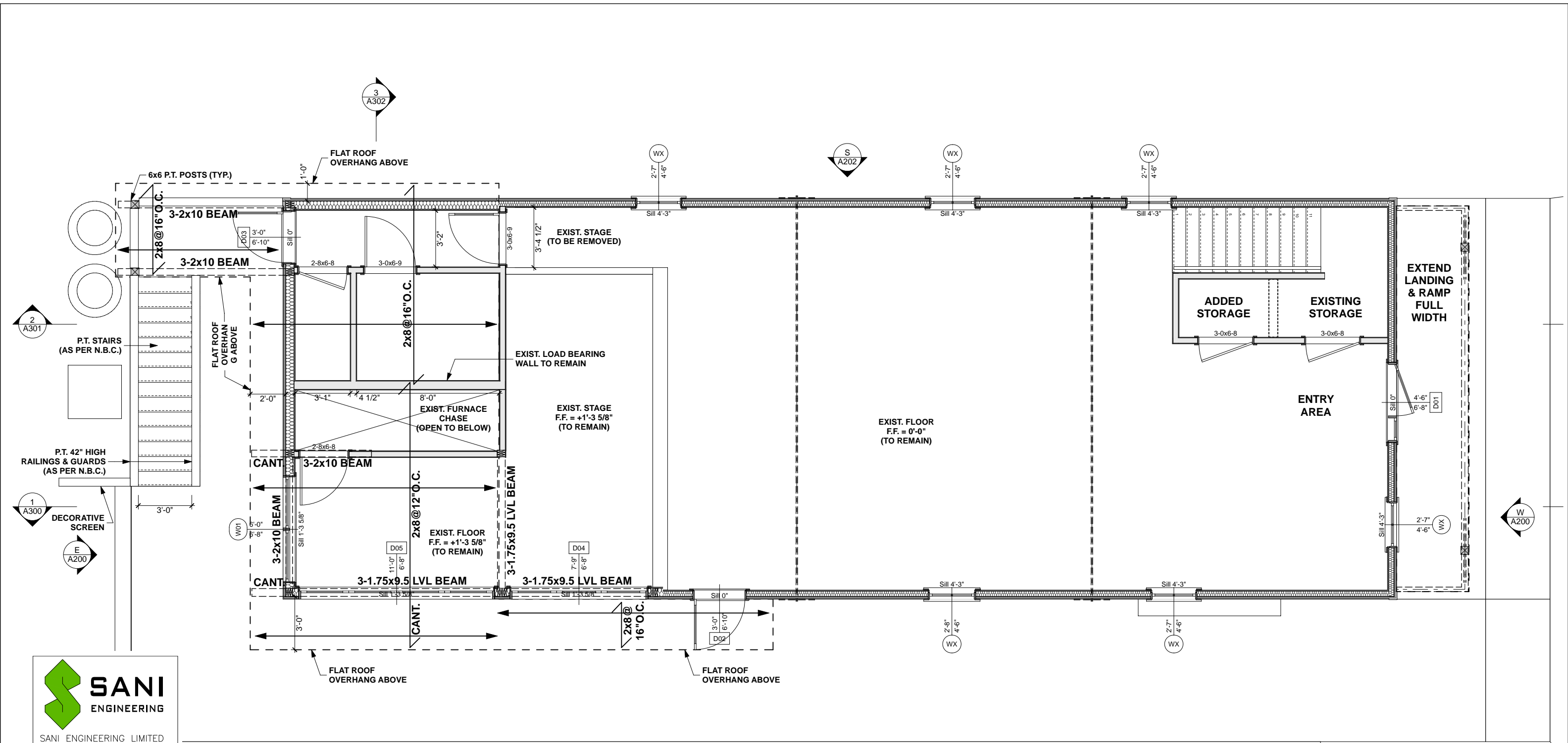
**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com

**BROAD COVE HALL  
 RENOVATION**

7147 NS-331  
 Mill Village, NS

**S01**  
**PROPOSED FOUNDATION &  
 FRAMING PLAN**



**SANI ENGINEERING**  
 SANI ENGINEERING LIMITED  
 DARTMOUTH, NOVA SCOTIA

REGISTERED PROFESSIONAL ENGINEER  
 DATE: Feb. 12, 2021  
 S. M. Sani  
 10570  
 PROVINCE OF NOVA SCOTIA

INDEPENDENT REVIEW  
 SANI JOB # 2021-55  
 Use of this drawing constitutes acceptance of all terms and conditions as per Terms of Engagement

SCALE: 3/16" = 1'-0"

1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08

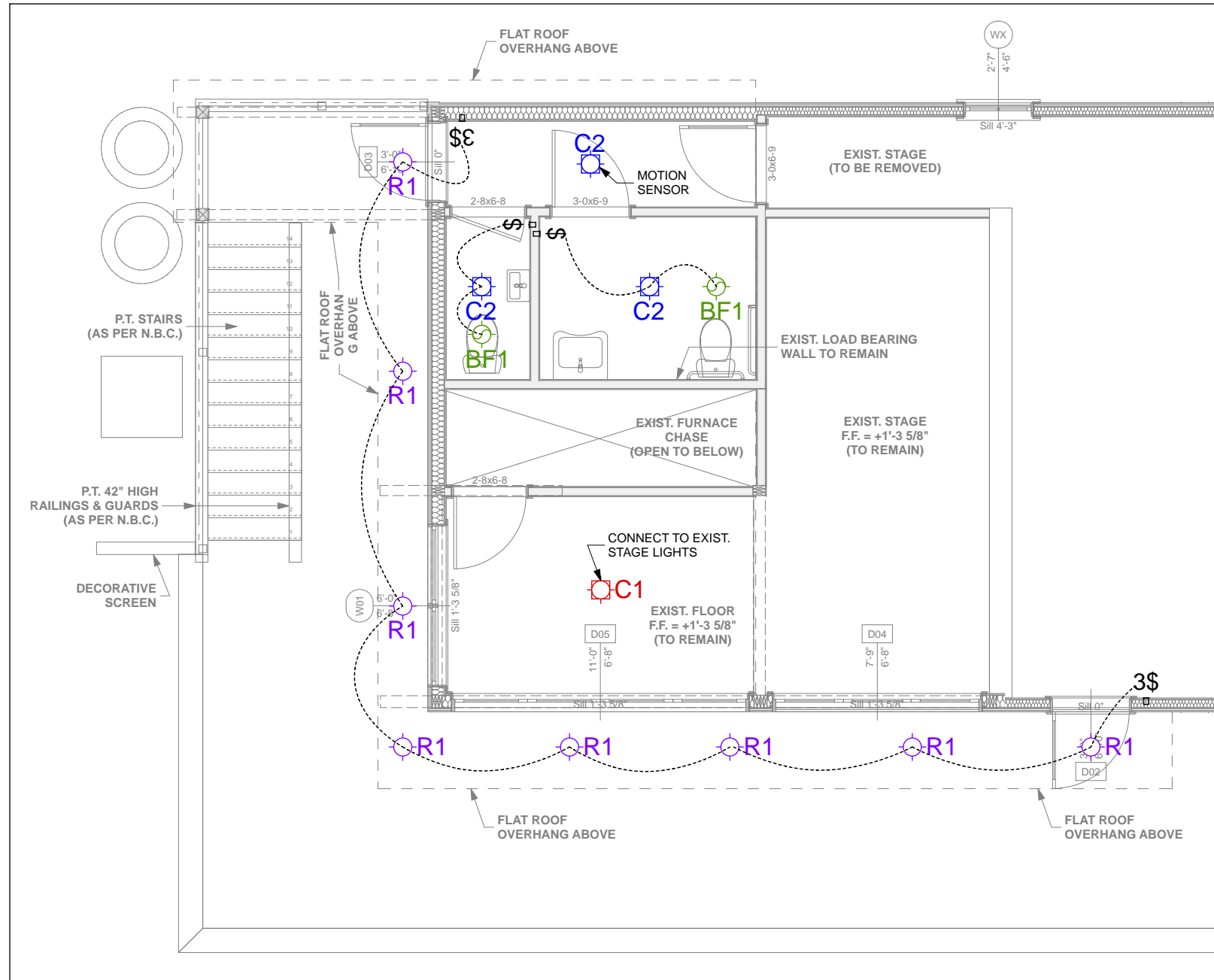
**LOGAN AMOS**  
 ARCHITECTURE & DESIGN

201 York Street  
 Bridgewater, NS  
 B4V 1R4  
 (902)-529-1778  
 info@LoganAmos.com  
 www.LoganAmos.com

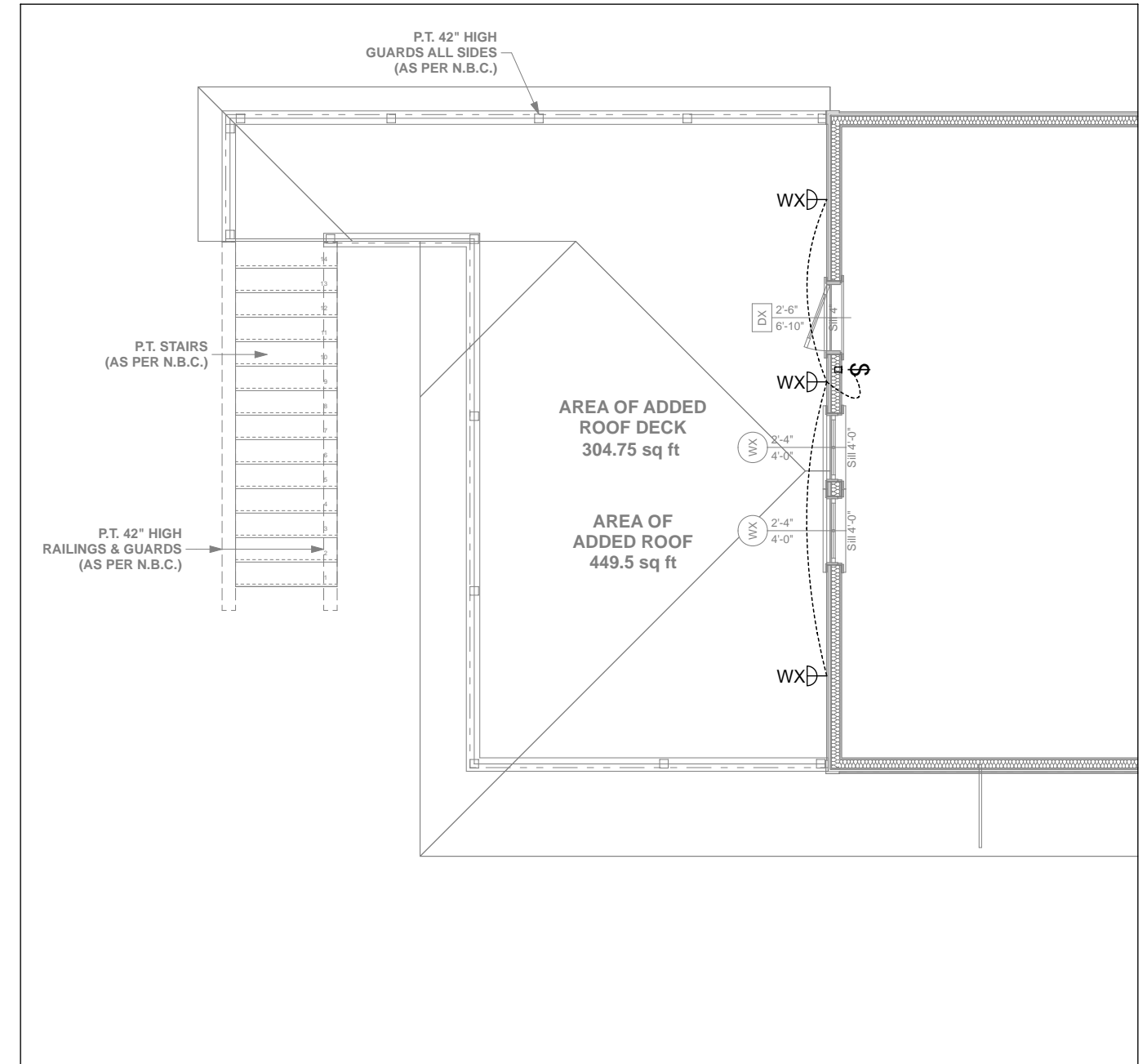
**BROAD COVE HALL  
 RENOVATION**

7147 NS-331  
 Mill Village, NS

**S02**  
 PROPOSED FRAMING PLAN



**MAIN PLAN LIGHTING**  
SCALE: 3/16" = 1'-0"



**UPPER PLAN LIGHTING**  
SCALE: 3/16" = 1'-0"

All electrical will comply with N.B.C.

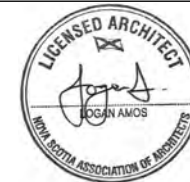
1. Copyright of this drawing is reserved by the Architect. The drawing and all associated documents are an instrument of service by the Architect. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the Architect.  
 2. These Contract Documents are the property of the Architect. The Architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review Shop Drawings submitted by the Contractor for design conformance only.  
 3. Drawings are not to be scaled for construction. The Contractor is to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Architect before commencing any work.  
 4. Positions of exposed finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the Architect.  
 5. These drawings are not to be used for construction unless noted below as "Issuance: For Construction".  
 6. All work is to be carried out in conformance with the Code and Bylaws of the authorities having jurisdiction.  
 7. The Architect of these plans and specifications gives no warranty or representation to any party about the constructability of the building(s) represented by them. All contractors or subcontractors must satisfy themselves when bidding and at all times ensure that they can properly construct the work represented by these plans.  
 © Logan Amos Architecture & Design 2018

#	ISSUANCE	YYYY/MM/DD
1	PRICING	2020/05/13
2	BUILDING PERMIT APP.	2021/03/08

Print Date: 2021-03-08



201 York Street  
Bridgewater, NS  
B4V 1R4  
  
(902)-529-1778  
info@LoganAmos.com  
www.LoganAmos.com



**BROAD COVE HALL  
RENOVATION**  
  
7147 NS-331  
Mill Village, NS

**E01**  
**LIGHTING PLANS**



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

### **Request for Decision**

**REPORT TO:** Municipal Council  
**SUBMITTED BY:** Tissy Bolivar, Program Coordinator  
**DATE:** November 9, 2021  
**RE:** Royal Canadian Legion Branch #49 - Remembrance Day Grant

---

#### **RECOMMENDATION**

That Municipal Council approve the reallocation of awarded Remembrance Day Grant funds for the Royal Canadian Legion Branch #49 (Mahone Bay) in the amount of \$250 to support their Poppy Campaign.

#### **EXECUTIVE SUMMARY**

The Municipality of the District of Lunenburg offers a Remembrance Day Grant to community organizations to help with the hosting of a community event on November 11 in recognition of our veterans and those currently serving our country.

The Royal Canadian Legion Branch #49 (Mahone Bay) has requested to reallocate their grant funds from a community event to their poppy campaign.

#### **DISCUSSION**

To be eligible for this grant, applicants must be a not-for-profit organization that serves the residents of the Municipality of the District of Lunenburg, is a public event that contributes to the residents where the need for financial assistance is demonstrated and must be a community celebration on November 11 that recognizes Remembrance Day. Applicants are eligible for up to 75% of the total cost of the event to a maximum of \$250.

In 2020, no public services were held due to COVID-19. Municipal Council distributed grant money evenly between all local Royal Canadian Legion poppy campaigns.

The Royal Canadian Legion Branch #49 (Mahone Bay) is not moving forward with their planning community event on November 11 due to COVID-19 restrictions and guidelines. They have requested to have their grant funds reallocated to their poppy campaign.

## **BUDGET IMPLICATIONS**

The annual budget for this grant is \$1,500. Council has awarded \$750.

## **ALTERNATIVES**

1. Not allow the reallocation of funds. Recipient returns grant money.

## **CONCLUSION**

Based on the three applications received by the extended deadline, they all fit the grant criteria, benefit our communities, and demonstrate the need for funding to offer their public Remembrance Day service. It is staff's recommendation to approve these applications at their asking amount of \$250 each.

---

Department: Recreation

Report Prepared By: Tissy Bolivar

Date: November 3, 2021

Report Approved By:

Date:

Reviewed By CAO:

Date:

# REVISED

**Council**  
Item: 11.2.3  
Date: november 9, 2021  
Authorization: T. MacEwan



## Memorandum

**To:** Municipality of the District of Lunenburg Council  
**From:** Bill Schurman, Director of Recreation, Parks & Tourism  
**Date:** November 2<sup>nd</sup>, 2021  
**Re:** Designated Community Fund Project – Dynamite Trail Association

---

### RECOMMENDED MOTION

That the Municipality of the District of Lunenburg grant the Dynamite Trail Association \$995.00 as per the criteria outlined in the Designated Community Project Fund Policy – MDL-48.

### BACKGROUND

At the October 8, 2019 Council Meeting, Council approved an application submitted by the Dynamite Trail Association under the Designated Community Project Fund, Policy MDL-48 to assist them in raising capital costs for the trail, primarily the capital costs association with bridges.

Recently, there was one donation totalling \$1,000.00. The amount of \$995.00 is being recommended as \$5.00 (\$5.00 per donation) 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 Dynamite Trail Association this grant.

### CONCLUSION

The Designated Community Project Fund was developed and approved by MODL to aid non-profit groups in raising capital funds for projects.