

Municipal Council Meeting Agenda
Tuesday, January 11, 2022 – 9:00 a.m.
MODL Council Chambers – 10 Allée Champlain Drive, Cookville
Via Video/Audio Teleconferencing

- 1. Call to Order**
 - 1.1 Mi’kma’ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
 - 2.1 Proclamation – Day of Black Loyalist Exodus: 15 Ships to Sierra Leone
- 3. Approval of Agenda** (as circulated)
- 4. Approval of Minutes – Nil**
- 5. Business Arising from Minutes**
- 6. Awarding of Tenders/RFPs - Nil**
- 7. Presentations/Scheduled Times - Nil**
- 8. Consideration of Correspondence - Nil**
- 9. Recommendations from Committees & Boards - Nil**
- 10. Staff Reports**
 - 10.1 Administration Department**
 - 10.1.1 Representation at Federation of Canadian Municipalities 2022 Conference 1-2
 - 10.1.2 Request for Medical Leave – Councillor Haysom 3
 - 10.2 Planning Department**
 - 10.2.1 Osprey Village Master Plan 2.0..... 4-5
- 11. Mayor’s/Deputy Mayor’s/Councillors’ Matters**
 - 11.1 LCLC Update
 - 11.2 Deputy Mayor’s Update
 - 11.3 Mayor’s Update
- 12. Added Items**
- 13. In Camera**
 - 13.1 Contract Negotiations re Bell Fibre Internet (Phase 3) under Section 2(2)(e) of the MGA
- 14. Adjournment**

Council
Item: #10.1.1
Date: January 11, 2022
Authorization: T. MacEwan



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4

Administration

Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

TO: Municipal Council
FROM: April Whynot-Lohnes, Municipal Clerk
DATE: January 11, 2022
RE: Attendance at FCM Annual Conference 2022

Each member of Council has the opportunity to attend one annual FCM conference during their term. In November 2020, the Mayor drew names, in front of a witness, and assigned each Councillor to one of the FCM conferences.

The attendees for the 2022 FCM conference in Regina, Saskatchewan on June 2-5, 2022 are Councillor Hubley, Councillor Whynot, and Deputy Mayor Moore. The following motion is required to approve the attendance of these three council members:

“that Municipal Council approve the following Council members to attend the 2022 FCM Conference in Regina, Saskatchewan from June 2 –5, 2022:

- 1. Councillor Pam Hubley**
- 2. Councillor Reid Whynot**
- 3. Deputy Mayor Cathy Moore”**

A handwritten signature in blue ink that reads "April Whynot-Lohnes".

April Whynot-Lohnes



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4

Administration

Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

TO: Municipal Council
FROM: Sherry Conrad, Municipal Clerk
DATE: November 25, 2020
RE: Attendance at FCM Annual Conferences

Council has authorized that each member of Council gets to go to one Annual FCM Conference during their term. The Mayor and CAO are automatically assigned to attend. The conference locations for the next four years have been set. The Mayor takes the location list and then, in front of a witness, draws names to assign Councillors to the FCM Conferences.

The draw was done and following is the list for the 2020 – 2024 Council term:

June 3 – 6, 2021	Montreal - Virtual or In person to be determined. Haysom, Statton & DeLong
June 2 – 5, 2022	Regina Hubley, Whynot, Moore
June 1 – 4, 2023	Toronto Oickle, Greek, Veinotte
June 6 – 9, 2024	Calgary Bell

If the Montreal conference ends up being a virtual meeting, all Councillors can attend. Those Councillors assigned to attend that conference in person will be reassigned to attend the conference in Calgary from June 6 – 9, 2024.

Sherry Conrad

/sac

Council
Item: #10.1.2
Date: January 11, 2022
Authorization: T. MacEwan



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4

Administration

Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

TO: Municipal Council
FROM: Tom MacEwan, CAO
DATE: January 11, 2022
RE: Request for Medical Leave – Councillor Hasyom

The **Municipal Government Act** at section 17(4) provides that a mayor or councillor who, without leave of the council, is absent from three consecutive regular meetings of the council, ceases to be qualified to serve as mayor or as a councillor.

Councillor Hasyom is requesting that Council approve a medical leave covering the period from January 5th to January 31st, 2022 which would include the regular meetings of council scheduled for January 11, 2022 and January 25, 2022.

Recommendation

It is recommended that Council approved the requested medical leave submitted by Councillor Hasyom.

Recommended Motion

Council approves the medical leave request submitted by Councillor Hasyom for the period from January 5 to January 31, 2022 which includes, but is not limited to, the regular meetings of MODL Council scheduled for January 11, 2022 and January 25, 2022.

A handwritten signature in blue ink, appearing to be "Tom MacEwan", is written above a horizontal line.

Tom MacEwan, CAO

Council
Item: #10.2.1
Date: January 11, 2022
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
DATE: January 11, 2022
RE: Osprey Village Master Plan 2.0

Recommendation

That Municipal Council direct staff to hold a public information session and direct the Planning Advisory Committee to review proposed amendments to Osprey Village Secondary Planning Strategy and Land Use By-law.

Legislative Authority

Municipal Government Act, subsection 205(1): "A council shall adopt, by by-law, planning documents."

Discussion

Higher density development has been observed in Osprey Village Planning Area in the last few years. However, the existing Osprey Village Land Use By-law was last reviewed in 2006, so the by-law may not be reflective of the current development patterns. Because of the outdatedness, all the developments had to be approved individually: the Municipal Service Building (2019) and Stonemont Retirement (2020).

Other future developments, including a proposed development of 198-unit residential and 10,000-sq. ft commercial by FH Development Group, a future community hub, and other planned activities, would have to be approved by Municipal Council on a case by case basis. This may delay development projects by between 4 and 6 months. Since the Land Use By-law has to be reviewed since 2016, staff recommends substantial amendments.

Strategic Plan

Economic Development – Osprey Village Development. This by-law amendment will permit higher density residential and commercial development, contributing to the economic development of Osprey Village.

Work Plan

Table 1 shows a tentative work schedule for the proposed amendment process.

Table 1

Tentative* work schedule for Osprey Village Master Plan 2.0

Legislative authority	Provision	Scheduled date
MGA s. 205(1)	Council initiates a by-law amendment	January 11, 2022
MGA s. 205(4) Policy 66	Staff holds a public information session.	February 3, 2022
Policy 90	Planning Advisory Committee recommends Council	February 24, 2022
MGA s. 205(2)	Council passes a first reading	March 8, 2022
MGA s. 206	Clerk publishes a notice of public hearing	March 16, 2022
MGA s. 205(2)	Council holds a public hearing	April 5, 2022
MGA s. 205(8)	Council passes a second reading	April 5, 2022
MGA s. 208(10)	Clerk publishes a notice of approval	May 18, 2022

*The schedule may be delayed due to an unexpected event.

Alternatives

Municipal Council may defeat the recommended motion. In that case, prospective developers seeking higher density development in the Osprey Village Planning Area must apply to the Municipal Council to be approved on a case-by-case review.

Department: Planning & Development Services

Report prepared by: Byung Jun Kang, Planner

Date: 2022-01-05

Report approved by: Jeff Merrill, Director

Date: 2022-01-04

Reviewed by CAO: Tom McEwan, Chief Administrative Officer

Date: