

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

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

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, NS  
Tuesday, October 25, 2022 – 9:00 a.m.

#### **Attendance**

Mayor Carolyn Bolivar-Getson  
Deputy Mayor Cathy Moore, District 5  
Councillor Leitha Haysom, District 1  
Councillor Martin Bell, District 2  
Councillor Wendy Oickle, District 3  
Councillor Pam Hubley, District 4  
Councillor Sandra Statton, District 6  
Councillor Michelle Greek, District 7 (via TEAMS at 9:20 a.m.)  
Councillor Kacy DeLong, District 8 (via Teams)  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

#### **Staff**

Tom MacEwan, Chief Administrative Officer  
Alex Dumaresq, Deputy CAO  
Dave Waters, Director of Economic Development  
Elana Wentzell, Director of Finance  
Stephen Pace, Director of Engineering & Public Works  
Trudy Payne, Director of Recreation, Parks & Tourism  
Jeff Merrill, Director of Planning & Development Services  
Jamie Burgess, Municipal Engineer  
Tyler Richardson, EIT  
Reid Sheppard, Senior Planner  
Ella Ghindi, Planner 1  
Ethan Malech, Planner 1  
Graham Hopkins, Inspection Services Manager  
Mark Strickland, Business Development Officer (via Teams)  
Abhi Jain, Sustainability Planner  
April Whynot-Lohnes, Municipal Clerk  
Sarah Kucharski, Manager, Corporate Services & Communications (via Teams)  
Tina Robichaud-Bond, Executive Assistant

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

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

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

Councillor Haysom acknowledged the Petite Riviere Fire Department for a successful Lasagna fundraiser, selling over 500 lasagnas.

Councillor Veinotte recognized the Big Tancook Island Community Recreation Centre for holding their annual Pumpkin Party.

Mayor Bolivar-Getson acknowledged the fire departments and volunteers for hosting the various Open Houses throughout the Municipality.

## **3. Public Input - Nil**

## **4. Approval of Agenda**

It was requested that the following items be added to the agenda:

- 13.1 Assignment of Operating Agreement with Scotia Recycling Limited; and
- 13.2 Lunenburg County Accessibility Advisory Committee Appointments.

It was further requested that Item 11.1.1 Options for Visitor Information Centre (VIC) be removed from the agenda.

**Moved by Councillor Oickle, seconded by Councillor Haysom that the Agenda be approved with the addition and removal of items as noted above. Carried unanimously.**

## **5. Approval of Minutes – October 11, 2022**

**Moved by Councillor Haysom, seconded by Deputy Mayor Moore that the Minutes of October 11, 2022 Council meeting be approved as circulated. Carried unanimously.**

## **6. Business arising from Minutes - Nil**

## **7. Awarding of Tenders/RFPs – Nil**

## **8. Presentations/Scheduled Times**

### **8.1 Introduction of Mitchell Conrad, P. Eng., Area Manager, Public Works**

Mitchell Conrad, Area Manager, and Greg Newell, District Director, both with the Department of Public Works, were in attendance.

Mr. Conrad clarified the process for Council to follow when contacting Public Works regarding roads/transportation matters in the following sequence:

1. Contact the 1-800 contact centre, receive ticket number
2. Email Reid Lohnes, Operations Supervisor, with the ticket number if no resolution
3. Email Mitchell Conrad, Area Manager, with the ticket number if still no resolution

It was decided that a quarterly workshop would be scheduled for Public Works staff and Council to have round table discussions regarding updates and issues.

Mr. Newell advised that he would share the Department's multi-year priorities and invited Council to provide feedback on its priorities for road maintenance and improvements.

The following road matters were discussed, and updates were provided:

- Bridge deck on Highway 10
- Indian Path bridge, specifically dry hydrants

Mr. Conrad and Mr. Newell left the meeting.

**9. Consideration of Correspondence – Nil**

**10. Recommendations from Committees & Boards**

**10.1 Planning Advisory Committee**

**10.1.1 Amendment of Secondary Planning Strategies & Land Use By-laws  
Re Small Option Homes**

Ms. Ghindi gave a presentation titled, "Proposed Housekeeping Amendments: Small Option Homes", highlighting the following:

- Small Options Home (SOH) – Definition
- Background
- Clarification from the Province

**2022-168 Moved by Councillor Oickle, seconded by Councillor Statton that Municipal Council accept the recommendation of the of the Planning Advisory Committee and amend the Secondary Planning Strategies and Land Use By-laws for Blockhouse, Hebbville, Hemford Forest, Oakland, Osprey Village, Princess Inlet & Area, and Riverport & District to include and define Small Option Homes as residential use; and further that Council direct staff to bring forward an amending bylaw to this effect for the first reading at the following Council meeting. Carried unanimously.**

**11. Staff Reports**

**11.2 Engineering Department**

**11.2.1 J Class Road Paving Priorities 2023/2024**

Mr. Richardson reviewed his report, "J Class Road Paving Priorities 2023/2024" detailing the list of road paving priorities.

**2022-169 Moved by Councillor Veinotte, seconded by Councillor Bell that Municipal Council authorize staff to submit to the Nova Scotia Department of Public Works the following roads as the 2023/2024 J Class Road paving priorities, in the following order:**

- 1. The Point Road**
- 2. Darby's Head Road**
- 3. St. Augustines Road**
- 4. Riverside Heights**
- 5. Freeman Crescent**
- 6. Riverview Drive**
- 7. Church Road.**

It was clarified that although the Municipality provides a list in priority, the Department of Public Works determines which of the roads will be selected.

It was noted that a workshop would be held to determine what other road priorities would be added to the list.

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

Abhi Jain, Sustainability Planner joined the meeting via TEAMS.

### **11.3 Administration Department**

#### **11.3.1 Municipal Government Act Consultations Survey**

Mr. Dumaresq gave a presentation titled "Provincial Consultation on MGA Revisions" and explained that the Department of Municipal Affairs and Housing was seeking input from municipalities on proposed amendments to the **Municipal Government Act**. His presentation provided details on the following:

- Electronic notification
- Notice period
- Delivery of tax bills and notices of sale
- Digital submission of planning documents
- Terms of development agreements
- Offsite improvement/cash in lieu in a development agreement
- Non-substantive changes to development agreements
- Transfer of land/cash in lieu for density
- Architectural controls in site plans
- Performance bond for site plan approval
- Site plan appeals
- Instruments of subdivision
- Retroactivity of deemed easements

- Sell or lease property below market

A concern was raised regarding having the ability to use a real estate professional or a qualified appraiser to determine market value, as it was suggested that a qualified appraiser would have the expertise required to do so. It was noted that having the choice of which type of professional to use would be beneficial.

**2022-170 Moved by Councillor Hubley, seconded by Councillor Whynot that Municipal Council direct staff to submit comments on the proposed MGA revisions to the Department of Municipal Affairs and Housing, as discussed. Carried unanimously.**

## **8.2 Noise & Land Use By-law, Jody Zinner**

Jody Zinner and Steve Wiseman, residents of First South, were in attendance and gave a presentation on “First South Noise Violation”. Ms. Zinner and Mr. Wiseman explained the level of noise and safety hazards caused by the events held at the Farm at South Cove and asked that the Municipality consider a implementing a noise by-law and amending the zoning regulations for the area.

Ms. Zinner and Mr. Wiseman left the meeting.

Mr. Melach, Mr. Sheppard, Mr. Graham, and Ms. Ghindi left the meeting.

## **13. Added Items**

### **13.1 Assignment of Operating Agreement with Scotia Recycling Limited**

Mr. MacEwan reviewed the memo received from Lesley McFarlane, COO of the Municipal Joint Services Board titled “Assignment of Operating Agreement to MJSB – Scotia Recycling Limited” highlighting the following:

- Operating Agreement between the Municipality, the Town of Bridgewater, the Town of Mahone Bay, and Scotia Recycling Limited for processing and transporting recyclable material, dated December 7, 2012;
- Agreement set to expire in November 2022; and
- Clause in Agreement permitting units to assign responsibility to manage contract to MJSB.

**2022-171 Moved by Councillor Statton, seconded by Councillor Bell that Municipal Council assign its rights and obligations, pursuant to the December 7, 2012 Operating Agreement with Scotia Recycling Limited, to the Municipal Joint Services Board. Carried unanimously.**

### **13.2 Lunenburg County Accessibility Advisory Committee Appointments**

**2022-172 Moved by Deputy Mayor Moore, seconded by Councillor Veinotte that Municipal Council accept the recommendation of the Lunenburg County Accessibility Advisory Committee and make the following appointments to the Committee:**

**Reappointment of Louise Hopper for a term expiring December 2023; and appoint Dylan Robar and Teresa Alexander-Arab, and reappoint Peggy McCalla for three-year terms. Carried unanimously.**

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

### **12.1 LCLC Update**

Councillor Hubley gave an update on the following matters of the Lunenburg County Multi-purpose Lifestyle Community Centre:

- Aged receivables and financials to August 31, 2022
- Dehumidification project progress
- Shuffleboard area
- Joint memberships with YMCA
- Para Hockey Cup preparations
- Events

### **12.2 Region 6 Update**

Councillor Veinotte gave an update on the following matters of the Region 6 committee:

- Carpool parking lot litter pilot project
- Litter cleanup of beaches and coastlines
- Social media campaign
- Changes to organic collection
- Sustane Technologies in Chester

### **12.4 Mayor's Update**

Mayor Bolivar-Getson advised that she attended the Boundary Review meeting; Diesel Dog Park Tourarama; various community events; workshops; Laconia Wind Project meeting; LCLC meeting; Para Hockey Cup meetings; memorial service for former CAO, David Steele; Riverport meeting regarding Indian Path bridge; meeting with Jimmy McAlpine re PVSC; and 2 year check-in meetings with Councillors.

### **12.3 Deputy Mayor's Update**

Deputy Mayor Moore advised that she attended agenda briefing meetings; responded to resident calls and received updates; and took greetings to the Bridgewater Curling Club for Everest Curling Club Men's Provincials.

**14. In Camera**

**At 11:18 a.m., it was moved by Councillor Whynot, seconded by Councillor Haysom that Municipal Council go In Camera to discuss Item 14.1 Land Negotiations re Feltzen South under Section 22(2)(a) of the MGA.**

**Carried.**

Municipal Council In Camera in session.

**At 11:44 a.m., it was moved by Councillor Whynot, seconded by Councillor Veinotte that Municipal Council come out of In Camera and return to open session. Carried.**

Municipal Council in session.

**14.1 Land Negotiations re Feltzen South**

**2022-173 Moved by Councillor Whynot, seconded by Councillor Veinotte that Municipal Council accept the donation of land located at Feltzen South, PID 60692373, as per the conditions discussed in camera; and provide the owner with a tax receipt in the amount of \$3540 which is based on the April 2022 appraisal conducted to determine fair market value, without restrictions. Opposed: Councillor Statton. Carried.**

**15. Adjournment**

**There being no further business at 11:46 a.m., it was moved by Councillor Whynot, seconded by Councillor Oickle that the meeting adjourn. Carried.**