

## **Municipality of the District of Lunenburg Minutes of a Meeting of Municipal Council**

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.  
Tuesday, June 27, 2023 – 9:00 a.m.

### **Attendance**

Mayor Carolyn Bolivar-Getson  
Deputy Mayor Pam Hubley, District 4  
Councillor Leitha Haysom, District 1  
Councillor Martin Bell, District 2  
Councillor Wendy Oickle, District 3  
Councillor Cathy Moore, District 5  
Councillor Sandra Statton, District 6  
Councillor Michelle Greek, District 7 (left at 11:07 a.m.)  
Councillor Kacy DeLong, District 8  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

### **Staff**

Tom MacEwan, Chief Administrative Officer  
Alex Dumaresq, Deputy CAO  
April Whynot-Lohnes, Municipal Clerk  
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**

Mayor Bolivar-Getson acknowledged that Andrea Hiscock, Municipal affairs advisor, was in attendance at the meeting.

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

### **4. Approval of Agenda**

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

- 13.1 Recommendation from the Heritage Advisory Committee regarding the New Elm Union Church; and
- 14.8 Contract Negotiations under Section 22(2)(e).

**Moved by Councillor Whynot, seconded by Councillor Moore that the Agenda be approved as amended with the addition of 13.1 Recommendation from Heritage Advisory Committee re New Elm Union Church and 14.8 Contract Negotiations. Carried unanimously.**

5. **Approval of Minutes – Nil**
6. **Business Arising from Minutes - Nil**
7. **Awarding of Tenders/RFPs – Nil**
9. **Consideration of Correspondence - Nil**
10. **Recommendations from Committees & Boards - Nil**
11. **Staff Reports**
- 11.1 **Recreation, Parks & Trails**

**11.1.1 Designated Communities Fund Application – Riverport & Area Park Association**

A report from Trudy Payne, Director of Recreation, Parks & Tourism, titled “Riverport & District Community Park Association – Designated Communities Fund” was distributed with the agenda.

**2023-103 Moved by Councillor Whynot, seconded by Councillor Veinotte that Municipal Council approve establishing a Designated Community Project Fund for the Riverport & District Community Park Association, as per Policy MODL 048 Designated Community Project Fund, to assist in raising capital funds for the development of a community park (PIDs 60456506 and 60193802), formerly the Riverport & District Elementary School property. Carried unanimously.**

12. **Mayor’s/Deputy Mayor’s/Councillors Matters**
- 12.2 **Region 6 Update**

Councillor DeLong advised that there was no update to provide.

**11.1.2 Broad Cove Beach – Owner Unknown Process**

Trudy Payne, Director of Recreation, Parks & Tourism, was in attendance and reviewed the report, “Broad Cove Community Association – Request re PID 60592581” (circulated with the agenda).

**2023-104 Moved by Councillor Haysom, seconded by Councillor Bell that Municipal Council request that the Provincial Department of Natural Resources and Renewables undertake the owner unknown process for PID 60592581 with the intent to divest the property to the Municipality of the District of Lunenburg; and further that Municipal Council approve up to**

**\$15,000 from the Open Space Reserves for the provincial process, legal, and survey fees. Carried unanimously.**

**2023-105 Moved by Councillor Bell, seconded by Councillor Haysom that Municipal Council, upon retaining ownership of the property known as PID60592581, enter into a management agreement with the Broad Cove Community Association to steward the property. Carried unanimously.**

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

### **8.1 Techno Ninja Robotics Team**

Ninja Robotics Team members, Maddax Silver, Sadie David, Lucas Merrill, Tristan Thompson, Team Support member, Jan Merrill, and Team Coach, Jeff Merrill, were in attendance to give a presentation on the Techno Ninjas Robotics Team and their experience at an international competition.

Ms. Merrill explained that the Techno Ninjas Robotics Team was a team of students working with programable Lego in the field of robotics. She reported that the Team placed first at the maritime competition at Acadia in February 2023 and went on to the world championships in Michigan in May where both Teams placed in the quarter finals.

Each team member gave a summary of their experience, knowledge gained, and take-aways from the competitions at both the maritime competition and the world championships.

The members of the Techno Ninja Robotics Team left the meeting.

### **11.1.3 Major Event Grant application**

**2023-106 Moved by Deputy Mayor Hubley, seconded by Councillor Oickle that Municipal Council approve the Town of Bridgewater's application for funding through the Major Event Grant for "Canada Day on the LaHave" celebrations in the amount of \$3,000.**

It was clarified that there are two different grant applications under "events", a Major Event Grant and a Community Event Grant, each with a set of criteria.

It was noted that the criteria of the Major Event Grant should be made clearer and it was suggested that the costs to hold an event and estimated attendance numbers be considered as a criterion for this grant.

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

A discussion followed regarding the New Germany Canada Day Committee eligibility for a grant under the Major Events Grant. It was agreed that the Committee should be permitted to apply for this grant.

Councillor Moore declared a Conflict of Interest on the following item and left the table.

**2023-107 Moved by Councillor Greek, seconded by Councillor Haysom that Municipal Council invite the New Germany Canada Day Committee to make application under the Major Events Grant category for their Canada Day Celebrations as the New Germany Canada Day event received significantly less funds than applied for from the Celebrate Canada Funding and as this event fits the grant criteria of being a major event.**

It was clarified that the grant would be an additional \$1,000.

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

Councillor Moore returned to the table.

#### **11.2.1 Economic Development Strategic Action Plan 2023-2028**

Dave Waters, Director of Economic Development gave a presentation on the “Economic Development Strategic Action Plan 2023-2028” (circulated with the agenda). Mr. Waters noted that the study was carried out by Deloitte and gave details on the following:

- Aim of the Strategy and Methodology
- Situational Analysis
- Triage Results
- Prioritizing Economic Development Activities

Mr. Waters explained that the Strategic Action Plan included the following six strategic directions and provided objectives and actions on each:

- #1 Promote development of osprey village and surrounding area
- #2 Diversity and grow local economy
- #3 Focus on Investment Readiness and Attraction
- #4 Workforce Development
- #5 Affordable Housing
- #6 Support Agriculture sector

Mr. Waters also reviewed the proposed staff allotment and implementation plan.

It was noted that the objectives were not listed in an order of priority and that the plan did not commit Council to any of the costs noted.

**2023-108 Moved by Councillor Statton, seconded by Councillor Whynot that Municipal Council approve the Economic Development Strategic Action Plan 2023-2028, as presented. Carried unanimously.**

Council recessed at 10:11 a.m. and resumed at 10:25 a.m.

## **8.2 Offshore Wind for Nova Scotia**

Christie Chaplan, Rural Community Engagement Coordinator with Net Zero Atlantic was in attendance to give a presentation on Offshore Wind for Nova Scotia (circulated with the agenda) and provided details on the following:

- Atlantic Canada's Energy System
- Climate and offshore wind targets
- Offshore wind resources
- Turbine scale and design
- Market possibilities
- Environmental considerations
- Regulators of offshore wind
- Other current initiatives
- Next steps

Discussions followed regarding the following:

- Should be taxed as a resource
- Long term planning and end of equipment life
- Climate to support infrastructure
- Damage to ocean floor and noise pollution
- Consultation with all stakeholders
- Migratory species routes

It was noted that the Municipality did not have any regulations around wind resources offshore.

Ms. Chaplan left the meeting.

## **12.1 LCLC Update**

Councillor Statton gave an update on the following matters of the LCMPPC Board:

- YMCA request for funding for feasibility study
- replacement of damaged equipment
- solar energy produced by solar panels
- year end financials ready for auditors

Mayor Bolivar-Getson advised that the pool and splash pad would be shutting down for maintenance.

## **12.2 Deputy Mayor's Update**

Deputy Mayor Hubley advised that she attended the Father's Day breakfast; the Public Engagement sessions regarding coastal protection; the agenda briefing meeting; and the MJSB Finance meeting.

## **12.3 Mayor's Update**

Mayor Bolivar-Getson advised that she attended the various coastal protection meetings; the new school capital plan announcement; the seniors' ice cream social; the PAC meeting; the NSFM Board meeting; and the Pride Hike and BBQ.

## **13. Added Item**

### **13.1 Recommendation from Heritage Advisory Committee re New Elm Church**

The recommendation letter from the Heritage Advisory Committee and a report titled, "New Elm Union Church, replacing the roof material from asphalt shingles to metal – Substantial Alteration", was circulated at the meeting, and a copy is attached to the Minutes.

**2023-109 It was moved by Deputy Mayor Hubley, seconded by Councillor Bell that Municipal Council accept the recommendation of the Planning Advisory Committee and approve the proposed alteration to the municipal registered Heritage Property (PID 60318136), New Elm Union Church, to permit the installation of a metal roof.**

It was clarified that the approval to alter the roof of the heritage property as referred to above was specific to the New Elm Union Church and that as per the criteria outlined in the Heritage Building Policy, other applications requesting changes to the roof of a heritage building would be considered individually.

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

**2023-110 Moved by Councillor Statton, seconded by Deputy Mayor Hubley that Municipal Council refer the issue of roofing alterations on heritage buildings to the Heritage Advisory Committee for review of Policy 027 Heritage Property Policy. Carried. Opposed: Councillor Bell**

Councillor Greek left the meeting.

**At 11:07 a.m., it was moved by Councillor Whynot, seconded by Councillor Veinotte that Municipal Council go In Camera to discuss the following items:**

- 14.1 Contract Negotiations re Osprey Village Updates under Section 22(2)(e) of the MGA**
- 14.2 Land Negotiations re Options for Pickleball Courts Location under Section 22(2)(a) of the MGA**

- 14.3 Land Negotiations re Divestiture Surplus Lands under Section 22(2)(a) of the MGA**
- 14.4 Land Negotiations re Land Sales Project under Section 22(2)(a) of the MGA**
- 14.5 Contract Negotiations re Project Management Services under Section 22(2)(e) of the MGA**
- 14.6 Contract Negotiations re Fibre Internet-Tancook under Section 22(2)(e) of the MGA**
- 14.7 Personnel Matter under Section 22(2)(c) of the MGA**
- 14.8 Added Item - Contract Negotiations re NEST under Section 22(2)(e) of the MGA**

**Carried.**

**At 1:40 p.m., it was moved by Councillor Whynot, seconded by Councillor Oickle that Municipal Council come out of In Camera and return to open session. Carried.**

Municipal Council in session.

#### **14.3 Divestiture of Surplus Lands**

**2023-111 Moved by Councillor Statton, seconded by Councillor DeLong that Municipal Council designate Parcel A (portion of PID 60716883), as shown on Berrigan Surveys Plan #22673, as Surplus Land as per MODL Policy 065 Divestiture of Surplus Land. Carried unanimously.**

**2023-112 Moved by Councillor DeLong, seconded by Deputy Mayor Hubley that Municipal Council authorize the sale of Parcel A (a portion of PID 60716883), as shown on Berrigan Surveys Plan #22673, to Sharon and Arden Eisener in the amount of \$3,100, plus all associated costs. Carried unanimously.**

#### **14.4 Land Sales Project**

**2023-113 Moved by Councillor Oickle, seconded by Councillor Bell that Municipal Council approve the sale of the following surplus properties, as per MODL Policy 065 Divestiture of Surplus Lands:**

- PID 60295086 to Jason Benedict in the amount of \$24,100 plus HST;**
- PID 60253010 to John and Kathy Chalupowski in the amount of \$75,275.77 plus HST;**
- PID 60435849 to Graham Van Der in the amount of \$17,400 plus HST; and**
- PID 60451259 to Graham Van Der in the amount of \$17,400 plus HST.**

**Carried unanimously.**

#### **14.5 Project Management Services**

**2023-114 Moved by Councillor Moore, seconded by Councillor Statton that Municipal Council award Project Management Services for the Community Hub-Tenant Fit-Up project to Colliers Project Leaders in the amount of \$166,000, excluding HST. Carried unanimously.**

**14.6 Fibre Internet on Tancook Island**

**2023-115 Moved by Councillor Veinotte, seconded by Councillor Haysom that Council send a letter to Bell, Build Nova Scotia, and the provincial ministers responsible for services and infrastructure, Colton LeBlanc and Kim Masland, requesting an update on the Fibre Internet-Tancook project. Carried unanimously.**

**15. Adjournment**

There being no further business, at 1:45 p.m. the meeting adjourned.



Municipality of the District of Lunenburg  
Planning & Development Services

June 22, 2023

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

Dear Mayor and Councillors:

The Heritage Advisory Committee, in session on Thursday, June 22, 2023, made the following recommendation to Municipal Council:

**“that Municipal Council approve the proposed alteration to the municipal registered heritage property New Elm Union Church, to permit the installation of a metal roof”.**

Respectfully submitted,

The Chair and Members  
of the Heritage Advisory Committee

/jh

Attachments



## Municipality of the District of Lunenburg

### Report to Council

**Report To: Planning Advisory Committee/Heritage Advisory Committee**

**Submitted By: Ella R. Gindi, Planner I**

**Date: June 7, 2023**

**Re: New Elm Union Church, replacing the roof material from asphalt shingles to metal- Substantial Alteration**

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#### **Recommendation:**

Staff recommends the Heritage Advisory Committee consider making a positive recommendation to Council, permitting the proposed alteration as requested by the applicant. This would be in keeping with past applications of a similar nature.

#### **Motion:**

That the Heritage Advisory Committee recommends to Council that Council approve the alteration to the municipal registered heritage property New Elm Union Church, to permit the installation of a metal roof.

#### **Background:**

- Following By-law 043 subsection 10 (1), on June 6, 2023, planning staff received a letter from the committee of New Elm Union Church in New Elm that indicates the committee is planning on replacing the asphalt shingle roof with a new metal roof.
- The building currently has an asphalt-shingled roof. Yet, the current roof material was not original when the building was erected. Hence the roof material is not considered to be a character-defining element. The current asphalt shingled roof has severely deteriorated and is leaking.
- Staff reviewed the proposal against Council's policy for the review of alterations to Municipal Heritage Properties and as per section 5 subsection e(ii), alterations that change

the building's original style to a municipally registered heritage property, is deemed to be **substantial alterations** to the property due to the change of the roof's material. Hence, it requires the review and recommendations of the Heritage Advisory Committee and Council's approval.

- The question for the Advisory Committee is whether the proposed alteration negatively impacts on the heritage aspect of the building's exterior architecture, by replacing the asphalt shingled roof with a metal roof. Moreover, does the use of the building as an historical community focal point holds a higher value than the architectural elements of the building.

### **Discussion:**

New Elm Union Church, New Elm (PID #60318136) was registered in June 2007 as a Municipal Heritage Property. The reasons provided for heritage designation at that time were associated with:

- **Age:** of the structure (erected in 1906)
- **Local historical significance:** the church has a local significance as it is the only church built in area.
- **Building architectural style:** 'Greek Revival' style, but the style was simplified and was only partially decorated. character-defining elements includes:
  - Temple-plan
  - Symmetrical façade
  - Simplifies corner boards.
  - Window ornaments
  - Wooden shingles

As such the roof is not considered to be a character defining element.

- While many Union churches within the municipality were taken down in favour of building new and larger churches or cease to exist due to lack of attendance, the New Elm Union Church continues to hold service. The building is important to the local community as this is the only building in the local community for community gatherings.

### Standards and guidelines:

The process involving any alterations request is for staff to review the acknowledged **Standards** associated with the *Rehabilitation* project affecting the conservation of a Heritage Property. The staff has noted that most statements under the Standards and Guidelines for Conserving Historic Places in Canada refer to character-defining elements. Since the roof is not considered a character-defining element, the standards do not apply to this application and review process.

### **Conclusion:**

It has been determined upon careful evaluation that no substantial prior modifications have been made to the structure since its designation as a municipal heritage property. Based on the staff's assessment, the roof is not regarded as a character-defining element, and in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, replacing the current shingled asphalt roof with a metal roof may not compromise the property's heritage significance. Choosing not to replace the roof due to material considerations could result in losing a vital community gathering place. Given the church's current operational status and its role as a focal point within the community, setting it apart from other cultural sites that have experienced a decline, the planning staff recommends that the Heritage Advisory Committee consider making a positive recommendation for the proposed alteration and by prioritizing the cultural and community aspects over the architectural elements.

<b>Report Preparation</b>	
<b>Department</b>	
<b>Report Prepared by</b>	Ella R. Gindi, Heritage Planner
<b>Report Approved by</b>	
<b>Date Reviewed by C.A.O.</b>	