

## **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, May 14, 2024 – 9:00 a.m.

#### **Attendance**

Mayor Carolyn Bolivar-Getson  
Deputy Mayor Wendy Oickle, District 3  
Councillor Leitha Haysom, District 1  
Councillor Martin Bell, District 2  
Councillor Pam Hubley, District 4  
Councillor Cathy Moore, District 5  
Councillor Michelle Greek, District 7  
Councillor Kacy DeLong, District 8  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

#### **Regrets**

Councillor Sandra Statton, District 6

#### **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**

Councillor Haysom acknowledged the volunteers of the West Dublin Community Hall for a successful spring fundraiser.

#### **2.2 Proclamation re International Day Against Homophobia, Biphobia & Transphobia**

Mayor Bolivar-Getson proclaimed May 17, 2024 as the 19<sup>th</sup> Anniversary of the International Day Against Homophobia, Biphobia and Transphobia.

#### **Recognition – Martin's River Fire Department**

Councillor DeLong congratulated the Martin's River Fire Department for a well attended barbecue event.

**Recognition – Bridgewater Farmers Market**

Mayor Bolivar-Getson congratulated the Bridgewater Farmers Market on its 15<sup>th</sup> anniversary.

**Recognition – Eric Corkum**

Mayor Bolivar Getson congratulated long time employee of the Lunenburg County Recycling Centre, Eric Corkum, on his upcoming retirement.

**2.3 Introduction – Craig Upshaw, Regional Anti-Racism and Diversity Coordinator**

Craig Upshaw, Regional Anti-Racism and Diversity Coordinator, was in attendance to provide background and information on his experience and training.

**2.1 United Way Donation to PRO Kids**

Michael Graves, Coordinator of the United Way Lunenburg County, was in attendance to present a cheque in the amount of \$10,000 to PRO Kids.

**3. Public Input**

Andrew Himmelman, Newcombville, was in attendance at Public Input to provide concerns regarding details of the proposed coastal protection regulations.

Tabitha DesChamp of West Northfield and Nick Foley of Hebbville, were in attendance to discuss the removal of the playground equipment at the MARC and provide their concerns regarding the length of time planned for its replacement.

Karen Dempsey, Crescent Beach, was in attendance to express her concerns regarding the public consultation session held in Petite Riviere regarding the common lands at Cape LaHave Island. She noted that the session was more aligned with a public information session rather than a public consultation.

**4. Approval of Agenda**

It was requested that a 10:15 a.m. presentation by Janette Hubka be added to the agenda as Item 8.2 regarding the LCLC 2023-2024 Operating Deficit.

**Moved by Councillor Hubley, seconded by Councillor Moore that the Agenda be approved as amended with the addition of Item 8.2 LCLC 2023-2024 Operating Deficit. Carried unanimously.**

**5. Approval of Minutes – Special Council of April 9, 2024 & Council of April 23, 2024**

**Moved by Deputy Mayor Oickle, seconded by Councillor Veinotte that the Minutes of the April 9, 2024 Special Council meeting be approved as circulated. Carried unanimously.**

**Moved by Councillor DeLong, seconded by Councillor Haysom that the Minutes of the April 23, 2024 Council meeting be approved as circulated. Carried unanimously.**

**6. Business Arising from Minutes**

**6.1 Amend Resolution #2024-082 – Change Purchaser Name**

Mr. MacEwan explained that a resolution was made at the April 23, 2024 Council meeting to sell PID 60295086 to Scott MacInnis. However, the buyer was Mr. MacInnis' company, Stonesage Contracting Limited. Mr. MacEwan advised that the motion needed to be amended to reflect the correct name of the Purchaser.

**2024-084 Moved by Councillor Haysom, seconded by Councillor DeLong that Municipal Council amend Resolution #2024-085 by changing the name of the Purchaser from Scott MacInnis to Stonesage Contracting Limited for the sale of PID 60295086 in the amount of \$24,500". Carried unanimously.**

**8. Presentations/Scheduled Times**

**8.1 Happy Community Project**

Barry Braun, Founder of the Happy Community Project and the Good Neighbour app, was in attendance to present on the Happy Community Project. He advised that he and a Dalhousie student had designed and developed an app to help neighbours connect with each other face to face.

Mr. Braun explained that he was approaching municipalities to partner with him on his project by hosting and promoting a kick off event and providing financial support of 10% (approximately \$7,000) of the cost of the project.

Council recessed at 9:58 a.m. and resumed at 10:11 a.m.

**8.2 LCLC Operating Deficit for 2023-2024**

Janette Hubka, General Manager, LCLC, was in attendance to provide an overview of the LCLC Operating Deficit for the 2023-2024 fiscal year (attached to Minutes). Ms. Hubka explained the cost and/or deficit of each item.

Ms. Hubka noted that a surplus was not expected with the 2024-2025 budget.

It was clarified that 50% of the deficit was the responsibility of the Municipality and would be paid from operating reserves.

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

### **7.1 Award of RFP #2024-01-400 Grub Control, Liming & Fertilizing MARC Ballfields**

Maria Butts, Project Manager, reviewed the report, “Grub Control, Liming and Fertilizing – MARC Ballfields” (circulated with the agenda), detailing the recommendation to award the RFP to Elmsdale Landscaping Limited.

Concerns were raised that the recommendation was not for the local company, Nature’s Reflections Landscaping Ltd., as they were the lowest bidder and a local company.

Mr. MacEwan explained that under the procurement legislation, the Municipality could not put a “buy local” provision on projects over \$50,000, and “buy local” scoring points were not permitted.

It was noted that Elmsdale Landscaping Ltd. scored higher points because of the schedule of services, the proposed services, the product rates, and the experience of the team. Although Elmsdale Landscaping Ltd. was the recommended proponent, Council preferred to put a motion on the floor to award the project to Natures Reflections Limited.

**2024-085 Moved by Councillor Moore, seconded by Councillor Hubley that Municipal Council award RFP 2024-01-400 Grub Control, Liming and Fertilizing MARC Ballfields to Natures Reflections Limited in the amount of \$52,416, excluding HST, for two years of maintenance services.**

Council was reminded to focus discussions on the best value, not on location of the proponent. Council determined that Natures Reflections Ltd. was the lowest bid and would have a lesser carbon footprint.

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

## **9. Consideration of Correspondence**

### **9.1 Correspondence from Nova Scotia Parks re Hirtles Beach**

Mayor Bolivar-Getson read aloud a letter from Nova Scotia Parks regarding “Hirtles Beach Provincial Park Pending Designation” (circulated with the agenda), advising that Hirtles Beach would be designated a provincial park.

## **10. Recommendations from Committees & Boards**

### **10.1 Police Advisory Board**

#### **10.1.1 Proposed Joint Police Advisory Board**

A recommendation from the Police Advisory Board was circulated with the agenda.

Alex Dumaresq, Deputy CAO, explained that although all municipal units were required to have a Police Advisory Board, the Town of Lunenburg did not have one. He noted that the primary benefit of a Joint Police Advisory Board was to help with intermunicipal cooperation.

**2024-086 Moved by Councillor Hubley, seconded by Councillor Haysom that Municipal Council support the creation of a Joint Police Advisory Board comprising of the Municipality of the District of Lunenburg, the Town of Mahone Bay, and the Town of Lunenburg and authorize the Mayor to write a joint letter to the Provincial Department of Justice requesting Ministerial Approval for a Joint Board. Carried unanimously.**

## **11. Staff Reports**

### **11.1 Planning Department**

#### **11.1.1 First Reading – Coastal Protection MPS & LUM Amendments**

Reid Shepherd, Senior Planner, and Ella Gindi, Planner I, were in attendance.

A report titled, “Coastal Protection Regulations – First Reading” was circulated with the agenda, detailing the steps taken to date and the process involved for approval of regulations.

Ms. Gindi gave a presentation on the “Revised Municipal Planning Strategy & New Municipal-Wide Land Use By-law” (attached to Minutes), providing details on the following:

- Background and New Information
- Timeline for approval of regulations
- General Regulations
- Coastal Flooding
- Coastal Erosion
- Coastal Wetlands
- Impacted Properties
- Next Steps

It was noted that the worse case scenarios presented were to avoid flooding.

It was clarified that the reference to “infilling” was to infill an existing lot to raise the elevation of the property to above the regulated height and not to extend the boundaries of the lot.

It was noted that 111 privately owned vacant properties may be impacted by the new regulations.

Mr. Shepherd explained that conducting First Reading of the regulations allows the process to move forward to the next step of providing information to the public, holding a public hearing, and subsequently conducting Second Reading. The regulations would come into effect after Second Reading.

**2024-087 Moved by Councillor Haysom, seconded by Councillor Whynot that Municipal Council give notice of its intention to repeal the existing Municipal Planning Strategy and replace it with the amended Municipal Planning Strategy, as presented, which incorporates formatting, numbering and accessibility changes to existing sections, as well as the addition of new sections containing policies related to coastal protection, and to conduct First Reading. Carried. Those opposed - Councillors Hubley and Moore**

**2024-088 Moved by Councillor Bell, seconded by Councillor Haysom that Municipal Council give notice of its intention to adopt the new Municipal-wide Land Use Bylaw, as presented, and to conduct First Reading. Carried. Those opposed – Councillors Hubley and Moore**

**2024-089 Moved by Councillor DeLong, seconded by Councillor Veinotte that Municipal Council set a date and time for a Public Hearing for the amended Municipal Planning Strategy and new Municipal-Wide Land Use Bylaw regulations on June 13, 2024 in the Council Chambers, and further that Municipal Council instruct staff to schedule public information meetings to inform residents about the implications of the new regulations prior to the Public Hearing.**

It was clarified that the public information sessions were designed to provide information to residents. The public has an opportunity to provide input and opinions through the public hearing process.

**The Motion on the floor was voted on and carried. Those opposed – Councillors Hubley and Moore**

#### **11.1.2 Proposed Amendments to Area Advisory Committee Terms of Reference**

Ella Gindi, Planner I, reviewed the report, “Terms of Reference Amendments – Blockhouse, Hemford Forest, Oakland, Prince’s Inlet & Area, Riverport and District, and Village of Hebbville Area Advisory Committees”. Ms. Gindi explained that since reporting on the matter on April 23, 2024, further revisions were made to the Terms of References to ensure they aligned with relevant policies and procedures.

**2024-090 Moved by Councillor Moore, seconded by Councillor Veinotte that Municipal Council approve the proposed amendments to the Blockhouse, Hemford, Forest, Oakland, Prince’s Inlet & Area, Riverport and District and Village of Hebbville Area Advisory Committee Terms of Reference as presented. Carried unanimously.**

#### **11.2 Recreation, Parks & Tourism**

##### **11.2.1 PRO Kids 2023-2024 Update**

Tissy Bolivar, Program Coordinator, presented the 2023-2024 ProKids update (circulated with the agenda), highlighting the following:

- Top 5 activities
- Age categories of applicants
- Breakdown of recipients by district
- List of funding partners
- Testimonials

### **11.2.2 Major Events Grant Application – South Shore Exhibition**

Ruth Wawin, Tourism & Event Development Officer, reviewed the report, “Major Events Grant Application South Shore Exhibition” (circulated with the agenda).

It was noted that the number of applications received to date had increased from the same time last year.

**2023-091 Moved by Councillor Greek, seconded by Councillor Moore that Municipal Council approve \$3500 from the Municipal Grant Fund to the South Shore Exhibition.**

It was clarified that the grant amounts awarded were determined by the number of applications received and/or anticipated.

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

### **11.3 Administration Department**

#### **11.3.1 Repeal & Replace – MODL Policy 036 Fire Emergency Services**

Chris Kennedy, Fire Services Coordinator, reviewed the report, “Repeal & Replace MODL Policy 036 Fire & Emergency Services” (circulated with the agenda).

**2024-092 Moved by Councillor Whynot, seconded by Councillor DeLong that Municipal Council repeal and replace MODL Policy 036 Fire and Emergency Services, as presented. Carried unanimously.**

#### **11.3.2 Letter of Support re Laconia Wind Energy Proposal**

Mr. MacEwan explained that Invenergy, an independent renewable energy company, proposed a wind turbine project in the Laconia area, and asked Council to endorse a letter of support (circulated with the agenda).

It was noted that the annual tax revenue for the Municipality would be approximately \$600,000. It was further noted that the Municipality had been assured that Invenergy's plans would not be contrary to anything the Municipality would be doing in the future with municipal planning strategy and land use bylaw.

**2024-093 Moved by Deputy Mayor Oickle, seconded by Councillor Bell that Municipal Council authorize the Mayor to sign the proposed letter of support for Invenergy's Laconia Wind Energy Centre proposal, as presented. Carried unanimously.**

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

### **12.1 MJSB Update**

Deputy Mayor Oickle provided an update on the following matters of the Municipal Joint Services Board:

- Compost operations review
- Countertop composters
- Long term employee retirement – Eric Corkum
- Service Award policy review
- HR Shared Services rates
- LCLC public wifi

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

Deputy Mayor Oickle reported that she attended all assigned meetings; the agenda briefing meeting; the Sawpit Wharf Community meeting; and the Cape LaHave Island public information session.

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

Mayor Bolivar-Getson reported that she attended the Municipal Growth Capital Fund announcement; the Bridgewater & Area Chamber of Commerce breakfast, the Fire & Emergency Services meeting; the Epic Pro Wrestling event; the Bridgewater Band concert; the NSFM Spring Conference; the Bridgewater Farmers Market 15<sup>th</sup> anniversary event; the Mothers' Day breakfast; the Cape LaHave Island public information session; the Sawpit Wharf Community meeting; and various community breakfasts and fundraisers.

## **13. Added Items**

A presentation regarding 2023-2024 LCLC Deficit was added to the agenda at Item 8.2.

Council recessed at 12:18 p.m. and resumed at 1:07 p.m.

**14. In Camera**

**At 1:07 p.m., it was moved by Councillor Whynot, seconded by Councillor DeLong that Municipal Council go In Camera to discuss the following items:**

**14.1 Contract Negotiations under Section 22(2)(e) of the MGA**

**14.2 Contract Negotiations under Section 22(2)(e) of the MGA**

**14.3 Potential Litigation under Section 22(2)(f) of the MGA**

**Carried.**

Municipal Council In Camera in session.

**At 2:32 p.m., it was moved by Councillor Whynot, seconded by Councillor Haysom that Municipal Council come out of In Camera and return to open session. Carried.**

Municipal Council in session.

**15. Adjournment**

**There being no further business, the meeting adjourned at 2:33 p.m.**

**LCMPCC Operating  
Variance Report  
For the period ending Mar. 31, 2024**

	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
<b>Gross Revenues</b>			
Municipal Operating Grants *	1,343,223	1,343,215	8
Arena	343,748	327,316	16,432
Aquatic Centre	233,319	208,791	24,528
Active Living / Room Rentals	102,407	119,883	(17,476)
Memberships	194,204	159,891	34,313
Library Rent	104,510	108,623	(4,113)
Concessions Rent	-	-	-
Café Rent	9,975	9,600	375
ATM and Vending	24,149	18,029	6,120
Advertising / Sponsorships	23,060	5,500	17,560
Miscellaneous	20,320	8,417	11,903
Outdoor Pool and Lakes	55,581	69,789	(14,208)
<b>Total Revenue</b>	<b>2,454,498</b>	<b>2,379,054</b>	<b>75,443</b>
<b>Expenses</b>			
Advertising and Promotion	15,127	18,784	3,657
Professional Fees	44,548	26,754	(17,794)
Interest and other fees	13,750	17,349	3,599
Concessions Expense	79	1,200	1,121
Facility Repairs & Maintenance	190,545	178,692	(11,853)
Insurance	101,439	101,610	171
Housekeeping	27,248	14,859	(12,389)
IT Licensing / Fees / Support	98,548	55,031	(43,517)
Miscellaneous	6,649	1,824	(4,825)
Office	10,599	12,111	1,512
Pool Chemicals / Supplies	26,393	18,537	(7,856)
Programming	13,165	11,581	(1,584)
Staff Training / Courses	11,190	14,149	2,959
Communications	11,220	7,829	(3,391)
Travel	676	4,180	3,504
Uniforms	9,308	5,500	(3,808)
Utilities	533,379	417,154	(116,226)
Vending Expense	24,987	14,732	(10,255)
Wages and Benefits	1,479,007	1,351,592	(127,415)
Outdoor Pool and Lakes	55,581	53,598	(1,983)
<b>Total Expenses</b>	<b>2,673,439</b>	<b>2,327,065</b>	<b>(344,391)</b>
<b>Surplus (Deficit) B4 Café &amp; Events</b>	<b>(218,942)</b>	<b>51,989</b>	<b>(268,948)</b>
Centre Ice Café Operations	11,702	4,700	7,002
<b>Surplus (Deficit) B4 Special Events</b>	<b>(207,240)</b>	<b>56,689</b>	<b>(261,946)</b>
Special Events Revenue	43,209	63,500	(20,291)
Special Events Expenses	75,479	50,400	(25,079)
<b>Surplus (Deficit) Special Events</b>	<b>-32,270</b>	<b>13,100</b>	<b>-45,370</b>
<b>Net Operating Surplus (Deficit)</b>	<b>(239,510)</b>	<b>69,789</b>	<b>(307,316)</b>
Transfer to Reserve	-	-	-
Special Events Subsidized Expenses	-	-	-
Capital Projects - Net	-	-	-
MFC Debenture Interest	84,513	121,538	37,025
TOB Transfer from Special Purposes T	(84,513)	(121,538)	(37,025)
<b>Total Non-Operating Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Surplus (Deficit)</b>	<b>(239,510)</b>	<b>69,789</b>	<b>(307,316)</b>



# Revised Municipal Planning Strategy & New Municipal-Wide Land Use Bylaw

First Reading

RSO

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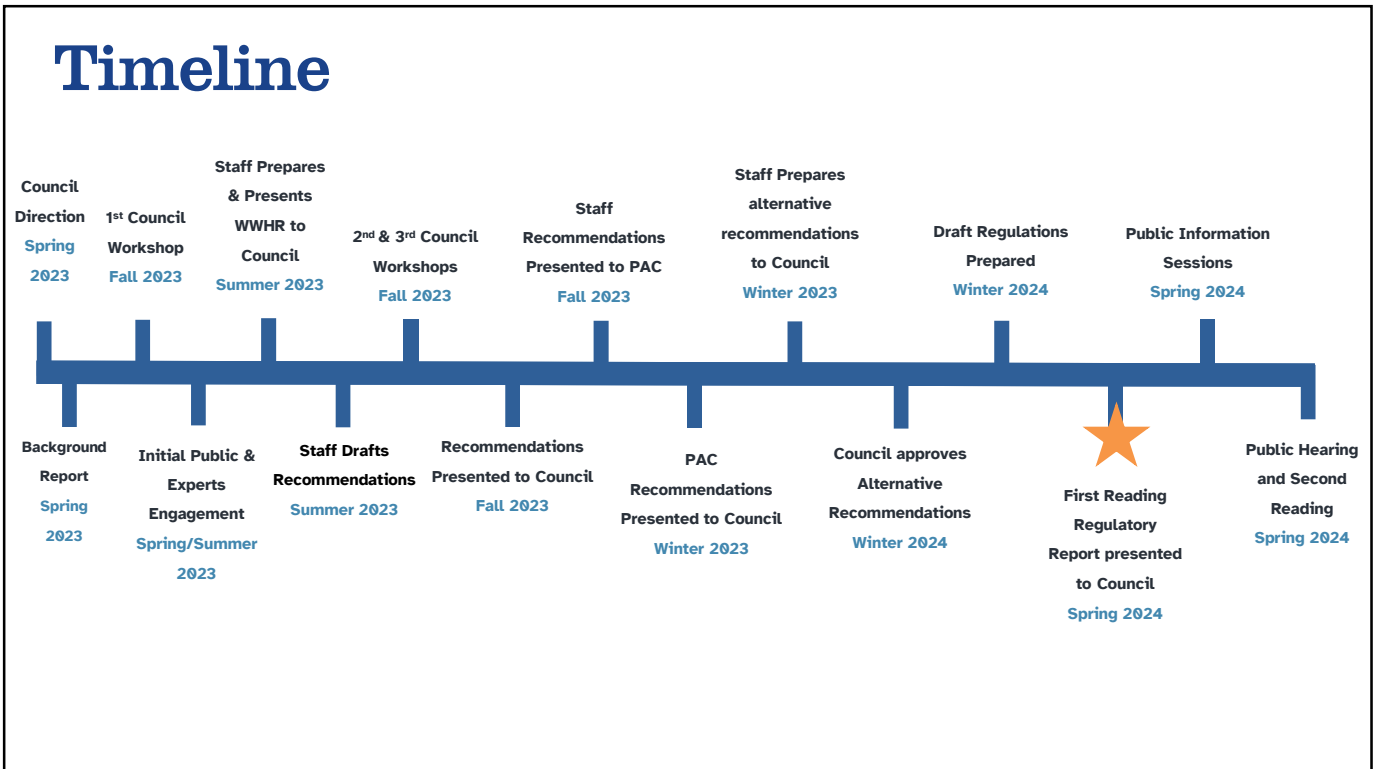
## Background and New Information

- **Origin of amendments**
  - **Coastal protection**
- **Amendment process**
- **New provincial resources re Coastal Protection**

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## General Regulations

- **Regulatory Boundary – MODL’s Coastline (excluding all rivers)**
- **Education and Awareness Initiatives**
- **5-year Policy Review Cycle**

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## Coastal Flooding

- **3.97-metre habitable building elevation requirements**
- **Exemption for non-habitable accessory uses**
- **Non-conforming allowances**
- **Flexibility for existing structures**
- **Prohibit Institutional uses**



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## Coastal Erosion

- **30-metre Erosion Risk Area**
- **Erosion Risk Area reduction through a study, to a minimum of 15 metres**
- **15-metre vegetative buffer**
- **Exemptions for non habitable, marine-related uses**
- **Non-conforming allowances and flexibility for existing structures.**



coastal-protection-nils-banner

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## Coastal Wetlands

- **30-metre horizontal coastal wetland setback and vegetative buffer**
- **Collaboration with Environmental NGOs**
- **Flexibility to amend the development constraints mapping**

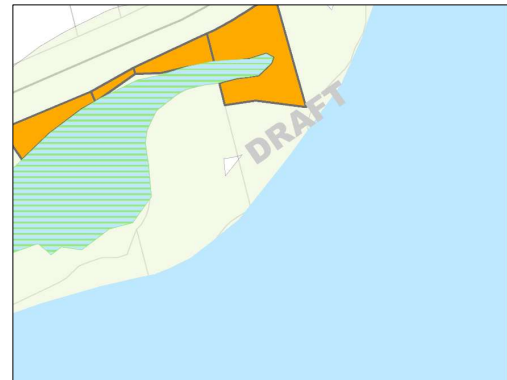


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EG0

## Impacted Properties

- 1633 private vacant properties over 600sq m (69 of those are owner unknown)
- 111 privately owned vacant properties development may be impacted.
- This high-level estimate is derived from desktop analysis, but the site may be deemed undevelopable due to factors like shape, elevation, access, or topography.



Impacted vacant properties

111 privately-owned, vacant properties

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## Next Steps

- **Recommended motions include:**
  - **Public information sessions (locations to be determined by Council)**
  - **Public Hearing date for June 13<sup>th</sup>**
  - **Second Reading following public hearing**

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