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## **Municipal Council Meeting Agenda**

**Tuesday, July 9, 2024 – 9:00 a.m.**

**MODL Council Chambers – 10 Allée Champlain Drive, Cookville**

- 1. Call to Order**
  - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda (as circulated)**
- 5. Approval of Minutes - Public Hearing June 13, 2024; Special Council June 18, 2024**
- 6. Business Arising from Minutes**
- 7. Awarding of Tenders/RFPs**
  - 7.1 Award of RFP #2024-05-401 Osprey Village Enhancement Plan..... 1-3
- 8. Presentations/Scheduled Times - Nil**
- 9. Consideration of Correspondence**
  - 9.1 Letter from Alexa Zinck, Pentz Elementary School Student, re Animal Shelters ..... 4
  - 9.2 Letter from Marissa Hubley, Pentz Elementary School Student, re Potholes on Cumberland Road..... 5
- 10. Recommendations from Committees & Boards**
  - 10.1 Finance Department**
    - 10.1.1 Request for Joint Council Meeting with TOB..... 6
- 11. Staff Reports**
  - 11.1 Recreation Parks & Tourism**
    - 11.1.1 Major Events Grant – Lunenburg Yacht Club..... 7-8
  - 11.2 Planning & Development Services**
    - 11.2.1 Letter of Support – Apitamkiejit Wind Energy Project ..... 9-13
- 12. Mayor's/Deputy Mayor's/Councillors' Matters**
  - 12.1 Cape LaHave Island (C. Bell)..... 14-15

12.2 MJSB Update

12.3 Deputy Mayor's Update

12.4 Mayor's Update

**13. Added Items**

**14. In Camera**

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

**15. Adjournment**

**Council**  
Item: #7.1  
Date: July 9, 2024  
Authorization: T. MacEwan



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

### **Request for Decision**

**Report To:** Council  
**Submitted By:** Osprey Village Enhancement Plan Evaluation Committee  
**Date:** 2024-07-09  
**Re:** Award of Osprey Village Enhancement Plan – RFP 2024-05-401

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#### **Recommendation**

**“That Municipal Council award the Request for Proposal 2024-05-401 Osprey Village Enhancement Plan to Upland Planning and Design for \$69,500,00, plus HST for the completion of the Osprey Village Enhancement Plan.”**

#### **Executive Summary**

Osprey Village is a key growth node within the municipality, with several established retail and commercial businesses, and hundreds of new residential units either under construction or anticipated in the coming years. As a result of this growth and the transition to a more complete community with more residential and institutional uses, there is a need to develop a plan with a focus on beautifying the area and making it more vibrant, attractive and appealing to both residents and visitors.

The Osprey Village Enhancement Plan will provide a cohesive vision for beautifying and enhancing the area, along with addressing movement through the community with a lens on walkability, vehicle movement and accessibility. The plan is included as Objective 1.5 within the Economic Development Strategic Action Plan 2023-2028, and funding was allocated in the 2024/2025 budget for this work.

#### **Discussion**

The Request for Proposals (RFP) document was issued on May 1, 2024 and closed at 2:00 p.m. on June 4, 2024. Four proposals were received and accepted by the deadline. The evaluation

team included Stephen Pace, Director of Engineering and Public Works, Marta Selassie, Trails and Open Space Coordinator, and Reid Shepherd, Manager of Planning. Proponent names and quotes are described in the table below:

Proponent	Technical Score	Cost Proposal		Total Score	Overall
		Price	Price Score		Rank
Upland	95	\$69,500 +HST	8	103	1
Fathom	89	\$52,175 +HST	10	99	2
Urban Systems	89	\$69,995 +HST	7	96	3
Mills and Wright	83	\$67,725 +HST	8	91	4

The top Proposal overall was from Upland Planning and Design, with an overall score of 103 points out of a total of 120, followed by Fathom Studio, Urban Systems and Mills and Wright in second, third and fourth, respectively. The Upland Proposal received the highest technical score, being 95, followed by a tie of 89 for both Fathom and Urban Systems, and Mills and Wright at 83.

Fathom had the lowest price, however their technical score ranked lower than Upland due to several factors including a less comprehensive workplan and engagement strategy, less realistic timeline, and fewer hours allocated to the work.

The evaluation committee reached a consensus that the Upland Planning and Design Proposal offered the best value for the Municipality. Their Proposal included a comprehensive and detailed work plan, a logical and realistic schedule and a thorough communications and engagement plan. They also demonstrated relevant and local work experience that would be well-suited for the enhancement plan in their Proposal.

### **Budget Implications**

Staff had budgeted \$70,000 plus HST for this work, and the 2024/2025 Capital Budget included provision of \$75,000 as well. The recommended Proposal is within the budget set by staff and the approved Capital Budget.

**Communication**

A comprehensive communication and engagement plan will be developed as part of this project, involving engagement with Council, staff, stakeholders and the general public. The proponent will work with staff to develop the plan and Council will be kept up to date and involved throughout the process.

**Alternatives**

Council can decide not to accept the recommendation as presented and select another proponent, or could choose to not proceed with the project.

**Conclusion**

The Evaluation Team is recommending that the RFP 2024-05-401 be awarded to Upland Planning and Design who received the highest technical score for their Proposal and the highest overall score to complete the Osprey Village Enhancement Plan, to be completed by the end of 2024, as per the Proposal received.

Report Preparation	
Department	Planning & Development Services
Report Prepared by	Reid Shepherd, LPP, MCIP, Manager of Planning
Report Approved by	
Date Reviewed by C.A.O.	

June 14, 2024

Municipality of the District of Lunenburg  
10 Allée Champlain Drive  
Cookville, Nova Scotia  
B4V 9E4

To The Honorable Carolyn Bolivar Getson,

Hello, my name is Alexa but you can call me Lexie. I feel like we need more animal shelters in MODL because there is just not enough! Sometimes I see stray cats on the roads with no collars on them and that makes me sad.

The other day my grandmother was driving and she saw two, not one, but two, stray domestic rabbits hopping along the road. She said that they looked like they were dumped on the road or ran away from home. Anyway, that is another reason that you should add more animal shelters. There are only six animal shelters in the area. There are more pizza places than that!

So many animals get hurt, run over by a vehicle, or dumped on the road because the owners do not care. That's why we need more animal shelters! Thank you for your consideration and time.

Sincerely,

Alexa Zinck

Alexa (Lexie) Zinck

June 21, 2024

**Council**

Item: #9.2

Date: July 9, 2024

Authorization: T. MacEwan

MODL

10 Allée Champlain Drive


Cookville, Nova Scotia

B4V 9E4

Dear Carolyn Bolivar Getson,

I have made this letter today to talk about all the potholes on our road (1668 New Cumberland Road in Pleasantville NS B0R 1G0). Everyday we run into potholes and we really need them fixed. Me and my mom try to walk our puppy, Jasper, but he falls in the potholes instead. I can't take a nap in the car anymore and my papa gets very upset running into them every morning trying to bring me to school. Please try to get the potholes on New Cumberland Road fixed. It will make me and my family very happy. I will be able to go on walks while my sister rides her bike and go on walks with our puppy Jasper without him falling in holes. I ask once more, please fix the potholes on New Cumberland Road.

Sincerely,



Marissa Hubley

**Council**  
Item: #10.1.1  
Date: July 9, 2024  
Authorization: T. MacEwan



## Memorandum

**To: Her Worship, Mayor Bolivar-Getson, and Councillors**

**From: Chairperson & Members of the Finance Committee**

**Date: July 2, 2024**

**Re: Recommendations of the Finance Committee**

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The Finance Committee, in session on Tuesday, July 2, 2024, made the following recommendation(s) to Council:

1. That the Finance Committee direct staff to arrange a joint meeting with the Town of Bridgewater Council in July to discuss regional services.

Respectfully submitted,

Chairman and Members  
Finance Committee  
/jgp

**Council**  
Item: #11.1.1  
Date: July 9, 2024  
Authorization: T. MacEwan



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

### **Request for Decision**

**Report to:** Municipality of the District of Lunenburg Council  
**Submitted by:** Ruth Wawin, Tourism & Event Development Officer  
**Date:** July 09, 2024  
**Re:** Major Events Grant Application Lunenburg Yacht Club  
2024 Mobility Cup International Regatta

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#### **Recommendation**

That Municipal Council approve the Lunenburg Yacht Club's application for funding through the Major Event Grant in the amount of \$4,500 for the 2024 Mobility Cup International Regatta.

#### **Executive summary**

The application satisfies the Major Events Grant's purpose of supporting large-scale events that create a positive economic impact for the Municipality. As per the Approval Process and Procedures of the Community Grant Program/Sponsorship Request Policy MODL043, applications requesting more than \$2,500 require Council's approval. It is the recommendation of staff to approve the Lunenburg Yacht Club's grant application in the amount of \$4,500 for the 2024 Mobility Cup.

#### **Discussion**

The Lunenburg Yacht Club has applied for funding through the Major Events Grant to support the 2024 Mobility Cup, Canada's International Regatta for sailors living with disabilities. This event takes place from August 26 to August 30, featuring 40 participating sailors.

The Lunenburg Yacht Club offers the Sail Able program, which provides sailing opportunities for individuals with disabilities. As a member of the Able Sail Network, the Lunenburg Yacht Club has been granted the opportunity to host the Mobility Cup International Regatta for the first time. The event is anticipated to draw approximately 150 attendees including sailors, their coaches, caregivers, family members, and supporters. These attendees will contribute to the local economy through spending on accommodations, dining, and shops. This event has already

contributed positively to the local economy through the purchase of construction materials and employment of skilled contractors used in completing facility upgrades. This upgraded facility will benefit current members, community members, and enable the Lunenburg Yacht Club to continue to explore opportunities related to event hosting.

The original application included a funding request for \$20,000, given the significant facility upgrades, detailed planning required, and economic impact of this international event, the recommended amount of funding to approve for the Mobility Cup is \$4,500.

### **Budget implications**

The approved amount is within budget.

### **Strategic plan**

Approving this grant application is in alignment with MODL’s mission of being sustainable community builders by fostering a sense of community among residents.

In addition, funding this event aligns with the Municipalities’ Values of Thriving Communities, Respect and Kindness, and Equity and Inclusion. Supporting the 2024 Mobility Cup exemplifies the Municipality’s Value of Equity and Inclusion by supporting opportunities for athletes to participate and compete. This event fosters an inclusive community that celebrates diverse abilities and promotes accessibility in sports.

### **Alternatives**

- 1) Approve the recommended amount of \$4,500.
- 2) Approve an alternative amount of funding.
- 3) Do not approve funding request.

### **Conclusion**

The application submitted by the Lunenburg Yacht meets the eligibility requirements for the Major Events Grant as laid out in Community Grant Program/Sponsorship Request Policy MODL043. It is the recommendation of staff to approve the Lunenburg Yacht Club’s grant application in the amount of \$4,500 for the 2024 Mobility Cup.

<b>Report Preparation</b>	
<b>Department</b>	Recreation, Parks & Tourism
<b>Report Prepared by</b>	Ruth Wawin, Tourism & Event Development Officer
<b>Report Approved by</b>	Trudy Payne, Director Recreation Parks & Tourism
<b>Date Reviewed by C.A.O.</b>	

**Council**  
Item: #11.2.1  
Date: July 9, 2024  
Authorization: T. MacEwan



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

### **Request for Decision**

**Report to:** Municipal Council

**Submitted by:** Abhimanyu Jain, Climate Change and Sustainability Manager

**Date:** July 9, 2024

**Re:** Letter of Support for the Apitamkiejit Wind Energy Project

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### **Recommendation**

**“That the Municipal Council provide a letter of support for SWEB's Apitamkiejit Wind Energy proposal for the Nova Scotia Green Choice Program.”**

### **Background**

The Nova Scotia-based developer, SWEB Development LP (SWEB), is proposing the Apitamkiejit Wind Energy Project, located west of Greenfield and southwest of Lapland in Queens County, near the Municipality of the District of Lunenburg (MODL)'s border. Sarah Rosenblat, Senior Development Manager with SWEB Development, presented to the Municipal Council on June 11, 2024, providing an overview of SWEB Development, its parent company, the NS Green Choice Program, and SWEB's Apitamkiejit Wind Energy Project proposal. The name "Apitamkiejit" means "the place or environment where the large tree grows." The project, with a total capacity of up to 68 MW, will comprise up to 10 turbines. It is located entirely on private land, with the site selected based on proximity to transmission lines, wind resource, minimal receptors in the area, and existing infrastructure, such as forestry roads. The nearest residence in MODL is approximately 2 kilometers from the proposed site. Construction is anticipated to begin in June 2027, contingent on the award of a Power Purchase Agreement (PPA) by the Procurement Administrator under the Green Choice Program, which has a capacity of 350 MW plus and awards additional scoring points for equity initiatives with Mi'kmaq communities.

## **Discussion**

The developer engaged MODL staff early in the project's development to present their plans and request input. SWEB has consistently engaged with staff throughout the project's phases, ensuring concerns are understood and addressed. The proposed project, located in the neighboring Queens Municipality, offers direct and indirect benefits such as clean, renewable electricity, which will help offset carbon emissions from Nova Scotia's current electricity production. This aligns with MODL's climate change action plan, aiming for a 30% reduction in carbon emissions below 2019 levels by 2030, with 18% from NSP grid improvements and 12% from community actions. Additional benefits include local employment opportunities and increased tax revenues for municipal, provincial, and federal governments.

## **Important Consideration**

Invenergy, another developer, is proposing the Laconia Wind Energy Centre (LWEC) for the same Nova Scotia Green Choice Program with an 86.4 MW capacity in MODL, located in an area with energetic winds and low residential density. Invenergy approached the Municipality early, demonstrating a proactive approach. The April 2021 report by the Global Wind Energy Council estimates 5.24 jobs per MW for such a facility, equating to 524 jobs for LWEC over its 25-year lifetime. LWEC would also generate approximately \$600,000 in annual tax revenue for MODL, increasing with the consumer price index. Additional benefits include new access roads, enhancing recreational activities and supporting harvesting or reforestation activities. MODL Council provided a letter of support for LWEC at its May 14, 2024, meeting.

Since both projects are competing for the same program, there could be perceived conflicts of interest. Some may argue that by supporting SWEB's project, MODL might miss out on the direct benefits that Invenergy's project could bring, such as higher tax revenues and improved local infrastructure. However, despite these concerns, the staff foresees significant benefits in supporting SWEB's Apitamkiejit Wind Energy Project. While Invenergy's project directly benefits MODL, supporting SWEB's project is also crucial. This project contributes significantly to renewable energy adoption and carbon emissions reduction. Multiple renewable projects across the province can create a more robust and cleaner energy grid, benefiting all communities in Nova Scotia. Supporting SWEB demonstrates MODL's commitment to regional collaboration and environmental sustainability. The project aligns with MODL's Local Climate Change Action Plan 2030, fostering a healthier, more sustainable environment for future generations.

## **Budget implications**

There are no budget implications in providing the letter of support for the project.

## Alternatives

Alternatively, the Council may decline to offer a letter of support.

## Conclusion

Overall, staff sees merits in supporting the Apitamkiejit Wind Energy Project and recommends that Municipal Council provide a letter of support. The draft letter of support is attached to this report.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Abhimanyu Jain, Climate Change and Sustainability Manager
Report Approved by	
Date Reviewed by C.A.O.	

## Municipality of the District of Lunenburg

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

### Office of the Mayor

Phone: 902.543.8181

Email: [mayor@modl.ca](mailto:mayor@modl.ca)

Web Site: [www.modl.ca](http://www.modl.ca)



**July 9, 2024**

The Province of Nova Scotia  
Department of Natural Resources and Renewables  
c/o Procurement Administrator  
1690 Hollis Street. P.O. Box 2664  
Halifax, NS B3J 3P7

### **Re: Letter of Support for the Apitamkiejit Wind Energy Project**

To whom in may concern,

With this letter, the Municipality of the District of Lunenburg (MODL) would like to voice its support of the proposed above-mentioned project that is being developed by the Nova Scotia-based developer, SWEB Development LP (SWEB), as well as its affiliates and community partners.

The proponent of this project and its staff engaged MODL staff at an early stage of the project's development to present their project and request input regarding the proposed project plans. The developer has demonstrated a commitment to ongoing engagement with our staff throughout the project's phases, ensuring that our concerns are understood and addressed.

MODL especially appreciates the fact that SWEB and its employees are based in Nova Scotia. This commitment not only demonstrates a dedication to local involvement but also promises to create jobs within our province during the construction phase and beyond. We anticipate that this project will result in significant investments, generate substantial tax revenue, and provide numerous well-paying and sustainable job opportunities in our community and across Nova Scotia.

Renewable energy has proven to be a competitive and crucial energy source, contributing to affordable electricity rates—a vital consideration for our community. Moreover, the Apitamkiejit Wind Energy Project aligns with our goals to reduce greenhouse gas emissions, advancing our region's environmental sustainability objectives.

Consequently, the Municipality supports the Apitamkiejit Wind Energy Project and respectfully requests your favorable consideration of this endorsement.

Sincerely,

Carolyn Bolivar-Getson, E.C.N.S.  
Mayor

DRAFT

**Request for Agenda Items under  
Mayor’s/Deputy Mayor’s/Councillors’ Matters**

TO: Chief Administrative Officer  
FROM: Councillor Martin E. Bell  
DATE: July 3rd, 2024

1. Agenda Item  
A discussion on the uses of Cape LaHave Island & if an individual does use the island in a way not approved by the majority of the local citizens.  
\_\_\_\_\_

2. On what agenda do you want the item placed?  
Municipal Council as deemed appropriate by the mayor – maybe July 9th  
\_\_\_\_\_

3. Do you have written material to circulate with the agenda? Yes \_\_X\_\_ No \_\_\_\_\_

If you do, please attach it to this form. If you do not, please explain.

This is a discussion that all of Council needs to have. I do not believe one Councillor can provide an answer. We need to apply what we heard from public input. Then there is the legal question of what we or the province needs to consider.

4. What is its relevance to Council or the committee?  
We are considering a land trust arrangement but terms need to be led by the community, so what did other Councillors hear?  
\_\_\_\_\_

5. What outcome(s) are you seeking?  
I want our municipal unit to work with local perspective and ensure no safety issue exists due to three head of cattle recently being located to the island (Cape LaHave) and left unattended. They may have an effect on the dunes. Large animals do not mix with island campers.  
\_\_\_\_\_

\_\_\_\_\_  
Councillor’s Signature July 3rd 2024  
Date

Approval for agenda: Yes  No

Reason for Denial:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Agenda Request - - - - July 3rd, 2024 - - - - Martin Bell:**

Dear Mayor and Council.

Cape LaHave Island is located within District one but after several emails to at least two Councillors I want to ensure that we had brought this matter in front of all Councillors. As all know we are considering a community land trust arrangement, and the community collectively owns the island and decisions about how it's used for the long term needs to be considered. At the end of the day, I only want the land managed for the common good of all.

It was brought to my attention as well as at least one other Councillor that an individual who moved to the area several years ago recently placed three highland cattle to Cape Lahave Island. {I have not included the name of that individual(s) in this public notice} This individual considers these three cattle as his own personal/private small livestock herd. They now reside there, and I can provide photos if required. He claims that this was completely legal, which it may or may not be. That is a question our legal team need to advise us of. However, there are people in the community who are not happy about this for several reasons, including the following:

- 1) Concerns over safety of the cattle - the terrain there is varied, and unless someone is checking on them daily, they could be injured.
- 2) Concerns for the safety of the public who utilize the Cape for camping, hiking, and etc. These are very large animals with very large horns.
- 3) Concerns over the protection of the dunes where the cattle have been consistently grazing.
- 4) The grey area this creates and the potential door it opens for people to feel that they can use what should be a public and protected space for personal/private gain.
- 5) The community nor MODL, nor the public were not approached before this individual took it upon himself to do this.

I have heard from individuals who have been to the Cape recently and saw the cattle and they were quite disturbed or nervous to be in such close proximity to these animals. People shouldn't need to feel this way on an island that we have done well to respect and cherish and keep wild for so long. I believe this may be a test on our goal of putting a community land trust in place with partners in the interest of the greater community.

I hope that these concerns will be brought forward and that a discussion can be had about these concerns and issues.

