

## **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, September 10, 2024– 9:01 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 Sandra Statton, District 6  
Councillor Michelle Greek, District 7  
Councillor Kacy DeLong, District 8  
Councillor Reid Whynot, District 9  
Councillor Chasidy Veinotte, District 10

#### **Staff**

Tom MacEwan, Chief Administrative Officer  
Tina Robichaud-Bond, Acting Municipal Clerk  
Nadia Dahlbeck, Executive Assistant

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

Mayor Bolivar-Getson called the meeting to order at 9:02 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 announced that the Broad Cove Community Hall would be hosting their Broad Cove 10kms Fun Run fundraiser on the coming weekend.

Councillor Vienotte acknowledged the Annual Fisherman's Memorial Service in recognition of the lost souls in the fishing industry.

Councillor DeLong acknowledged the Blockhouse Fire Department on having received their 80 Year Station Helmet Award.

##### **2.1 Firefighter 50 year Service Awards**

Mayor Bolivar-Getson presented 50 Year Service Awards to Donald W. Russell and Phillip Michael Smith, both volunteer members with the Hemford and District Fire Department, and to Mervyn Mossman, a volunteer member with the New Germany Volunteer Fire Department.

### **3. Public Input**

Elliott James Parsons, Blockhouse, was in attendance for Public Input to provide comments and concerns regarding the site plan for a Blockhouse housing development.

Andrew Himmelman, Newcombsville, was in attendance for Public Input to request clarification on the data collected in relation to RFP 2024-01-043 Watershed Gap.

David Silver, Fauxburg, was in attendance for Public Input to thank Council for their support of the SawPit Wharf Advisory Committee.

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

**Moved by Councillor Statton, seconded by Councillor Moore that the Agenda be approved as circulated. Carried unanimously.**

### **5. Approval of Minutes – July 23, 2024 and July 30, 2024**

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

**Moved by Councillor Hubley, seconded by Deputy Mayor Oickle that the Minutes of July 30, 2024 Special Council meeting be approved as circulated. Carried unanimously.**

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

### **11. Staff Reports**

#### **11.1 Recreation, Parks and Tourism**

##### **11.1.3 Sawpit Wharf Park Preliminary Draft Concept Report**

Matthew Mills, Landscape Architect and Planner, Mills and Wright Firm, was in attendance and presented a Preliminary Draft Concept Report of Sawpit Wharf Park Community Plan (attached to Minutes). Mr. Mills presented on the following:

- Project Recap
- Guiding Principles
- Sawpit Wharf Park-Preliminary Concept Plan (3 Options)

It was noted that park accessibility and maintenance of the natural landscape was a primary focus of the design.

Council requested that Mr. Mills use concepts of both Options 1 & 2 as discussed and provide a detailed cost analysis and phased implementation plan for Council's consideration.

Mr. Mills left the meeting.

Council recessed at 10:18 a.m. and resumed at 10:32 a.m.

## **11.2 Administration**

### **11.2.2 Public Works Quarterly Report**

Mitchell Conrad, Western District Director and Allison Collicutt, Acting Area Manager, Nova Scotia Public Works, were in attendance to provide comments and updates on several roads throughout the Municipality.

Mr. Conrad and Ms. Collicutt discussed the status of brush cutting, signage erecting, road paving, and road painting throughout the Municipality.

Mr. Conrad and Ms. Collicutt left the meeting.

## **9 Consideration of Correspondence**

### **9.1 Letter from New Germany Volunteer Fire Department, re intersection at Barss Corner Road and Forties Road**

A letter from Blair Lantz, Chief of the New Germany Volunteer Fire Department, (circulated with the agenda) expressing the Department's concerns about a dangerous highway intersection on the Barss Corner Road and Forties Road was received and reviewed by Council.

**2024-155 Moved by Councillor Greek, seconded by Councillor Whynot that Municipal Council write a letter to Kim Masland, Minister of Public Works with copies to the local MLA's, asking that a flashing light and signage be placed at the intersection where the Barss Corner Road meets the Forties Road in Franey Corner, and further, that brush cutting be done to increase visibility of the intersection. Carried unanimously.**

### **9.2 Letter from Town & Country Property Improvements Ltd. re meeting**

Tom MacEwan, CAO, reported that a letter from Ashely Eisner, General Manager, Town & Country Property Ltd. was received (circulated with the agenda) advising of the sale of Town & Country Property Ltd. and asking that the new owners not be penalized for Town & Country's previously strained relationship with the Municipality.

Councillor Statton declared a Conflict of Interest and removed herself from the table.

**2024-156 Moved by Councillor DeLong, seconded by Councillor Whynot that Municipal Council, at the request of Town and Country Improvements Limited, confirm that if there is new ownership and new decision makers in place with Town and Country Improvements Limited who are in good standing themselves with MODL, the new owners could continue to work for MODL under the Town and Country Property Improvements Limited name without bias, and further, Municipal Council confirms that the new owners will not be penalized for past decisions by past management. Carried. Opposed: Councillor Veinotte**

Councillor Statton returned to the table.

Council recessed at 11:35 a.m. to prepare for the Site Plan Appeal Hearing regarding the proposed Multi-Residential Development in Blockhouse, Nova Scotia.

## **11. Staff Reports**

### **11.3 Planning & Development**

#### **11.3.1 Site Plan Approval Appeal re Multi Residential Development**

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

Mayor Bolivar-Geston called the Site Plan Approval Appeal Hearing to order at 11:40 a.m.

##### **2. Opening Remarks by Chairperson**

Mr. MacEwan explained the site plan application approval process and advised that Council's role was to determine whether the Development Officer followed the criteria for site plan approval as set out in section 231(1) of the **Municipal Government Act** and whether the development meets the criteria as set out in the Land Use By-law.

##### **a) Introduction of Council Members**

Council members introduced themselves to the residents in the gallery.

##### **b) Introduction of Staff**

Mayor Bolivar-Getson introduced staff that were present at the meeting.

##### **c) Review of Agenda and Rules of Conduct**

Mayor Bolivar-Getson reviewed the Agenda and explained the Rules of Conduct.

##### **3. Reports and Presentations by Development Officer**

Jeff Merrill, Director of Planning and Development Services, and Norma Schiefer, Development Officer, were in attendance.

##### **a) Review of Legislation and Notification Process**

Mr. Merrill reviewed the report, "Site Plan Appeal by Adjacent Property Owners – Multi Residential Development Permitted by Site Plan Approval" (circulated with the agenda) which outlines the legislation and notification process.

##### **b) Recommendation from the Development Officer**

Mr. Merrill reviewed the recommendations of the Development Officer as set out in the report circulated with the agenda.

##### **4. Written and/or Oral Presentations**

###### **a) Review of Written Submissions**

Mayor Bolivar-Getson reported that appeal letters were received from Doug Conatser, Shaylee and Corbin Langille, and Terry Whynot on behalf of Kent Fields Rental Properties.

b) Presentation by Assessed Owner(s) or Applicant

Verbal submissions were heard from an assessed owner, Shaylee Langille of 239 Cornwall Road.

5. Committee Members and Assessed Owner or applicant Discussion

Verbal submissions were heard from the Applicant, Terry Whynot, 111 Boarder Shore Drive, Chester Basin.

6. Development Officer Closing Remarks

a) Final Remarks/Clarifications

Ms. Schiefer provided final remarks regarding the process followed for the approval of the site plan application.

Concerns were raised regarding the number of residents that were advised of the site plan approval process. It was clarified that since the Blockhouse Land Use By-law does not have criteria for notification, the requirement fell to the section of the Municipal Government which specifies a 30-metre notification area.

Mayor Bolivar Getson adjourned the appeal hearing at 12:32 p.m.

Council recessed at 12:32 p.m. and resumed at 1:36 p.m.

**11. Staff Reports**

**11.3 Planning & Development**

**11.3.1 Site Plan Appeal re Multi-Residential Development**

Mr. Merrill explained the options for Council's decision:

- 1) Uphold the Development Officer's decision to approve the site plan; or
- 2) Grant the assessed owner's appeal.

**2024-157 Moved by Councillor Hubley, seconded by Councillor Veinotte that Municipal Council uphold the Development Officer's decision to approve the Site Plan issued on August 10, 2024 for a phased development on the Cornwall Road, Blockhouse (PID 60218559), as per the Blockhouse Land Use By-law. Carried unanimously.**

**7. Awarding of Tenders/RFPs**

**7.1 Award of RFP 2024-01-403 Watershed Gap Analysis and Data Collection**

Jeff Merrill, Director of Planning & Development Services, reviewed the report, "Award of Award of RFP 2024-01-403 Watershed Gap Analysis and Data Collection" (circulated with the

agenda), recommending Dillon Consulting as the successful proponent for the Watershed Gap Analysis and Data Collection project.

Mr. Merrill advised that the Municipality is required, through the Province of Nova Scotia, to complete flood line mapping to evaluate future flood risks.

**2024-158 Moved by Councillor Bell, seconded by Councillor Moore that Municipal Council award of RFP 2024-01-403 Watershed Gap Analysis and Data Collection to Dillon Consulting Limited in the amount of \$354,214.20, plus HST. Carried unanimously.**

**8. Presentations/Scheduled Times – Nil**

**11. Staff Reports**

**11.4 Engineering**

**11.4.1 J Class Road Paving Priorities 2025/2026**

A report from Stephen Pace, Director of Engineering & Public Works, titled “J Class Road Paving Priorities 2025/2026” detailing the listed roads of paving priorities was circulated with the agenda.

It was noted that the roads that are not completed within the year of recommendation, remain on a priority list to be completed the following year.

**2024-159 Moved by Councillor Bell, seconded by Councillor Veinotte that Municipal Council authorize staff to submit the following roads as J Class Road paving priorities to the Nova Scotia Department of Public Works, in this order:**

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

**Carried unanimously.**

**11.3 Planning & Development**

**11.3.3 Housing Accelerator Fund Application**

Jeff Merrill, Director of Planning & Development Services, reported on the second round of the Housing Accelerator Fund application process.

Mr. Merrill advised that as part of the application, a motion of Council is required, and advised that the deadline for the application was in three days.

Mr. Merrill explained that only applicants who did not receive funding in Round 1 were eligible to apply for funding in Round 2. He further explained that the Municipality was required to do 7 initiatives due to the size of the Municipality (attached to Minutes).

It was clarified that all spending initiatives and projects had to be approved by Council.

It was noted that the funds from the Housing Accelerator fund, if approved, were designated for Wastewater treatment upgrades required throughout the Municipality.

**2024-160 Moved by Councillor Moore, seconded by Councillor DeLong that Municipal Council direct staff to submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in the September 10, 2024 presentation, along with all additional required documentation to the Canada Mortgage and Housing Corporation as the Municipality's application under the Housing Accelerator Fund round two program. Carried unanimously.**

**2024-161 Moved by Councillor Hubley, seconded by Councillor Haysom that Municipal Council authorize staff to enter into any contribution agreements or amending agreements that may be required should the Municipality be approved for funding under the Housing Accelerator Fund round two program**

## **11.1 Recreation, Parks and Tourism**

### **11.1.1 Sherbrooke Lake Stewardship Committee Water Quality Monitoring Program**

Trudy Payne, Director of Recreation, reviewed the report "Sherbrooke Lake Stewardship Committee Requests" (circulated with the agenda), providing details on the requests and recommendations of the Sherbrooke Lake Stewardship Committee regarding the water quality monitoring program.

**2024-162 Moved by Councillor Greek, seconded by Councillor Haysom that Municipal Council direct staff to begin conversations with the Municipality of the District of Chester (MODC) to determine what partnership may be possible in conducting a water quality monitoring program at Sherbrooke Lake every three years before making a final decision on the recommendation made by the Sherbrook Lake Stewardship Committee to adopt a monitoring program.**

It was clarified that the water monitoring program was created in order to have a baseline of the quality of the water prior to developing a park to determine if a park on the lake would have any effect on the quality of the water.

**The Motion on the floor was voted on and carried. Opposed: Councillors Statton, Whynot and Veinotte.**

**2024-163 Moved by Deputy Mayor Oickle, seconded by Councillor Greek that Municipal Council direct staff to reach out to the District of Chester (MODC) to determine their interest in establishing a joint committee whose primary mandate is to undertake an education initiative targeting lakeside property owners to help them understand the actions they can take to protect lake health.**

It was clarified that the education initiative would be targeted to all lakefront property owners in both MODL and MODC.

Councillor Statton left the meeting at 2:58 p.m.

**The Motion on the floor was voted on and carried. Opposed: Councillors Whynot, Veinotte, and Bell.**

Councillor Whynot left the meeting at 3:08 p.m.

Council directed staff to advise the Sherbrooke Lake Stewardship Committee that lakeside zoning would be taking place as part of MODL 2040.

**2024-164 Moved by Councillor Hubley, seconded by Councillor DeLong that Municipal Council write to the Department of environment requesting support for biannual scientific reviews on blue-green algae/cyanobacteria blooms, and that the Municipality receive an invite enabling them to send representatives to learn more about this emerging threat to humans and the ecosystem. Opposed: Councillor Veinotte Motion carried.**

- 9. Presentations/Scheduled Times- Nil**
- 10. Recommendations from Committees & Boards**
  - 10.1 Police Advisory Board**
    - 10.1.1 Neighbourhood nuisance Bylaw**

This item was deferred to the next Council meeting.

- 11. Staff Reports**
  - 11.1.2 Good Neighbour Builders Project – Funding Request**

This item was deferred to the next Policy and Strategy meeting.

- 11.2 Administration**
  - 11.2.2 Amendment to Lunenburg County Anti-Racism & Diversity Intermunicipal Agreement**

This item was deferred to the next Council meeting.

**11.3 Planning and Development**

**11.3.2 Annual Report re Local Climate Change Action Plan 2030**

This item was deferred to the next Council meeting.

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

**12.1 Deputy Mayor's Update**

The Deputy Mayor update was deferred to the next Council meeting.

**12.2 Mayor's Update**

The Mayor's update was deferred to the next Council meeting.

**13. Added Items - Nil**

**14. In Camera**

**At 3:17 p.m., it was moved by Deputy Mayor Oickle, seconded by Councillor Haysom that Municipal Council go In Camera to discuss the following items:**

- 14.1 Land Negotiation under Section 22(2)(a) of the MGA**
- 14.2 Contract Negotiation under Section 22(2)(e) of the MGA**
- 14.3 Municipal Land Boundary under Section 22(2)(a) of the MGA**
- 14.4 Contract Negotiations under Section 22(2)(e) of the MGA**
- 14.5 Contract Negotiations under Section 22(2)(e) of the MGA**
- 14.6 Land Negotiations under Section 22(2)(a) of the MGA**

**Carried.**

Municipal Council In Camera in session.

**At 4:42p.m., it was moved by Councillor Whynot, seconded by Councillor DeLong 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 4:43 p.m.



# Sawpit Wharf Park Community Plan

*September 2024*

Preliminary Concept Presentation

**This is work in progress & we are seeking your input to further refine the ideas presented**

# Project Recap

- **Project Initiated** **March 2024**
- **Background Review** **April 2024**
  - *MODL Planning & Policy Documents*
- **Site Visit & Walkthrough** **April 2024**
- **Community Engagement** **April 2024**
  - *Online engagement*
  - *Key stakeholder meetings*
  - *Public workshop*





## Public Workshop

April 23, 2024

# Project Recap

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- **Background Review** **April 2024**
  - *MODL Planning & Policy Documents*
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# Project Recap

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  - *Public workshop*
- **Preliminary Concept Report** **September 2024**



# Guiding Principles



## Improve accessibility & inclusion

*Improve pedestrian accessibility across the site*  
*Address challenges with parking & vehicle access*



## Incorporate existing park features

*Maintain & expand upon water access*  
*Improve challenges associated with accessing the water*



## Expand on park amenities

*Improve overall sense of arrival*  
*Provide a dedicated washroom building*  
*Introduce new programming elements*



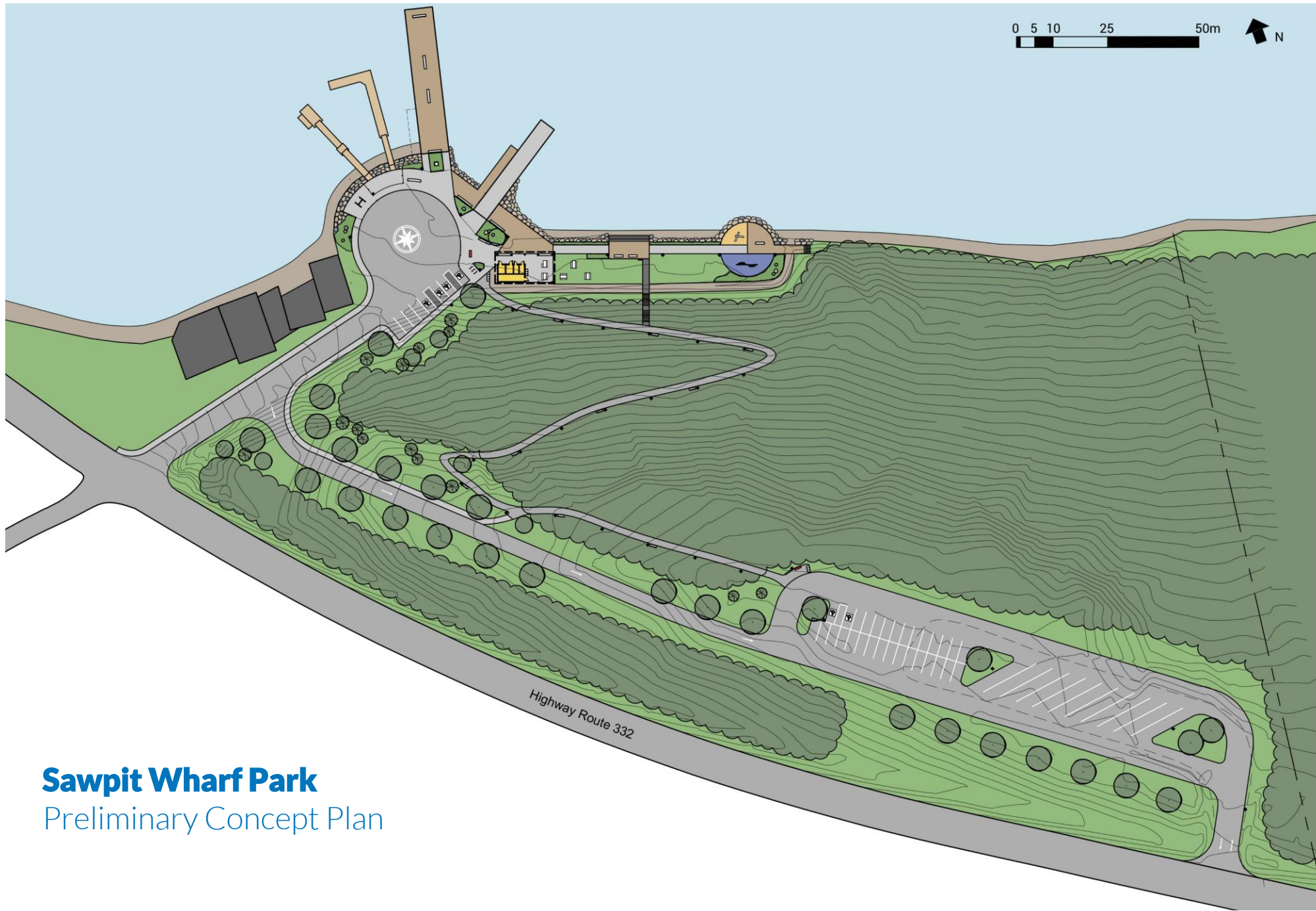
## Protect & preserve existing vegetation

*Ensure new development does not detract from the parklike setting*

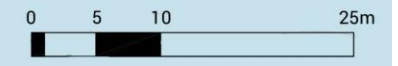


## Climate change adaptation

*Consider sea level rise & storm surge events in the park planning*

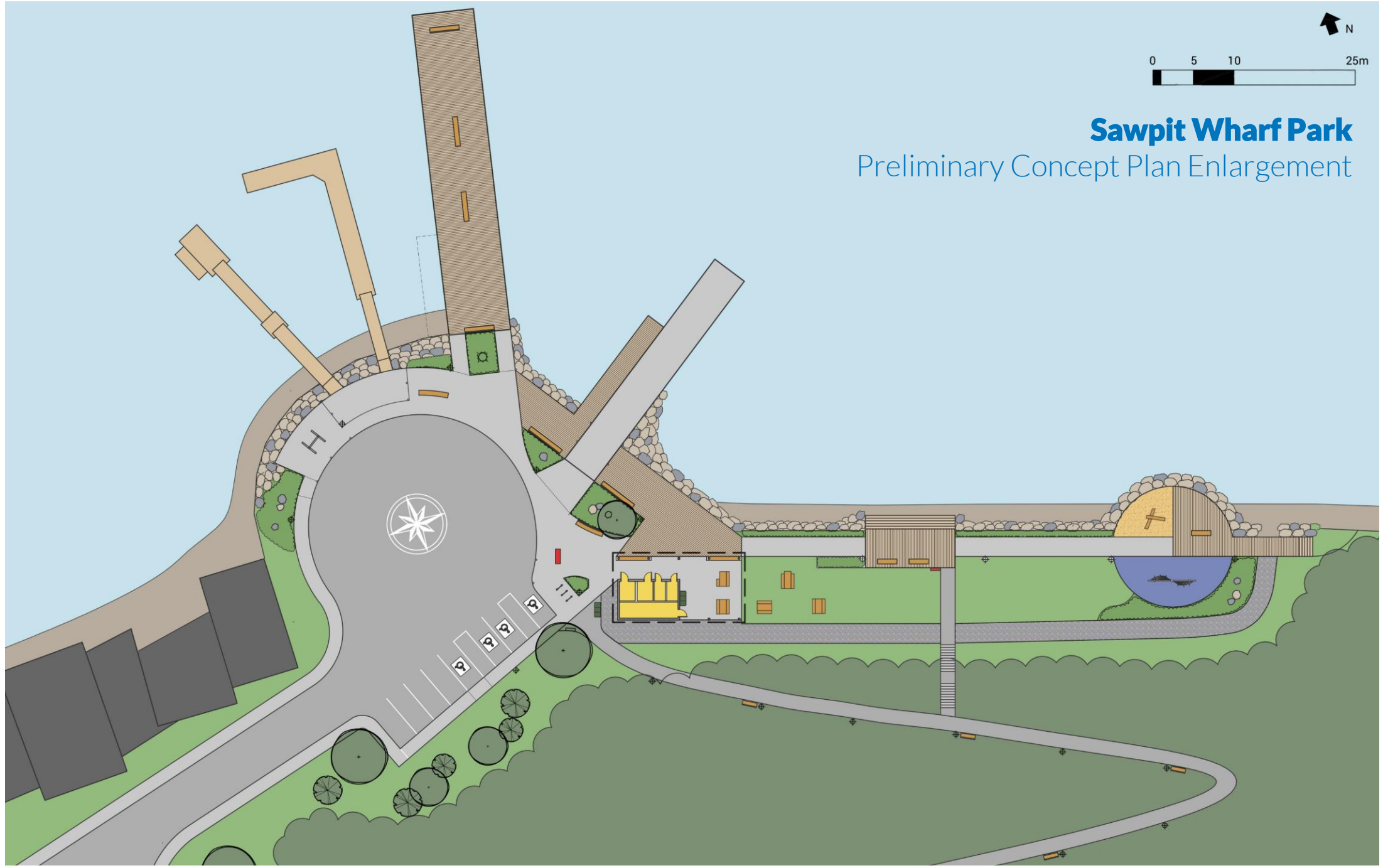


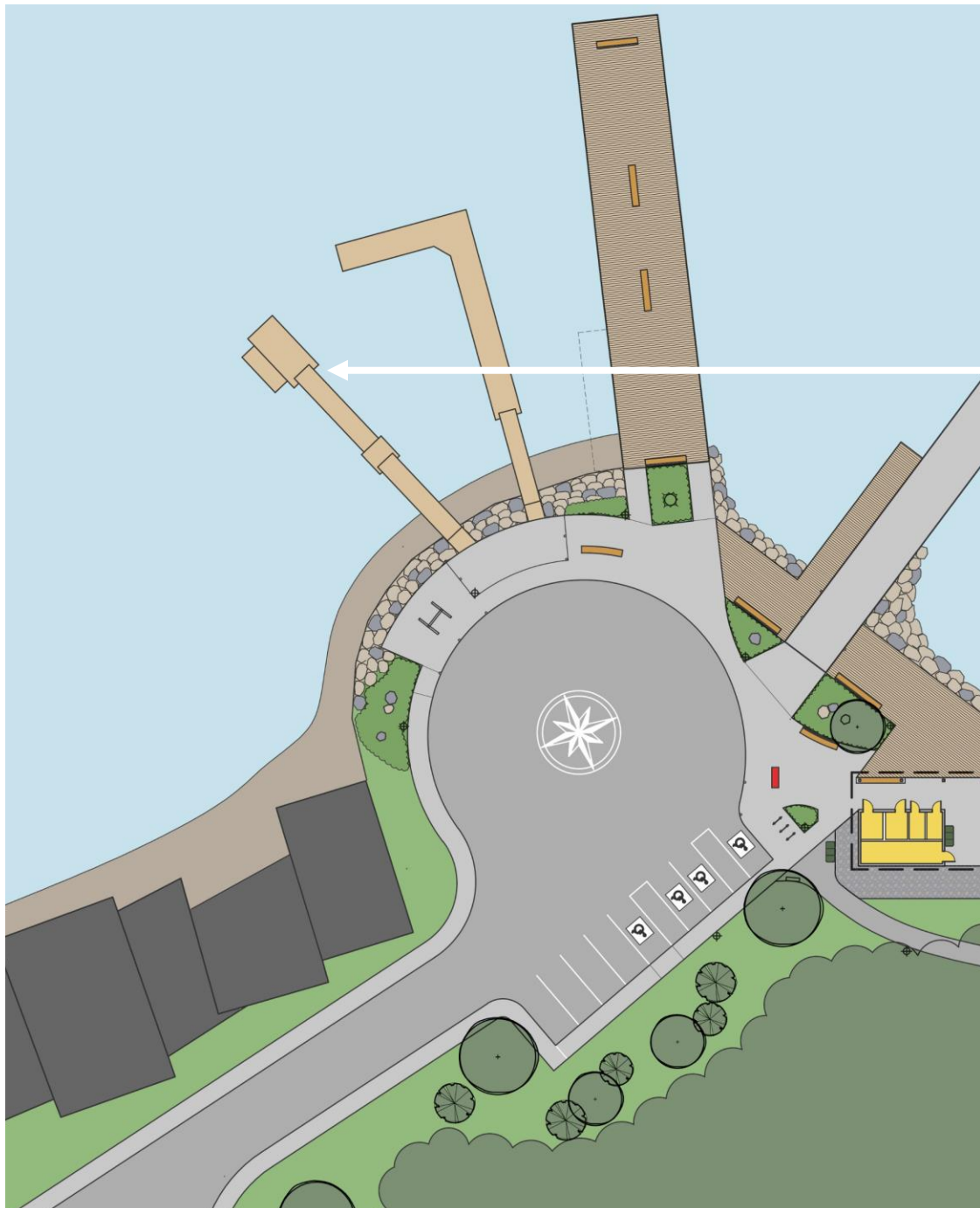
**Sawpit Wharf Park**  
Preliminary Concept Plan



# Sawpit Wharf Park

## Preliminary Concept Plan Enlargement





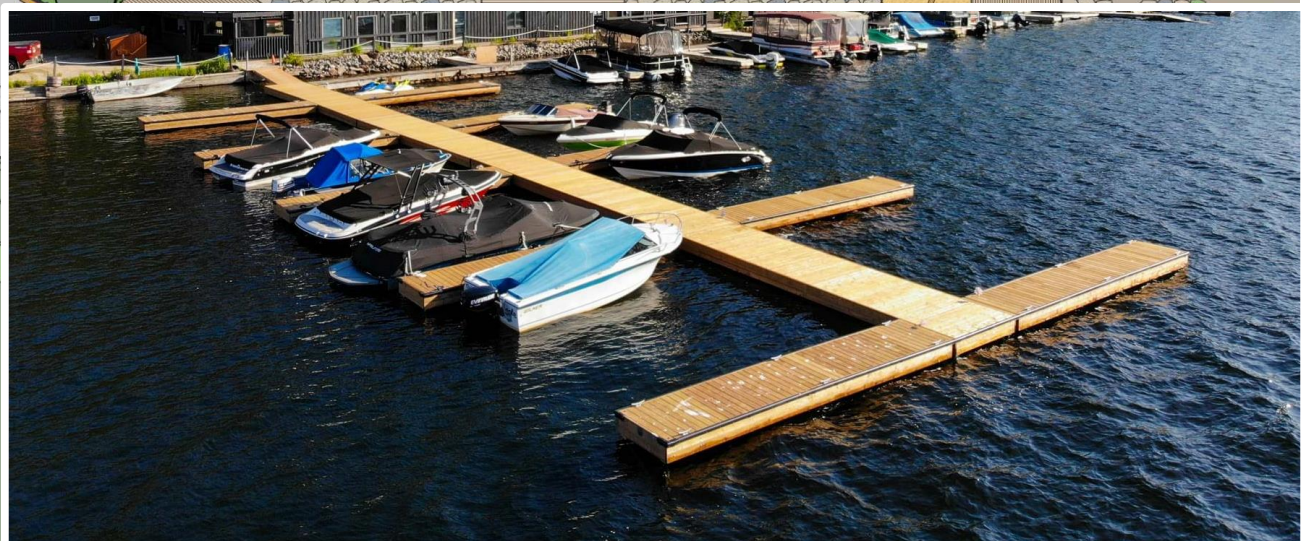
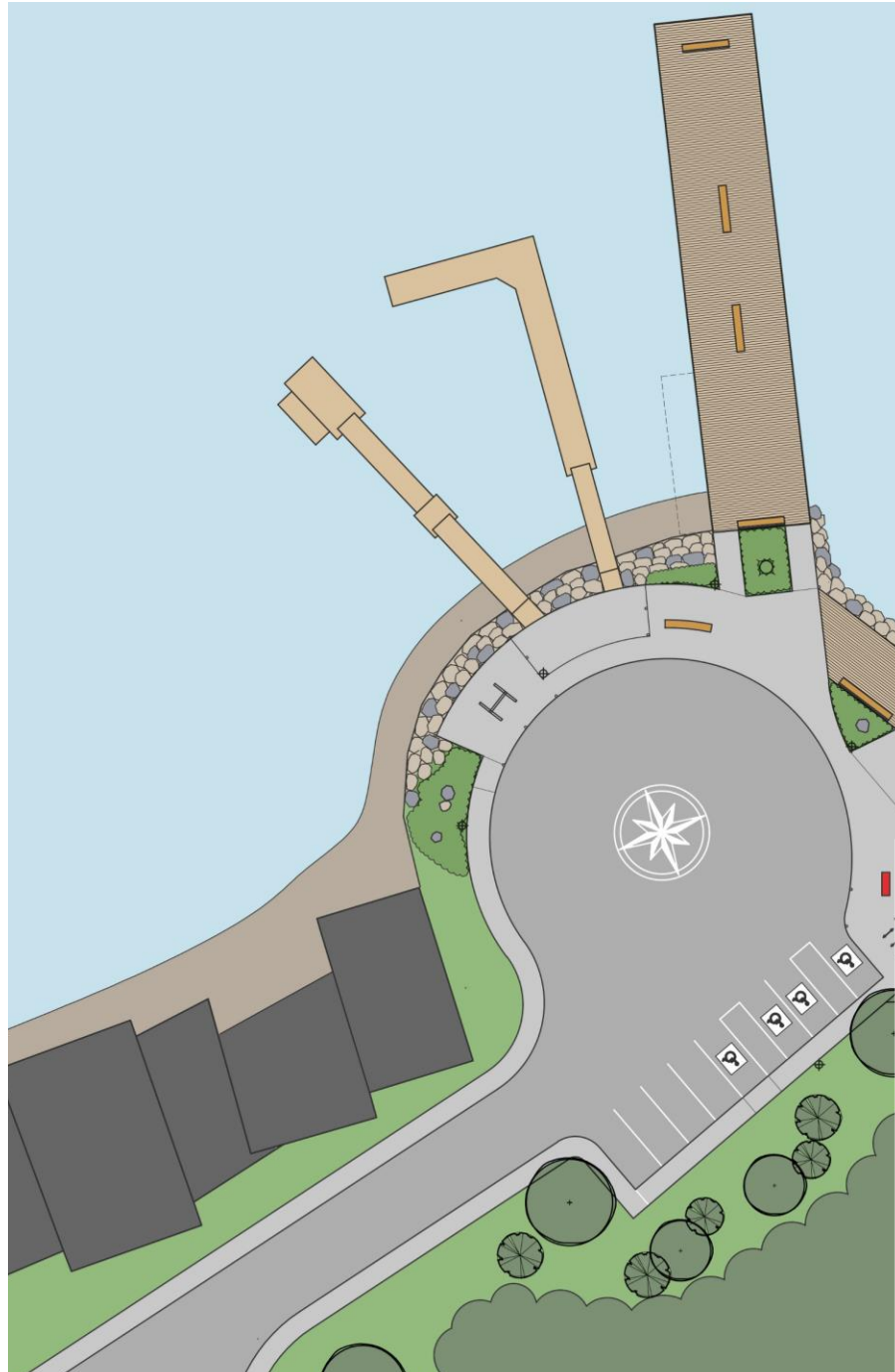
EZ Dock Accessible Boat Launch or Similar

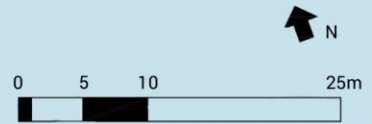




# Sawpit Wharf Park

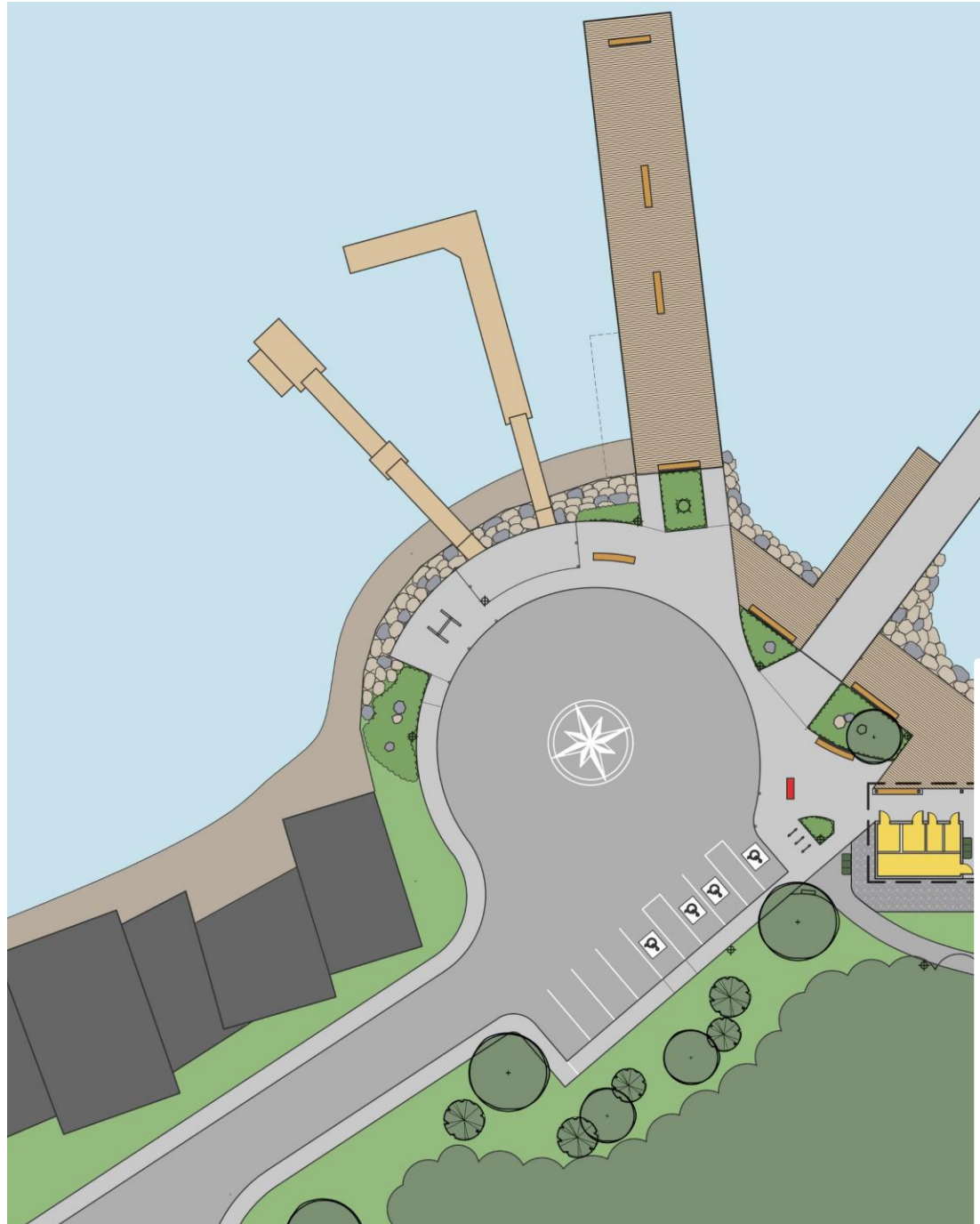
## Preliminary Concept Plan Enlargement

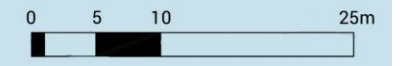




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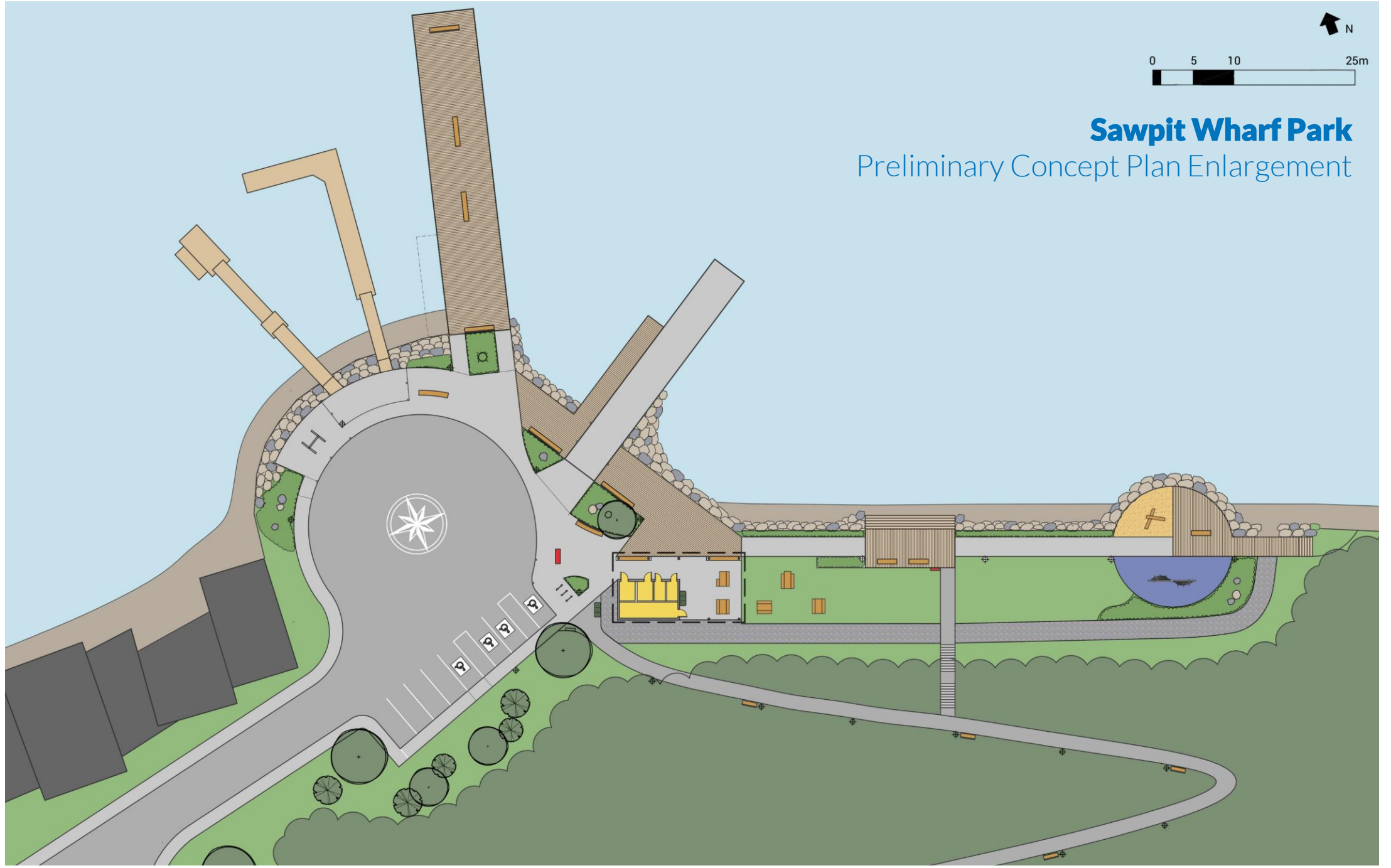
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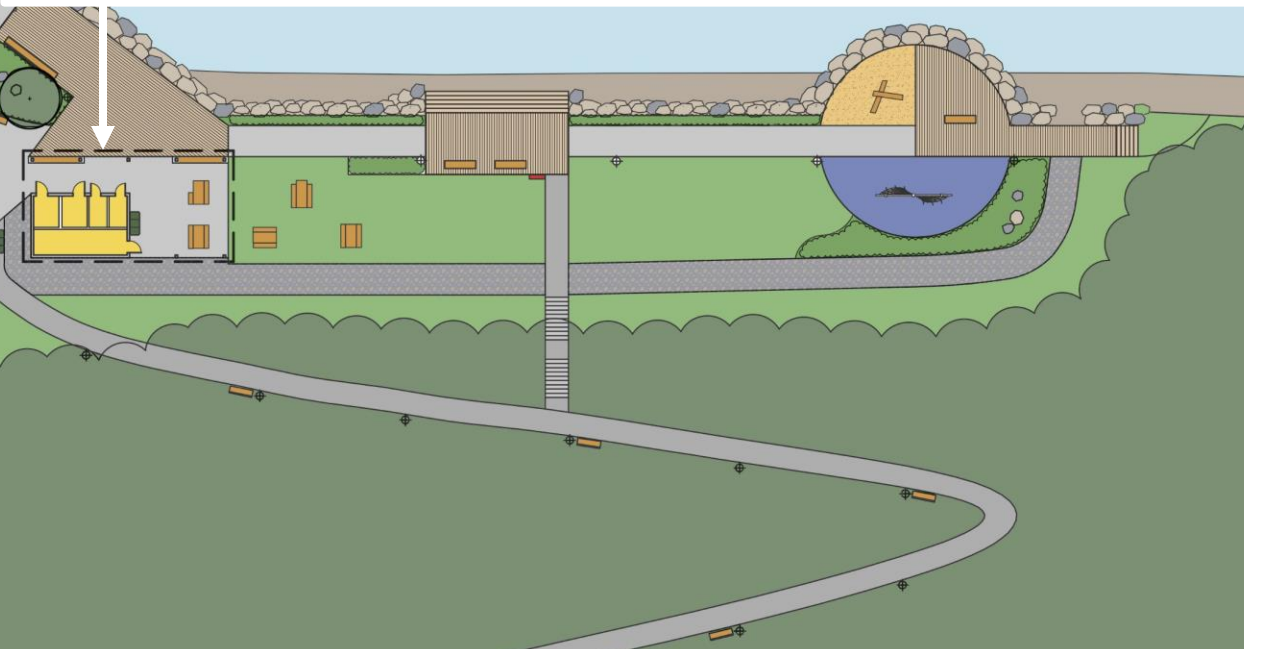




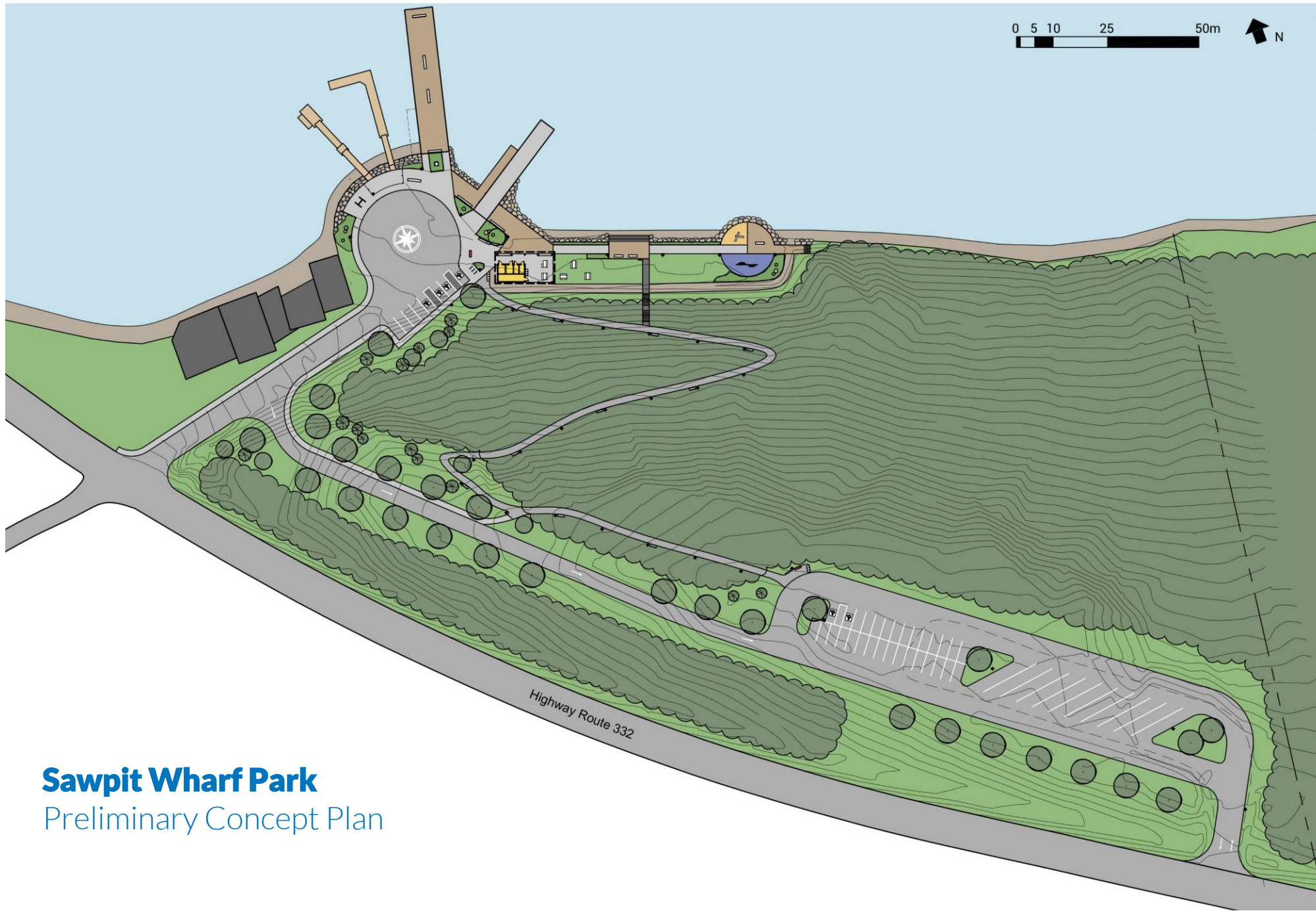
# Sawpit Wharf Park

## Preliminary Concept Plan Enlargement





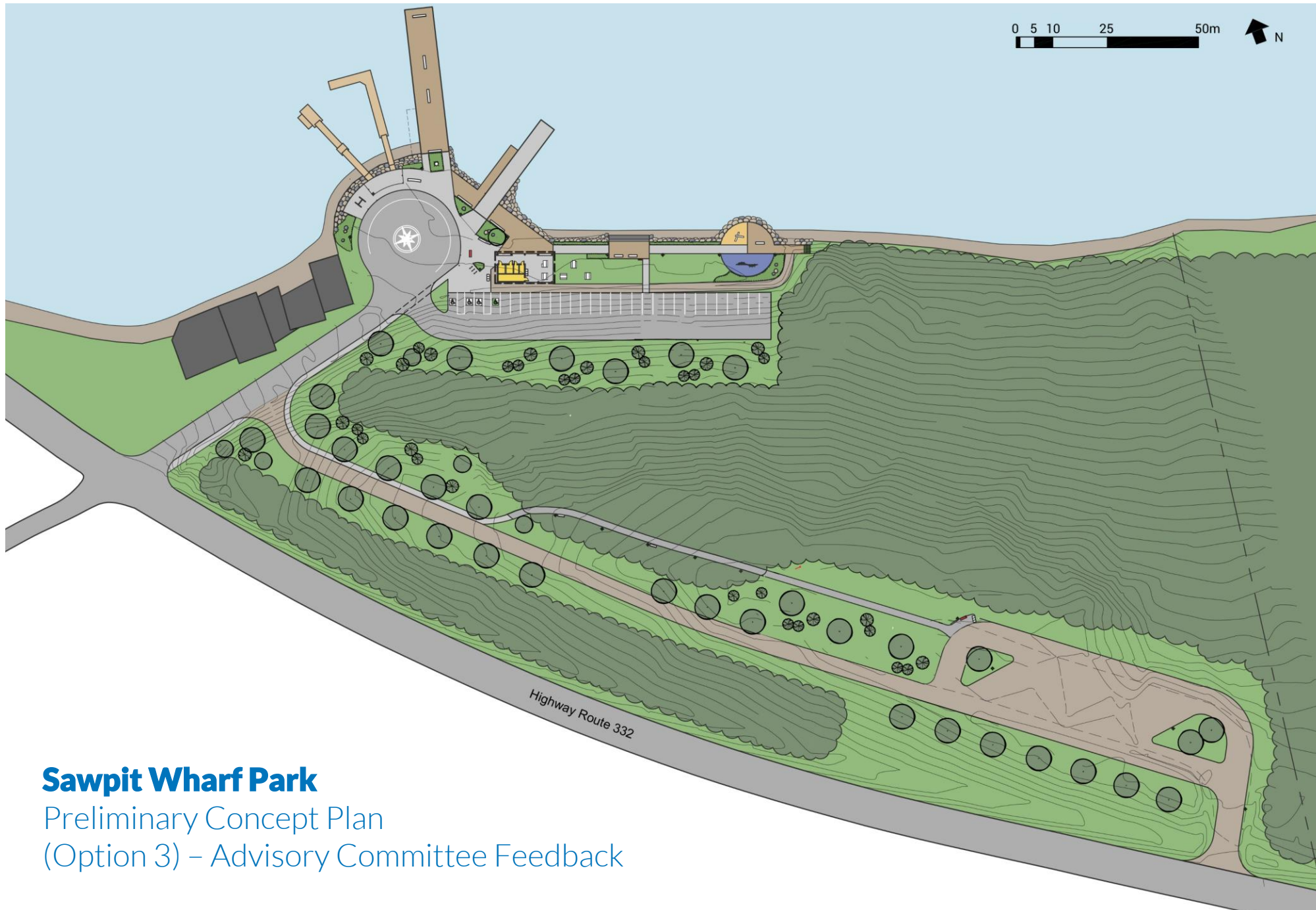




**Sawpit Wharf Park**  
Preliminary Concept Plan



**Sawpit Wharf Park**  
Preliminary Concept Plan  
(Option 2)



**Sawpit Wharf Park**

Preliminary Concept Plan  
(Option 3) – Advisory Committee Feedback



# Discussion



# Sawpit Wharf Park Community Plan

*September 2024*

Preliminary Concept Presentation

# Housing Accelerator Fund



# Initiatives - Housing Accelerator Fund, Round 2

- 1. Eliminate Regulatory Barriers to Housing**
- 2. Streamline Development Approvals and Inspections**
- 3. Exit 12/Osprey Village Enhancement Plan**
- 4. Pre-Approved housing designs**
- 5. Municipal Lands Strategy and Policy**
- 6. Affordable Housing Strategy and Financial Incentives**
- 7. Development and Building Fee Review**

