

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 24, 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 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

Alex Dumaresq, Deputy CAO

Nadia Dahlbeck, 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

2.1 Truth and Reconciliation Day

Mayor Bolivar-Getson acknowledged September 25-30, 2024 as Truth and Reconciliation Week and Monday, September 30, as Truth and Reconciliation Day, as a day to honour residential school survivors, their families and communities.

Mayor Bolivar-Getson congratulated Highliner Foods on the-125 year anniversary of their seafood company.

3. Public Input - Nil

4. Approval of Agenda

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

- 14.7 Land Negotiations under Section 22(2)(a) of the MGA
- 12.4 Councillor Expense Claim

Moved by Deputy Mayor Oickle, seconded by Councillor Hubley that the Agenda be approved as amended with the addition of the items listed above. Carried unanimously.

5. Approval of Minutes - Nil

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs - Nil

11. Staff Reports

11.2 Recreation, Parks and Tourism

11.2.2 Designated Community Fund Project Lunenburg Yacht Club

A report from Trudy Payne, Director of Recreation, Parks & Tourism, titled “Designated Community Fund Project Lunenburg Yacht Club” was circulated with the agenda.

2024-166 Moved by Councillor DeLong, seconded by Councillor Veinotte that Municipal grant the Lunenburg Yacht Club \$15,220, as per the criteria outlined in Policy 48 Designated Community Project Fund. Carried unanimously.

11.3 Administration

11.3.1 Amendment to Lunenburg County Anti-Racism & Diversity

Mr. Dumaresq reviewed the report, “Amendment to Lunenburg County Anti-Racism & Diversity Intermunicipal Agreement (circulated with the agenda).

2024-167 Moved by Councillor Greek, seconded by Councillor Haysom that Municipal Council approves the adjusted end date of Lunenburg County Anti-Racism & Diversity Inter-Municipal Regional Agreement to September 30, 2026. Carried unanimously.

10. Recommendations from Committees & Boards

10.1 Policy & Strategy Committee

10.1.1 Good Neighbour Builders Society Request

A recommendation from the Policy & Strategy Committee, including a report titled, “Good Neighbour Builders Society Request”, describing the Good Neighbor Society’s approach and goal to strengthening community connections through a comprehensive neighbour connection program, was circulated with the agenda.

2024-168 Moved by Councillor Haysom, seconded by Councillor DeLong that Municipal Council accept the recommendation of the Policy and Strategy Committee and award \$8,000 to the Good Neighbour Builders Project from the Recreation Budget, and that these funds be contingent upon the project receiving sufficient funding from other partners to enable the project to be implemented in MODL; and further, approve the requested in-kind and staff support.

Trudy Payne, Director of Recreation clarified that “in-kind and staff support” included promotion of the initiative, venue sourcing and was in addition to the requested fee.

It was noted that the Society would be required to provide a report to Council.

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

8. Presentations/Scheduled Times

8.1 Adult Learning Opportunities, Dayna Inglis, ALO Admin Assistant

Dayna Inglis, ALO Admin Assistant, was in attendance via TEAMS and gave a presentation on “Adult Learning Opportunities” (circulated with agenda) providing details on the following services and free learning programs offered through Adult Learning Opportunities (ALO):

- E3 Framework
- Available Courses (Literacy, Numeracy, Employment, Digital, Miscellaneous)
- Benefits from participation

9. Consideration of Correspondence - Nil

11. Staff Reports

11.2 Recreation, Parks and Tourism

11.2.3 Artie’s Cove and Pond Development Committee Request

Trudy Payne, Director of Recreation, reviewed the report “Artie’s Cove and Pond Development Committee Request” (circulated with the agenda) detailing the desired support and action items to preserve the ecosystem and infrastructure at Artie’s Cove and Pond.

2024-169 Moved by Councillor Haysom, seconded by Councillor Greek that Municipal Council write a letter to the applicable provincial government departments outlining the requests made by the Artie’s Cove and Pond Development Committee to preserve the ecosystem and infrastructure of Artie’s Cove and Pond, as presented by the Committee on June 18, 2024. Carried unanimously.

2024-170 Moved by Councillor DeLong, seconded by Councillor Haysom that Municipal Council request that the Artie’s Cove and Pond Development Committee submit a budget

outlining the costs to conduct additional research around the wetlands, with an outline of anticipated revenue sources. Carried unanimously.

2024-171 Moved by Councillor Bell, seconded by Councillor Moore that Municipal Council defer the request of the Artie's Cove and Pond Development Committee to co-fund tourism and recreational resources for items such as interpretive signs until the Committee has a more robust plan and budget in place. Carried unanimously.

Council recessed at 10:04 a.m. and resumed at 10:15 a.m.

10. Recommendations from Committees & Boards

10.1 Policy and Strategy Committee

10.1.2 Common Lands at Broad Cove Beach

A recommendation from the Policy & Strategy Committee, including supporting documentation was circulated with the report.

Tom MacEwan, CAO, advised that the Broad Cove Community Association expressed their willingness to manage and maintain the common lands at Broad Cove Beach.

Mr. MacEwan outlined the expropriation steps required to purchase the property with the "Owner Unknown" process.

2024-172 Moved Councillor Haysom, seconded by Councillor Bell that Municipal Council accept the recommendation of the Policy & Strategy Committee and initiate the expropriation of the Broad Cove Common Lands, PID #60592581. Carried unanimously.

10.1.3 Financial Contribution re Birch Island

Alex Dumaresq, Deputy CAO, declared a conflict of interest and removed himself from the table.

Mr. MacEwan reported that the Municipality was approached by Mahone Islands Conservation Association (MICA) with respect to their initiative of acquiring Birch Island. He explained that MICA requested that the Municipality contribute \$75,000 towards the purchase of the Island and noted that MICA would match the \$75,000 and would request the amount of remaining funds from the province.

It was clarified that Municipal Council's Open Space Reserve was holding approximately \$1,000,000.

Mr. MacEwan noted that if the both MODL and the Province wish to move forward, the anticipated closing date for the sale would be March 2025. He further noted that if the

Province did not agree to contribute towards the purchase of Birch Island, the purchase would not move forward.

2024-173 Moved by Councillor DeLong, seconded by Councillor Veinotte that Municipal Council accept the recommendation of the Policy & Strategy Committee and contribute \$75,000 towards the purchase of Birch Island, in partnership with Mahone Islands conservation Association (MICA) who is also contribute \$75,000, with the remaining \$331,000 to be contributed by the Province, for a total price of \$481,000; and further, that MODL's contribution be paid from the Open Space Operating Reserves. Carried unanimously

Mr. Dumaresq returned to the table.

11. Staff Reports

11.1 Planning & Development

11.1.3 Letter of Concurrence MDL 69 Antenna Siting Protocol

Norma Schiefer, Development Officer, reviewed the report "Letter of Concurrence- MDL 69 Antenna Siting Protocol" (circulated with the agenda) detailing the proposed erection of a tower to address the poor cellular service within the Middle New Cornwall area.

2024-174 Moved by Councillor Greek, seconded by Councillor DeLong that Municipal Council issue a letter of concurrence for a telecommunication tower at PID 60213246, 2165 Cornwall Rd, Middle New Cornwall, as the application has met the requirements of MDL-69 Antenna Siting Protocol. Carried unanimously.

10. Recommendations from Committees & Boards

10.1 Police Advisory Board

10.1.1 Proposed Neighbourhood Nuisance Bylaw

A recommendation from the Police Advisory Board, including a report titled "Proposed Neighborhood Nuisance Bylaw" providing details on the proposed by-law was circulated with the agenda.

Mr. MacEwan explained that the proposed by-law be revisited to ensure that the amount of the penalties were sufficient to deter residents from creating noise, and suggested that staff reach out to the forestry industry to discuss possible exemptions relating to forest industry related noise.

Mr. MacEwan explained that the draft by-law as currently written requires that the Crown Attorney demonstrate, through evidence, that the activity is reasonable. The suggestion was that specific noises with specific timeframes be identified exemptions.

It was clarified that RCMP issued all summary offence tickets under the proposed Neighbourhood Nuisance Bylaw. The person responsible for creating the neighbourhood nuisance would be the person charged under the by-law.

2024-175 Moved by Councillor Greek, seconded by Councillor DeLong that Municipal Council direct staff to further research the Neighbourhood Nuisance Bylaw and engage with the forestry industry.

It was clarified that the intention was to mirror the provisions a set out in the Colchester by-law with respect to the construction industry.

Concerns were raised as to the timeline for the passing of Neighbourhood Nuisance bylaw.

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

10.3 Audit Committee

10.3.1 Approval of Financial Statements to March 31, 2024

A recommendation from the Audit Committee, including a copy of the draft MODL Financial Statements was circulated with the agenda.

2024-176 Moved by Deputy Mayor Oickle, seconded by Councillor Hubley that Municipal Council accept the recommendation of the Audit Committee and approve the Municipality of the District of Lunenburg's Financial Statement for the year ended March 31, 2024. Carried unanimously.

11. Staff Reports

11.1 Planning & Development

11.1.1 Annual Report re Climate Change Action Plan 2030

Abhi Jain, Climate Change and Sustainability Manager, and Kayla Winsor, Climate Action Coordinator, were in attendance.

Mr. Winsor reviewed the report titled "2023 Annual Progress Report- Local Climate Change Action Plan 2030" (circulated with the agenda) outlining the various initiatives that occurred within 2023 in accordance with the Local Climate Change Action Plan 2030.

2024-177 Moved by Councillor Hubley, seconded by Councillor Whynot that Municipal Council accept the 2023 Annual Progress Report for the Local Climate Change Action Plan 2030, as presented, and directs staff to report annually on the progress of the "potable water security" and "natural assets management" initiatives as part of the plan. Carried unanimously.

11.2 Recreation, Parks and Tourism

11.2.1 Hemlock Woolly Adelgid Treatment Options

Councillor Greek declared a conflict of interest and removed herself from the table.

Marta Selassie, Trails & Open Space Coordinator, reviewed the report titled “Hemlock Woolly Adelgid Treatment Options” (circulated with the agenda), detailing the presence of infected trees within MODL, and highlighting other Municipalities treatment plans.

It was clarified that inoculations occur within mature trees only.

2024-178 Moved by Councillor Moore, seconded by Councillor Haysom that Municipal Council authorize staff to enter into a service agreement with the Town of Bridgewater to establish and implement a comprehensive Hemlock Woolly Adelgid (HWA) treatment plan. Carried unanimously.

2024-179 Moved by Councillor Statton, seconded by Councillor Moore that Municipal Council approve the expenditure of up to \$50,000, as budgeted, for the execution of this service agreement and HWA treatment plan to protect the health of hemlock trees in MODL parks and open spaces. Carried unanimously.

Councillor Greek returned to the table.

11.1 Planning & Development

11.1.2 Save Our Old Forests Petition -Revised Report

Abhi Jain, Climate Change & Sustainability Manager, reviewed the report “SOOF’s Petition to Protect Old Growth Forests” (circulated with the agenda), providing details on the Save Our Old Forests Association’s campaign to pause harvesting of forests over 80 years old on Crown land.

Concerns were raised with staff’s recommendation to not support SOOF’s Petition. Mr. Jain clarified that staff understands the importance of protecting the old growth forest. The challenge was in supporting the 80 years old threshold. He further clarified that there was not enough evidence to support a blanket moratorium of 80 year old trees of all species.

12. Mayor’s/Deputy Mayor’s/Councillors’ Matters

12.1 LCLC Update

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

- General Manager review
- 2023/2024 financials

It was noted that Council has requested financial statements and Board Minutes at meetings but have yet to receive them in a timely manner.

12.2 Deputy Mayor's Update

Deputy Mayor Oickle advised that she attended MODL's Seniors Luncheon; the South Shore Active Senior Events; the Mobility Cup; the Seniors Corn Boil; the Hebbville Village Commission meeting; and all assigned meetings, agenda briefings, cheque signings.

12.3 Mayor's Update

Mayor Bolivar-Getson advised that she attended the Seniors Corn Boil; the Second Annual Farm to Table; the Broad Cove Fun Run; the MODL Tree Giveaway; the Walk for Veterans; the Harvest Moon night market; the Memorial Truck Show; and Highliner's 125 Anniversary.

12.4 Added Item - Councillor Expenses

Councillor Bell expressed his interest in attending the upcoming Sustainable Communities Conference 2025 in Fredericton, New Brunswick and asked that his attendance be approved.

2024-180 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council approve the expenses of travel and immediate travel costs incurred by Councillor Martin Bell for his attendance of the Sustainable Communities Conference 2025. Carried unanimously.

13. Added Items – Nil

14. In Camera

At 12:39 p.m., it was moved by Councillor Whynot, seconded by Deputy Mayor Oickle that Municipal Council go In Camera to discuss the following items:

14.1 Land Negotiations under Section 22(2)(a) of the MGA

14.2 Land Negotiations under Section 22(2)(a) of the MGA

14.3 Land Negotiations under Section 22(2)(a) of the MGA

14.4 Land Negotiations under Section 22(2)(a) of the MGA

14.7 Land Negotiations under Section 22(2)(a) of the MGA

Carried.

Municipal Council In Camera in session.

At 2:48 p.m., it was moved by Councillor DeLong, seconded by Councillor Haysom that Municipal Council come out of In Camera and return to open session. Carried.

Municipal Council in session.

14.2 Sale of Land to Lumia

2024-181 Moved by Councillor Bell, seconded by Councillor Whynot that Municipal Council direct staff to move forward with the sale of Lot 11, Nathan Cirillo Drive, Pine Grove (PID 60730371) to 4516234 Nova Scotia Limited for the sale price of \$186,000, plus HST, and authorize the Mayor and Municipal Clerk to sign the Agreement of Purchase and Sale and Schedule B Buy Back Agreement. Carried unanimously.

14.7 Sale of Baker Settlement Community Hall

2024-182 Moved by Councillor Hubley, seconded by Deputy Mayor Oickle that Municipal Council that Municipal Council accept the Fair Market Value of \$104,300 to PID 60324258 for PVSC assessment purposes and sell the property to the Baker Settlement & District Community Hall Association for \$1.00 below Fair Market Value which is also the amount that MODL paid to Tr-District Fire/Rescue; and further, direct staff to give notice and schedule a Public Hearing about the sale of PID 60324258 to be held October 8, 2024 at 8:30 a.m. in Council Chambers. Carried unanimously.

At 2:51p.m., it was moved by Councillor Whynot, seconded by Councillor Moore that Municipal Council go In Camera to discuss the following items:

14.5 Personnel Matters under Section 22(2)(c) of the MGA

14.6 Personnel Matters under Section 22(2)(c) of the MGA

At 3:22 p.m., it was moved by Councillor Whynot, seconded by Councillor Moore that Municipal Council come out of In Camera and return to open session. Carried

14 Adjournment

There being no further business, the meeting adjourned at. 3:23 p.m.