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Municipal Council Meeting Agenda
Tuesday, December 10, 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**
 - 2.1 Volunteer Firefighter 50 Year Service Awards - Reid Whynot & Charles Horstman
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda (as circulated)**
- 5. Approval of Minutes - November 26, 2024**
- 6. Business Arising from Minutes**
- 7. Awarding of Tenders/RFPs**
 - 7.1 Award of Phase III Environmental Site Assessment re Former Centre School
And Sewage Treatment Plan..... 1-3
- 8. Presentations/Scheduled Times**
 - 8.1 South Shore Pickleball Club - Pickleball Park
Jared Uhlman and Wayne Uhlman, South Shore Pickleball Club 10:15 a.m. 4-16
- 9. Consideration of Correspondence**
 - 9.1 DMAH Response to Funding Support Letter re Oakhill Solar Project..... 17-22
- 10. Recommendations from Committees & Boards**
 - 10.1 Finance Committee** **23**
 - 10.1.1 Growth & Renewal for Infrastructure Development Program
Cookville Wastewater Treatment Plant Update..... 24-26
- 11. Staff Reports**
 - 11.1 Recreation, Parks & Tourism**
 - 11.1.1 55+ Games Financial Request 27-29

11.2 Planning & Development Services

11.2.1 Appointment of Building Officials..... 30-31

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

12.1 Deputy Mayor's Update

12.2 Mayor's Update

13. Added Items

14. In Camera - Nil

15. Adjournment

Council
Item #: 7.1
Date: December 10, 2024
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Request for Decision

Report to: The Municipality of the District of Lunenburg Council
Submitted by: Stephen W. Pace, Director of Engineering & Public Works
Date: December 10, 2024
Re: Former Centre Consolidated School and Sewage Treatment Plant, Centre, NS - Phase III Environmental Site Assessment (ESA)

Recommendation

Council authorize staff to award the Phase III Environmental Site Assessment (ESA) for the former Centre Consolidated School and Sewage Treatment Plant to Strum Consulting Ltd. in the amount of \$37,494, including a 20% contingency and net HST.

Executive summary

MODL seeks to move forward with the building demolition and removal as well as site remediation at the former Centre Consolidated School property. Council approved \$100,000 for environmental investigation of the site and tender preparation for site remediation and building demolition in the 2024/25 Capital Budget.

On July 30, 2024 Council approved the award of a Phase II ESA for \$38,257, including a 15% contingency and net HST, for the former Centre School property. The Phase II ESA work was completed and Strum Consulting submitted the final report to MODL on November 13, 2024. The Phase II ESA recommends a Phase III ESA be conducted to delineate the areas of contamination and provide a cost estimate for remediation.

Discussion

In January 2015 a Phase I ESA was completed at the former Centre Consolidated School and Sewage Treatment Plant by Fracflow Consultants Inc. Several sources of potential contamination were identified on the properties. Based on the findings of the Phase I ESA, it

was recommended that a Phase II ESA be completed to determine if the sources of potential contamination on both properties represent an environmental concern.

The recommendation coming for the Phase II ESA report is that a Phase III ESA be conducted to delineate areas of contamination, and how to address the area of contamination in order to achieve regulatory closure.

Strum Consulting Ltd. was requested to submit a professional fee Proposal for the Phase III ESA. This would be an additional scope of work under the original undertaking. Strum Consulting is on MODL's Standing Offer for Engineering, Design and Construction Oversight Services, EOI 2021-01-500.

Strum Consulting's professional fee proposal for the Phase III ESA is as follows:

	Pricing of the Phase III ESA		
	Base Price	Including 20% Contingency	Including Net HST
Strum Consulting Ltd.	\$29,800	\$35,760	\$37,494

Budget implications

The 2024/25 approved capital budget includes \$100,000 for the environmental site assessment and tender preparation for building demolition, including site remediation, at the former Centre Consolidated School site. Council previously awarded Strum Consulting Ltd.'s professional fee proposal of \$53,920, including 15% contingency and net HST for the Phase II Environmental Site Assessment and Hazardous Material (HAZMAT) Screening Assessment is within the approved capital budget.

The fee proposal of \$37,494, including 20% contingency and net HST, brings the total professional fees in 2024/25 to \$91,414, including 20% contingency and net HST. This is within the approved 2024/25 capital budget amount of \$100,000.

Once Strum Consulting's reports are completed and estimated costs of HAZMAT removal / building demolition / removal and site remediation are known, MODL can seek external funding opportunities to offset the costs of performing the work.

Strategic plan

N/A

Work plan

The Phase III ESA is expected to take approximately six (6) weeks upon award. This Phase III ESA will include a class D estimate for the expected cost in time for the 2025/2026 Capital Budgeting process.

Alternatives

MODL is obligated to conduct a Phase III ESA in order to further delineate the areas of site contamination and necessary steps to take in order to achieve regulatory closure.

Conclusion

MODL Council has determined that the demolition and removal of the former Centre Consolidated School and Sewage Treatment Plant and site remediation is a priority. A professional fee proposal was requested from Strum Consulting. Strum is on the MODL's Standing Offer for Engineering Design and Construction Oversight Services. Strum Consulting submitted a fee proposal of \$37,494, including a 20% contingency and net HST.

Report Preparation	
Department	Engineering & Public Works
Report Prepared by	Stephen W. Pace, Director of Engineering & Public Works
Report Approved by	
Date Reviewed by C.A.O.	

MODL PICKLEBALL PARK



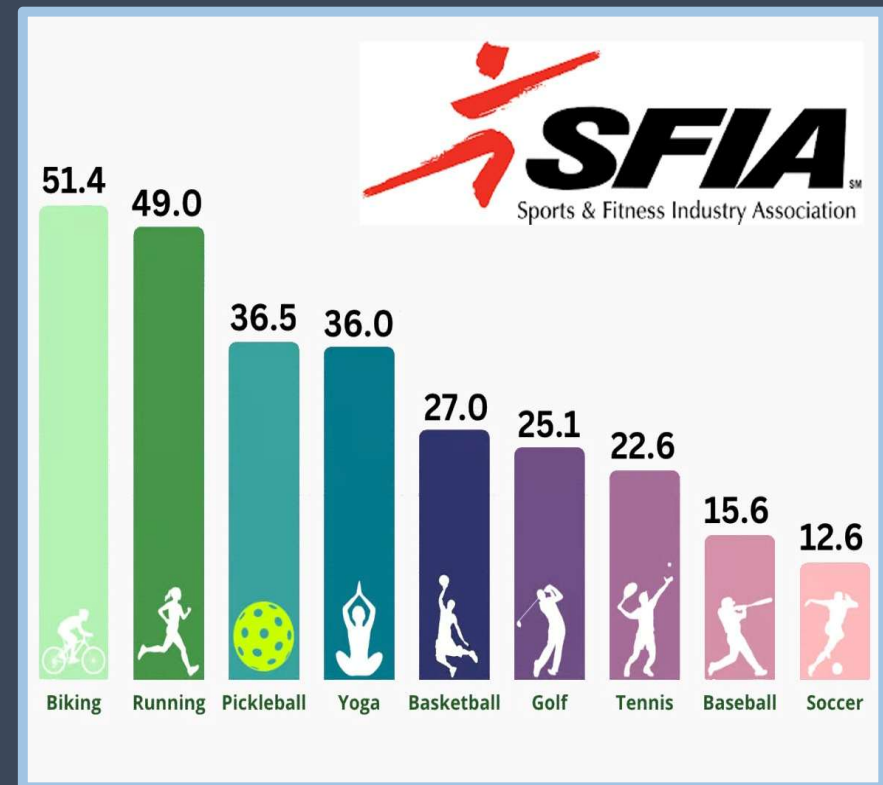
What is Pickleball?

- Sport that combines tennis, badminton and ping-pong.
- Primarily played outdoors on badminton-sized court.
- Sneakers, paddle & pickleball (plastic with holes) is all that's needed to play.



Explosive Growth & Popularity

- Fastest growing sport in North America for with astounding annual average participation growth of 223% over past 3 years ([USA Pickleball, 2023](#))
- 36.5 million players in the USA ([Association of Pickleball Players, 2023](#)) making pickleball 3rd most participated in sport ([Sport & Fitness Industry Association, 2023](#))
- Last year, an average of 130 courts were built in the USA per month representing a yearly growth of 55% ([The Kitchen, 2024](#)).
- 1.4 million registered & estimated 3.8 million unregistered players in Canada ([Pickleball Canada, 2023](#)). Greater than 1/10 Canadian households have someone who plays pickleball ([Sport Information Resource Centre, 2023](#))



Why So Popular?

- **Easy to Learn** – Participants can be taught to play in 1 hour, even without an athletic background.
- **Extremely Social** - Many breaks in play, ability to rotate partners, & smaller court size make it a highly social activity.
- **Fun** – 62% of players identifying having fun as the #1 reason they participate ([Pickleball Canada, 2022](#)).
- **Adaptable & Accessible** – Small court size, flexible rules, and modifiable equipment makes the game adaptable for people of various skill levels and physical abilities. As a result, almost anyone can participate.



Truly a Game for Everyone

- **Gender:** Unlike many sports where women are woefully underrepresented, 40% of current players are female ([Sport & Fitness Industry Association, 2022](#)); aided by 50% increase in female participation in the last year ([CBC, 2023](#)).
- **Differently-abled:** Pickleball is increasingly popular among people with disabilities & chronic illnesses. Courts are wheelchair accessible; rules can be tailored and equipment modified to meet individual needs ([Sports Illustrated, 2023](#); [Pickleball101.com, 2024](#))
- **Competitive Athletes:** Professional tours exist in US & Canada. Competitive tournaments are held almost weekly in NS and include an annual Provincial & Atlantic Championships.
- **Youth:** Players 6-17 years old represent 21% of all players and are the fastest growing demographic ([PPA Tour, 2023](#)).
- **Seniors:** 52% of regular participants are 55+, and 33% are 65+ ([Sports & Fitness Industry Association, 2022](#)).



Popularity Among Older Adults

- Pickleball has many attributes that make it a perfect form of exercise for older adults including:
 - Small court size and slower pace requires less mobility & decreases pressure on joints (while still benefitting from physical activity).
 - Can be played at various skill levels & intensities, so players can choose how hard to compete based on comfort/fitness.
 - Points (30-60 seconds) and games (15 minutes) are typically short and allow for many breaks in play.
 - Rules of game rewards strategy & skill over pure athleticism, thus allowing competition with much younger players.



Perfect for MODL

- Average household income in MODL was \$59k, \$14k below provincial average ([MODL Municipal Report, 2022](#)) and nearly 20% of residents are considered low income ([MODL 2040 Report](#)).
 - Pickleball is inexpensive compared to other sports due to limited equipment being required to play (set of balls & 4 paddles can be bought for less than \$50).
- MODL's own research shows that seniors make up more than 50% of residents. By 2041, the average projected age of MODL residents will be 63 years old, making it one of the oldest communities in the country ([MODL 2040 Report](#)).
 - Pickleball is exceptionally popular among older adults. 52% of regular participants are 55+ and 33% are 65+ ([Sports & Fitness Industry Association, 2022](#)).



Health Benefits

- Research shows seniors benefit from playing pickleball in several ways including:
 - Improved bone strength, muscle development, dexterity, mobility, eye hand coordination, balance & agility in older adults ([Harvard Health Journal, 2021](#); [AARP, 2024](#); [Psychology Today, 2021](#))
 - Aiding in cardiovascular health and reduces the risk of heart disease and stroke ([Lifeline.com](#)).
 - Reduced risk of death by 47% compared to those who were inactive. Swimming ranked second with 28% reduction ([Psychology Today, 2024](#))



Mental Health Benefits

- Research shows 40% of seniors are lonely, particularly in rural communities. Loneliness increases risk of premature death by 26%, increase comparable to smoking 15 cigarettes a day ([University of California San Francisco, 2012](#) & [The Guardian, 2024](#)).
- Pickleball is great antidote to loneliness. 40% of players identify “social aspects” as primary reason for playing, not surprising since small court size & many breaks in play makes pickleball a highly social activity ([Pickleball Canada, 2022](#)).
- Studies show playing pickleball decreases seniors reported loneliness by increasing community connection ([National Institute of Health, 2023](#)). Seniors who play pickleball report significant increases life satisfaction, self-confidence & decreases in depression ([Apple Heart & Movement Study, 2024](#); [National Institute of Health, 2023](#)).



Pickleball on the South Shore

- Pickleball introduced on the South Shore in 2014 and hosted the first Provincial Championships in 2016.
- Initial group of 4 players has swelled to 500+ participants in Lunenburg County and includes multiple Provincial, Atlantic, and National Champions.
- Extreme growth & popularity has resulted in our current facilities being unable to meet demand.
- Other areas in NS have addressed this issue by constructing outdoor courts. Since first speaking with council, courts have been built at 35+ locations across NS . Despite being one of the first to areas to play, Lunenburg County is one of last without dedicated outdoor courts (Pickleheads.com)



South Shore Pickleball Club

- South Shore Pickleball Club was formed in 2021, and presentation was made to council regarding the need for outdoor courts.
- In 2022, effort was made to have courts constructed on LCLC property. However, engineers & contractors advised against building there for a variety of reasons including the presence of surface water, significant slope, and soil contamination.
- South Shore Pickleball Club has recently identified MODL owned land on Leary Fraser Road (PID 60413234) as the **PERFECT** site for pickleball courts in the municipality. Rationale for this site was presented previously and includes it being the only **equitable & centralized** location that meets necessary criteria.



Proposed Site

- **We strongly believe the identified site is PERFECT because:**
 - ✓ Existing tree cover (provides shade, acts as wind barrier, & reduces glare)
 - ✓ Proximity to other recreation allows for multi-use family friendly environment.
 - ✓ Away from residences, eliminating risk of noise complaints.
 - ✓ Aesthetic appeal which promotes a sense of pride & increases participation.
 - ✓ Acreage allows for proper orientation, future additions, & tournament hosting.
 - ✓ Environmentally conscientious location as it does not require clearing.
 - ✓ No identified drainage concerns.

We request that Council considers entering into management agreement with **South Shore Pickleball Club** that would allow us to develop & construct 6 pickleball courts at the proposed site and that the funds sat aside in pickleball reserve, be used towards the establishment of these courts.





THANK YOU FOR YOUR
CONSIDERATION



November 29, 2024

Council of the Municipality of the District of Lunenburg
Via Email: nadia.dahlbeck@modl.ca

Dear Council:

As Executive Director for the Department of Municipal Affairs and Housing, the Minister has asked that I respond to Carolyn Bolivar-Getson's letter of September 20, 2024, regarding support for the Oakhill Solar Project.

First and foremost, I want to apologize for the delay in responding to this correspondence. Upon receipt of the letter, staff reached out to the Department of Natural Resources and Renewables (NRR) to discuss program requirements for the Community Solar Program ("the Program") to better understand the Department's role in the process.

Following our discussions with NRR, we are pleased to report that municipalities are not required to obtain a letter of support from the Minister of Municipal Affairs and Housing in order to apply for the Program. Please note that this outcome will not negatively impact your application in any way.

If the municipalities participating in the Project require any capital borrowing, the typical process for borrowing approvals would apply. This includes passing Resolutions and receiving a Certificate of Approval from the Minister. If any of the various municipalities have questions about the borrowing process, please reach out to Municipal Advisor Andrea Hyslop for more information.

I commend your councils for working with regional partners on innovative projects to support renewable energy, and I wish you the best of luck in your application to the Community Solar Program.

Sincerely,



Elizabeth Kennedy
Executive Director,
Municipal Affairs and Housing

c: Andrea Hyslop, Municipal Advisor, DMAH

PNS-46791/ah



Municipality of the District of Lunenburg

10 Allée Champlain Drive Cookville Nova Scotia Canada B4V 9E4

Office of the Mayor

Phone: 902.543.8181 Fax: 902.543.7123 mayor@modl.ca Web Site: www.modl.ca

September 20, 2024

Via Email: dmamin@novascotia.ca

Honourable John Lohr
Minister of Department of Municipal Affairs and Housing
Municipal Finance, Grants, Programs and Operations
PO Box 216, Halifax NS B3J 2M4

RE: Funding Support for the Oakhill Solar Project

Dear Minister Lohr:

On behalf of the Municipality of the District of Lunenburg (MODL), along with our fellow municipalities on the South Shore—namely, the Municipality of the District of Shelburne (MODS), the Municipality of the District of Argyle (MODA), the Town of Shelburne, and the Town of Lockeport, I am writing to seek your support for the Oakhill Solar Project. Our municipalities are keen to develop new revenue streams that are not dependent on taxes, and that are stable, sustainable, and directed towards community needs that align with the Province’s climate objectives.

The Department of Natural Resources and Renewables (DNRR) Community Solar Program (the Program) presents an excellent opportunity for our municipalities, guided by Alternative Resource Energy Authority (AREA), to achieve these goals. The program will enable us to generate new revenue streams, contribute to the decarbonization of the provincial grid, and provide long-term annual financial benefits to equity-deserving members of our communities who are most in need of support.

Previously, AREA successfully financed the Ellershouse Wind Farm, demonstrating the viability of municipal-led renewable energy projects. With the support of DNRR Program Manager Julia Lindsay, AREA and our municipalities presented, on July 27th, 2023, to Department of Municipal Affairs and Housing staff the concept of replicating this successful model for the financing of a

7MW, \$25 million solar project at the site of 283 Oakhill Road, Oakhill, Nova Scotia, the former Bowater sawmill.

Our upcoming project application includes a critical component regarding committed financing. To this end, MODL, MODS and MODA Councils have passed motions approving the creation of an Inter-Municipal Service Agreement (IMSA) and committing to provide the necessary financial backing for the project once we are granted the Power Purchase Agreement from the Program. Please see these motions attached to this letter.

To strengthen our application and demonstrate provincial support for this initiative, we respectfully request the attached letter of signed support from the Department of Municipal Affairs and Housing to include with our submission to the Program. This letter of support would significantly enhance our ability to secure the necessary funding and bring this project to fruition, benefiting all our municipalities and the Province.

We appreciate your consideration of our request and look forward to your positive response.

Yours sincerely,



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

cc: Tom McEwan, Chief Administrative Officer, Municipality of the District of Lunenburg
Penny Smith, Warden, Municipality of the District of Shelburne
Warren McLeod, Chief Administrative Officer, Municipality of the District of Shelburne
Danny Muise, Warden, Municipality of the District of Argyle
Alain Muise, Chief Administrative Officer, Municipality of the District of Argyle



Memorandum

To: Abhi Jain, Climate Change & Sustainability Manager
From: Tina Robichaud-Bond, Acting Municipal Clerk
Date: August 2, 2024
Re: MODL Council Motion #152
Oakhill Community Solar Garden Project

Please be advised that Municipal Council, in session on Tuesday, July 30, 2024, passed the following motion with regards to the above noted:

“that Municipal Council support the application to the Community Solar Garden Program for the Oakhill Community Solar Project, and conditional upon on the successful awarding of the Power Purchase Agreement by the Department of Natural Resources and Renewables and the Minister of Municipal Affairs and Housing’s approval of the IMSA’s temporary borrowing resolution:

‘the Municipality of the District of Lunenburg Council supports the Oakhill Community Solar Project, and will enter into an intermunicipal service agreement created to own and finance the Oakhill Community Solar Project, and will guarantee 56.14% of the intermunicipal service agreement’s capital debts up to a maximum of \$14,035,000 and the Municipality of the District of Lunenburg will allocate its share of the annual profits from the Project towards environmental initiatives inside its municipal boundary’”.

Regards,



MEMORANDUM

TO: Hana Do, Project Management Administrator
FROM: Warren MacLeod, Chief Administrative Officer
DATE: September 19, 2024
SUBJECT: Oakhill Community Solar Project Motion

Please be advised that at the Council Meeting held on July 24, 2024 the following motion was made:

MOTION: OAKHILL COMMUNITY SOLAR PROJECT

Being duly moved and seconded, be it resolved that the Council of the Municipality of the District of Shelburne supports the Oakhill Community Solar Project's subscription administration plan as detailed in the July 10, 2024, staff report; and

The Municipality of the District of Shelburne Council supports the Oakhill Community Solar Project and may enter an intermunicipal service agreement created to own and finance the Oakhill Community Solar Project and will guarantee 21.93% of the intermunicipal service agreement's capital debts up to a maximum of \$5,500,000. The Municipality will furthermore allocate its share of the profits towards environmental initiatives within its municipal boundary; and

Council directs the CAO to collaborate with the other partner municipalities associated with the Oakhill Community Solar Project, to ensure that AREA submits a competitive and economically viable Project application to the Community Solar Program.

These commitments are contingent upon the following conditions precedent:

- The successful awarding of the Power Purchase Agreement to the Oakhill Community Solar Project by the Department of Natural Resources and Renewables.
- The Minister of Municipal Affairs and Housing's approval of the intermunicipal service agreement's temporary borrowing resolution and the Council's guaranteeing of 21.93% of the intermunicipal service agreement's capital debts, to a maximum of \$5,500,000.

- **MOTION CARRIED**



MEMORANDUM

TO: Hana Do, Project Management Administrator

FROM: Chief Administrative Officer, Alain Muise

SUBJECT: Oakhill Solar Project Motions

DATE: August 29, 2024

Please be advised that at the Special Council Meeting on July 25, 2024 the following motions were made:

It was moved by Councillor Surette and seconded by Councillor Boudreau the following motions

- 1) *“That the Municipality of Argyle Council supports the Oakhill Community Solar Project’s subscription administration plan as detailed in the July 19th staff report”.*
- 2) *“That the Municipality of Argyle Council supports the Oakhill Community Solar Project and will enter into an intermunicipal service agreement created to own and finance the Oakhill Community Solar Project and will guarantee 25.2% of the intermunicipal service agreement’s capital debts up to a maximum of 4,410,000. These commitments are contingent upon the following conditions precedent:*
 - *The successful awarding of the Power Purchase Agreement by the Department of Natural Resources and Renewables.*
 - *The Minister of Municipal Affairs and Housing’s approval of the intermunicipal service agreement’s temporary borrowing resolution and the Council’s guaranteeing of 25.2% of the intermunicipal service agreement’s capital debts, to a maximum of \$4,410,000*
- 3) *Council direct its CAO to collaborate with the other partner municipalities associated with the Oakhill Community Solar Project, to ensure that AREA submits a competitive and economically viable Project application to the Community Solar Program.*

MOTION CARRIED UNANIMOUSLY

Council
Item #: 10.1
Date: December 10, 2024
Authorization: T. MacEwan



Memorandum

To: Mayor Elspeth McLean-Wile, and Councillors

From: Chairperson & Members of the Finance Committee

Date: December 3, 2024

Re: Recommendations of the Finance Committee

The Finance Committee, in session on Tuesday, December 3, 2024, made the following recommendation(s) to Council:

1. That the Finance Committee recommend to Council that Municipal Council endorse the Cookville Wastewater Treatment Plant Upgrades – Phase 3 project as the funding priority for the Growth and Renewal for Infrastructure Development Program (GRID).

Respectfully submitted,

Chairman and Members
Finance Committee
/jgp

Council
Item #: 10.1.1
Date: December 10, 2024
Authorization: T. MacEwan



Municipality of the District of Lunenburg
Request for Decision

Report To: Finance Committee
Submitted By: Amy Wamboldt, Grant Coordinator
Date: December 3, 2024
Re: Municipal Capital Growth Program

Recommended Motion:

“that Municipal Council endorses the Cookville Wastewater Treatment Plant Upgrades – Phase 3 project as the funding priority for the Growth and Renewal for Infrastructure Development Program (GRID)”

Background

The Growth and Renewal for Infrastructure Development Program (GRID) supports investment in priority municipal infrastructure projects that address critical capacity issues, build more accessible and adaptable communities and enable the preservation and expansion of services to support housing. The province is requesting municipal applications that fall within 3 infrastructure categories:

- Water, Wastewater and Stormwater
- Climate Change Adaptation
- Accessibility

MODL owns and operates the Cookville Wastewater Treatment Facility, which is a Class III plant providing wastewater treatment for the Osprey Village area. Due to the high level of development scheduled for Osprey Village (approximately 800 units plus commercial development), the plant is expected to exceed its operational capacity within the next few years. Plant upgrades are required to ensure MODL can provide sufficient wastewater treatment capacity for the planned developments.

To date, MODL has been awarded two grants to help cover the costs of this substantial capital project:

Municipal Capital Growth Program (MCGP)	\$4,100,000
Invest in Canda Infrastructure Program (ICIP)	\$6,679,903
Total Grant Funding	\$10,779,903

The total cost of the Cookville Wastewater Plant Phase 3 upgrade is \$24,570,820 and MODL has only reached 43.9% funding for this project. To meet our funding target of 50%, a funding request of \$1,500,000 to the GRID program is recommended.

Discussion

The Provincial and Federal levels of government release grant programs throughout the fiscal year to provide support for various projects of strategic importance to municipal governments. When these grant programs are released, staff review the current and 5-year capital budgets to identify Council-approved projects that are best aligned with the various funding programs. Funding programs often require a Council motion to validate that Council supports the project and associated funding application. To meet the requirements of the grant application, staff have put forward this Request for Decision to attain the required Council motion to accompany the GRID application, which is due by December 13, 2024.

Previous to the GRID program announcement, staff presented information to Council suggesting that we would use the Sustainable Services Growth Fund (SSGF) contribution from the province (valued at \$1,205,260) towards the Cookville Wastewater Treatment Plant Phase 3 upgrade project. The GRID program allows for a more strategic use of the SSGF funds. Staff are considering reallocating the SSGF contribution to qualifying projects completed in 2023/24 which were funded through municipal reserve funds. Council will be advised, and a motion will be sought if this occurs.

Recommendation

To meet the funding target of 50%, a funding request of \$1,500,000 to the GRID program is recommended.

Report Preparation	
Department	
Report Prepared by	
Report Approved by	
Date Reviewed by C.A.O.	

Council
Item #: 11.1.1
Date: December 10, 2024
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council

Submitted by: Trudy Payne, Director of Recreation, Parks, & Tourism

Date: December 10, 2024

Re: 55+ Games Financial Request

Recommendations

That Council approve awarding the Lunenburg County Lifestyle Centre \$10,000 to come from the 2024-2025 Recreation, Parks and Tourism operating budget to be used towards the planning and execution of the NS 55+ Games being held in Lunenburg and Queens Counties in September 2025.

That Council consider allocating an additional \$10,000 in the 2025-2026 budget, during budget deliberations to be used for the planning and execution of the NS 55+ Games.

Background

The Lunenburg County Lifestyle Centre (LCLC) bid on hosting the 2025 NS 55+ Games and were successful. They are scheduled to take place in September 2025. The Games bring together over 700 participants across a number of activities and social events, offering a platform to promote active living with the 55+ community while stimulating tourism and economic growth in the region. The Games will be hosted within Lunenburg and Queens counties including the towns of Bridgewater, Lunenburg, Mahone Bay, the municipalities of Lunenburg and Chester, and the Region of Queens, with the LCLC serving as the central hub. The last time Lunenburg County hosted the Games was in 2017.

In October of 2024 an interim committee was struck consisting of staff from MODL, the Town of Bridgewater and the LCLC and since that time Co-chairs for the games have been secured in Andrew Tanner with Saltbox Brewery and Joanne Cooper with Best Western Plus. Events Lunenburg County has agreed to serve as the host committee. Work is underway to fill all the positions required for the host committee. The LCLC Board also has contracted Miles East Productions to support the interim and host committee in delivering the games. Thus, funds allocated by the LCLC in this fiscal year will be used to partially pay Miles East Productions for the work they do this year. Their contract continues into the next fiscal year as well.

Executive Summary

As the host committee is being formed and logistics worked out it was recognized that to assist with the planning of the games funding is required within this current fiscal year. A grant application has been made to the Age Friendly grant and one will be submitted to Events NS. Municipal units in Lunenburg and Queens Counties will also be approached to help fund the games. Reaching out to other funding agencies and developing a sponsorship program are also part of the plans to secure funding to deliver on a successful event. The estimated budget for the games is \$185,000, \$20,000 being allocated for a legacy project.

To help with costs this fiscal, the LCLC Board made a motion to request funding in the amount of \$10,000 to both the Town of Bridgewater and MODL councils. This year the Recreation, Parks & Tourism Department included an additional \$15,000 for events as it was staff's intent to add another event for residents and to attract tourist to the area. With the need expressed by the 55+ Interim Committee for funding, staff are recommending using \$10,000 of these funds for the 55+ Games and not proceed in offering an additional event in MODL this fiscal year.

The Board also made a motion for both the Town of Bridgewater and MODL's councils to consider allocating an additional \$10,000 in the 2025-2026 budget, during budget deliberations, to be used for the planning and execution of the games.

Conclusion

The games do attract 700+ participants, which will have a positive economic impact for the area, with participants staying overnight, going to places such as restaurants, museums, gas stations, shopping, etc. Often when people visit the region, they are inspired to come back having the potential for future economic impacts. Investing in events such as the 55+ Games is an investment in our communities and local businesses. Many of the facilities being used for the games are owned and managed by non-profit groups and the rental of their facilities supports and helps them in providing services for our residents.

The LCLC is owned by the Town of Bridgewater and MODL thus supporting events through event funding not only supports the facility but again adds to the economic growth of the region and will help build the region's name for being a spectacular host for major events.

Report Preparation	
Department	Recreation, Parks, & Tourism
Report Prepared by	Trudy Payne, Director of Recreation, Parks & Tourism
Report Approved by	
Date Reviewed by C.A.O.	



December 3, 2024

Elsbeth McLean-Wile, Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, NS B4V 9E4

Dear Mayor McLean-Wile:

RE: FUNDING SUPPORT FOR THE 2025 NOVA SCOTIA 55+ GAMES

The Lunenburg County Multipurpose Centre Corporation (LCMPCC) will be hosting the 2025 Nova Scotia 55+ Games, in September 2025. These games will bring together over 700 participants across 22 activities with several social events, offering a platform to promote active living while stimulating tourism and economic activity within the region. The games will be hosted within Lunenburg and Queens County including the Towns of Bridgewater(TOB) , Mahone Bay, and Lunenburg and the Municipality of District of Lunenburg(MODL) the District of Chester and the Region of Queens. The Lunenburg County Lifestyle Centre (LCLC) will serve as the central hub.

A Host Committee has been established to lead the event planning and implementation. This Committee will be supported by LCLC staff, TOB and MODL staff. The Hosting Committee will have several sub-committees and will report to the LCMPCC Board. To help enable the Host Committee to move forward in planning the games the LCMPCC Board is requesting that TOB and MODL both provide \$10,000 in funding from this current years fiscal budget (2024-25), and further that the two municipal units provide an additional \$10,000 each in the 2025-26 fiscal year. To this end, the LCMPCC Board passed the following motion at the November 21, 2024 Board meeting:

That the LCMPCC Board formally request in writing that:

The Town of Bridgewater and the Municipality of the District of Lunenburg allocate \$10,000 in the 2024-25 fiscal year in support of the NS 55+ Games planning and execution; and

Further request an additional \$10,000 be considered to be allocated by each Council in the 2025-26 budget during budget deliberations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tammy Crowder", is written over a horizontal line.

Tammy Crowder, MURP, MCIP
Chief Administrative Officer

cc. Councilor Pamela Hubley, LCLC Chair
Tom MacEwan, CAO-MODL

Council

Item #: 11.2.1

Date: December 10, 2024

Authorization: T. MacEwan



Municipality of the District of Lunenburg

Request for Decision

Report to: Mayor McLean-Wile and Members of Municipal Council

Submitted by: Jeff Merrill, LPP, MCIP, Director of Planning & Development Services

Date: December 10, 2024

Re: Appointment of Building Officials

Recommendation

That Council appoint the following qualified individuals as Building Officials for the Municipality of the District of Lunenburg:

- **Myles Harlow, and**
- **Tim Clattenburg.**

Discussion

In October 2024 the Municipality of the District of Lunenburg, Town of Lunenburg, Town of Bridgewater and the Region of Queens Municipality entered into a regional inspection services agreement. The agreement pools our resources together with MODL being the service provider. Under the agreement Inspection staff in participating municipalities come under the direction of the Inspection Services Manager and will have the ability to conduct inspections in any of the partner municipalities.

The Nova Scotia Building Code Act (s. 5.2) requires that Council appoint building officials to administer and enforce the Building Code Act in the municipality.

The District of Lunenburg needs to appoint two staff based out of the Region of Queens Municipality as building officials, being Myles Harlow and Tim Clattenburg.

Legislation enables the CAO to appoint fire inspectors and dangerous & unsightly property administrators. As such the CAO has recently appointed the following individuals as both fire inspectors and dangerous & unsightly property administrators in the District of Lunenburg:

Myles Harlow;
Tim Clattenburg; and
Tyler Gaves

Budget implications

No budget implications.

Conclusion

The appointments carry out the direction of the regional inspection services agreement.

Report Preparation	
Department	Planning & Development Services
Report Prepared by	Jeff Merrill, Director
Report Approved by	
Date Reviewed by C.A.O.	