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Municipal Council Meeting Agenda

Tuesday, January 14, 2025 – 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 - December 10, 2024**
- 6. Business Arising from Minutes**
- 7. Awarding of Tenders/RFPs - Nil**
- 8. Presentations/Scheduled Times**
 - 8.1 Lunenburg County Wheels, Jerome Tanner, Daron Lantz, Harry Beach 9:15 a.m. 1-14
 - 8.2 Broad Cove Beach Adjacent Lands, Shelley Scott, Chair 10:15 a.m. 15-19
- 9. Consideration of Correspondence**
 - 9.1 Email from George Buranyi re Designated Watershed Lunenburg County 20-32
- 10. Recommendations from Committees & Boards**
 - 10.1 Nominating Committee**
 - 10.1.1 Member at Large Appointments to Planning Advisory Committee 33
- 11. Staff Reports**
 - 11.1 Administration**
 - 11.1.1 Fire & Emergency Services Coordinator's Annual Report 34-40
 - 11.1.2 Household Water Supply Financing Budget Options..... 41-43

11.2 Recreation, Parks & Tourism

- 11.2.1 PRO Kids Reserve Budget Request..... 44-45
- 11.2.2 Seahawks Minor Football Club Management Agreement..... 46-49

11.3 Planning & Development

- 11.3.1 Proposed Amendments to Osprey Village Secondary Planning Strategy and Land Use By-law 50-53

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

- 12.1 Region 6 Update (K. DeLong)
- 12.2 Deputy Mayor's Update
- 12.3 Mayor's Update

13. Added Items

14. In Camera

- 14.1 Contract Negotiations under Section 22(2)(e) of the MGA
- 14.2 Land Negotiations under Section 22(2)(a) of the MGA

15. Adjournment



LC Wheels Operates 5 Vehicles Mon-Fri 8am-12pm 1pm-5pm

Our Fleet

- 1, Eight Passenger Bus (Wheelchair Accessible)
- 1, Seven Passenger Mini Van
- 4, Eight Passenger Pro-master Vans (Wheelchair Accessible)

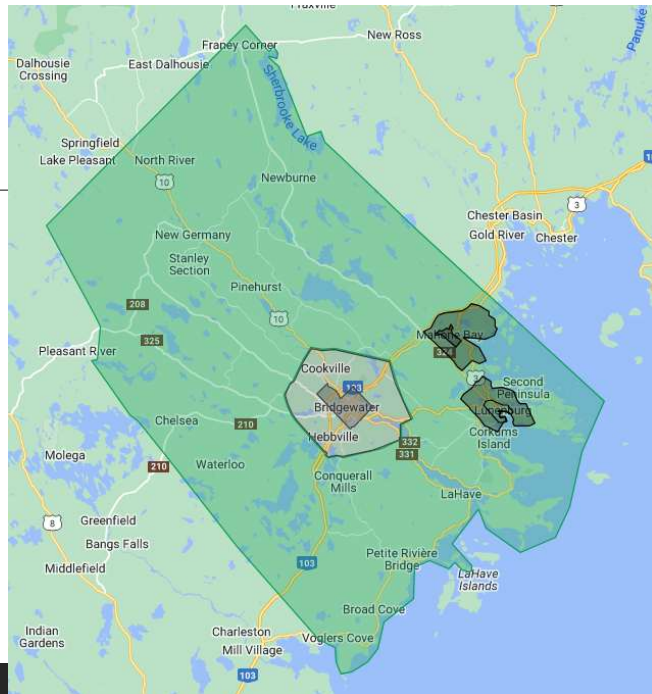


We now cover all of Lunenburg County West

Call 902-523-4455 To Book a Ride.

Serving anyone that needs a ride in Lunenburg County West .

Some restrictions for children under 16.



Office Staff
 Operations Manager (Full-time)
 Dispatcher (Full-time)
 Admin Person (Part-time)

Drivers:

3 Full-time (min 30hrs per week)

2 Part-time (max 20hr per week)

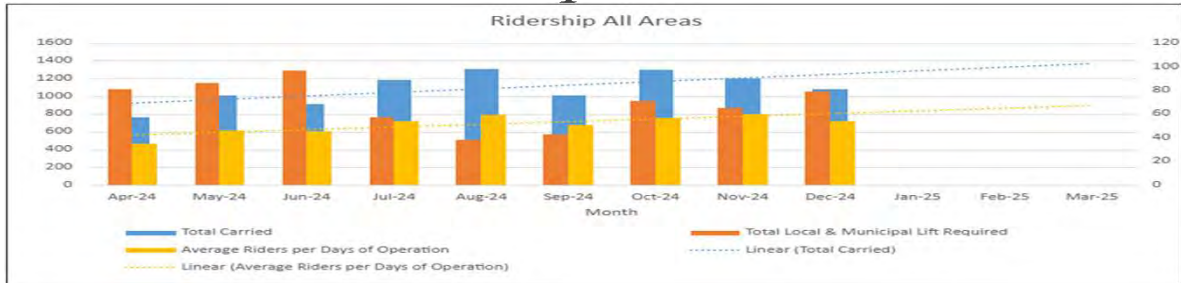
9 Casual (one plus shift(s) per week)

3 Volunteer Drivers (one shift per week)

3 Volunteer Drivers (for community Service runs)



Ridership All Areas



Month	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Totals
Bridgewater Non-Lif	386	425	589	555	728	779	584	754	653	609				5676
Bridgewater Lif	17	54	55	74	41	20	29	52	34	52				411
MoDL Non-Lif	189	224	245	182	270	363	255	307	351	261				2458
MoDL Lif	11	21	25	15	9	8	13	17	9					125
Lunenburg Non-Lif	0	21	77	47	78	86	86	88	76	87				646
Lunenburg Lif	0	6	4	6	4	6	3	3	6	8				46
Mahone Bay Non-Lif	0	13	16	31	54	39	42	72	53	45				365
Mahone Bay Lif	0	0	2	2	3	4	3	3	8	10				35
Total Local & Municipal Lift Required	28	81	86	97	57	38	43	71	65	79				617
Total Carried	603	764	1013	912	1187	1305	1010	1298	1198	1081				9768
Average Number of Riders per Trip	1.232	1.248	1.166	1.240	1.299	1.152	1.179	1.186	1.196					
Number of Trips per Month	620	812	782	957	1005	877	1101	1010	904					
Average Riders per Days of Operation	34.73	46.05	45.60	53.95	59.32	50.50	56.43	59.90	54.05					
Total Carried since 1 st passenger June 9, 1992														258,237

Where are people going with Lunenburg County Wheels?

Ride Distribution														
Month	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Totals
Work	47	90	136	191	269	222	196	183						1,334
Sheltered Workshops	25	63	85	221	100	104	37	179						814
Training	14	0	12	16	0	3	4	0						
Education	37	21	2	0	0	42	108	60						
Medical Appointments	116	187	167	166	226	177	192	175						
Access to Food	31	63	93	148	149	157	51	91						
Physical Activity	0	0	8	23	10	22	17	51						
Shopping/Errands	191	224	215	181	203	141	514	312						
Social & Recreational Connections	252	299	174	207	325	138	179	124						
Other	51.0	66.0	17	34	23	3	0	23						
Total Driver Hours	0	764	1013	909	1187	1305	1009	1298	1198	0	0	0	0	8,683

What's New?

- In Jan 24 we hired a fulltime dispatcher.
- In April 2024, we brought into service the 4 new Promaster accessible vans and completed our service area expansion.
- Since June 24, we hired 3 fulltime drivers, 2 Part-time and 6 Casual Drivers
- In Oct 24, in response to strong user demand we bought a 5th vehicle into service and hired additional drivers
- In Oct 24, we moved into a bigger office space to accommodate the new staff.
- In Nov 24, we hired a part time admin assistant
- In Jan 25, we launched a couple of new tools - dispatch software and driver tablets to improve our operations.

We Appreciate Your Support

Your support has help LC Wheels focus on expanding our service to support all residence of Municipality of the District of Lunenburg, Bridgewater, Lunenburg and Mahone Bay in 2024.

Let's continue the journey together.



Lunenburg County Wheels Operating Budget Projected to March 31, 2027

	2024-2025	2025-2026	2026-2027
Balance Sheet Net Assets Unrestricted at beginning of year	\$321,006	\$307,991	\$223,430
OPERATING REVENUE			
Nova Scotia dept of Transportation CTAP grant	\$232,400	\$232,400	\$232,400
Fare Assistance Program (Province)	\$2,400	\$5,000	\$5,000
Fuel Tax Rebate (Province)	\$3,100	\$3,100	\$3,100
NS-TRIP (Province)	\$5,000	\$5,000	\$5,000
Municipal grants (MODL, BW, MB and Lunenburg)	\$90,000	\$90,000	\$90,000
Federal Gas Tax Rebate	\$159	\$159	\$159
Federal HST Rebate	\$33,800	\$10,000	\$10,000
Fare Income	\$44,375	\$54,375	\$59,375
Fundraising	\$6,000	\$16,000	\$18,000
Donations (charitable tax receipt issued)	\$10,000	\$10,000	\$10,000
Other - Interest on Savings/Investments	\$10,000	\$5,000	\$4,000
Other (nonreceipt onboard donations)	\$2,500	\$2,500	\$2,500
Employment subsidy	\$6,924	-	-
TOTAL REVENUE	\$446,658	\$433,534	\$439,534
OPERATING EXPENSES			
ADMINISTRATIVE EXPENSES			
Salaries and Benefits (mgt/dispatch/admin)	\$117,300	\$134,200	\$139,363
Office Rent/Utilities/Maintenance	\$12,150	\$18,000	\$18,000
Office Expenses/Supplies	\$2,500	\$2,500	\$2,500
Phones	\$1,457	\$1,457	\$1,457
Internet/Web costs	\$960	\$960	\$960
Advertising, Promotion	\$4,847	\$4,847	\$4,847
Contractual Costs (accounting, legal, consultants)	\$4,100	\$4,100	\$4,100
Association Dues and Fees	\$600	\$600	\$600
Meeting/Conference Expenses	\$1,100	\$1,100	\$1,100
Staff/Board Mileage/Travel expenses	\$500	\$500	\$500
Staff/Volunteer Training	\$2,000	\$2,000	\$2,000
Insurance (non-vehicle)	\$5,000	\$5,000	\$5,000
NS-TRIP Project contributions	\$3,750	\$3,750	\$3,750
Bank fees and charges	\$200	\$200	\$200
Miscellaneous	\$1,158	\$1,158	\$1,158
Bookkeeping	\$4,400	\$4,400	\$4,600
IT services	\$2,000	\$2,000	\$2,000
TOTAL ADMINISTRATIVE EXPENSES	\$164,022	\$186,772	\$192,135
VEHICLE EXPENSES			
Salaries & Benefits (Drivers)	\$216,873	\$258,423	\$261,992
Insurance (vehicles)	\$10,500	\$10,500	\$10,500
Vehicle Repairs/Maintenance	\$15,000	\$17,000	\$19,000
Vehicle Registration	\$200	\$200	\$200
Fuel	\$47,628	\$50,000	\$55,000
Cleaning	\$4,400	\$4,400	\$4,400
Onboard Communication (cell phone plans for tablets)	\$4,500	\$4,500	\$4,500
TOTAL VEHICLE EXPENSES	\$299,101	\$345,023	\$355,592
TOTAL EXPENSES	\$463,123	\$531,795	\$547,727
NET INCOME (DEFICIT)	-\$16,465	-\$98,261	-\$108,193
Net Assets Unrestricted at end of year	\$304,541	\$209,730	\$115,237

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Financial Statements
Year Ended March 31, 2024



INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Members of Senior Wheels Association operating as Lunenburg County Wheels

We have reviewed the accompanying financial statements of Senior Wheels Association, operating as Lunenburg County Wheels, (the Organization) that comprise the statement of financial position as at March 31, 2024, and the statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Senior Wheels Association as at March 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

CHARTERED PROFESSIONAL ACCOUNTANTS

Bridgewater, Nova Scotia
 June 19, 2024

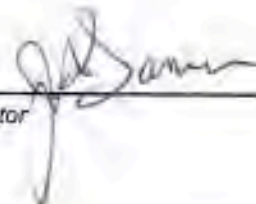
SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Statement of Financial Position
March 31, 2024

	2024	2023
ASSETS		
Current		
Cash	\$ 178,064	\$ 181,773
Term deposits, bearing interest at 4.55% per annum, maturing May 24, 2024	124,234	119,390
Accounts receivable	376,683	-
HST recoverable	23,228	5,261
Prepaid expenses	-	20,000
Security deposits	500	500
	702,709	326,924
Capital assets (Note 4)	399,014	57,645
Term deposit, bearing interest at 3.95% per annum, maturing July 6, 2025	21,006	20,794
	\$ 1,122,729	\$ 405,363
LIABILITIES		
Current		
Accounts payable and accrued liabilities	\$ 242,096	\$ 7,368
Employee deductions payable	5,715	2,247
Deferred revenue (Note 5)	173,692	144,000
	421,503	153,615
Deferred government assistance (Note 6)	380,220	30,921
	801,723	184,536
NET ASSETS		
Unrestricted	321,006	220,827
	\$ 1,122,729	\$ 405,363

ON BEHALF OF THE BOARD



 Director



 Director

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Statement of Operations
Year Ended March 31, 2024

	2024	2023
REVENUE		
Grants	\$ 278,309	\$ 99,000
Donations	27,531	23,122
Amortization of deferred government assistance	72,554	5,457
Transportation	13,892	-
Advertising	1,000	-
Fuel Rebate	1,510	-
Interest income	10,598	2,021
	405,354	129,600
EXPENDITURES		
Advertising and promotion	3,217	4,750
Amortization	80,485	16,636
Business taxes, licenses and memberships	1,813	357
Call Centre	3,776	2,697
Consulting fees	-	27,400
Driver training	746	2,735
Fuel	21,550	13,346
Insurance	4,501	11,376
Interest and bank charges	184	70
Marketing and communications	15,965	-
Meetings and conventions	1,020	-
Memberships	529	-
Miscellaneous	-	2,786
Non-reimbursable HST expense	25,306	2,265
Office expense	3,220	2,149
Office rent	5,100	1,100
Professional fees	9,760	2,500
Radios	1,467	1,135
Repairs and maintenance	9,100	7,536
Salaries, wages and employee benefits	116,108	22,601
Telephone	1,113	410
Travel	416	127
	305,175	121,975
EXCESS OF REVENUE OVER EXPENDITURES FOR THE YEAR	\$ 100,179	\$ 7,625

See accompanying notes to the financial statements

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Statement of Changes in Net Assets
Year Ended March 31, 2024

	2024	2023
NET ASSETS - BEGINNING OF YEAR	\$ 220,827	\$ 213,202
Excess of revenue over expenditures for the year	100,179	7,625
NET ASSETS - END OF YEAR	\$ 321,006	\$ 220,827

See accompanying notes to the financial statements

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Statement of Cash Flows
Year Ended March 31, 2024

	2024	2023
OPERATING ACTIVITIES		
Excess of revenue over expenditures for the year	\$ 100,179	\$ 7,625
Items not affecting cash:		
Amortization of capital assets	80,485	16,635
Accrued interest on term deposit	(211)	(590)
Amortization of deferred government assistance	(72,554)	(5,457)
	<u>107,899</u>	<u>18,213</u>
Changes in non-cash working capital:		
Accounts receivable	(376,683)	1,334
HST recoverable	(17,967)	(5,261)
Prepaid expenses	20,000	(20,000)
Security deposits	-	(500)
Accounts payable and accrued liabilities	234,726	7,352
Employee deductions payable	3,468	2,247
Deferred revenue	29,692	108,000
	<u>(106,764)</u>	<u>93,172</u>
Cash flow from operating activities	<u>1,135</u>	<u>111,385</u>
INVESTING ACTIVITIES		
Purchase of capital assets	(421,854)	(37,341)
Proceeds on term deposits	-	20,000
Cash flow used by investing activities	<u>(421,854)</u>	<u>(17,341)</u>
FINANCING ACTIVITY		
Proceeds from deferred government assistance	421,854	36,377
INCREASE IN CASH FLOW	1,135	130,421
Cash - beginning of year	301,163	170,742
CASH - END OF YEAR	\$ 302,298	\$ 301,163
CASH CONSISTS OF:		
Cash	\$ 178,064	\$ 181,773
Term deposits	124,234	119,390
	<u>\$ 302,298</u>	<u>\$ 301,163</u>

See accompanying notes to the financial statements

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Notes to Financial Statements
Year Ended March 31, 2024

1. PURPOSE OF THE ORGANIZATION

Senior Wheels Association (the "Association") is a not-for-profit organization incorporated under the Province of Nova Scotia's Societies Act. As a registered charity the Organization is exempt from the payment of income tax under Subsection 149(1) of the Income Tax Act.

The Organization operates to provide access to transportation to residents of Lunenburg County.

2. BASIS OF PRESENTATION

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Accounting estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

Revenue recognition

Senior Wheels Association follows the deferral method of accounting for contributions.

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Investment income is recognized as revenue when earned.

Cash

Cash includes cash on hand and balances with financial institutions.

Term deposits

Term deposits, which consist of non-redeemable guaranteed investment certificates with original maturities at date of purchase within twelve months, are carried at amortized cost and classified as short term.

HST

Under the provisions of the Excise Tax Act, the Centre is entitled to a reimbursement of 50% of the HST paid annually on expenditures. The non-refundable portion of HST is included as an expense in the statement of operations.

Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives on a declining balance basis at the following rates:

Equipment	20%
Motor vehicles	30%

(continues)

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Notes to Financial Statements
Year Ended March 31, 2024

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

The Organization regularly reviews its capital assets to eliminate obsolete items. Government grants are recorded as deferred revenue and amortized over the useful life of the asset.

Capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

Contributed services

The operations of the Association would not be able to carry out its activities without the services of the many volunteers who donate a considerable number of hours. Because of the difficulty in determining their fair value, contributed services are not recognized in the financial statements.

Financial instruments

Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets with actively traded markets are reported at fair value, with any unrealized gains and losses reported in income. All other financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

Financial assets measured at amortized cost include cash, term deposits and accounts receivable.

Financial liabilities measured at amortized cost include accounts payable and deferred revenue.

4. CAPITAL ASSETS

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Equipment	\$ 1,627	\$ 933	\$ 694	\$ 868
Motor vehicles	546,919	148,599	398,320	56,777
	\$ 548,546	\$ 149,532	\$ 399,014	\$ 57,645

5. DEFERRED REVENUE

The deferred revenue balance is operating funding received in the current period that is related to the subsequent period. Changes in the deferred revenue balance are as follows:

	2024	2023
Balance - beginning of year	\$ 144,000	\$ 36,000
Less: Amount recognized as revenue in the year	(144,000)	(36,000)
Plus: Amount received from the Province of Nova Scotia related to the subsequent year	173,692	144,000
Balance - end of year	\$ 173,692	\$ 144,000

SENIOR WHEELS ASSOCIATION
(Operating as Lunenburg County Wheels)
Notes to Financial Statements
Year Ended March 31, 2024

6. DEFERRED GOVERNMENT ASSISTANCE

	2024	2023
Balance - beginning of year	\$ 30,921	\$ -
Government assistance received	421,853	36,378
Accumulated amortization	(72,554)	(8,467)
	\$ 380,220	\$ 30,921

During the year, the Association received \$421,853 grant from governments and other organizations for the purchase of four vehicles. These grants have been credited to deferred government assistance and will be amortized over the useful life of the vehicle.

7. ECONOMIC DEPENDENCE

The Organization receives grants from the Province of Nova Scotia which represent 85% (2023 - 80%) of the Association's total revenue. As such, the Association is dependent upon them for their continued viability.

8. FINANCIAL INSTRUMENTS

The Organization is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Organization's risk exposure and concentration as of March 31, 2024.

Liquidity risk

Liquidity risk is the risk of being unable to meet cash requirements or to fund obligations as they become due. The Organization is exposed to liquidity risk with respect to the financial liabilities recognized in the statement of financial position.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency rate risk, interest rate risk and other price risk. The Organization is mainly exposed to interest rate risk.

Interest rate risk

The Organization is exposed to interest rate risk on its fixed rate financial instruments which subject the Organization to a fair value risk. The Organization is exposed to this type of risk as a result of investments in term deposits.



Broad Cove Community Association

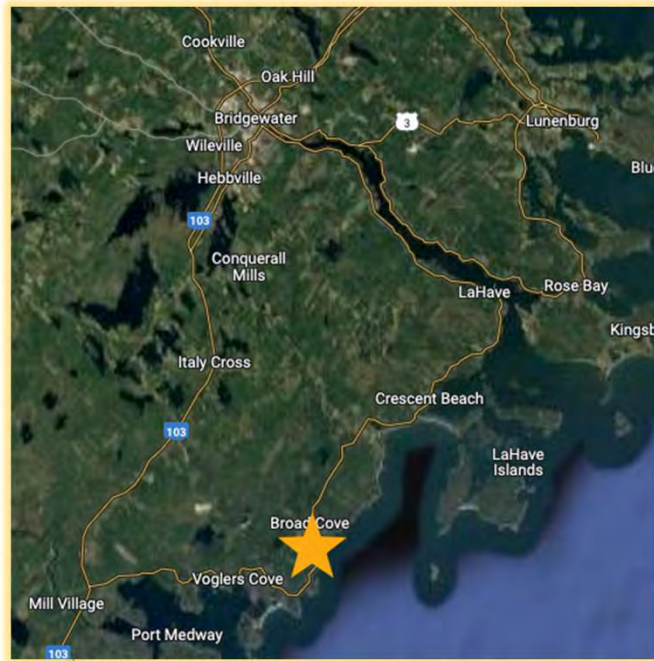
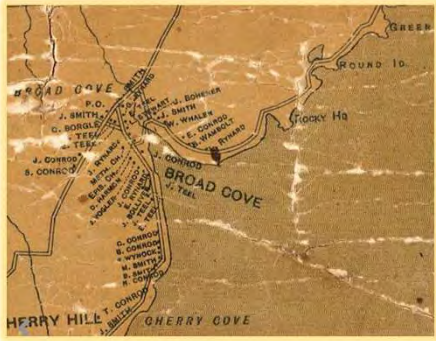
supporting the community for over 100 years

The mandate of our Association is:

- To provide hall facilities for the residents and various organizations of the community of Broad Cove and for other persons or organizations as may wish to rent said facilities
- To protect and preserve the Broad Cove beach and adjacent lands in their natural state for the enjoyment of the residents of Broad Cove and any such persons who share this objective.



Broad Cove



Adjacent Beach Lands

- Mix of woodland, ponds and dunes
- Buffers effect of sea level rise
- Recreational use: walking , swimming, paddle boarding, kayaking, photography, clamming, picnicking , relaxing and other healthy outdoor activities
- Popular with Birders
- Nesting for Snapping Turtles

Important Coastal open space asset



5

BCCA Beach lands – Seeking protection for over 22 years

- **2002 (BCCHA AGM):** Community members expressed concerns that access to the shore could be compromised and requested board to clarify ownership of the 4.48 acres of lands adjacent to the Broad Cove Beach.
- **2003:** BCCHA changed name to Broad Cove Community Association. Added stewardship of the Broad Cove beach and adjacent lands to its mandate.
- **2003-2023:** BCCA continued advocacy with MODL and Provincial Government to partner to clarify title and protect beach access for local residents and visitors. BCCA continued to provide stewardship of the beach with garbage collection, signage, beach clean up etc. Community concerns continued to escalate year after year relating to beach usage, unregulated camping, climate change and coastal development.
- **2023(March):** Letter sent from BCCA Chair Mary Frier to both MODL and Province(MLA Becky Druhan), requesting assistance in renewed campaign to secure and protect lands adjacent to beach.
- **2023(May):** BCCA made a presentation to MODL Council. Recreation Director Trudy Payne noted that the province has now declared the lands have the official status of "Owner Unknown."
- **2023 (June):** BCCA met with the Honorable Minister Becky Druhan, requesting provincial assistance in obtaining ownership, with the intent to partner with MODL in a management agreement. MODL agreed to support process.
- **2024 (August):** Province indicated it was not willing to engage in process.
- **2024 (September 17):**MODL agrees to pursue expropriation of the Broad Cove Beach lands
- **2024 (October 30):** BCCA Mtg with Tom McEwan and Mayor Bolivar Getson. MODL is assessing market value of the land, requests BCCA to outline vision as per current MODL Open Space Strategy: as either a *Park*, where MODL and BCCA have a 'management agreement', or as Conservation Land – where MODL & BCCA have a stewardship agreement.
- **2024(November 28)** BCCA Board decision to pursue conservation model as best way of achieving **vision**

6

Our Vision

- ensure this property remains accessible to the public for regulated day use
- conserve this property's sensitive geographical, biological and environmental features from further deterioration
- have a means to prohibit overnight camping and other abuses to protect the security of the community.

7

Proposed BCCA/MODL Open Space Conservation Plan for the Broad Cove Beach Adjacent Lands

- Enter into a stewardship agreement
 - lands to be a Conservation Area
 - MODL is the landowner with BCCA having stewardship

As stewards under this agreement, we see the following actions

- Signage
 - Providing awareness that MODL holds ownership of the land and welcomes beach and adjacent lands usage
 - Communicate permitted and prohibited uses of the lands
- Educational displays regarding the importance of local habitat protection
- Waste management responsibilities
- Designated parking for vehicles and pathways for foot traffic
- Opportunities for future enhancements: e.g. seasonal portable toilet, beach wheelchair access matting

8

THANK YOU

to MODL for the ongoing commitment to the protection of coastal assets and in particular the Broad Cove beach adjacent lands



Tina Robichaud-Bond

From: Elspeth McLean-Wile
Sent: January 6, 2025 1:38 PM
To: Tina Robichaud-Bond
Subject: FW: Quarry in Designated Watershed Lunenburg County
Attachments: Screenshot (161).png; Wilderness Area Letter Petite Riviere Watershed-1.pdf

From: George Buranyi <gburanyi@gmail.com>
Sent: Tuesday, December 17, 2024 6:38 PM
To: MODL Mayor <mayor@modl.ca>; Morgen Reinhardt <Morgen.Reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <Wendy.Oickle@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <Alison.Smith@modl.ca>; Edgar Burns <Edgar.Burns@modl.ca>; Kacy DeLong <Kacy.DeLong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>
Subject: Quarry in Designated Watershed Lunenburg County

You don't often get email from gburanyi@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear MODL Council Members,

Over the past three years MODL has twice supported our proposal to the Department of Environment and Climate Change to have crown lands in the Petite Riviere Watershed be designated as Wilderness Area. Support backed by the Town of Bridgewater, Public Service Commission of Bridgewater, and 12 other organizations along with 700 members of the public who signed a petition to that effect.

We recently learned that Gerald Veinot has a permit for a quarry operation near Caribou Lake in the Designated Town of Bridgewater watershed and is widening and improving the logging road coming in off the Lapland Rd and through crown land that is part of our wilderness area proposal (see attached screenshot). Lapland Rd and logging road are in

upper left corner of attached screenshot and Caribou Lake is below where the logging road forks.

As you are aware the Petite Riviere Watershed and specifically the smaller Designated Watershed is not only home to the last of the planet's endangered Atlantic Whitefish but is also the source of the Town of Bridgewater water supply. Significant Federal and Provincial resources have been expended over the years to save the Atlantic Whitefish. The area was also heavily mined for gold for many decades in the late 1800's and early 1900's making arsenic leaching into the water supply a concern.

In July 2013, Gary Ramey MLA in the NDP government intervened when Chapman Brothers started construction of a road for a quarry in the watershed approximately 2 km from Caribou Lake and also within the Designated Watershed. At that time the work was stopped by the Department of Transportation and Infrastructure Renewal (<https://www.cbc.ca/news/canada/nova-scotia/stop-work-order-issued-for-bridgewater-watershed-quarry-1.1340631>).

It is unclear to us why DECC provided a permit knowing that two well documented proposals and a petition for Wilderness Area designation had been submitted to them for crown lands in the area, that risks to the water supply are of concern to local governments, and that development in this area could adversely impact Endangered Atlantic Whitefish and other species identified as at risk.

We ask that MODL council consider writing the Premier and Timothy Halman, Minister of the Department of Environment and Climate Change asking that they review this permit in light of the three issues identified above and rescind the quarry permit in an area so close to the lakes containing Whitefish.

I am also attaching the most recent proposal (June, 2024) submitted to DECC by ourselves, Canada Parks Wilderness Area Society, Coastal Action asking for a Wilderness area designation for crown land in this watershed. We have identified 21 at risk species in the watershed to date.

This issue also speaks to the need for MODL to explore zoning and development regulations for this important and vulnerable area.

George Buranyi, Ph.D.
Bridgewater Watershed Protection Alliance



Honourable Timothy Halman
Minister of Environment and Climate Change
PO Box 442
Halifax, NS
B3J 2P8

Re: Wilderness Area designation on the public lands within the Petite Rivière Watershed.

June 24, 2024

Dear Honourable Timothy Halman;

We, the undersigned, are writing to urge you to designate the public lands within the Petite Rivière watershed as a Wilderness Area under the *Wilderness Areas Protection Act*. We request this designation on an expedited timeline so that the public lands within the Petite Rivière are protected under the interim target of 15% protection of the provincial landmass by 2026.

The provincial government has a legal commitment to protect at least 20% of the provincial landmass by 2030 under the *Environmental Goals and Climate Change Reduction Act*. Along with this commitment, your government has released the *Collaborative Protected Areas Strategy* and declared an interim target of 15% protection of the provincial landmass by 2026. The *Canada-Nova Scotia Nature Agreement* was also recently signed, which commits to the creation of 82,500 hectares of new protected areas in Nova Scotia by March 2026.

A Wilderness Area designation of the public lands within the Petite Rivière watershed is crucial to protect the significant biodiversity of the area, safeguard the water supply of the nearby Town of Bridgewater, and provide wilderness recreation opportunities to the nearby community. Below, we outline the reasons for protection and ask that the designation process for these public lands proceed without delay.

1.0 Strong support for the Wilderness Area designation.

Located in Lunenburg County on Nova Scotia's South Shore, the Petite Rivière watershed is an area of high conservation value which supports globally rare and at-risk species and supplies the Town of Bridgewater with drinking water. There is widespread support for the protection of this area. In March 2022, there was a proposed harvest on the public lands adjacent to Minamkeak Lake. There was strong public opposition to these plans due to the potential impacts on Atlantic Whitefish and the drinking water supply for the Town of Bridgewater, and they were ultimately rejected.

On June 14, 2022, the Bridgewater Watershed Protection Alliance submitted a proposal to designate a Wilderness Area on the public land within and adjacent to the Petite Rivière watershed. This proposal was signed by 14 groups and accompanied by a petition with over 700 signatures. This petition was tabled in the Nova Scotia Legislature by Becky Druhan, MLA for Lunenburg West in November 2023. The Town of Bridgewater, the Public Service Commission of Bridgewater (PSCB), and the Municipality of the District of Lunenburg also submitted letters of support for the proposed Wilderness Area. These endorsements demonstrate that there is very strong public and municipal support for the protection of these lands.

2.0 Protection of Endangered Atlantic whitefish habitat.

The Petite Rivière Watershed is the last remaining place on Earth where the Endangered Atlantic whitefish (*Coregonus huntsmani*) is found. The Atlantic whitefish is endemic to Nova Scotia and is Canada's most endangered fish species. It is listed as Endangered under the *Species at Risk Act* (SARA) and Nova Scotia Endangered Species Act (NSESA). The Atlantic whitefish's entire global range is within Hebb, Milipsigate, and Minamkeak lakes in the Petite Rivière, which are their designated critical habitat.

The local community is deeply invested in recovering the Atlantic whitefish and works very hard to protect it from extinction. Significant conservation investment has been and continues to be allocated to recovery efforts for the Atlantic Whitefish within the watershed. This includes ongoing efforts from the Federal Atlantic Whitefish Conservation and Recovery Team, Coastal Action, Dalhousie University, Fisheries and Oceans Canada, and the Public Service Commission of Bridgewater, who have been working within the watershed and directly with the species for many years.

Despite these efforts, the Atlantic whitefish remains threatened by dams, aquatic invasive species, and land use practices that degrade water quality. Industrial activities such as forestry and mining can cause acidification, siltation, and habitat degradation, posing a significant threat to the species. As long as they remain unprotected, the public lands of the Petite Rivière are vulnerable to industrial operations and land use practices that are incompatible with the needs of the species and the sensitivity of the area.

Furthermore, the Action Plan for the Atlantic whitefish specifically recommends a Wilderness Area designation as a conservation measure to protect Atlantic whitefish and their habitat. We would like to draw your attention to Recovery Measure 11, which advises to:

“Support the NSE in establishing the lands around the Petite lakes as a ‘Wilderness Area.’

The Nova Scotia Environment (NSE), Protected Areas Branch, has had recent success in partnering with municipalities for Wilderness Area designation of town water supply lands. Protecting naturally functioning ecosystems is complementary to the objective of protecting water quality. Subsequently, planners with the NSE identified Bridgewater’s water supply as a potential candidate for joint wilderness-water supply protection. A Wilderness Area designation could potentially provide additional protection for the endangered Atlantic Whitefish population, by precluding development of shorelines, brooks, and wetlands that surround the lakes. Commercial resource development activities on these public lands (e.g., mining, forestry) would also have greater restrictions within the lands captured by the Wilderness Protected Area designation.” (Recovery Measure #11, Pg. 9, Atlantic Whitefish Action Plan, Fisheries and Oceans Canada 2018)

3.0 Lands contain numerous rare and at-risk species.

The Petite Rivière watershed contains important habitat for many other rare and at-risk species including lichens, fish, turtles, and snakes.

Eastern ribbonsnakes (*Thamnophis sauritus*) are a provincially and nationally Threatened species listed under SARA and NSESA that occupy lakeshore and wetland habitat within Kesputwitk/Southwest Nova Scotia. They have a relatively limited distribution in Nova Scotia; however, their presence has been confirmed in several places throughout the Petite Rivière Watershed. Furthermore, lands that meet the definition of critical habitat for Eastern ribbonsnakes occur near Minamkeak Lake.

The watershed also provides habitat for Snapping turtles (*Chelydra serpentina*) and Eastern painted turtles (*Chrysemys picta picta*) which are listed as Vulnerable under the NSESA and special concern by COSEWIC, respectively. Turtles are among the most at-risk vertebrate groups worldwide and are particularly vulnerable to anthropogenic activities that cause increases in adult mortality. Loss of even a few adult turtles from a population can cause steep population declines.

Both the Recovery Plan for the Eastern Ribbonsnake (NS Department of Lands and Forestry 2020) and the Snapping Turtle Management Plan for the Snapping Turtle (Environment and Climate Change Canada 2020) cite habitat conversion, loss, fragmentation, and degradation as threats to Eastern ribbonsnakes and snapping turtles. Road construction, forestry, agriculture, and other industrial activities can alter and threaten habitats and the respective plans for these species recommend habitat protection as an important measure for their recovery.

The presence of four at-risk lichens on the public lands within the watershed has also been confirmed. Surveys found black foam lichen (*Anzia colpodes*) and wrinkled shingle lichen (*Pannaria lurida*) which are listed as Threatened under the NSESA; Blue Felt lichen (*Pectenium plumbeum*), which the NSESA lists as Vulnerable; and White-rimmed shingle lichen (*Fuscopannaria leucosticta*), which is listed as Threatened by COSEWIC.

These lichens need moist, humid climates and mature forests in areas with minimal disturbance to thrive. The forest cover and the numerous lakes, rivers, and wetlands within the Petite Rivière create ideal microclimates for these species. Protecting these occurrences of provincially rare lichens has important implications for their recovery, as large portions of their populations occur in Nova Scotia. Forestry and other industrial operations threaten sensitive lichen habitat and associated impacts can cause these species to decline. Alteration of hydrology and moisture regimes, edge effects causing changes in microclimates, and habitat loss through the cutting of host trees are all impacts these industrial activities can have on these sensitive lichens and their habitat.

Other rare and at-risk fish species that are known to occur within the Petite Rivière system are American eel (*Anguilla rostrata*), which is listed as Threatened by COSEWIC, brook trout (*Salvelinus fontinalis*) and Alewife (*Alosa pseudoharengus*), which are both ranked as Vulnerable (S3 and S3B ranks, respectively) by the Atlantic Canada Conservation Data Centre (AC CDC).

4.0 Wilderness Area designation will help protect the Town of Bridgewater's water supply.

A Protected Water Area surrounds Hebb, Milipsigate, and Minamkeak lakes which supply drinking water to the Town of Bridgewater. This area is governed by its own set of regulations under the *Environment Act* which are designed to protect the quality of the municipal water supply. Despite these regulations, damaging industrial activities such as forestry and mineral exploration are frequently allowed within Protected Water Areas throughout the province. Such activities threaten municipal water supplies and undermine the purpose of these Protected Water Areas.

The designation of a Wilderness Area on the public lands situated within the Petite Rivière Watershed will strengthen efforts to safeguard the water supply for the Town of Bridgewater by adding an additional layer of protection to the area. Protecting the public lands along the shorelines of these ecologically sensitive lakes will help maintain ecological connectivity within the watershed. This will increase the continuity of protected areas surrounding these lakes by complementing lands already owned by the PSCB, which are managed to protect the water supply for the Town of Bridgewater (Figure 1).

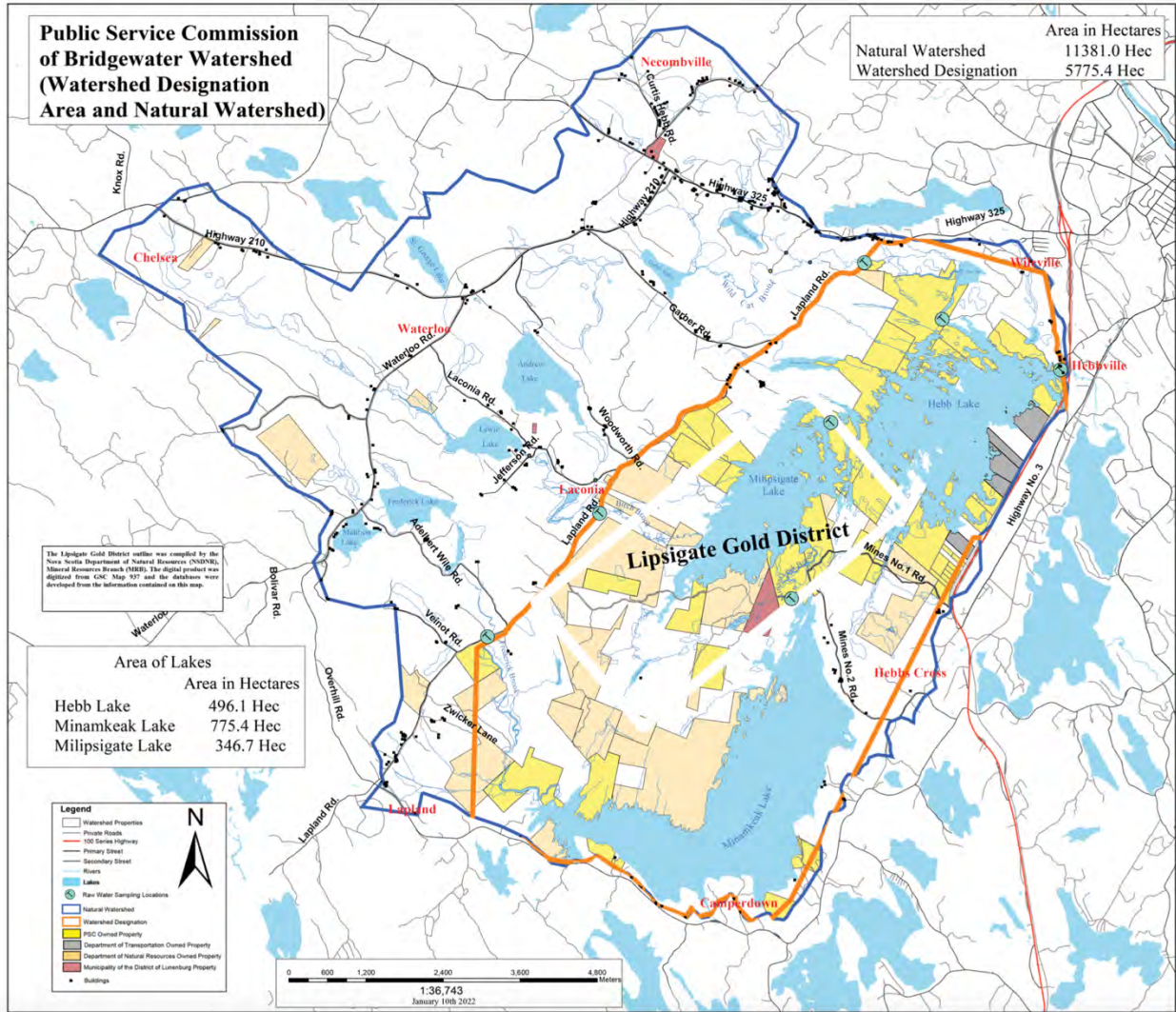


Figure 1. Map showing the Protected Water Area, Natural Watershed, and land ownership surrounding Hebb, Milipsigate, and Minamkeak Lakes within the Petite Rivière Watershed (Credit: Bridgewater Public Service Commission).

This idea is not new. There is already a precedent for establishing Wilderness Areas within water supply areas in Nova Scotia. The Chignecto Isthmus Wilderness Area and Eigg Mountain-James River Wilderness Area are examples where municipal governments in the Towns of Amherst and Antigonish, respectively, have welcomed Wilderness Area designations within Protected Water Areas to better support efforts to protect their drinking water supply.

The Public Service Commission of Bridgewater is responsible for managing the Hebb, Milipsigate, and Minamkeak Lake Watershed Protected Water Area. They support the Wilderness Area designation for the public lands of the Petite Rivière watershed, including those within the Protected Water Area, as a measure to increase protection of the municipal water supply for the Town of Bridgewater.

5.0 Public lands were acquired for conservation.

A portion of the public lands included in this proposal were specifically purchased by the Nova Scotia government for conservation (PID 60484045, PID 60311065). In 2012, the provincial government acquired a 91-hectare property from Bowater Mersey and committed to directing this parcel towards legal protection (Figure 2):

“The province has reached an agreement with Bowater Mersey to purchase 25,000 acres of land that will help Nova Scotia meet its goal to protect 12 percent of its land mass, provide more recreational opportunities and save thousands of jobs along the South Shore and in southwestern Nova Scotia. (...) Most of the land, located in Annapolis, Hants, Lunenburg, Queens, and Shelburne Counties, was identified by the Colin Stewart Forest Forum as having high conservation values and will be included in the protected land process.” (News release, January 2012).



Figure 2. Map of Bowater Mersey lands reviewed for acquisition by Nova Scotia government, including a 91-hectare property at Minamkeak Lake.

Despite this commitment, legal protection was never put in place on this property, leaving it vulnerable to industry, such as the harvests that were proposed and subsequently rejected in early 2022. By applying legal protection to this property, the provincial government will be following through on a promise that was made to Nova Scotians over a decade ago when this land was purchased specifically for conservation.

6.0 Lands to be included in the Wilderness Area designation.

We are requesting the designation of 2,090 hectares of public lands within and connected to the Petite Rivière Watershed as a Wilderness Area under the *Wilderness Areas Protection Act*.

Several parcels of public land extend past the watershed boundary, falling partially outside the Petite Rivière. In these cases, it is logical to include the entire parcel within the Wilderness Area designation, rather than splitting these parcels to only include the lands within the Petite Rivière Watershed. The actual amount of public land in the watershed is 1,537 hectares, with 553 hectares of land included in this proposal that falls just outside of the watershed boundary.

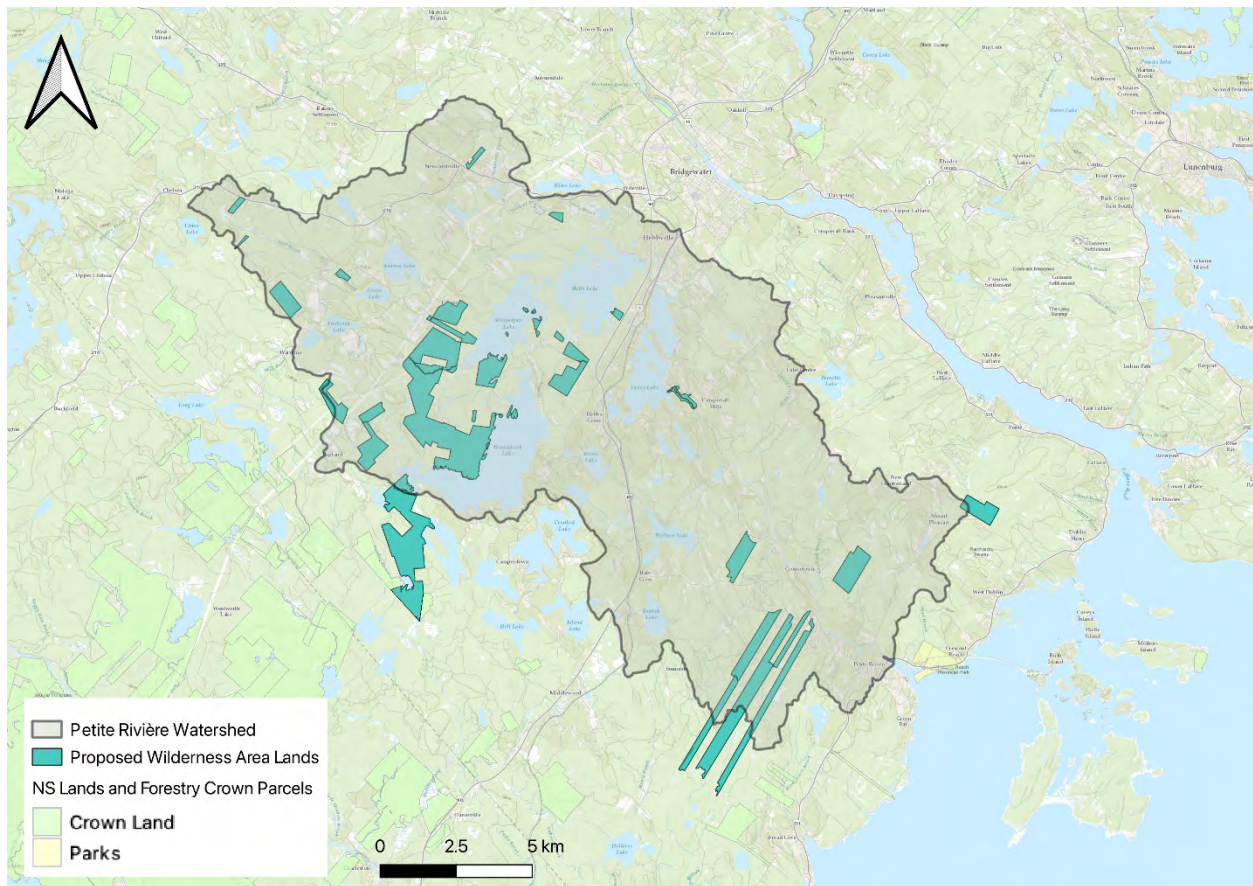


Figure 3. Map of the proposed Wilderness Area on public lands within the Petite Rivière watershed.

Establishing new protected areas is a key tool in fighting the dual crises of biodiversity loss and climate change. Applying legal protection to the public lands within the Petite Rivière will help protect the habitat of a globally rare species, safeguard an important part of Canada’s native biodiversity, and add protection to the municipal water supply of the rapidly growing Town of Bridgewater. Furthermore, it will bring the provincial government one step closer to meeting Nova Scotia’s protected areas commitments.

Protected areas benefit human health, provide recreational activities, and increase access to and appreciation for the natural world. This area is hugely important to the community, it provides vital ecosystem services, and the designation is widely supported by the public and municipality alike. We ask that the Wilderness Area designation process for the public lands in the Petite Rivière begin without delay so they can be protected under the interim target of 15% protection of the provincial landmass by 2026.

Thank you for your consideration of this designation. We look forward to your decision regarding this important matter.

Respectfully,

George Buranyi

George Buranyi, Ph.D.
Bridgewater Watershed Protection Alliance

Paul Bentzen

Dr. Paul Bentzen
Professor, Department of Biology
Dalhousie University

Brooke Nodding

Brooke Nodding
Executive Director
Coastal Action

Taylor Creaser

Taylor Creaser
Conservation Campaigner
Canadian Parks and Wilderness Society- Nova Scotia Chapter

Other Supporting Organizations

Bridgewater Public Service Commission
andrew.tanner@bridgewater.ca

Healthy Forest Coalition
info@healthyforestcoalition.ca

Hike Nova Scotia
info@hikenovascotia.ca

Arlington Forest Protection Society
info@arlingtonforestprotection.ca

Save Our Old Forests Lunenburg County
gburanyi@gmail.com

South Shore Council of Canadians
southshore.coc@gmail.com

Hope for Wildlife
info@hopeforwildlife.net

Family Service Association of Western Nova Scotia
art.fisher@ns.sympatico.ca

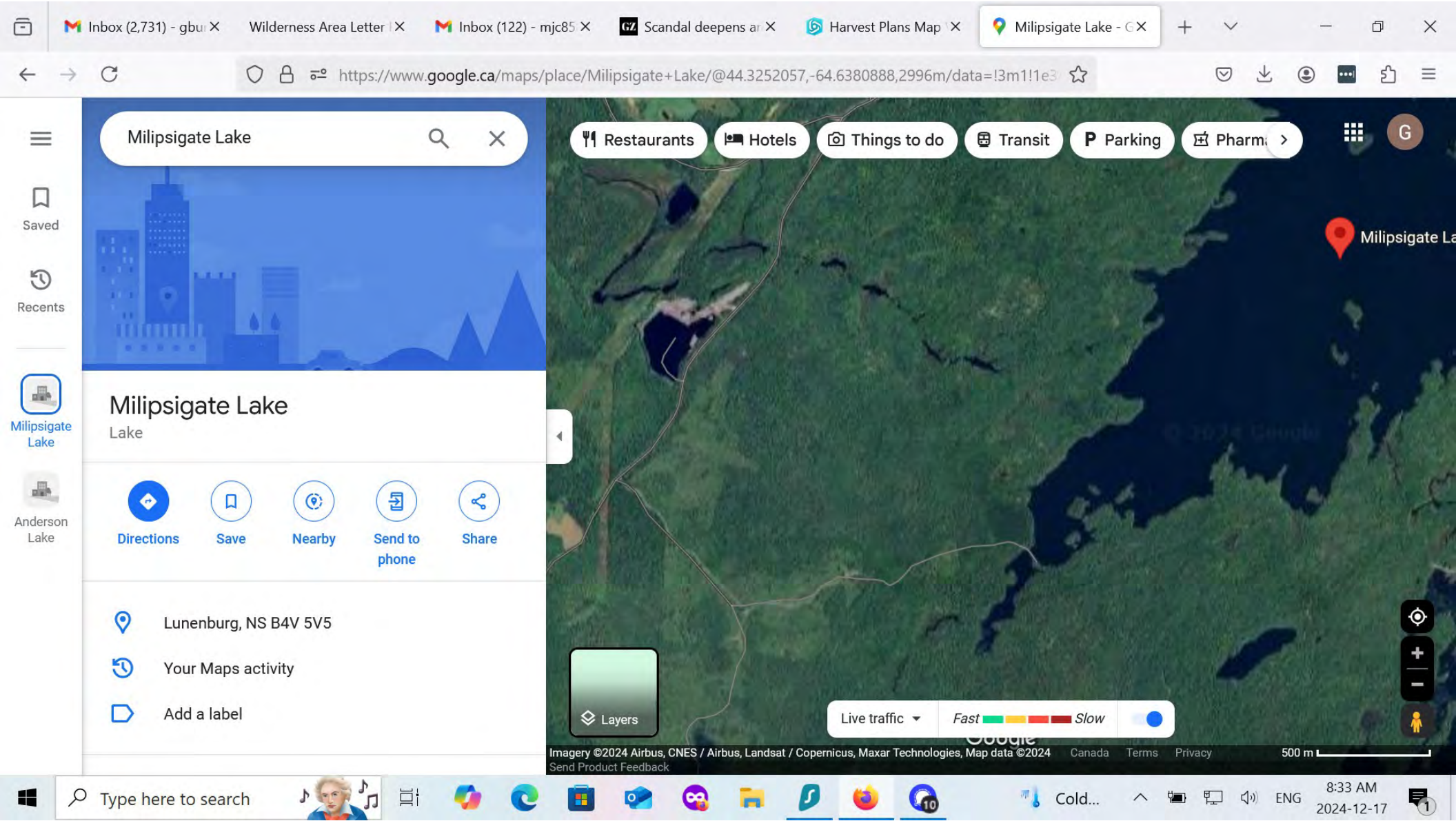
References

Environment and Climate Change Canada. 2020. Management Plan for the Snapping Turtle (*Chelydra serpentina*) in Canada. Species at Risk Act Management Plan Series. Environment and Climate Change Canada, Ottawa, iv + 40 p.

Fisheries and Oceans Canada. 2018. Action Plan for the Atlantic Whitefish (*Coregonus huntsmani*) in Canada. Species at Risk Act Action Plan Series. Fisheries and Oceans Canada, Ottawa. vii + 39 pp.

Nova Scotia Department of Lands and Forestry. 2020. Recovery Plan for the Eastern Ribbonsnake (*Thamnophis sauritus*) in Nova Scotia [Final]. Nova Scotia Endangered Species Act Recovery Plan Series.

Nova Scotia Department of Natural Resources. 6 January 2012. Land Purchase Helps 12 Percent Target, Protects Jobs (News Release). <https://news.novascotia.ca/en/2012/01/06/land-purchase-helps-12-cent-target-protects-jobs>.



Council
Item #: 10.1.1
Date: January 14, 2025
Authorization: T. MacEwan



Memorandum

To: Mayor and Council

From: Nominating Committee

Date: January 14, 2025


Re: Appointments for Planning Advisory Committee

The Nominating Committee met on Tuesday, January 7, and made the following recommendation to Council:

“that Municipal Council accept the recommendation of the Nominating Committee and approve the appointments of Gary Mailman and Michael Hirtle as members at large to the Planning Advisory Committee for the period of January 14, 2025 to November 2026”.

Respectfully submitted,

Chair, Nominating Committee



Fire Service Coordinator Update to MODL Council Jan 14, 2025

1

Firefighter Years of Service Awards Past Year

8-50 yr. (Totaling 400 years combined service)
Aubrey McCarthy (Hebbs Cross FD),
Walter Joudrey (Northfield & Dist. FD)
David Veinotte (Mohone Bay & Dist. FD)
Donald Russell, Phillip Smith, (Hemford & Dist. FD)
Mervyn Mossman (New Germany Vol. FD)
Charles Horstman, Reid Whynot (Bridgewater FD)

2

Firefighter Years of Service Awards Past Year

3-45 yr. 5-40-Yr. 11-35yr. 9-30yr. 19- 20yr.

Station years of service were given also

Italy Cross Middlewood & Dist. FD 60 years

Oakhill & Dist. FD 50 years

Blockhouse & Dist FD 80 yrs.

3

Approved Work Plan for Fire Services Coordinator

Fire & Emergency Services Committee(FESC) and Municipal Council approved a work plan in 2024 for the Fire Services Coordinator to concentrate on over the next four years.

- **Safety**
- **Capacity and Governance**
- **Recruitment & Retention**
- **Regional Training Facility**

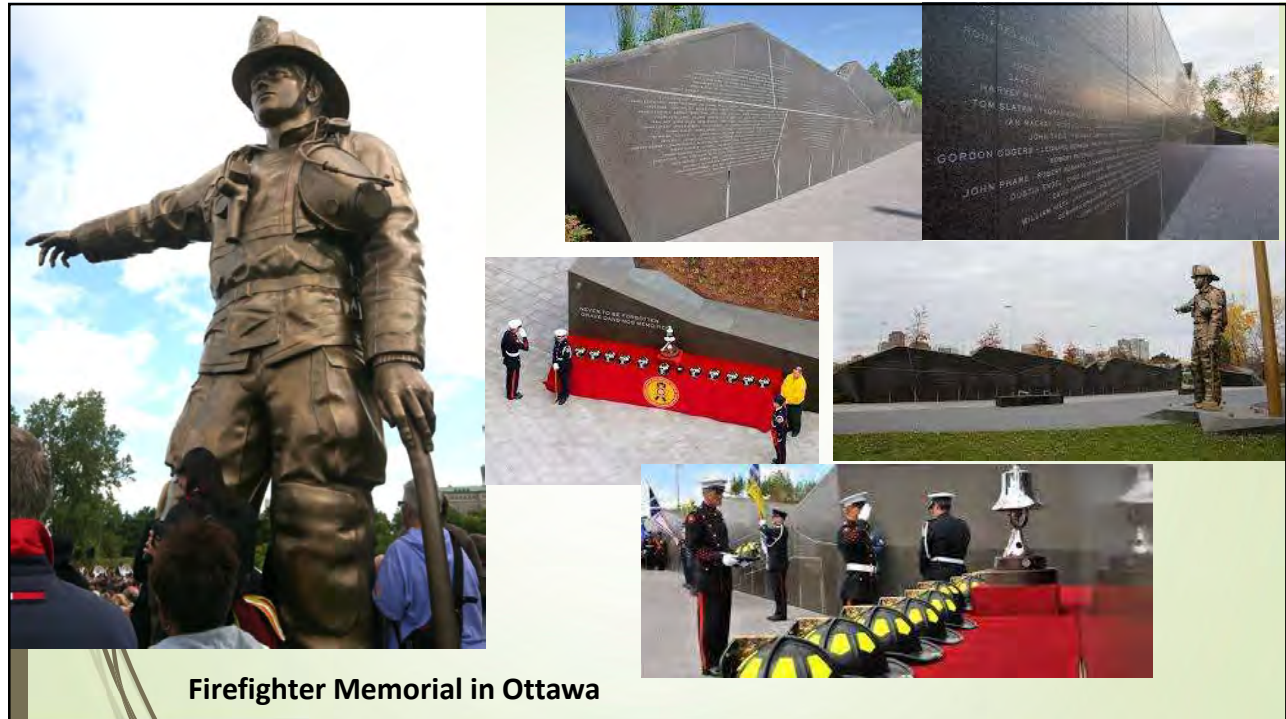
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5



6



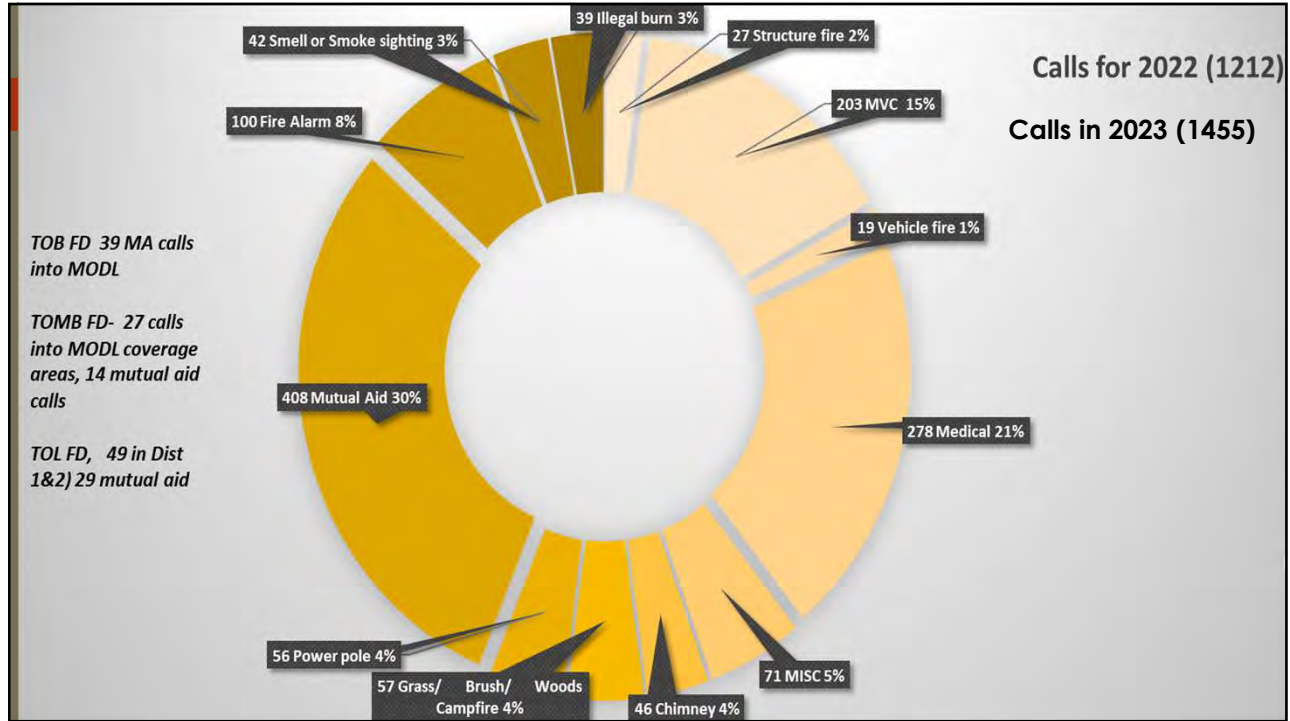
Firefighter Memorial in Ottawa

7

Information for the 2024 Registration (Data collected is from 2023)

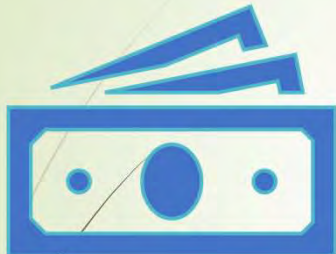
- Medical First Responders 227 (2022 were 204)
- Structural firefighters 346 (2022 were 328)
- Active firefighters 605 (2022 were 603)
- Junior firefighters 39 (2022 were 31)
- Auxiliary members 122 (2022 were 124)
- Honorary members 146 (2022 were 136)
- Self contained breathing apparatus flow check all completed
- Pump testing all completed

8



9

Funding to Fire Services Outside of FD Area Rates



Recruitment and Retention	\$50,000.00
WCB Premiums	est. \$50,167.00
Total	\$ 100,167.00
<u>Municipal Grants Approved for 2023/2024</u>	
Matching Grant	\$45,898.00
Municipal Grant	\$68,393.00
Training Grant	\$11,802.00
Insurance Grant	\$58,579.00
Group Personnel Insurance Grant	<u>\$11,802.00</u>
	\$196,474.00
Total MODL Funding	<u>\$296.641.00</u>
<u>Total Fire Tax amount for Fire & Emergency Services in 2024/2025 fiscal year just over 4.7 million</u>	

10

Nova Scotia Firefighter 50/50 Draw/Fundraising

Funds raised by departments from the NS firefighter 50/50 draws can be claimed as fundraising and applied in the calculation of the MODL Matching Grant.,


50/50 proceeds \$536,248.97
Fire Dept. Fund raising \$742,575.00

These funds have assisted many departments through the past year during Covid related restrictions who were unable to maintain traditional fund-raising activities.

Allowed some departments to apply these funds to purchase new equipment that may not have been otherwise possible

11

RECRUITMENT & RETENTION



- Recruitment and retention on going
- MODL continued funding to help with Recruitment and Retention
Advertising/Newsletters, Flyers
- Numbers seem to have stabilized
- FAP for firefighters/families
- Leadership soft skills offered
- Fire Service Coordinator offering sessions to fire services on grounding centering exercises

CK [2]1

12

Cost to Outfit One Firefighter, Today's Pricing

- Standard helmet \$410
- Rubber boots \$ 200
- Leather boots \$ 200 Lather over \$400
- Gloves \$ 140
- Hood particulate blocking \$ 155 standard flash hood \$70
- Bunker gear 3800—4800.00
- SCBA \$ \$10,800
- Plus, Training etc.
- Weight carried by a firefighter averages 29.63kgs or 65.3 lbs

13



14

Council
Item #: 11.1.2
Date: January 14, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Council
Submitted by: Susan Berry, Supervisor, Corporate Services & Communications
Date: January 14, 2025
Re: Household Water Supply Financing Budget Options

Recommendation

That Council approve \$600,000 from the general operating reserve to be used for the Clean Energy Financing (CEF) Water Supply Upgrade Lending Program.

Background

Much of rural Nova Scotia relies on private wells for household water. Southwestern Nova Scotia has a high rate of shallow dug wells that are more susceptible to dry conditions. Changing rainfall patterns have resulted in prolonged periods of dry weather and concentrated rainfall into larger storms which are less effective at replenishing the water table. In response to this issue, Council initiated a program in 2016 to provide jugs of water to those households that are experiencing dry wells. This past summer/fall season the Municipality had fifty-one households register for the water coupon program with coupons being provided until the end of December 2024. Approximately thirty percent of the water coupon program users received water coupons for three or more weeks during the program.

The water coupon program does not fully address the water supply needs for those households experiencing drywells, it only provides potable water for up to four residents per household at a rate of four litres per day. The program does not cover the additional water needs for the household such as laundry, showering, and pet/livestock water needs.

As a result, Council created the Water Supply Upgrade Program. The Water Supply Lending Program is a financing program that assists existing owner-occupied households with water supply issues. It provides access to a loan for whichever is the lesser of \$20,000 or 15% of the

assessed value of the property, which can be used for a drilled well or other upgrades to water systems to provide water security for those households. Those households must have no outstanding taxes or liens with the Municipality and the loan is registered as a lien on the property. The administration of the program is through the Clean Foundation. The homeowners are responsible for all capital costs and pay interest on the principal, meaning the only net cost to the Municipality after the loan is repaid is a \$450 per property contribution towards administrative costs.

Discussion

The annual budget for the financing program has been \$50,000, permitting approximately three properties per year to receive upgrades. In response to the unusually dry fall which prolonged into early winter, the waitlist for the program has ballooned. There are currently 31 households on the waiting list for the Water Supply Lending Program. Even with a high program attrition rate it would take between six and ten years to address the current waitlist, and the Municipality can expect more registrants during future dry periods.

The Financing program is a more effective approach to addressing water supply issues than the temporary relief program because it can address all supply issues, not just potable water, and it encourages resiliency for residents rather than reliance on a government program.

The allocation of \$600,000 from reserves towards the program would address the entire backlog of applicants to the program. Council could also choose to allocate a smaller amount from reserves immediately and then consider a larger allocation in the 2025/2026 budget deliberations (e.g. \$150,000 to address a minimum of 8 waitlisted properties).

Budget implications

The request for an additional \$600,000 would be funded from the general operating reserve. This program is a financing program; all principal plus interest will be returned to the Municipality over the fifteen-year loan period. The principal payments will be returned to the operating reserve.

The Municipality does cover \$450 of the registration fees for the program; an additional estimated \$10,000 will need to be included in the water program's budget in 2025/2026. It is anticipated that there will be sufficient surplus to cover any registration fees payable in 2024/2025.

Work plan

The workload and time involvement of municipal staff is limited to the finance department setting up and maintaining the loans, which is a minimal time involvement and would not require any re-allocation of staff resources. The Clean Foundation handles the administration of the program.

Alternatives

Council could increase the budget amount for the Water Supply Lending program by a smaller amount to increase the number of upgrades per year over the current amount.

Council could leave the budget as is to complete three upgrades per fiscal year.

Conclusion

Increasing the budget amount for the Water Supply Lending Program to \$600 000 this budget year will help achieve water security for thirty-one households in the District of Lunenburg. This would allow staff to reach out to the additional households that were regular users of the water coupon program to provide information about the Water Supply Lending Program.

Report Preparation	
Department	Administration
Report Prepared by	Susan Berry, Supervisor Corporate Services & Communications
Report Approved by	Alex Dumaresq, Deputy CAO
Date Reviewed by C.A.O.	

Council
Item #: 11.2.1
Date: January 14, 2025
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council
Submitted by: Tissy Bolivar, Program Coordinator
Date: January 14, 2025
Re: PRO Kids Reserve Budget Request

Recommendation

That Municipal Council approves up to \$10,000 in additional funds for the PRO Kids program for the 2024-2025 fiscal year, and further, that these funds come out of the PRO Kids Reserves.

Executive summary

To date in the 2024-2025 fiscal year, staff have processed over 300 applications for a total of \$76,123.93. In addition to Council's contribution to the program, we have raised over \$26,000 in grants and donations to support the program.

Applications are still being received; however, our current budget is depleted. To process additional applications, more funds are required. The PRO Kids reserve has \$29,416 in funds, which represents an accumulation of funds over various budget years when all the budgeted funds were not required. For example, if in one fiscal year we had a budget of \$50,000 and had applications in that year that only required \$40,000, the \$10,000 remaining budget was allocated to the PRO Kids reserves. Last fiscal was the first year we needed to use funds in this reserve to accommodate applicants' requests.

Discussion

PRO Kids is a program that provides financial assistance to children and youth from the Municipality of Lunenburg who, due to lack of funds, are not able to participate in sport, recreation, and cultural activities. This program strives to remove financial barriers to ensure every child and youth has an opportunity to participate.

We've seen a significant increase in the cost of registration fees this year, as well as an increase in applications. We have seen an additional 39 users of the program from last year, and over 300 total applications.

Budget implications

To continue processing more applications, more budget is required. A budget up to \$10,000 would allow staff to cover any additional applications until the fiscal year-end.

The PRO Kids Reserves currently has \$29,416.

Alternatives

Council may decide to approve additional funds to ensure staff can fulfill future applications until March 31, or decide against approving more funds for this program.

Conclusion

Staff recommend that Council approve up to \$10,000 in additional funds for the PRO Kids program from the PRO Kids Reserve. This would allow staff to fund additional applications received until the fiscal year-end.

Report Preparation	
Department	Recreation
Report Prepared by	Tissy Bolivar, Program Coordinator
Report Approved by	Trudy Payne, Director of Recreation, Parks, and Tourism
Date Reviewed by C.A.O.	

Council
Item #: 11.2.2
Date: January 14, 2025
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: January 14, 2025

Re: Seahawks Minor Football Club Management Agreement

Executive summary

The Pinegrove Park used to be managed by the Pinegrove Outdoor Play Association who formed as a non-profit society to manage the park. The Association entered into a management agreement with the Municipality which outlined the parameters of them managing and developing the park. The Pinegrove Outdoor Play Association was a group of residents that approached the Council of the day requesting Council enter into a management agreement with them so a park could be established. Before this the land was vacant, unused land, owned by the Municipality.

A management agreement as defined in our Parks & Open Space Standards & Guidelines document refers to a legal agreement between the Municipality and an Association for the development, maintenance and operation of municipally owned land.

In the Fall of 2022, the Recreation, Parks and Tourism Department worked with the Pinegrove Outdoor Play Association who were facing challenges of having a full Board and volunteers to manage the park. Two public meetings were held inviting those with interest in the park to attend to encourage volunteers to come forth to sit on the Board and to help with the maintenance of the park. Despite good attendance at both meetings, and a desire for the park to continue as a park and offer the services it provided, volunteers did not step up to take on roles that would see the park continue under the management of the Pinegrove Outdoor Play Association. Based on lack of volunteers the Board made the decision to hand the property back to the Municipality and to dissolve as a non-profit group. The Municipality initially decided to keep the park closed due to safety concerns. After an assessment conducted by municipal staff and the municipal insurer some of the park features were removed such as the

outdoor rink and some playground equipment. In 2024 staff were asked to do the work required to be able to open the park for passive use for the public. The work was completed, and the park was open for passive use only.

At the February 6, 2024, Finance Committee meeting, the Seahawks Minor Football Club made a presentation to Council requesting Council consider entering into a management agreement with them. Their proposal was to establish two practice fields and one small drill field; installing a non-permanent lighting system on the fields; constructing a large field storage building and moving the playground equipment closer to the splashpad. A staff report along with a draft management agreement was taken to the July 9, 2024, Council meeting where the following motion was made:

“That Municipal Council authorize the Mayor and Municipal Clerk, upon receiving confirmation of insurance, to sign the 5-year Management Agreement with the Seahawks Minor Football Club, as presented, for the purposes of establishing practice football fields at the former Pinegrove Park site (PID 60252533).

Council recognized the need of the Club to have practice fields as there are limited facility options for the Club to practice and grow, and therefore made the decision to enter into a management agreement. The benefits of youth participating in a sport were recognized not only for physical but mental health as well.

On December 17, 2024, the Director of Recreation, Parks and Tourism received an email from the President of the Seahawks Minor Football Club stating the following:

“As discussed the Seahawks Minor Football Club is no longer in a position to work toward this agreement due to Logistical and Insurance requirements that are above and beyond our current ability to manage. We very much appreciate MoDL's support and help in getting to this point.

At this time we are formally withdrawing our request to take over management of the Pine Grove Park.

If you or council has concerns or questions please let us know and we will do our best to answer them.

We are sorry this did not work out and apologize for the inconvenience.”

Staff did have a number of conversations with the Club since July 9, 2024, and due to the challenges, the Club faced with logistical and insurance requirements informed staff of the Club's decision both verbally and in writing of their decision not to proceed with entering into a management agreement with MODL with regards to managing parts of the Pinegrove Park.

Discussion

With the Seahawks withdrawing from managing part of the Pinegrove Park, discussions will need to be undertaken as to what role the Pinegrove Park plays in the Municipality's Park system, if any. In the Parks & Open Space Standards & Guidelines document Pinegrove Park is listed as a destination park which is described as a park that highlights an attraction, natural feature or built amenity. It was classified as such, primarily due to the outdoor skating rink which was the main feature that attracted the public from beyond the Municipality. The outdoor rink has been removed due to safety concerns, along with some of the playground equipment.

When the park was re-opened last year, the washroom remained closed due to safety concerns with the entrance and the splash pad remaining closed. Public health does have regulations that need to be followed when it comes to operating a splash pad. The splash pad requires upgrades to the electrical in which an estimated cost between \$3,000-\$4,000 was received last year. The water treatment equipment also needs to be installed, which was purchased by the Pinegrove Outdoor Play Association, but not installed. The cost to install the water treatment system was included in the electrical quote. In reviewing the regulations in operating a public splash pad staff have discovered that some sort of onsite disposal system or recirculating system is required. Currently the discharge from the splash pad drains to the ditch. The cost for this still needs to be determined. Running a splash pad also requires regular water testing which would add to staff responsibilities. Depending on Council's decision concerning this property a reclassification may be warranted.

In conversation with the former Board of the Pinegrove Outdoor Play Association they did receive complaints from the adjacent neighbour stating his well did not go dry prior to the installation of the splash pad but once it was installed and used, his well had gone dry. Staff can confirm that since taking over management of the park, which has included not operating the splash pad, we have not received any complaints from the adjacent neighbour about having a dry well. This does not mean to say his well has not gone dry since MODL took over management of the park.

Budget implications

The budget implications will depend on the decision made by Council.

Strategic plan

The Vision of the Municipality is "The breathtaking, natural beauty of the Municipality of the District of Lunenburg is home to thriving communities with unique cultural identities. Growth centres support our diversified economies, driven by our residents' passion for the place they call home.

With our strong economy, we can live, work and raise families here. We are a destination for visitors, attracted to our vibrant parks, beaches, and hiking trails. As leaders in

sustainability, we passionately protect our natural environment.” Parks do make places better places to live and helps attracts visitors to our Municipality.

Alternatives

1. Keep the park open as a passive park and managed by the Municipality. Upgrades would still need to be made to the washroom, grounds area, etc.
2. Look for alternative uses for the property.
3. Close as a park and remove the remaining features.
4. Hold a community meeting and receive feedback from the public on the vision they may have for the property before making any final decisions.

Conclusion

Currently the Pinegrove Park is owned and managed by the Municipality as a passive park. In July 2024 Council did make a motion to enter into a management agreement with the Seahawks Minor Football Club which would have seen the property being used as practice football fields, with a vault toilet, playground equipment and maybe a splashpad depending on Council’s decision. With the Seahawks withdrawing from entering into a management agreement the discussion before Council is how best to use this property. Should it continue as a park and if so to what standard? If not a park, what are the alternatives that could be considered? Hearing from the community could aid Council in making a decision concerning the property.

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.	

Council
Item #: 11.3.1
Date: January 14, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council
Submitted by: Carin Mahon, Planner I
Date: January 14, 2025
Re: Osprey Village Plan Amendments

Recommendation

That Municipal Council direct staff to hold a public information session and direct the Planning Advisory Committee to review the proposed amendments to Osprey Village Secondary Planning Strategy and Land Use By-law.

Summary

Osprey Village is becoming a key growth hub within the Municipality, but its planning policies and regulations lack consistency. Many of these policies stem from the merging of outdated secondary planning strategies or were designed for types of development that are no longer suitable for certain lots. As a result, several lots in the Osprey Village Planning Area have designations or zoning that no longer align with the area's current needs, hindering appropriate development. This report aims to inform Council of potential amendments to Osprey Village's Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) and the necessary steps to proceed with amendments. These changes would allow suitable development to proceed as of right, avoiding the delays of outdated policies that currently require case-by-case approvals, which can extend project timelines by 4 to 6 months.

Background

There are three areas identified within Osprey Village where the current designation and zoning hinder the potential for suitable development, that are the catalyst for the recommendation to amend the planning documents.

The first area is a property designated under Industrial in the Future Land Use Map of Osprey Village, and zoned Light Industrial (LI) under its Secondary Planning Strategy (SPS) and Land Use

Bylaw (LUB). The property is approximately 48,562 square meters (522,720 square feet) and located at the corner of Harold Whynot Road where it turns to intersect with Danica Drive as shown in Map 1. There has been recent interest from developers to develop the property for residential use. The Property was originally part of the Lunenburg Municipal Industrial Planned Area – where much of the land is unserviced – before it was consolidated with the Osprey Village SPS and LUB in 2022. When it comes to residential use, the Osprey Village SPS encourages high-density residential development throughout their policies to best use the existing central water and sewer infrastructure. The SPS cites the Statements of Provincial Interest for this approach:

Policy 3.4: To be consistent with the Statements of Provincial Interest Regulations, to encourage the most efficient use of existing infrastructure, and to accommodate the high demand of high-density residential use, the Municipality establishes a residential designation to create a vibrant community where residents will have access to affordable, attainable, and rental housing.

The LUB regulations support this objective by setting a minimum residential density of 25 units per hectare, effectively preventing single-detached dwellings. However, this high-density standard did not change when the Osprey Village and Lunenburg Municipal Industrial Planning Areas merged. Because of this, this standard is also applied to unserviced properties within the Planned Area, such as the property along Harold Whynot Road. While promoting high-density development in serviced areas makes efficient use of existing infrastructure, applying the same standard to unserviced areas can hinder housing development where lower-density residential development may currently be the only viable option. Removing the minimum density requirements for unserviced areas within the Osprey Village Planned Area will help to permit the scale of residential development that is feasible for properties that are not connected to central water and sewage infrastructure.

The second area is currently designated under Community Use in the Future Land Use Map, and zoned Institutional (IN) under the SPS and LUB. This designation and zone encompass approximately 243,503 square meters (2,621,044 square feet) of land along Nathan Cirillo Road and Allee Champlain Drive as shown in Map 1. This area was originally designated and zoned in anticipation of a large recreation facility, however the site for this development was moved elsewhere. Because the designation and zoning of this area was chosen specifically for a development that ultimately will not exist at this location, in addition to the permitted uses being very restrictive, it has become a hinderance for the growth of other potential developments such as residential or commercial uses. For the Osprey Village Plan to permit uses other than institutional, amendments must be made to both the SPS and LUB in order to change both the Community Use Designation and the Institutional Zone.

The third area is a triangular property of approximately 18,286 square meters (196,829 square feet) near the corner of Nathan Cirillo Road and Pine Grove Road as shown in Map 1 that is

currently designated under Residential in the Future Land Use Map, and zoned High Density Residential (R-3) under the SPS and LUB. While there have been discussions to develop this property under the R-3 Zone regulations, several constraints on the lot make high-density residential development difficult. As the property has been largely undisturbed and contains natural features, its use could be better reflected by rezoning to Open Space (OS). Much like the second area within the IN Zone, changing this third property would require a re-designation from the Residential Designation to the Community Use Designation which the OS Zone falls under in addition to the rezoning process, requiring amendments to both the SPS and LUB.

Map 1: Three areas identified requiring amendments to the Osprey Village Plan



Strategic plan

Osprey Village SPS and LUB Amendments. Both the SPS policies and the LUB regulations of Osprey Village will require amendments to rectify the aforementioned three cases. This will permit appropriate residential development on unserviced land, expand areas that permit residential and commercial uses, and protect open space that is otherwise undevelopable. Overall, this will help the Osprey Village Plan to better reflect the community's unique development needs and patterns.

Work plan

Table 1 shows a tentative work schedule for the proposed amendments process.

Table 1: Tentative* work schedule for Osprey Village Plan Amendments

Legislative authority	Provision
MGA s. 205(1)	Council initiates a by-law amendment
MGA s. 205(4) Policy 66	Staff holds a public information session.
MGA s. 205(4)	Staff holds a Planning Advisory Committee (PAC) meeting
Policy 90	PAC recommends Council
MGA s. 205(2)	Council passes a first reading
MGA s. 206	Clerk publishes a notice of public hearing
MGA s. 205(2)	Council holds a public hearing
MGA s. 205(8)	Council passes a second reading
MGA s. 208(10)	Clerk publishes a notice of approval

Alternatives

Municipal Council may choose not to review the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law. In that case, prospective developers seeking to develop in any of the three aforementioned areas within the Osprey Village Planning Area must apply to the Municipal Council to be approved on a case-by-case review.

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