

## Ella Gindi

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**From:** Jeff Merrill  
**Sent:** March 7, 2025 2:20 PM  
**To:** Ella Gindi  
**Cc:** Tom MacEwan; Tina Robichaud-Bond; Reid Shepherd  
**Subject:** FW: Request for Review and Extension of Development Application for Lot 4, William Hebb Rd  
**Attachments:** 24-657 - Bridgewater Development - Feb 11 2025.pdf; Haven Hills Letter to Council February 2025.pdf; MODL Letter.pdf

Hi Ella,

Please include the email below and the three PDF letters as part of the written submission for the public hearing.

Thanks

Jeff

Jeff Merrill, LPP, MCIP (he/him)  
Director  
Planning & Development Services  
Municipality of the District of Lunenburg  
10 Allée Champlain Drive | Cookville NS | B4V 9E4  
Office: (902) 541-1340 | Cell: (902) 521-0925



*My office hours are Tuesday-Friday, 8:00am – 5:15pm*

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**From:** Madona Nemr [REDACTED]  
**Sent:** February 27, 2025 8:31 AM  
**To:** Martin Bell <[martin.bell@modl.ca](mailto:martin.bell@modl.ca)>  
**Subject:** Request for Review and Extension of Development Application for Lot 4, William Hebb Rd

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

**CAUTION:** This email originated from an external sender.

Dear Mr Bell,

Hope this email finds you well!

We're reaching out regarding the Haven Hill Development on William Hebb Road and the challenges that interrupted the process.

Given the unexpected advancement of the application deadline, we kindly request an extension allowing us to finalize and submit the permit application.

Attached are letters from our main consultants—the architectural and civil engineering firms—outlining the impact of these changes. We would appreciate the opportunity to discuss this further and remain committed to aligning with MODL's vision for Lunenburg County.

Thank you for your time and consideration. We look forward to your response.

**Madona Nemr**

Owner | Mad Design Interiors

*Peaceful, beautiful spaces you'll love*



February 11, 2025,

Members of the Municipality of the District of Lunenburg Council

Subject: Request for Consideration in the Development of Lot 4 – William Hebb Road Bridgewater, NS

DesignPoint Engineering & Surveying Ltd. was retained by the developer of this project to provide civil design services, including on-site septic systems, water systems, stormwater management, and site grading for the proposed development of Lot 4, William Hebb Road, Bridgewater, NS. This project includes the development of three multi-unit buildings and a cluster of townhouses.

Originally, we planned to submit a full building permit application in July 2025, allowing sufficient time to complete the necessary studies, including a water system extension review, on-site septic master plan, and stormwater management plan. DesignPoint was contracted to complete these studies; however, in late December 2024, the developer informed us that the timeline had been significantly reduced, requiring a permit submission by February 1, 2025, later moved to January 28, 2025.

Despite our best efforts to provide preliminary the required design information, the compressed timeline made it impossible to complete the required studies and prepare a full set of design drawings suitable for building permit submission. As a result, the Municipality rejected the application due to missing water study and septic approval documents.

Below is a summary of key project milestones:

Project Timeline:

- June 2, 2024 – DesignPoint engaged for boundary and topographical survey.
- July 12, 2024 – Nuvo contacted DesignPoint to prepare a proposal for detailed civil design.
- August 15, 2024 – Project meeting with DesignPoint, the Client, and Nuvo.
- September 19, 2024 – DesignPoint advised that Bridgewater’s sanitary system had capacity issues, prompting exploration of on-site wastewater disposal.
- December 10, 2024 – Discussion of alternative site designs, including replacing a multi-unit building with townhouses.
- January 9, 2025 – Developer informed DesignPoint of the reduced timeline for submission.
- January 22, 2025 – Revised scope of work executed to complete civil design.
- January 24, 2025 – Discussions with Jeff Davis regarding water system extension requirements.
- January 27, 2025 – Building permit rejected due to missing water and septic approvals.

Had the original timeline remained, we are confident that the site could have met all necessary requirements for approval. Given the unexpected acceleration of deadlines, we respectfully request an extension to allow the proper completion of all required studies and documentation.

We appreciate the Council’s consideration and look forward to the opportunity to submit a complete application under the current zoning regulations. Please do not hesitate to contact us for any further clarification or additional information.

DesignPoint Engineering & Surveying Ltd.

A handwritten signature in blue ink that reads "Neil Fougere". The signature is written in a cursive style and is positioned above a thin horizontal line.

Neil Fougere, P.Eng.  
Senior Engineer & Principal

**Members of the Municipality of the District of Lunenburg,**

Subject: **Request for Consideration in the Development Process of Lot 4,  
William Hebb Road, Bridgewater**

We wish to share our recent experience regarding a development proposal of which our team and other engineering consultants were engaged to prepare for municipal permits. This scope of work regards property located at Lot 4, William Hebb Road, Bridgewater. This project involved very close collaboration with planning and engineering staff, with a commitment to proceed within the Municipality of the District of Lunenburg.

Our planning process began in November 2023 initially met with Senior Planner, Norma Schiefer, to clarify the zoning parameters for Lot 4, William Hebb Rd. During this meeting, we were informed there were no immediate zoning restrictions on the property. There were some bylaws discussed, but not to be in effect until July 2025. Limited planning requirements at this stage allowed for a wide range of design possibilities for development. Our client group was excited to explore options that could contribute positively to the community's much needed housing shortage.

However, lately we found ourselves navigating a shifting deadline. It seems that a response to community concerns and the timeline for submitting a building permit application was moved up from the original July 2025 to February 1, 2025, and then to January 27, 2025. While we understand and appreciate the importance of community input, this expedited timeline has presented us with a few hurdles, particularly in securing the necessary approvals for septic designs. The overall timeline is by nature of the work lengthy and includes both financial and market evaluation along with the planning and engineering design process. A revised change in scheduling separate from our own milestones is obviously disruptive and beyond our control.

Throughout this process, we have appreciated our open lines of communication with municipal representatives, especially with Norma Schiefer. Our discussions were very positive and moved us forward, yet the revised timelines have challenged the ability to finalize our proposal and submit for permits. While we initially accepted that a revised deadline might be advanced for practical reasons within the municipality, the recent change in the timeline for submissions seemed particularly unduly rushed as we prepared the documentation that we could have completed on time. Our various design team members had to reset internally to meet the shifting deadlines. As a result, the permit requirement items were delayed in completion. Consultants were advised of the move from July to February 1<sup>st</sup> to January 27<sup>th</sup>, 2025, causing stress and added costs.

In light of these circumstances, I kindly request an extension to allow us to fully complete and resubmit our development proposal. We believe that returning to the original deadlines would enable us to thoroughly prepare and align our proposal with the Municipality. If not, a reasonable extension would be appreciated. Our intent has always been to create a development that not only meets regulatory standards but also enriches the community fabric by creating safe, accessible housing designed to meet the needs of an aging population as well as new, young professionals and families.

**Here's a brief overview of our process so far, highlighting key moments along the way:**

**November 2023:** Initial discussions with Norma Schiefer about Lot 4 revealed no zoning issues. According to the client's meeting with Norma Schiefer, it was communicated that a larger-scale development proposal would be realized with support from the Municipality.

**January 4, 2024:** Norma suggested obtaining a "Zoning Letter" for clarity on our development options.

**January 10, 2024:** We received the zoning letter, confirming the absence of restrictions until July 2025.

**February 1, 2024:** The purchase of Lot 4 was completed, solidifying our commitment to this project.

**February 27, 2024:** Engaged with Peter Ghosn from Nuvo Architecture & Interiors Ltd. to explore the potential for subdividing into multiple residential lots.

**March 2024:** Preliminary sketches were presented, and we received positive feedback regarding our vision for the site.

**May 23, 2024:** Nuvo Architecture & Interiors met with Madona Nemr and Norma Schiefer and municipal engineering to clarify zoning requirements. It was verified that there were no zoning restrictions, and that MODL would approve a proposal if capacity for on-site sewer, water and storm water were met. Norma Schiefer also mentioned the possibility of the municipality helping to cover some of the costs of new municipal roads to the site if the business plan proved a tax advantage to the municipality.

**June 5, 2024:** A feasibility meeting with stakeholders underscored a shared enthusiasm for a full-capacity development. The meeting included Nathan Hughes of Design Point Engineering, Evan Teasdale, Peter Ghosn and Ron Smith of Nuvo Architecture & Interiors, Peter Beaini and clients Arton Dembogaj, Driton Dembogaj, and Madona Nemr.

**July 2024:** Preliminary schematics were being developed for capacity between Design Point Engineering and Nuvo Architecture & Interiors.

**August 9, 2024:** Feasibility was verified for schematic design concepts.

**August 2024:** Ongoing discussions and meeting with client and Design Point Engineering.

**September 2024:** Ongoing discussions about water connections and options.

**November 7, 2024:** Client wanted to reduce capacity by adding smaller "townhouse-like" dwellings in place of the larger multi-unit building.

**November 19, 2024:** Design options presented for "townhouse-like" dwellings in place of the larger multi-unit building.

**December 3, 2024:** Decision to move ahead with new proposal.

**December 17, 2024:** New Project Manager, Adam Wicks P.Eng. met with Nuvo to discuss project. Ready to engage with all required consultants.

**December 27, 2024:** The new deadline for building applications was set, prompting us to reassess our preparations.

**January 3, 2025:** Nuvo contacted Jeff Davis to discuss the potential to connect municipal water seemed feasible but needed studies and approvals

**January 9, 2025:** Nuvo and Adam Wicks met with Norma Schiefer where they were informed of a new **February 1<sup>st</sup>, 2025**, deadline which prompted a much tighter deadline to meet causing consultants to reschedule and added costs to the client and consultants.

**January 22, 2025:** Nuvo was informed of a **NEW deadline of January 27<sup>th</sup>**. (Council meeting was the next day on January 28th)

**January 23, 2025:** Nuvo coordinated with all consultants to ensure an adequate design package was ready for submission.

**January 24, 2025:** Nuvo met with Design Point and had a call with Jeff Davis to re-confirm potential for municipal water connection.

**January 27, 2025:** Permit application was refused due to incomplete septic design. Application included all letters of undertaking.

Considering, the rather short notice and relative immediacy of a revised submission date, an extension would not only facilitate our efforts to finalize a well-rounded proposal but also allow us to contribute meaningfully to the community's vision for growth and development. Thank you for considering our request and we look forward to working together.

Warmest regards,

**NUVO** Architecture and Interiors

*Ronald V Smith*

## Haven Hills Development



### Members of the Municipality of the District of Lunenburg (MODL)

#### **Subject: Request for Review and Extension of Development Application for Lot 4, William Hebb Road, Bridgewater**

We are writing to formally request a review of our development application to the Municipality of the District of Lunenburg (MODL) for Lot 4, William Hebb Road, Bridgewater.

We purchased this site on February 1, 2024, and promptly initiated discussions with MODL to fully understand the potential development options for this parcel. In each of our engagements with the Municipal Planning team, we clearly expressed our desire to bring forward a unique and affordable housing project that aligns with the objectives of the Municipality and Council. We were excited about the opportunity to collaborate with MODL to help increase housing capacity within the district and deliver a project that reflects both community needs and shared pride.

Following the purchase of the property, we held a series of meetings with various members of the Municipal Planning team to share our vision and ensure it was consistent with the Municipality's development plans. Below is a chronology of these meetings, along with an overview of the professional engagements we undertook to provide the necessary architectural and engineering documentation required for the application process, as outlined by MODL staff.

We respectfully request that you consider granting an extension of time under a "grandfathering" provision due to the significant advancement of the application deadline—from July 2025 to February 1, 2025, and then further to January 27, 2025.

We have operated in good faith, guided by the advice provided by MODL staff. However, the abrupt changes in deadlines have placed us at a disadvantage. Despite diligent efforts to comply with evolving requirements, this unexpected shift significantly impacted our ability to meet submission conditions, particularly given the substantial financial investments already made in professional services, architectural designs, and engineering consultations.

#### **Chronology of Engagements and Meetings**

**November 2023:** Initial meeting with Senior Planner, Norma Schiefer, to clarify zoning parameters for Lot 4. We were informed that no immediate zoning restrictions applied, with new bylaws not expected until July 2025.

**February 1, 2024:** Purchase of Lot 4 finalized, solidifying our commitment to the project.

**February 27, 2024:** Engaged Nuvo Architecture & Interiors Ltd. (Peter Ghosn) to explore subdividing the parcel into multiple residential lots.

**March 2024:** Nuvo provided a presentation of preliminary sketches reflecting our development vision.

**May 23, 2024:** Meeting with Norma Schiefer, municipal engineering representatives, and Nuvo to clarify zoning. We showed them the preliminary sketches and MODL confirmed no restrictions and expressed potential support for road infrastructure costs, contingent on tax benefits.

**June 5, 2024:** Feasibility meeting with Design Point Engineering (Nathan Hughes) and Nuvo (Ronald Smith, Peter Ghosn).

**July 2024:** Preliminary schematics developed collaboratively with Design Point Engineering and Nuvo Architecture.

**August 2024:** Feasibility confirmed for schematic design concepts; continued collaboration with Design Point Engineering.

**September 2024:** Discussions regarding municipal water connection options.

**November 19, 2024:** Revised townhouse design options presented by Nuvo upon our request.

**November 28, 2024:** Driton Dembogaj and Adam Wicks met with MODL to discuss concerns regarding the permit process. We learned that the first council reading was underway, with the potential to apply for a permit if the reading did not pass.

**December 17, 2024:** Engaged Adam Wicks, P.Eng., as Project Manager to coordinate consultants and streamline the application process.

**January 9, 2025:** Meeting at MODL with Adam Wicks and Nuvo representatives. We were informed that the permit window had opened, with the next reading scheduled for February 1, 2025. Encouraged by MODL's support, we advanced plans for a development including townhouses and apartment buildings.

**January 22, 2025:** Attempted to submit permit documents and pay fees, only to learn that finalized documentation was required. We were informed of the new submission deadline: January 27, 2025.

**January 23–24, 2025:** Urgent coordination with consultants to finalize documents.

**January 27, 2025:** Unfortunately, we could not submit the application due to an incomplete septic design, despite having secured all necessary professional engagements.

### **Professional Engagements**

- **Nuvo Architecture & Interiors Ltd.:** Architectural design, project coordination, municipal communications

- **Design Point Engineering:** Civil engineering, water management, feasibility assessments
- **Jeff Davis:** Municipal water connection feasibility
- **Antler Construction (Adam Wicks, P.Eng.):** Project management and coordination
- **Englobe:** Geotechnical investigation and inspection
- **EFP Engineering:** Mechanical and electrical engineering
- **Campbell Comeau Engineering Ltd.:** Structural engineering
- **Reinhart Engineering:** Fire suppression systems
- **Integral Energy Performance:** Energy performance assessments

### **Supporting Documentation will be submitted upon request**

- Correspondence with MODL representatives and project consultants
- Statements of Work (SOW) from engaged professionals
- Invoices reflecting efforts and costs incurred to meet submission deadlines

### **Conclusion and Request**

Given the extensive time, effort, and financial resources invested—and the good faith with which we’ve navigated this process—we kindly request an extension to allow us to complete our application under the by-laws applicable when we first engaged with MODL in 2024.

We remain fully committed to delivering a project that aligns with MODL’s growth objectives and serves the broader community’s needs. We would greatly appreciate the opportunity to meet and discuss this matter further.

Thank you for considering our request. We look forward to your response and the opportunity to continue collaborating on this important project.

Sincerely,

Arton Dembogaj  
Driton Dembogaj  
Madona Nemr



## Municipality of the District of Lunenburg

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

### Planning & Development Services

Phone: 902.541.1334 Email: [planning@modl.ca](mailto:planning@modl.ca) Web Site: [www.modl.ca](http://www.modl.ca)

January 10, 2024

Tony

Delta Decking [deltadecking19@gmail.com](mailto:deltadecking19@gmail.com)

# Added Material

To Whom It May Concern:

RE: Zoning Confirmation – PID 60711116, William Hebb Rd, Hebbville, NS

Further to your request January 4, 2024, I can provide the following information in relation to Zoning and Land Use By-laws:

- 1) The above noted property is in an area where no Land Use By-laws or zoning controls apply. Zoning regulations are anticipated to be implemented by early 2025.
- 2) The Municipality of Lunenburg is currently working on Coastal Regulations and Cluster Regulations. Any new regulations in place at time of development will apply. The projects can be followed on our website: <https://engage.modl.ca/>
- 3) Central services are not available in this area, so any new development would need on-site septic approval as well as building permits prior to construction.
- 4) The Municipality of Lunenburg has a Subdivision By-law which outlines requirements for the creating of new lots.  
[https://modl.ca/index.php?option=com\\_docman&view=document&alias=376-subdivision-by-law-october-31-2018&category\\_slug=subdivision-applications-and-related-documents&Itemid=102](https://modl.ca/index.php?option=com_docman&view=document&alias=376-subdivision-by-law-october-31-2018&category_slug=subdivision-applications-and-related-documents&Itemid=102)

This does not relieve the owner or constructor from compliance with the Building Code Act, Fire Prevention Act, or any other applicable codes and/or standards. Currently, there are no zoning regulations for this property. However, by early 2025, the Municipality is required to implement municipal wide zoning controls.

**Zoning confirmation is valid as of the date of this letter. Any future regulations in place at time of development/building will be required to be followed.**

If you have any further questions, please contact me at 902-541-1334.

Kindest Regards,

Norma Schiefer  
Municipal Development Officer