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Municipal Council Meeting Agenda

Tuesday, June 23, 2026 – 9:00 a.m.

MODL Council Chambers – 10 Allée Champlain Drive, Cookville

1.	Call to Order	
1.1	Mi'kma'ki Territorial Acknowledgement	
2.	Announcements, Acknowledgements, Recognition	
2.1	Proclamation – Indigenous Survivors Day	1
3.	Public Input (15 Minutes)	
4.	Changes/Approval of Agenda (as circulated)	
5.	Approval of Minutes - June 9, 2026	
6.	Business Arising from Minutes	
7.	Awarding of Tenders/RFPs	
7.1	Award of RFP #2026-01-400 Hemlock Woolly Adelgid Treatment & Management Services on Municipally Owned Lands	2-8
7.2	Award of RFP #2026-05-400 Wiles Lake Park Community Plan & Conceptual Design	9-11
8.	Presentations/Scheduled Times - Nil	
9.	Consideration of Correspondence	
9.1	Lunenburg County Wheels – Request for Council Representation	12
10.	Recommendations from Committees & Boards	
10.1	Policy & Strategy Committee	13
10.1.1	Property Tax Exemption Application - LaHave Coastal Conservation Assoc.....	14-20
11.	Staff Reports	
11.1	Administration	
11.1.1	Comfort Centre Grant Award – St. Barnabas Anglican Church	21-22
11.2	Planning & Development	
11.2.1	NSFM Coastal Planning Support Program Funding Award	23-25

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

12.1 LCLC Update

12.2 Deputy Mayor's Update

13. Added Items

14. In Camera

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

15. Adjournment

Council
Item 2.1
June 23, 2026
Authorization: T. MacEwan



Proclamation Indigenous Survivors Day

Whereas the Municipality of the District of Lunenburg recognizes the historical injustices endured by Indigenous peoples due to colonization, forced assimilation, and systemic injustices; and

Whereas Indigenous Survivors Day on June 30 provides an opportunity to acknowledge the resilience, strength, and cultural heritage of Indigenous communities who have preserved through historical traumas., and

Whereas designating June 30 as Indigenous Survivors Day creates a platform for healing, education, and dialogue, raising awareness about the unique struggles faced by indigenous peoples; and

Whereas this observance serves as a solemn reminder of the ongoing challenges faced by Indigenous communities and highlights the importance of supporting their cultural heritage and promoting understanding; and

Whereas by implementing Indigenous Survivors Day on June 30, the Municipality of the District of Lunenburg demonstrates its commitment to honoring Indigenous survivors, promoting healing, and building more equitable and inclusive communities.

Therefore I, Elspeth McLean-Wile, Mayor of the Municipality of the District of Lunenburg, do hereby proclaim June 30 to be Indigenous Survivors Day.

June 23, 2026

Mayor Elspeth McLean-Wile

Council
Item 7.1
June 23, 2026
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council

Submitted by: Evaluation Committee for Hemlock Woolly Adelgid Treatment RFP

Date: June 23, 2026

Re: Award of Hemlock Woolly Adelgid Treatment and Management Services on Municipally Owned Lands, RFP #2026-01-400

Recommendation

That Municipal Council award Request for Proposal #2026-01-400, Hemlock Woolly Adelgid Treatment and Management Services on Municipally Owned Lands, to Medway Community Forest Co-operative for \$173,739.76, excluding HST.

Executive summary

The Municipality of the District of Lunenburg issued an RFP to hire a qualified contractor to provide Hemlock Woolly Adelgid (HWA) treatment and management services on municipally owned lands.

The RFP required a complete treatment and management program, including validation of existing inventory data, treatment planning, pesticide treatment, monitoring, GIS-compatible records, public and site coordination, health and safety compliance, and final reporting.

Three proposals were received and evaluated:

1. Urban Roots PHC
2. Blunose Coastal Action Foundation
3. Medway Community Forest Co-operative

Following evaluation, Medway Community Forest Co-operative (MCFC) received the highest total score and is recommended as the best overall value to the Municipality. MCFC submitted the strongest technical proposal, demonstrated the most direct HWA treatment experience, provided the clearest site-specific understanding, and addressed the full RFP scope.

Although Urban Roots submitted the lowest price, its proposal provided less certainty that the full RFP scope, monitoring, reporting, GIS deliverables, and future treatment requirements were fully reflected in the base price. Coastal Action submitted a technically acceptable proposal, but it was less detailed, less site-specific, and the highest-priced submission.

Background

Hemlock Woolly Adelgid is an invasive forest pest that threatens eastern hemlock stands in Nova Scotia. Hemlocks provide important ecological, recreational, and climate resilience benefits, including shade, habitat, slope stabilization, watercourse protection, and carbon storage.

MODL has already completed inventory and tree-tagging work on municipally owned lands. The next phase is to confirm existing information, establish treatment priorities, complete pesticide treatments where appropriate, monitor results, and provide GIS-compatible records and recommendations for future management.

The RFP focused on five municipally owned sites:

- Miller Point Peace Park
- MARC
- River Ridge Commons
- Wiles Lake Park
- Pine Grove Outdoor Play Park

The goal of the project is to protect priority hemlock trees while ensuring pesticide use is safe, appropriate, well documented, and compliant with regulatory requirements and site conditions.

Discussion

The evaluation committee reviewed the three submissions using the criteria set out in the RFP. The evaluation assigned 70 points to technical merit and 30 points to cost.

Technical scores shown below are the average scores assigned independently by the three evaluators. Cost scores were calculated using the formula identified in the RFP.

Proponent	Cost Proposal, Excluding HST	Average Technical Score (70)	Cost Score (30)	Total Score (100)	Rank
Medway Community Forest Co-operative	\$173,739.76	67.33	17.83	85.16	1
Urban Roots PHC	\$103,257.80	47.67	30.00	77.67	2
Bluenose Coastal Action Foundation	\$214,920.05	35.00	14.41	49.41	3

Cost scores were calculated using the following formula:

Lowest Price / Proponent Price × 30 = Cost Score

Urban Roots received the full cost score because it submitted the lowest price. However, the RFP evaluation was based on both technical quality and cost, with technical considerations representing the larger portion of the total score.

Medway Community Forest Co-operative

MCFC submitted the strongest overall proposal. It demonstrated a clear understanding of the project sites, provided the most complete work plan, and showed extensive direct experience treating HWA. The proposal addressed all major RFP requirements, including data review, field validation, watercourse reassessment, treatment planning, public communication, pesticide treatment, monitoring, GIS management, and final reporting.

MCFC demonstrated strong site-specific knowledge. Two members of the proposed team helped complete the original HWA inventory work for the municipal parks included in this project. Their familiarity with the sites, tagged trees, inventory methods, and existing data will support an efficient transition from inventory to treatment.

The proposal also included a clear approach to treatment prioritization based on infestation levels, site conditions, treatment suitability, and risk. It addressed key considerations such as drought conditions, watercourse setbacks, pesticide application limits, public access, sensitive habitats, treatment phasing, and future treatment needs. MCFC proposed multiple treatment methods and products, including Xytect 2F basal bark applications, IMA-JET trunk injections, and Starkle products where appropriate. This flexible approach allows treatments to be matched to site conditions and management objectives.

MCFC proposed the largest project team and identified several certified pesticide applicators. The organization has extensive experience delivering large-scale HWA treatment programs across Nova Scotia, providing confidence in its ability to complete the work on schedule while maintaining quality and flexibility.

The proposal also provided the most complete response to required deliverables, including editable GIS data, metadata, treatment records, monitoring summaries, maps, and final reporting. It clearly outlined team roles, subcontractors, references, optional services, additional work rates, and project assumptions. The schedule extended through late 2026 and included treatment, monitoring, reporting, and project close-out activities.

MCFC's main weakness is its higher price compared with Urban Roots. However, the higher cost is supported by stronger technical merit, clearer scope coverage, and more relevant experience. MCFC's signed cost proposal also confirms that the quoted amount is the maximum payment unless additional work is requested and approved by MODL.

Urban Roots PHC

Urban Roots submitted the lowest-priced proposal and presented a practical treatment approach. The proposal demonstrated strong arboricultural knowledge and included field assessments, watercourse checks, Xytect 2F basal bark applications, IMA-JET trunk injections, treatment marking, signage, and GIS-supported tracking. It also recognized pesticide application limits, identified a second MARC treatment phase in 2027, and provided site-specific assessment and treatment dates.

The proposal included a treatment prioritization approach, although it appeared to focus initially on lower-risk treatment areas before progressing to more complex locations. Compared with MCFC, it provided less details regarding prioritization based on overall site risk, infestation severity, and long-term management objectives. Urban Roots also proposed a smaller team with fewer certified applicators and provided less evidence of experience delivering large-scale HWA treatment programs, although the team demonstrated relevant arboricultural expertise and treatment experience.

The proposed schedule focused mainly on assessment and treatment activities through September and provided less detail on monitoring, reporting, and later project activities. As a result, the evaluation committee had less certainty about how all post-treatment requirements would be completed within the proposed timeline.

While Urban Roots offered the lowest price, the proposal provided less certainty that all elements of the RFP scope were reflected in the quoted amount. Uncertainties remained regarding pesticide quantity assumptions, inclusion of additional pesticide requirements, whether the full 2027 MARC phase was included in the base price, the monitoring approach, GIS deliverables and metadata requirements, final reporting, MODL information expectations, and overall delivery assumptions. Urban Roots did provide an additional works hourly rate; however, this did not fully resolve the broader uncertainty regarding scope coverage and management of future or additional requirements.

Bluenose Coastal Action Foundation

Coastal Action submitted a technically acceptable proposal that addressed the major project requirements, including field verification, treatment planning, pesticide application, GIS updates, monitoring, reporting, and health and safety planning.

The organization demonstrated strong experience with environmental projects, including fieldwork, monitoring, data collection, pesticide-related work, and public-sector reporting. One proposed team member also had direct HWA treatment experience through previous work with MCFC.

However, the proposal was more general and less site-specific than MCFC's. It provided less detail on treatment logistics, site sequencing, application tracking, staffing capacity, additional work rates, optional services, and project assumptions.

Coastal Action also submitted the highest-priced proposal, which resulted in them receiving the fewest points for the price score.

Summary of Evaluation

MCFC is recommended because it achieved the highest overall score and provides the best combination of technical quality, relevant experience, scope clarity, and value. The recommendation is consistent with the evaluation process established in the RFP.

Key strengths of MCFC's proposal include:

- direct involvement of team members in the original municipal HWA inventory work;
- the strongest understanding of the project sites;
- the most comprehensive treatment planning and prioritization approach;
- a flexible treatment strategy using Xytect 2F, IMA-JET, and Starkle products where appropriate;
- the largest and most experienced project team;
- extensive experience delivering large-scale HWA treatment programs;
- the most complete response to reporting and deliverable requirements; and
- a project schedule that includes treatment, monitoring, and reporting through project completion.

Urban Roots submitted the lowest price but left several scope and delivery assumptions unclear. Coastal Action submitted an acceptable proposal but provided less detail and the highest price.

Strategic Focus

This project supports two of Council's strategic priorities: quality of life and climate change action. It supports quality of life by helping protect municipal parks, trails, forests, and natural areas that residents use and value. It supports climate change action by protecting municipal natural assets and maintaining healthy forest ecosystems that contribute to biodiversity, carbon storage, watercourse protection, and long-term community resilience.

Budget/Financial Implications

The recommended award amount is \$173,739.76, excluding HST.

Although the project cost is higher than the lowest bid received, MCFC achieved the highest overall evaluation score and provides stronger technical value and clearer scope coverage.

The recommended award is within the approved project budget of \$200,000 in the 2026–27 fiscal year municipal budget.

Climate Change/sustainability

This project supports climate change action by protecting municipal natural assets and maintaining healthy forest ecosystems. Healthy hemlock stands contribute to biodiversity, carbon storage, watercourse protection, and long-term community resilience.

Inclusion, Diversity, Equity and Accessibility (IDEA@MODL)

Healthy and accessible natural spaces contribute to community well-being and help ensure residents can continue to enjoy municipal parks, trails, and outdoor recreation areas. Protecting hemlock stands helps maintain the ecological value and visitor experience of these public spaces over the long term. Signage, site notices, temporary closures where required, and clear communication during treatment activities will help support safe and informed public use with minimal disruption.

Strategic Communications

Staff will work with the successful proponent to provide signage, site notices, and schedule updates before and during treatment activities. Communications will explain why the work is being done, identify affected areas, provide closure or re-entry information when needed, and direct questions to the appropriate municipal contact.

Information will also explain the importance of hemlock forests and how treatment helps protect municipal parks, trails, and natural areas for future generations.

Work plan

This project is included in the climate change and sustainability work plan. Staff will manage the contract, coordinate internal review, approve treatment plans before implementation, and ensure all required deliverables are received.

Alternatives

Council may alternatively:

1. Award the contract to another proponent as deemed appropriate.
2. Direct staff not to award the RFP at this time.

These alternatives are not recommended. MCFC received the highest total score and provides the strongest overall value based on the evaluation criteria.

Conclusion

The Evaluation Committee recommends awarding RFP #2026-01-400, Hemlock Woolly Adelgid Treatment and Management Services on Municipally Owned Lands, to Medway Community Forest Co-operative.

MCFC submitted the strongest overall proposal, demonstrated the most direct and relevant HWA treatment experience, provided the clearest understanding of the project sites, and addressed the full scope of work. Although MCFC is not the lowest-priced proponent, its proposal provides the best overall value to the Municipality.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Abhimanyu Jain, Manager of Climate Change and Sustainability; Kayla Winsor, Climate Action Coordinator
Report Approved by	Jeff Merrill, Director
Date Reviewed by C.A.O.	

Council
Item 7.2
June 23, 2026
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council

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

Date: June 23, 2026

Re: Wiles Lake Park Community Plan and Conceptual Design
RFP # 2026-05-400

Recommendation

That Council for the Municipality of the District of Lunenburg award the request for proposals for the development of a community plan and conceptual design for Wiles Lake Park (RFP # 2026-05-400) to Mills & Wright Landscape Architecture in the amount of \$47,500 plus HST.

Executive summary

The 2026-2027 capital budget included \$60,000 to develop a Community Plan and Conceptual Design for Wiles Lake Park. The RFP was advertised in May with a closing date of June 4, 2026. The RFP was posted on the Provincial Procurement site. Multiple firms reached out with questions. At the closing date and time two proposals were received. This project is to conduct an extensive community consultation process, that will help shape a community concept plan for Wiles Lake Park.

Background

Lake Park is also one of the Municipality's regional parks. This site was a former DNR Depot and traditionally used as a swimming site. This site is primarily used for swimming, canoeing, kayaking, and picnicking. The local fire departments also use the site for training and to access the hydrant on site.

Discussion

The selected consultant will work with Council, staff, community partners, interest groups, and the public to develop a long-term vision for the park, including recommendations related to recreation opportunities, accessibility improvements, environmental features, and phased implementation options.

Two proposals were received in total by the deadline.

The proposals were reviewed and scored using the criteria and scoring as outlined in the RFP. The following are the firms that bid, including their cost proposals (excluding HST) and scoring.

	Technical Score	Bid
Mills and Wright Landscape Architecture	95.5	\$47,500
Fathom Studio	89	\$59,120

The two proposals were reviewed by members of the Recreation, Parks and Tourism Department.

The remaining funds from the allocated \$60,000 budget will be utilized to support other project-related expenses, including, but not limited to, promotions, room rentals, refreshments and any changes to the scope of work (i.e. additional public consultation sessions).

Strategic Focus

Enhancements to our park systems within the Municipality aligns with Councils strategies priorities of Quality of Life, and Infrastructure Upgrades, Expansion, and Management.

Budget/Financial Implications

In the 2026/27 Capital Budget, Council approved a total of \$60,000 for this project.

Climate Change/sustainability

NA

Inclusion, Diversity, Equity and Accessibility (IDEA@MODL)

MODL is committed to making our community more inclusive, diverse, equitable and accessible (IDEA). The Municipality is committed to creating welcoming and accessible park spaces that can be safely and fully enjoyed by all users, regardless of age or ability.

Strategic Communications

Public engagement is an important aspect of this project’s implementation and is included within the scope of work, with a detailed plan incorporated into the submission proposal.

Work plan

Issuing an RFP to hire a consulting firm to conduct community consultation, develop a community plan with recommendations and an implementation plan is part of the Recreation, Parks and Tourism’s Department workplan.

Alternatives

Option 1: Award the RFP to an alternate submission

Option 2: Do not award the RFP.

Conclusion

Staff are recommending that the RFP # 2026-05-400 to Mills & Wright Landscape Architecture who received the highest overall score.

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

June 16, 2026

Mayor Elspeth McLean-Wile & Council
The Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, NS, B4V 9E4

Dear Mayor & Councillors,

Request for a Council Representative to be appointed to the LC Wheels Board

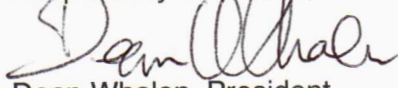
At its June 3, 2026. monthly meeting, the Lunenburg County Wheels Board discussed the financial commitment and ongoing collaboration between LC Wheels and MODL in the service of MODL residents. The result was the following resolution:

That LC Wheels request that MODL appoint a representative to the LC Wheels Board to represent the interests of MODL.

Our Board has monthly daytime meetings.

We would be pleased to provide further information.

Respectfully submitted,



Dean Whalen, President

dean@deanwhalen.ca

519-441-9740



Council
Item 10.1
June 23, 2026
Authorization: T. MacEwan

Memorandum

To: Mayor McLean-Wile and Councillors

From: Chairperson and Members of the Policy & Strategy Committee

Date: June 16, 2026

Re: Recommendation of the Policy & Strategy Committee

The Policy & Strategy Committee, in session on Tuesday, June 16, 2026, made the following recommendations to Council:

1. That the Policy and Strategy Committee recommends that Municipal Council approve the tax exemption application from LaHave Coastal Conservation Association per Policy 012 for a 3-year renewal term in the amount of \$3,224.39 as presented”.

Respectfully Submitted,

Chairperson & Members
Policy & Strategy Committee

/laa



The Municipality of the District of Lunenburg Request for Decision

Report to: Policy & Strategy Committee
Submitted by: Elana Wentzell, CPA, CMA, Director of Finance & Municipal Treasurer
Date: June 16, 2026
Re: LaHave Coastal Conservation Association Property Tax Exemption
Application

Recommendation

The Policy and Strategy Committee recommend that Municipal Council approve the tax exemption application from LaHave Coastal Conservation Association per Policy 012 for a 3-year renewal term in the amount of \$3,224.39 as presented.

Background

Policy 012 provides a partial or full tax exemption to qualifying non-profit organizations demonstrating service to the community. This tax exemption is awarded at Council's discretion as per Section 71 of the Municipal Government Act.

LaHave Coastal Conservation Association (LCCA) made application and was granted full tax exemptions in previous years. They are now making application for 50 newly acquired properties. A major consideration for qualification of tax exemption is the service the organization provides to the community.

Discussion

Please see the attached application and list of properties, as well as the amount of tax exemption.

Strategic Focus

Granting a tax exemption for conservation properties supports Council's Climate Change Action Strategy by supporting non-profit organizations that purchase property to conserve them for future generations.

Budget/Financial Implications

The tax exemption request is for \$3,224.39 and is not currently budgeted in the approved 2026/27 Operating Budget. There may be budgetary room in the tax exemption section, but this will not be known until later in the fiscal year after the final tax billing.

Climate Change/sustainability

Providing a property tax exemption for the LaHave Coastal Conservation Association supports the Municipality's climate change and sustainability goals by encouraging long-term land conservation, ecosystem protection, and climate resilience. It also helps advance the target of conserving 20% of land by 2030 under the Municipality's local climate change action plan.

Inclusion Diversity equity and Accessibility (IDEA@MODL)

N/A

Strategic Communications

N/A

Work plan

The Finance Department Staff can complete the necessary work within the existing work plan.

Alternatives

Because tax exemptions are granted solely by Council as per the policy, Council may decide not to grant the tax exemption.

Conclusion

Council has previously approved tax exemptions for LaHave Coastal Conservation Association. Staff are recommending that Municipal Council approve the tax exemptions as presented.

Report Preparation	
Department	Finance
Report Prepared by	Hailey Authier
Report Approved by	Elana Wentzell
Date Reviewed by C.A.O.	

Copy

Municipality of the District of Lunenburg
10 Allée Champlain Drive, Cookville, NS B4V 9E4

Telephone 902-541-13 48

APPLICATION FORM
TAX EXEMPTION FOR NON-PROFIT ORGANIZATIONS
As provided by Section 71 (1) of the Municipal Government Act (1998)


PLEASE PRINT

Date	<u>2026-05-28</u>	Assesment Account #	<u>see attached</u> (please attach copy of tax bill)
Organization Name	<u>LaHave Coastal Conservation Association</u>		
Property Location	<u>see attached</u>		
Mailing Address	<u>711 Mount Pleasant Road, Pleasantville, NS B0R 1G0</u>		
Postal Code	_____		
Phone #	<u>902-688-2868</u>		
Applicant	<u>Jim Sunderland, President</u>		
Phone #	<u>902-688-2868</u>		

Please attach a brief report of the program, benefit or source of the community

Board of Directors			
Name	<u>Jim Sunderland</u>	Position	<u>Director</u>
	<u>Brian Branfireun</u>		<u>Director</u>
	<u>Anthony Burton</u>		<u>Director</u>
	_____		_____

I (we) hereby request the Municipal Government to renew our tax exemption for the non profit organization. I (we) also declare that the information contained above and/ or attached to the renewal application is true and correct to the best of my (our) knowledge.

Signature		Date	<u>2026-05-28</u>
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PID	AAN	Assessed Type	Staff Calculated Tax Exemption
60356664	00981737	RESOURCE TAXABLE	\$ 499.77
60356086	01012363	RESOURCE TAXABLE	35.64
60356029	01012371	RESOURCE TAXABLE	56.70
60354370	01012398	RESOURCE FOREST	2.50
60355211	03837114	RESIDENTIAL TAXABLE	820.53
60452885	03949702	RESOURCE FOREST	5.00
60356706	04035364	RESOURCE TAXABLE	34.83
60453347	04035844	RESOURCE TAXABLE	147.94
60453487	04035895	RESOURCE TAXABLE	29.05
60358587	04930045	RESOURCE TAXABLE	447.12
60494903	05724384	RESOURCE FOREST	3.25
60356458	08154171	RESOURCE TAXABLE	85.86
60494879	08171416	RESOURCE FOREST	3.00
60453578	08236895	RESOURCE TAXABLE	13.77
60351319	09172483	RESOURCE TAXABLE	4.86
60583309	09177787	RESOURCE TAXABLE	15.39
60443009	09719679	RESOURCE TAXABLE	5.67
60461233	09743928	RESOURCE TAXABLE	41.31
60466117	09743936	RESOURCE TAXABLE	38.88
60472404	09743944	RESOURCE TAXABLE	13.77
60472651	09743952	RESOURCE TAXABLE	40.50
60472750	09743987	RESOURCE TAXABLE	11.34
60472768	09743995	RESOURCE TAXABLE	15.39
60617073	09744002	RESOURCE TAXABLE	13.77
60617172	09744045	RESOURCE TAXABLE	5.67
60453362	09942742	RESOURCE FOREST	2.75
60450764	10044383	RESIDENTIAL TAXABLE	187.92
60450772	10044391	RESIDENTIAL TAXABLE	187.11
60450780	10044413	RESOURCE TAXABLE	13.77
60453453	10309476	RESOURCE FOREST	6.25
60453461	10309484	RESOURCE FOREST	3.50
60453511	10309522	RESOURCE FOREST	1.50
60451630	10327806	RESOURCE TAXABLE	42.12
60453388	10337526	RESOURCE TAXABLE	36.45
60453370	10337534	RESOURCE TAXABLE	41.31
60453396	10337550	RESOURCE TAXABLE	17.01
60453404	10337569	RESOURCE TAXABLE	34.02
60442902	10337798	RESOURCE TAXABLE	104.49
60356771	10541441	RESOURCE TAXABLE	16.20
60453156	10666694	RESOURCE TAXABLE	17.01
60452968	10666708	RESOURCE TAXABLE	28.35
60442878	10666724	RESOURCE TAXABLE	27.54
60356789	10708664	RESOURCE FOREST	2.75
60494895	10729238	RESOURCE FOREST	3.00
60494887	10729246	RESOURCE FOREST	3.00
60740263	11163645	RESOURCE TAXABLE	10.53
60452802	11164358	RESOURCE FOREST	0.75
60740396	11164366	RESOURCE FOREST	1.00
60740560	11165338	RESOURCE TAXABLE	44.55
60452687	11168248	RESOURCE FARM	-
			\$ 3,224.39

Municipality of the District of Lunenburg
10 Allée Champlain Drive, Cookville, NS B4V 9E4

Telephone 902-541-13 48

APPLICATION FORM
TAX EXEMPTION FOR NON-PROFIT ORGANIZATIONS
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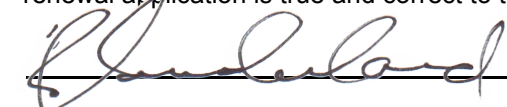
PLEASE PRINT

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Property Location	<u>see attached</u>		
Mailing Address	<u>711 Mount Pleasant Road, Pleasantville, NS B0R 1G0</u>		
Postal Code	_____		
Phone #	<u>902-688-2868</u>		
Applicant	<u>Jim Sunderland, President</u>		
Phone #	<u>902-688-2868</u>		

Please attach a brief report of the program, benefit or source of the community

Board of Directors			
Name	<u>Jim Sunderland</u>	Position	<u>Director</u>
	<u>Brian Branfireun</u>		<u>Director</u>
	<u>Anthony Burton</u>		<u>Director</u>
	_____		_____

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60356706	04035364	RESOURCE TAXABLE	34.83
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60351319	09172483	RESOURCE TAXABLE	4.86
60583309	09177787	RESOURCE TAXABLE	15.39
60443009	09719679	RESOURCE TAXABLE	5.67
60461233	09743928	RESOURCE TAXABLE	41.31
60466117	09743936	RESOURCE TAXABLE	38.88
60472404	09743944	RESOURCE TAXABLE	13.77
60472651	09743952	RESOURCE TAXABLE	40.50
60472750	09743987	RESOURCE TAXABLE	11.34
60472768	09743995	RESOURCE TAXABLE	15.39
60617073	09744002	RESOURCE TAXABLE	13.77
60617172	09744045	RESOURCE TAXABLE	5.67
60453362	09942742	RESOURCE FOREST	2.75
60450764	10044383	RESIDENTIAL TAXABLE	187.92
60450772	10044391	RESIDENTIAL TAXABLE	187.11
60450780	10044413	RESOURCE TAXABLE	13.77
60453453	10309476	RESOURCE FOREST	6.25
60453461	10309484	RESOURCE FOREST	3.50
60453511	10309522	RESOURCE FOREST	1.50
60451630	10327806	RESOURCE TAXABLE	42.12
60453388	10337526	RESOURCE TAXABLE	36.45
60453370	10337534	RESOURCE TAXABLE	41.31
60453396	10337550	RESOURCE TAXABLE	17.01
60453404	10337569	RESOURCE TAXABLE	34.02
60442902	10337798	RESOURCE TAXABLE	104.49
60356771	10541441	RESOURCE TAXABLE	16.20
60453156	10666694	RESOURCE TAXABLE	17.01
60452968	10666708	RESOURCE TAXABLE	28.35
60442878	10666724	RESOURCE TAXABLE	27.54
60356789	10708664	RESOURCE FOREST	2.75
60494895	10729238	RESOURCE FOREST	3.00
60494887	10729246	RESOURCE FOREST	3.00
60740263	11163645	RESOURCE TAXABLE	10.53
60452802	11164358	RESOURCE FOREST	0.75
60740396	11164366	RESOURCE FOREST	1.00
60740560	11165338	RESOURCE TAXABLE	44.55
60452687	11168248	RESOURCE FARM	-
			\$ 3,224.39



Council
Item 11.1.1
June 23, 2026
Authorization: T. MacEwan

Municipality of the District of Lunenburg

Request for Decision

Report to: Mayor Elspeth McLean-Wile and Municipal Council
Submitted by: Alex Dumaresq, Deputy CAO
Date: June 23, 2026
Re: Comfort Centre Grant Award – St. Barnabas Anglican Church

Recommendation

Move that Council award a Comfort Centre grant to the St. Barnabas Anglican Church in Blue Rocks in the amount of \$3461.62

Background

MODL has instituted a grant program to assist community centres and fire departments interested in acting as Comfort Centres during periods of power outage. Fire departments and other registered community organizations can apply to be a Comfort Centre and receive the grant to offset the cost of installing a generator.

Council annually budgets \$14,000 to award applicants. The amount awarded is determined at the discretion of Council to a maximum of 66% of eligible costs and cannot exceed \$8,000 per project. In making the decision, Council can consider the number of applications received, the size of the projects, and the strategic importance of the addition or upgrade of the Comfort Centres.

Council's policy also limits eligible expenses to:

- Power transfer switches;
- Disconnect switches;
- Portable and fixed gasoline, propane, or diesel generators;
- Exterior mounted generator connections;

- Wiring conduit for the electrical connections to the generator;

For clarity, the policy explicitly permits applications for upgrades and rebuilding of existing generator systems in Comfort Centres. The policy excludes projects already undertaken prior to application.

Applications

No formal applications were received for the 2026/27 year before the application deadline of March 1. However, REMO staff had been working with volunteers in Blue Rocks to address the closure of the comfort centre in the united church in Stonehurst. St. Barnabas Anglican Church agreed to accept the donation of the generator from the old comfort centre and to complete the electrical upgrades necessary to serve as a comfort centre with backup power. After securing three quotes and selecting the lowest bid, the work was completed in April 2026. While grants are not normally awarded for work already completed, due to the extenuating circumstance of the closure of the previous comfort centre, staff recommend awarding a grant of \$3461.62, equal to 66% of total eligible costs.

Budget implications

There are \$14,000 in funds available for the comfort centre grant in 2026/27.

Conclusion

Comfort Centres play an important role in creating community resiliency in the face of emergencies. Council’s grant program strategically supports the creation and capital maintenance of these important facilities. The recommended award increases the network of Comfort Centres and emergency shelters in Lunenburg County.

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

Council
Item 11.2.1
June 23, 2026
Authorization: T. MacEwan



The Municipality of the District of Lunenburg Information Report

Report To: Mayor and Municipal Council
Submitted By: Ella R. Gindi, Planner II
Date: June, 23, 2026
Re: NSFAM Coastal Planning Support Program (CPSP) Funding Award

Recommendation

No action is required by Council. This report is provided for information purposes.

Background

The Municipality of the District of Lunenburg (MODL), in partnership with the Municipality of the County of Annapolis, the Town of Bridgewater, the Town of Lunenburg, and the Region of Queens Municipality, has been awarded \$156,000 in funding from the Nova Scotia Federation of Municipalities (NSFM) through the Coastal Planning Support Program (CPSP). MODL served as the lead applicant and project coordinator for the funding application.

The funding application was developed in response to a shared need among municipalities for additional guidance and education related to coastal erosion and the Province's Coastal Erosion Risk Factor Assessment (CERFA) methodology. While the Province has released the CERFA report outlining the methodology and risk factors used to assess coastal erosion, the associated CERFA tool has not yet been publicly released.

In the absence of the provincial tool, professionals have been required to interpret and apply the CERFA methodology with limited guidance. Through MODL's use of the CERFA methodology in the development and administration of its coastal protection regulations, staff identified a need for additional guidance and educational resources for municipalities and qualified professionals. To assist applicants, MODL prepared a basic handout outlining CERFA guidelines and the components of an erosion assessment report. While helpful, this measure does not

address the broader need for standardized, province-wide guidance. As a result, municipalities and qualified professionals continue to rely on the available CERFA report and methodology when preparing and reviewing coastal erosion assessments. This can lead to inconsistencies in how the methodology is interpreted and applied.

Discussion

The funding will support a collaborative project aimed at strengthening municipal capacity to address coastal erosion and climate change impacts. The municipal partners will work together to develop practical tools, educational resources, and training materials that support coastal planning and erosion risk assessment.

Through this initiative, the municipal partners have been awarded \$156,000 to retain a qualified consultant to:

- Examine coastal erosion processes and representative shoreline conditions across participating municipalities;
- Develop practical guidance and educational materials;
- Prepare applied examples and reference tools for use by qualified professionals and municipal staff;
- Deliver workshops and engagement sessions for municipalities, professional associations, and industry representatives; and
- Develop resources that can be shared with municipalities across Nova Scotia to support knowledge sharing and best practices in coastal planning.

The project funding will be administered directly by NSF. The municipal partners will be responsible for developing the request for proposals, evaluating submissions, and selecting a consultant to undertake the work. NSF will administer the funding and pay the consultant directly on behalf of the municipal partners. As such, MODL will not be responsible for administering the grant funds or processing consultant payments, and there is no direct financial liability to the Municipality associated with the project.

A key focus is to improve understanding within the development and professional community, support more consistent erosion assessments, and reduce uncertainty for applicants and municipal staff.

Key outcomes will include workshops and educational materials that demonstrate how the CERFA methodology is intended to be applied in practice. This will support a more consistent approach to preparing and reviewing coastal erosion assessments and provide municipalities with practical tools to administer coastal protection regulations. The project will also facilitate

broader knowledge sharing so that other municipalities can learn from the work and apply similar approaches where appropriate, supporting greater consistency across the province.

Staff will work with project partners and NSFMM to finalize project requirements, develop a request for proposals, and initiate project implementation

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Ella Gindi, Planner II
Report Approved by	Jeff Merrill, LPP, MCIP, Director
Date Reviewed by C.A.O.	