

AGENDA
MEETING OF MUNICIPAL COUNCIL

Bridgewater, NS

Tuesday, January 14, 2020 – 9:00 a.m.

Time & Page

1. CALL TO ORDER
 - 1.1 Mi'kma'ki Territorial Acknowledgement
2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION
 - 2.1 Ron MacPhee – Council Recognition
3. PUBLIC INPUT (15 Minutes)
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – December 10, 2019
6. BUSINESS ARISING FROM MINUTES
7. AWARDING OF TENDERS/RFPs
 - 7.1 Award of RFP 2019-05-403 Engineering Services to Study and Develop Options to Supply Water and Wastewater Services to Residents of Garden Lots1-4
8. PRESENTATIONS/SCHEDULED TIMES
 - 8.1 Cermaq Canada, Vicki Savoie, Sustainable Development Director East Coast...9:15 a.m. 5-19
 - 8.2 Bridgewater Fire Department Band, Wendall Eisener, Captain/Director of Music
Re: Trip to Ypres, Belgium 10:15 a.m.
9. CONSIDERATION OF CORRESPONDENCE
10. RECOMMENDATIONS FROM COMMITTEES & BOARDS
 - 10.1 Policy & Strategy Committee
 - 10.1.1 Sponsorship Ad Request – Bridgewater Curling Club (20) 21
 - 10.1.2 Amending Terms of Reference for Advisory Committees.....(20) 22-23
 - 10.1.3 Strategic Priorities 2020/21(20) 24-25
11. STAFF REPORTS
 - 11.1 Recreation Department
 - 11.1.1 Financial Assistance Request - Bridgewater Fire Department Band.....26-27
 - 11.2 Administration Department
 - 11.2.1 MODL Representation at FCM 2020
12. MAYOR'S/DEPUTY MAYOR'S/COUNCILLORS' MATTERS
 - 12.1 New Municipal Building re Fire Suppression28-33
 - 12.2 Deputy Mayor's Update
 - 12.3 Mayor's Update
13. ADDED ITEMS

14. IN CAMERA

- 14.1 Contract Negotiations re Banking under Section 22(2)(e) of the MGA
- 14.2 Contract Negotiations re TNC Wireless under Section 22(2)(e) of the MGA
- 14.3 Contract Negotiations re PSSP Agreement under Section 22(2)(e) of the MGA

15. ADJOURNMENT



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Council

SUBMITTED BY: Jamie Burgess, Director of Engineering & Public Works

DATE: January 14, 2020

RE: RFP Award 2019-05-403: Engineering services to study and develop options to supply water and wastewater services to the residents of Garden Lots.

RECOMMENDATION

*That Council authorize staff to award RFP 2019-05-403 Engineering services to study and develop options to supply water and wastewater services to the residents of Garden Lots to **exp** Services Inc. for the amount of **\$55,269**, plus HST.*

BACKGROUND

The MODL community of Garden Lots, which is adjacent to the Town of Lunenburg, has ongoing water and wastewater issues.

Many of the homes in Garden Lots are older and were built before onsite sewage regulations were widely adhered to. It is estimated that approximately 25 of the homes in the area have poorly constructed on-site wastewater disposal systems or non-existent systems. These 25 homes, many with poorly working or malfunctioning wastewater disposal systems maybe negatively affecting the surrounding environment, including the health of Lunenburg Harbour.

In addition to wastewater issues, the geology of the Garden Lots community has created a situation in which constructing a usable well is difficult. This has led to residential properties with poor water quality as well as insufficient quantity of water. For the members of the community that do have water from private wells, water quality is a major concern. Contamination is suspected from sources such as an overabundance of naturally occurring minerals and salts as well as bacteria from inadequate wastewater treatment.

DISCUSSION

In an effort to resolve the water and wastewater issues being experienced by the residents of Garden Lots, a Request for Proposals (RFP) has been issued asking for proposals from qualified consultants to provide engineering services to study and develop options to address the need for water and wastewater services to the residents of Garden Lots.

The RFP asked that the Proponent produce the following deliverables for the 3 phases of this project:

- Phase 1- Prepare a Summary Report outlining all options, to be considered along with the justification for the preferred system solutions.
- Phase 2- Prepare a Detailed Evaluation of the Phase 1 options, including price and construction schedule.
- Phase 3- Prepare a tender package for the selected option complete with plans, design and environmental approvals to issue to contractors.

Proposals were received from the following four engineering consulting firms:

- Design Point Engineering,
- ABLE Engineering Inc.,
- **exp** Services Inc.
- Stantec Consulting Ltd.

The four proposals were received before the closing date and time. They were all evaluated for understanding of the purpose of the work; work plan details and methodology; and qualifications and experience. These parameters form the basis of the technical score, which is given a weight of 80; the price is given a weight of 20. The RFP evaluation committee consisted Stephen Pace, Director of Engineering, Jamie Burgess, Municipal Engineer, Amy Wamboldt, Grant Coordinator and Mubashir Umar, Co-op Engineering Student. The results of the evaluation are as outlined in the table below:

Proposal Evaluations

Criteria/ Element	Value	EXP	Stantec	Des.Pt	ABLE
Technical Proposal					
Section 1- Design Team Experience and Qualifications	20%	18	15.25	14	11
Section 2- Key Personnel to be assigned	25%	21.5	18	17.5	14.25
Section 3- Management of Services	15%	13	11.5	11	8
Section 4 - Approach and Methodology	20%	15.5	15	14.25	11.25
Sub -Total:		68	59.75	56.75	45
Pricing Proposal	20%	18.5	20	8.7	13.8
Total	100%	86.5	79.8	65.5	58.8

Pricing Proposal Breakdown

Stantec Consulting Ltd.	Design/Contract Admin	\$ 67,730
	Construction Oversight ¹	<u>\$ 49,500</u>
	Total:	\$117,230 + HST
ABLE Engineering Inc.	Design/Contract Admin	\$102,000
	Construction Oversight ¹	<u>\$ 67,500</u>
	Total:	\$169,500 + HST
Design Point Engineering.	Design/Contract Admin	\$182,584
	Construction Oversight ¹	<u>\$ 86,250</u>
	Total:	\$268,834 + HST
Exp Services Inc.	Design/Contract Admin	\$ 55,269
	Construction Oversight ¹	<u>\$ 71,250</u>
	Total:	\$126,519 + HST

The **exp** Services Inc. proposal has the strongest technical components of all four of the proponents. MODL staff have completed several projects in the past, with **exp** Services Inc, and have been very pleased with the work from this consultant.

The Stantec proposal is the lowest price at **\$117,230 + HST** while Design Point had the highest price at **\$268,834 + HST**.

When both technical and financial scores are combined, **exp** Services Inc. clearly has the most suitable proposal for this project.

Work will commence on this study and resulting design upon contract award. The construction tender package is expected to be ready by end of March, 2020.

BUDGET IMPLICATIONS

Staff included **\$75,000** in 2019-20 budget for this study including the design and preparing tender documents. The proposal from **exp** Services Inc. provides this work and contract administration at a cost of **\$55,269 + HST**. The Provincial Capital Assistance Program (PCAP) is providing a grant contribution of **50%** up to **\$39,107** toward the cost of the Garden Lots Water and Wastewater Engineering Study.

¹ Assuming a 15 week construction period

ALTERNATIVES

N/A

CONCLUSION

The Evaluation Committee is recommending that Council award the RFP contract to **exp Services Inc.**

Department:

Report Prepared By: Jamie Burgess, Municipal Engineer

Date January 14, 2020

Report Approved By: _____

Date _____

Reviewed By CAO: _____

Date _____

Council
Item: 8.1
Date: January 14, 2020
Authorization: T. MacEwan

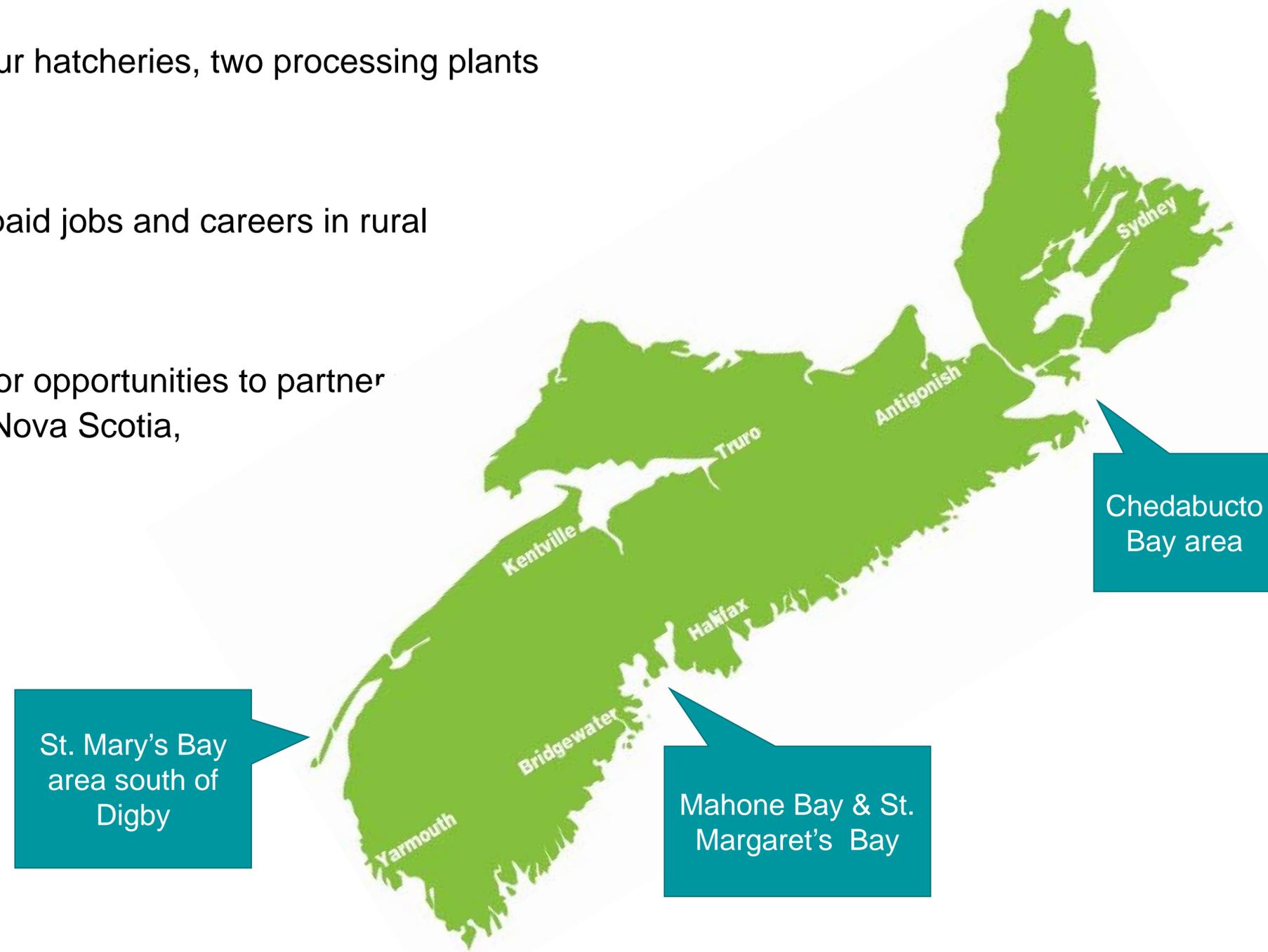
CERMAQ

Opportunities in Nova Scotia South Shore Option Area

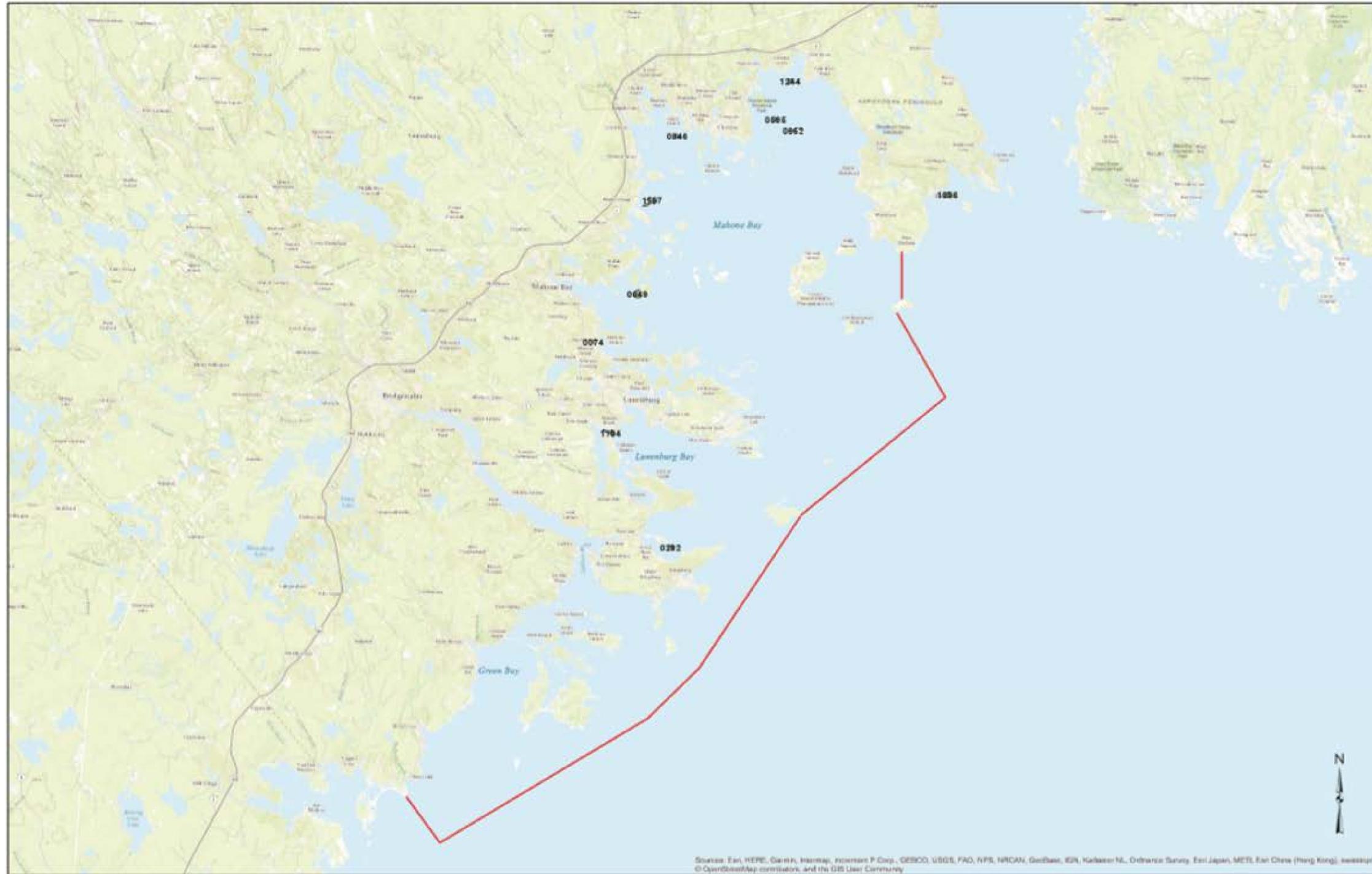
**Municipality of the District of Lunenburg,
January 14, 2020**

Expanding our business into Nova Scotia – *the opportunity*

- Cermaq Canada is looking at the possibility of growing our business in to Nova Scotia by approximately 20,000 metric tonnes
- This would require up to 20 farm sites, up to four hatcheries, two processing plants and marine infrastructure
- This would create between 250 and 300 well-paid jobs and careers in rural coastal communities
- We plan to add value to the region by looking for opportunities to partner local industry and businesses, the Mi'kmaq of Nova Scotia, and existing commercial fisheries
- If approved, this expansion would effectively double our Canadian operations



Cermaq - Green Bay to Mahone Bay



Date Saved: 28/02/2019 11:49:03 AM

— Option Area Outer Boundary (Pollock Pt - New Harbour Pt)

Disclaimer:
Proposed area of interest is located between the red lines indicated on the map, up to the high water mark.

Why Nova Scotia?

Business Opportunity

- Room for growth and proximity to market
- Opportunity to incorporate innovation, new design and technology
- Improve on sustainability, reliability, fish welfare and environmental sensitivities
- Greenfield – design to best practice specifications

Ability to create new relationships build on shared value

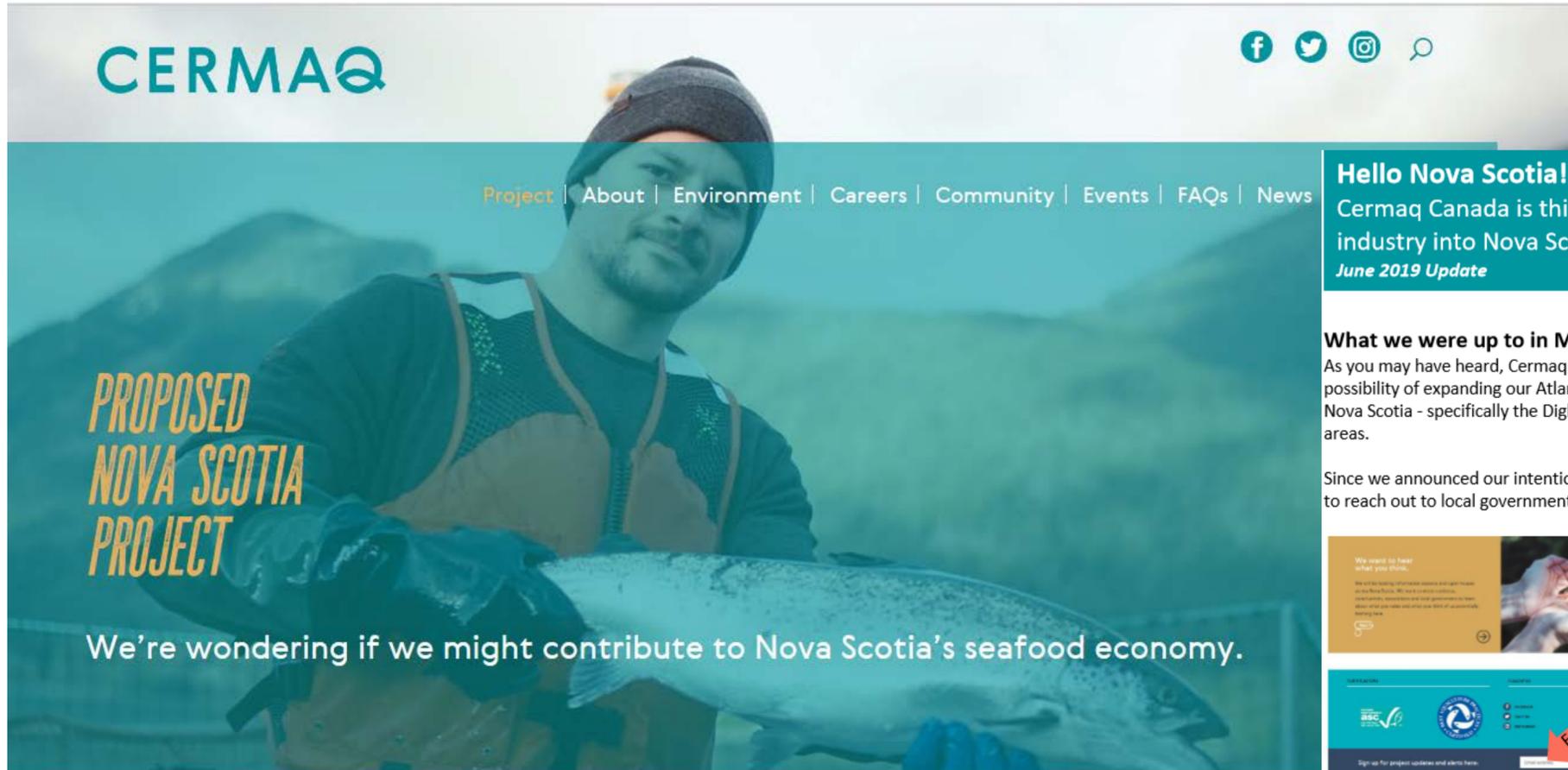
- We are committed to doing it right, or not doing it at all
- We aim to build relationships based on trust, shared value and a shared vision for supporting and growing Nova Scotia's seafood industry, while contributing to regional communities.
- Finds offsets (benefits) and minimize any potential impacts.

Collaborative approach

- New marine and community infrastructure
- Community investment
- New demographics
- Shared research and shared management approach



What we have heard



Farming in common waters carries much responsibility. It is based on cooperation with the local communities, industry, Mi'kmaq Nation and other levels of government, and all stakeholders. Our aim is to start having open, constructive conversations on how we could potentially work alongside existing fisheries, add value to local communities, and help provide healthy, delicious and sustainable salmon.

Hello Nova Scotia!
Cermaq Canada is thinking about expanding its salmon farming industry into Nova Scotia and wants to hear from you.
June 2019 Update

What we were up to in May?
As you may have heard, Cermaq Canada is currently investigating the possibility of expanding our Atlantic salmon farming operations into Nova Scotia - specifically the Digby, Guysborough and Richmond areas.

Since we announced our intentions on April 3, 2019, we have started to reach out to local government, associations, groups and the Mi'kmaq

Hello Nova Scotia!
Cermaq Canada is thinking about expanding its salmon farming industry into Nova Scotia and wants to hear from you.
May 2019 Update



What we were up to in April
Our website – www.HelloNovaScotia.ca – receive lots of traffic, and Cermaq Canada is currently investigating the possibility of expanding our Atlantic salmon farming operations into Nova Scotia - specifically the Digby, Guysborough and Richmond areas.



By providing your email we will never share it with anyone else. We announced our intention to investigate at the Centre for Ocean Ventures and Entrepreneurship (COVE) in Dartmouth, on April 3, 2019 and also launched our website and we will never share – www.HelloNovaScotia.ca.

In June, some of our team members travelled to the Chedabucto Bay area to look at sea floor conditions as well. Since then, we have been busy reaching out to meeting with local governments, local community leaders and associations as well as the Mi'kmaq of Nova Scotia, to gather information on how best to engage and begin the process of learning. We have also been collecting his information from regulators, government and research facilities as well.

This information is being used to shape our upcoming association and community engagement which we will be launching in late July and early August. We will continue to hold engagement sessions and meetings throughout the summer and fall.

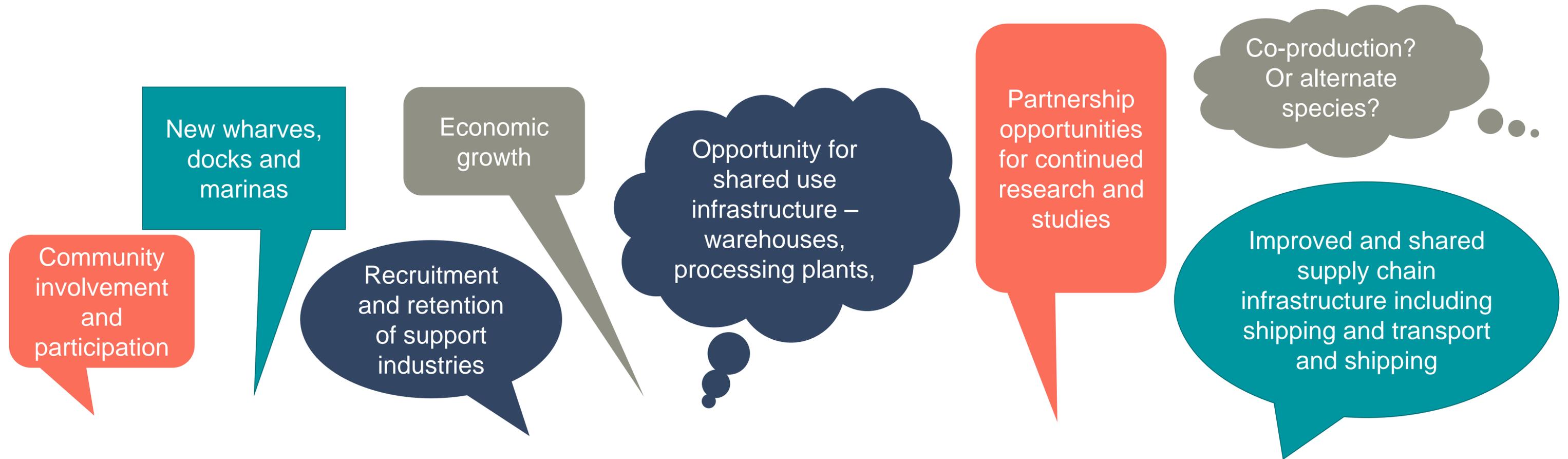
We are now starting to compile historic and sensor information to create a baseline of potential sites at this point as we are still working to establish a baseline

Work completed or underway
We have had a few members of our technical team visit the Chedabucto and Digby regions to begin the process of collecting ocean and site data. They have met with some local agencies to gather historical data and are also working to get sensors in the waters to begin to collect temperatures, current speeds and wave action. Through these meetings, email and our social media accounts, we have heard a few consistent themes or requests.

The first is that if we do want to join the Nova Scotia Seafood Story, we need to ensure that our operations do not have a negative impact on existing commercial fisheries, including the important lobster fishery. We agree with this, and commit to stating that if we can't add value, or we will be harming existing fisheries, then we will not proceed.

Finding shared value

Looking into the socio-economic benefits of adding salmon farming to the region



Benefits to the local economy and region

A snapshot of our operations in Tofino, BC

We grow approximately 70 per cent of our fish off of the west coast of Vancouver Island and hold 14 farm licenses in the region. If we were to proceed, we believe the following benefits would be similarly reflected in Nova Scotia.

Direct benefit to the region

- We contract with 55 local businesses within each region on services ranging from harvest boats, net cleaners, divers, shuttles, freight, and transport, waste disposal, catering, hotel rooms, events, catering, water taxis, boat and equipment repairs to general services and supply purchases.
- For the processing plant alone – we spend more than \$200,000 on repair and maintenance contractors to service the plant, and an additional \$1.2 million on other goods and services.
- Overall, Cermaq spends roughly \$17 million per year in the Tofino region.

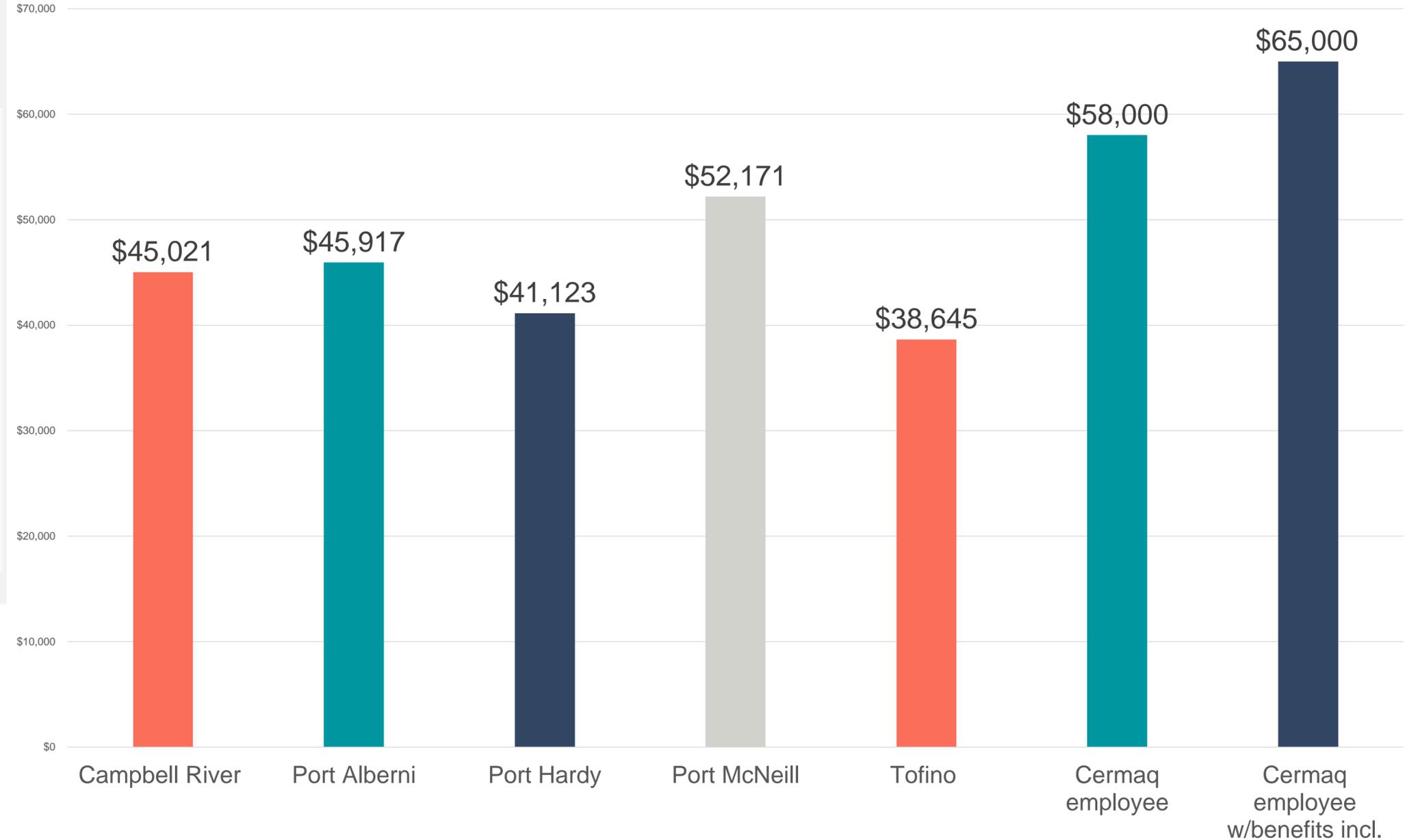
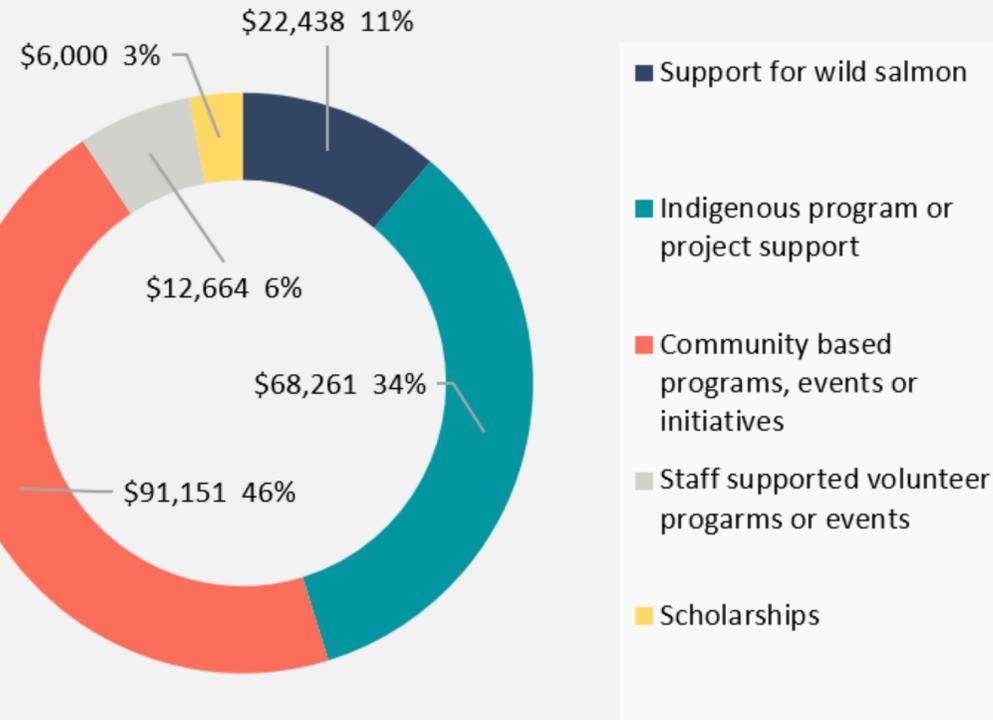
Direct benefit to employees

- Our employees supporting our Tofino region receive approximately \$4.2 million in salaries and benefits.
- Our employees are generally young, with our average median employee age being under 45.
- Our career opportunities range from entry level farm hands, to senior leaders in various specialities such as veterinary medicine and fish health, finance, operations, environmental management, human resources and IT.
- We offer a comprehensive medical and dental package to all employees, along with competitive salaries and a bonus structure.

Community focused and people first

Average annual salary by community, compared to the average Cermaq employee base salary, and salary including benefits.

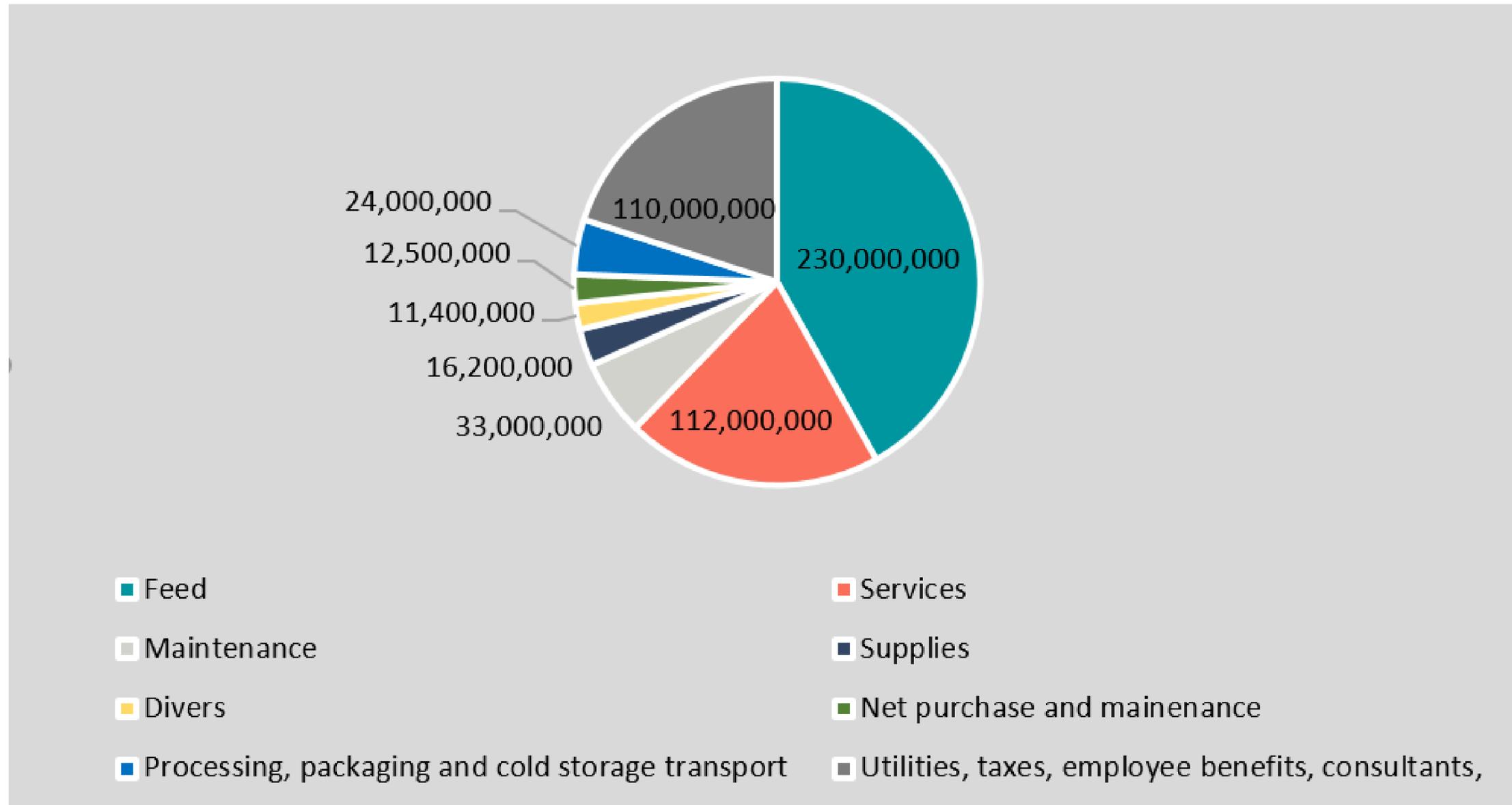
Community sponsorship and donations by spending area and strategic priority



Example of west coast benefits to the local economy and region

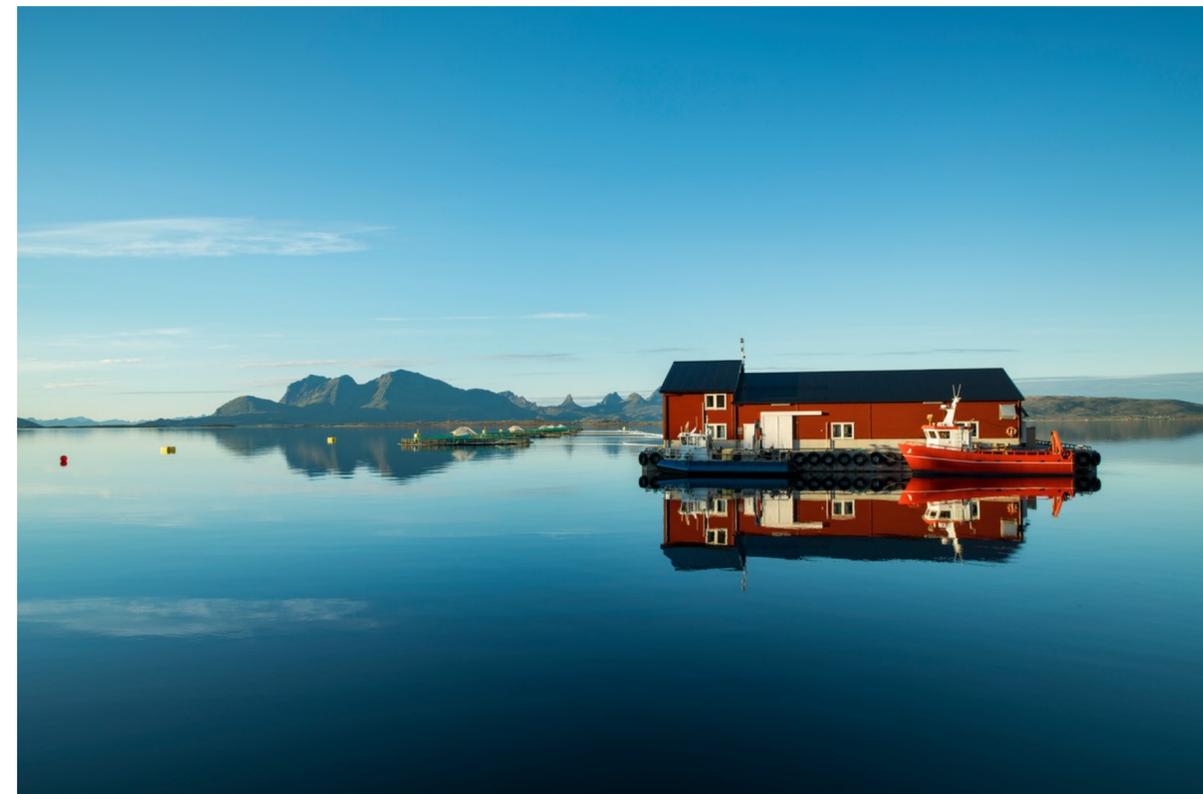
During the period of 2015 to 2018, Cermaq has spent over \$625 million with vendors, suppliers, consultants, equipment, utilities, taxes, benefits, and maintenance.

Local suppliers, vendors and service providers are used which helps to build and support a healthy, local economy.



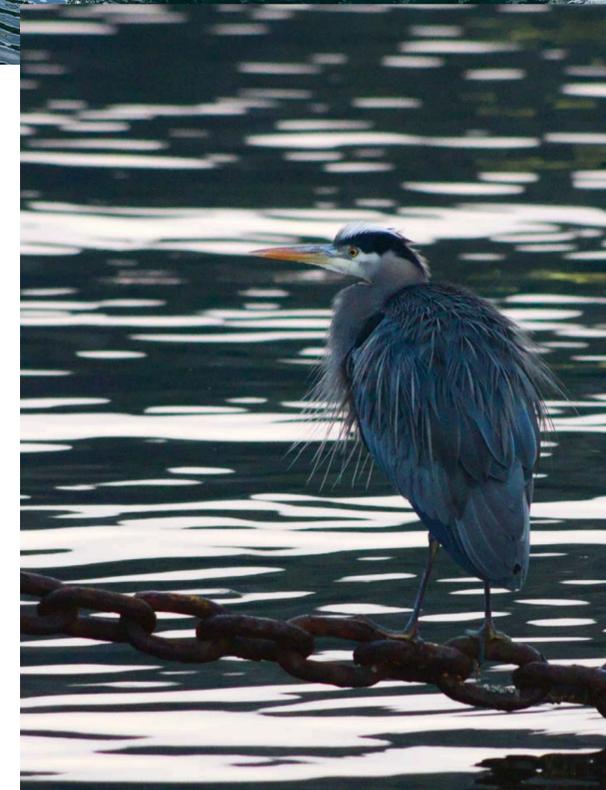
What does a typical farm look like?

- A total of 10 to 14 cages (an average of 12 per farm site)
- 168 metre polar circles
- Feed barge and automated feeding system
- Accommodate fishing activities in and around our farms and anchoring
- Benthic feasibility and modeling will be part of our overall feasibility scope



Why Cermaq

- Open and Accountable
- Our People
- Dedication to healthy and thriving oceans
- Long-term investment in communities and relationships



Thank you.

Questions?



Council

Item: 10.1

Date: January 14, 2020

Authorization: T. MacEwan

Municipality of the District of Lunenburg

December 18, 2019

To Her Worship, Mayor Bolivar-Getson, and Councillors
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Policy & Strategy Committee in session on Tuesday, December 17, 2019, made the following recommendation to Council:

1. That Municipal Council approve the sponsorship ad request of the Bridgewater Curling Club for \$125 plus tax for the "Lead" level sponsorship, for their annual promotional campaign; and further, that the funds be redirected from the Community Recreation Program account to cover the outstanding request.
2. That Municipal Council amends the Terms of Reference for all MODL advisory committees to specify that committee meetings will be held on an as-needed basis at the call of the chair, or as directed by Council, and that any future Terms of References developed for advisory committees contain the same wording.
3. That Municipal Council approves the 2020/21 Strategic Priorities Chart as amended to include the change to the presentation chart including Flood Mitigation with Climate Emergency Response.

Respectfully submitted,

Chairman and Members
Policy & Strategy Committee

/sc



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Policy and Strategy Committee

FROM: Tissy Bolivar
Recreation Program Coordinator

DATE: December 10, 2019

RE: Sponsorship Ad Grant: Bridgewater Curling Club

RECOMMENDATION

That the Policy and Strategy Committee recommend to Council, that Municipal Council approve the sponsorship ad request of the **Bridgewater Curling Club** for **\$125+tax**, for the **“Lead” level sponsorship**, for their annual promotional campaign. Funds to be redirected from the Community Recreation Program account to cover the outstanding request.

Motion Required

BACKGROUND

For the “Lead” level of sponsorship, a 2’x 2’ sign will be displayed at the Bridgewater Curling Club’s ice level for the 2018/19 season. Also, MODL will be acknowledged on a sponsor sign located at the Bridgewater Curling Club entrance, as well as being listed on the club’s website. The content of the ice level sign will include “Support PRO Kids” with Municipal contact information.

The Municipality sponsored the Bridgewater Curling Club with a sponsorship ad grant in 2018-2019 for the same request.

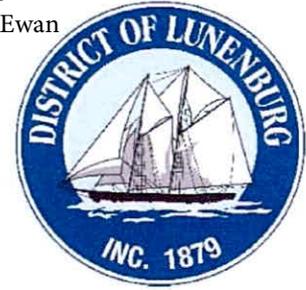
BUDGET IMPLICATIONS

There is \$85 remaining in the Sponsorship Ad Grant account. It would be our recommendation to allocate unspent funds from the Community Recreation Program account to cover this request.



Tissy Bolivar

/tb



Municipality of the District of Lunenburg Request for Decision

REPORT TO: Policy & Strategy Committee
SUBMITTED BY: Sherry Conrad, Municipal Clerk
DATE: December 17, 2019
RE: **Amending Terms of References for Advisory Committees re Meeting Date**

RECOMMENDATION

“that the Policy & Strategy Committee recommends to Council that Municipal Council amends the Terms of Reference for all MODL advisory committees to specify that committee meetings will be held on an as-needed basis at the call of the chair, or as directed by Council and that any future Terms of References developed for advisory committees contain the same wording”.

EXECUTIVE SUMMARY

The Municipality has a number of advisory committees which are required to meet. The Terms of Reference for each committee outlines when it meets. At present, not all Terms of Reference are consistent with when committee meetings will be held.

DISCUSSION

Following is a list of MODL’s advisory committees and when their Terms of Reference require they meet:

Planning Area Advisory Committees – meetings take place on an as-needed basis, or at the call of the Chair.

Miller Point Peace Park – shall meet semi-annually

Indian Path Common Advisory Committee – meets at least semi-annually

Sawpit Wharf Advisory Community Committee – shall meet at least semi-annually

Sherbrooke Lake Stewardship Committee – meet as necessary, no less than 3 times a year

Sherbrooke Lake Park Advisory Committee – meet as necessary, no less than 3 times a year

There is no consistency in the Terms of Reference with regard to the frequency of meetings for advisory committees. The frequency of or need for an advisory committee meeting is driven mostly by projects or events relating to the purpose of that committee. There will be times when meetings are required more frequently and when there is no need to meet. In such cases, some committees are meeting just to fulfill the requirements in their Terms of Reference.

As advisory committees are comprised of volunteers from the community and they are not paid a meeting pay to attend these meetings, staff felt that they should not be meeting for the sake of holding a meeting.

One way to address this concern is to make the requirement of meetings to be held on an as needed basis.

BUDGET IMPLICATIONS

N/A

STRATEGIC PLAN

N/A

WORK PLAN

Staff to update Terms of Reference.

ALTERNATIVES

Leave the existing meeting requirements as they are, but on a go forward basis, the meeting requirements shall be “meetings will be held on an as-needed basis at the call of the chair, or as directed by Council”.

CONCLUSION

As Council values the time dedicated by its many volunteers to municipal projects and activities and sees the need for committees to run as efficiently as possible, staff is recommending that the Terms of Reference for its existing advisory committees be amended to reflect meetings will be held on an as-needed basis at the call of the chair, or as directed by Council and that any future Terms of Reference include the same wording.

Department:

Report Prepared By: Sherry Conrad

Date: November 29, 2019

Report Approved By: Alex Dumaresq

Date: December 2, 2019

Reviewed By CAO: Tom MacEwan

Date: December 9, 2019

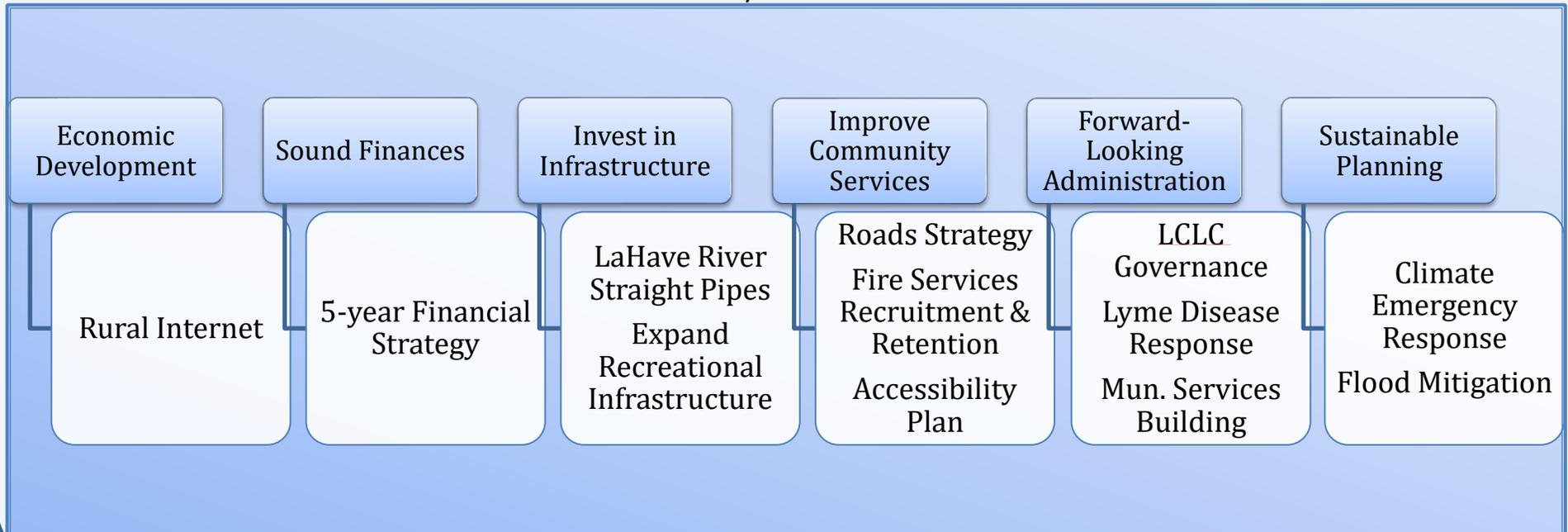


Municipality of the District of Lunenburg 2020/21 Strategic Priorities

Council's Vision

The Municipality will maximize opportunities for social and economic development while retaining an attractive, sustainable and secure environment for the enjoyment of residents and visitors. Through responsible and professional leadership and in partnership with others, the Municipality will strive to improve the quality of life for all residents living and working in the larger community.

Council's 2020/21 Priorities



Priority	Outcome 2020/21
Rural Internet	Complete the Hemford Fibre Extension Project (CTI); Complete the Tancooks & Whynott's Settlement Fixed Wireless Project; Continue TNC Fixed Wireless (CTI) project tower approvals and installations; Designing new potential internet expansion projects with partner ISPs.
5-year Financial Strategy	Continued implementation of the strategy including maintaining stable tax rates and capital planning to be debt free by 2021.
LaHave River Straight Pipes	Installation of 75-100 more systems to replace straight pipes and inspection of 400 more existing systems to determine the need for replacements, while remaining within the project budget.
Expand Recreational Infrastructure	Continued development of recreation facilities: River Ridge Commons, Osprey Village Trail, MARC Improvements, and LaHave Sunset Park.
Roads Strategy	Continued road paving based on Road Improvement Policy and begin municipally-initiated paving of municipal streets, based on Road Improvement Policy.
Fire Services Recruitment & Retention	Continue the recruitment strategy's marketing and department supports, hold a fire service appreciation event, and implement employee/family assistance.
Accessibility Plan	Continue to provide leadership to the regional accessibility committee, as they prepare a county-wide accessibility plan.
LCLC Governance	Complete the implementation of new organization structure, and carry out capital and operating recommendations including the upgrades recommended in the energy audit.
Lyme Disease Response	Complete the third year of the public education campaign and bait station research.
Municipal Services Building	Construction of new facility and relocation of municipal services to Osprey Village; Sale of 210 Aberdeen property.
Climate Emergency Response	Complete inventory of greenhouse gasses and establish a community committee to guide municipal climate response.
Flood Mitigation	Continue floodplain planning, including continued study of flood risk in the Petite Riviere Watershed, public engagement on floodplains and land-use policy, in conjunction with provincial requirement for mandatory planning.



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

MEMORANDUM

TO: Council

FROM: Tissy Bolivar
Recreation Program Coordinator

DATE: January 14, 2020

RE: Financial Assistance Request: Bridgewater Fire Department Band

RECOMMENDATION

That the Policy and Strategy Committee recommend to Council, that Municipal Council support the **Bridgewater Fire Department Band** for **\$2,500** to perform at the **Last Post Ceremony** at the Menin Gate in Ypres, Belgium on **Wednesday, August 12, 2020**. Funds to be redirected from the Remembrance Day Grant (\$500), the Community Event Grant (\$500) and the contingency fund (\$1,500) to cover the recommendation.

Motion Required

BACKGROUND

The Bridgewater Fire Department Band is composed of over 50% of members being residents of the Municipality of the District of Lunenburg, including their entire executive. They have members from six counties – Shelburne, Kings, Annapolis, Hants, HRM and Lunenburg.

It is an honour for the Bridgewater Fire Department Band to be invited to perform at the Menin Gate, which is a monument dedicated to British Commonwealth soldiers – including many Nova Scotians – who died during the Ypres Salient, one of the most protracted and bloody battles of the First World War. The memory of Ypres, of Passchendaele, and of Flanders Fields is deeply seared in the collective Canadian consciousness, and it is said with considerable justification that even more so than at Charlottetown, Canada truly became a nation in the trenches of Belgium.

Because of Ypres's significance to Canadian identity, and in honor of the hundreds of thousands who fell in battle there, to play at the Menin Gate is an honour of the highest order and they have accepted the invitation. They tentatively plan to travel from Halifax on August 4, 2020, arriving in Manchester, England the next day to billet with their sister band in England, the Band of West Yorkshire Fire and Rescue Service while performing several events in England before crossing to Belgium on August 10, 2020. They anticipate travelling to the

Canadian National Vimy Memorial in France to participate in an Act of Remembrance before their big performance on August 12, 2020 at Menin's Gate.

The Band has already set aside \$35,000 towards the anticipated \$66,000 trip. After extensive fundraising efforts, the band currently has a shortfall of approximately \$10,000. They have received federal support from the Department of National Defence, municipal support from the Town of Bridgewater, corporate sponsorships, private donations, member contributions and fundraisers. Fundraising efforts will continue until they reach their goal.

BUDGET IMPLICATIONS

This request does not meet current grant criteria. Funds to be redirected from unspent funds in the Remembrance Day Grant (\$500), the Community Event Grant (\$500) and the contingency fund (\$1,500).



Tissy Bolivar

/tb

Request for Agenda Items under Mayor's/Deputy Mayor's/Councillors' Matters

TO: Chief Administrative Officer
FROM: Michael Ernst
DATE: January 6, 2020

1. Agenda Item
Investigate the installation of a fire suppression system in the new administration building
2. Which agenda do you want the item placed? Council, January 14, 2020
3. Do you have written material to circulate with the agenda? not at present

If you do, please attach it to this form. If you do not, please explain.

Information I have is verbal, as the topic is being researched.

4. What is its relevance to Council or the committee?

Fire suppression should be an important part of a new building's planning. With modern building materials fires burn hotter and buildings become unsafe much quicker for occupants and fire responders.

Zoned fire suppression systems in strategic locations could prove a tremendous asset in protecting everyone's safety should the building catch fire.

Finally, we should also consider the major investment that is being made in this project. Protecting this investment from fire should be of importance to the Municipality and its residents.

5. What outcome(s) are you seeking?
That Council consider acquiring more information on systems available while the building is in its initial construction stage.

Councillor's Signature



Date January 6, 2020

Approval for agenda: Yes No

Reason for Denial:

Mayor or Chair of Committee

Date

OPINION: Case for sprinklers doused long enough

Peter Simpson (peter_simpson@hotmail.com)

Published: Mar 23, 2019 at 4 a.m.

Updated: Mar 28, 2019 at 9:29 a.m.



A makeshift vigil was set up in front of the house on Quartz Road in Spryfield where seven children died in a fire in February. - Ryan Taplin

During the past 13 months, Nova Scotian families have buried 12 young children who perished in house fires. How many more youngsters will lose their lives before influential political and regulatory leaders take action?

Automatic fire sprinkler systems save lives, protect property and preserve the environment, and sprinklers likely would have saved those seven precious children — aged three months to 14 years — in Spryfield a month ago.

Sprinklers should be mandatory in all new homes, including detached homes, duplexes and townhouses. Currently, Nova Scotia only requires sprinklers in care facilities and residential buildings four storeys and higher.

I didn't always think this way. When I headed up the country's two largest home builders' associations, first in Toronto, then Vancouver, I opposed sprinklers, believing they imposed an unnecessary financial burden on home builders and buyers, and that smoke alarms were the only life-safety device needed.

Well, I was wrong. Embarrassingly wrong, really.

My views on sprinklers changed markedly nearly six years ago when I joined the Dayspring and District Fire Department, participated in lots of hands-on training and became a firefighter and medical first responder.

Still a relatively raw rookie, I am truly in awe of my fellow firefighters' skills, commitment and willingness to place themselves in harm's way to help strangers. That's a commitment most folks don't fully understand.

Returning to the fire hall following a challenging structure fire can be a sombre experience. Invariably, the firefighters sit silently in the truck, exhausted, sweaty, dirty and covered with potentially deadly carcinogens.

Sadly, the cancer rate among firefighters is rising, and no wonder. Tests were conducted recently by U.S. university researchers on the condition of bunker gear (jackets, pants, flash hoods, gloves) following a fire.

Bunker gear worn by firefighters on the research scene had more than 440 times the contamination of the surrounding environment. Their gloves alone had 3,100 times the contamination prevalent in the environment.

Researchers recommended that firefighters remove bunker gear, thoroughly clean their faces, necks, hands and other exposed areas with decontamination wipes, and put on fresh gear before returning to the station. They said all structure fire calls should be considered hazardous-materials scenes.

According to a 2018 study by B.C.'s University of the Fraser Valley — co-authored by Surrey Fire Chief and UFV adjunct professor Len Garis — 50 Canadian firefighters out of 100,000 die of occupational cancer each year. A comprehensive review of health data suggests the likely cause is exposure to carcinogens.

A home protected by a fire sprinkler system is like having a firefighter already on scene, knocking down the fire, before the first pumper truck and suppression crew have even left the station. Typical response time is roughly 10 minutes, whereas a single sprinkler head can extinguish a fire in under 90 seconds — saving lives and property, and reducing firefighters' and residents' exposure to carcinogenic, noxious smoke, gases and fumes.

Moreover, National Fire Protection Association research underscores how fire sprinklers can reduce the risk of death or injury. The study found the civilian death rate was 81 per cent lower in homes protected by sprinklers than in homes without them, that the average firefighter injury rate was nearly 80 per cent lower, and fires were contained to the room of origin 97 per cent of the time when sprinklers were present.

Notably, only the sprinkler head closest to the fire activates, not the entire system.

During the past couple of decades, there's been a sea change in the way homes are built. Yes, they include more energy-efficient and maintenance-free features, and desirable design elements and creature comforts, but the homes — and the furnishings — contain many synthetic materials: plastics, vinyls, glues, resins and laminates. All that material ignites easily, burns quickly and produces those aforementioned carcinogens.

And homes in today's small-lot subdivisions are sited closely together. Flames can jump from one structure to the next. During the tragic Spryfield fire, vinyl siding on the adjacent homes was melted, but firefighters protected those homes by flowing steady streams of water onto them.

Twenty years ago, flashover — when a fire’s energy is suddenly radiated back to a room’s contents to produce a rapid rise in temperature and simultaneous ignition — occurred in about 21 minutes.

In today’s new homes, flashover can occur in under three minutes. And loss of life can happen well before the flashover stage in a fire’s progression.

Builder groups still oppose making sprinklers mandatory in new homes three storeys and under. They say “home buyers aren’t asking for sprinklers, and until they do, we won’t offer them” and “the cost-benefit numbers don’t add up.” I can recite those and other arguments chapter and verse, because for years I voiced similar concerns.

We live in a technology-laden era. It seems that every day the world is introduced to something new, super-efficient, more convenient, or cooler than yesterday. Tomorrow, today’s technology will be yesterday’s news.

Yet a system designed to save lives and protect property, and whose technology, appearance and performance are continually refined, still has its naysayers.

It would be wonderful if just one prominent Nova Scotia builder stepped up and announced, “I’m going to install automatic sprinkler systems in all my new single-detached homes.”

Brazilian hardwood floors, crown mouldings, Shaker-style cabinets and solid-surface countertops are great enticements to homebuyers, all combining to produce a wide-eyed wow factor — but they can’t save lives.

Depending on room layout and other considerations, a sprinkler system for a 1,300 square-foot subdivision home in HRM would cost no more than installing quality solid-surface (e.g., granite) countertops in that home.

Just as that one builder needs to be a champion for sprinklers, lawmakers need to be life-safety champions in the Nova Scotia legislature, and in municipal halls throughout the province.

And homebuyers need to start asking new-home salespeople, “How will our family be protected from fire in these homes?” Smoke and carbon monoxide detectors are essential, but they won’t extinguish a sudden blaze.

It’s true builders are burdened by a range of development charges, levies, fees and taxes imposed by all levels of government. Those governments can help to mitigate or neutralize the added cost of sprinkler systems by identifying efficiencies in development and building requirements, and by eliminating outdated regulation.

A provincial home builder association leader was recently quoted as saying, “We have to get our ducks in a row before we go half-cocked and make sprinklers mandatory.”

Fowl and gun references notwithstanding, many folks have for decades tried to line up the ducks, and every time it gets close to a straight row, someone knocks the ducks off the table and sweeps them under the rug. Please, no more talk. No more stalling. No more deflections. It’s time for hard decisions on fire safety.

Former president and CEO of the Greater Vancouver Home Builders’ Association, Peter Simpson is now a firefighter and medical first responder with the Dayspring and District Fire Department.

January 6th, 2020

Municipality of the District of Lunenburg
 210 Aberdeen Rd.
 Bridgewater, Nova Scotia
 B4V 4G8

Attn: Stephen W. Pace, MBA, P. Eng.

Re: Fire Suppression System - New Municipal Building Project

Further to the December 10th, 2019 Council meeting where we were tasked with providing additional information regarding the decision to not provide a sprinkler system in the subject building and the incremental cost to provide one now, we offer the following for your review and consideration:

In assessing the requirements relative to sprinkler requirements, there are various elements which are considered by the Code in making this determination, specifically:

Item	Subject Project	NBC 2015 reference
Major Occupancy	Group A, Division 2	3.1.2.1
Number of storeys above grade	1	3.2.1.1
Combustible construction permitted	Yes	3.2.2.25
Travel distance	30 m in Group A-2 40 m in balance of building	3.4.2.5 (1)
Number of exits required	2 required, 4 provided	3.4.2
Fire Resistance Ratings	1 hr for Mezzanine 1 hr for walls separating A2 and D occupancies	3.2.2.25 and 3.1.3.1

Based on these factors and in accordance with 3.2.2.25 of the Code, a sprinkler system is not required. In addition and in accordance with 3.2.5.8, a standpipe system is not required. Lastly and in accordance with 3.2.4.(4)(d), a fire alarm system is required and has been provided / included in the design. These findings have been developed and confirmed by both the design architect (IBI Group) and the fire protection engineer / Code specialist (RJ Bartlett) engaged specifically for this project. In summary, the building is designed to meet all relevant & applicable codes and is safe for the intended purpose.



Project Management & Owner's Representative Services

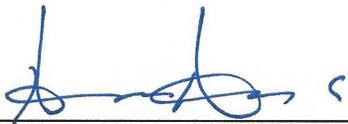
During the design period, this item was specifically discussed and debated – the consensus at the time was to use the Code as our guide for the design and accordingly, a sprinkler system was not included.

At this juncture, the estimated cost to provide a full sprinkler system for this building would be in the range of \$100 K to \$150 K and would result in approximately a 3-5 month delay in completion.

If additional information, clarification or explanation is required, I will bring in the required design specialists to contribute accordingly. This will be in addition to their current scope of services and will require a change order to amend their contract accordingly.

Regards,

CATALYST CONSULTING ENGINEERS INC.

A handwritten signature in blue ink, appearing to read 'Andrew Amos', is positioned above a horizontal line.

Andrew Amos, P.Eng.
Senior Partner