

Municipal Council Meeting AGENDA

Tuesday, December 8, 2020 – 9:00 a.m.

Via Audio & Video Conference

1. CALL TO ORDER

1.1. Mi'kma'ki Territorial Acknowledgement

2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION

3. APPROVAL OF AGENDA (as circulated)

4. APPROVAL OF MINUTES – November 24, 2020

5. BUSINESS ARISING FROM MINUTES (Nil)

6. AWARDING OF TENDERS/RFPs (Nil)

7. PRESENTATIONS/SCHEDULED TIMES

7.1. Planning Advisory Committee, Peter Simpson, Chair9:15 a.m.

8. CONSIDERATION OF CORRESPONDENCE (Nil)

9. RECOMMENDATIONS FROM COMMITTEES & BOARDS

9.1. Finance Committee

9.1.1 Tax Relief – Damaged Property (1) 2-3

9.2. Fire & Emergency Services Committee

9.2.1 Fire & Emergency Services Committee Membership Re-appointment4

9.2.2 Consequences of Fire Departments Losing Power & Communications5-7

9.3. Nominating Committee

9.3.1 Police Advisory Board Membership Appointments8-9

10. STAFF REPORTS

10.1. Recreation Department

10.1.1 South Shore Annapolis Valley Recreation Trail – Funding Request 10-13

10.2. Finance Department

10.2.1 Emergency Assistance Fund for Community Organizations..... 14-20

10.3. Planning Department

10.3.1 Area Advisory Committee – Update (to be circulated) 21-33

10.3.2 Amendment to MODL Policy 090-Planning Advisory Committee Policy34

10.4. Administration Department

10.4.1 Public Transit – Request to Town of Bridgewater for Extended Service to
Osprey Village35

11. MAYOR'S/DEPUTY MAYOR'S/COUNCILLORS' MATTERS

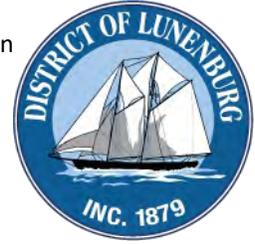
- 11.1. MJSB Update
- 11.2. Library Report (M. Greek)
- 11.3. Deputy Mayor's Update
- 11.4. Mayor's Update

12. ADDED ITEMS

13. IN CAMERA

- 13.1. Land Negotiations re Uses or Purchase of Municipal Property Lot #7, Section A, Osprey Village under Section 22(2)(a) of the MGA
- 13.2. Contract Negotiations re Internet (Bell Proposal to DNS) under Section 22(2)(e) of the MGA

14. ADJOURNMENT



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

December 1, 2020

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

Dear Mayor and Councillors:

The Finance Committee , in session on Tuesday, December 1, 2020, made the following
recommendation to Council:

1. That Municipal Council approve tax relief in the amount of \$551.05 as per the submitted application for the property located at 1032 Mount Pleasant Road, Mount Pleasant, AA# 04818199 and as per the Municipality's Damaged Property Relief Property.

Respectfully submitted,

Chairman and Members
Finance Committee

/rh
Attachments



Municipality of the District of Lunenburg
Report to Council

Report To: FINANCE COMMITTEE
Submitted By: ELANA WENTZELL
Date: DECEMBER 1, 2020
Re: TAX RELIEF-DAMAGED PROPERTY

Recommendation

That Finance Committee recommends to Council that Municipal Council approve tax relief in the amount of \$551.05 as per the submitted application for the property located at 1032 Mount Pleasant Rd, Mount Pleasant, AA#04818199 and as per the Municipality's Damaged Property Relief Policy.

Background

The following taxpayer has completed application for tax relief due to fire loss of residential property:

<u>Name</u>	<u>Property Tax Billing</u>	<u>Property Tax Reduction</u>
Clyde & Laura Uhlman	2019/2020 \$690.93	\$115.27
	2020/2021 \$697.41	\$435.78

Conclusion

Staff have reviewed the application and are satisfied they meet the requirements of the Damaged Property Relief Policy.

Department:

Report Prepared By: Annette Nowe

Date: November 19, 2020

Report Approved By: 

Date: *NW19/20*

Reviewed By CAO:

Date:



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

November 19, 2020

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

Dear Mayor and Councillors:

APPOINTMENT OF MEMBER-AT-LARGE TO FIRE SERVICES EMERGENCY COMMITTEE

The Fire & Emergency Services Committee (FESC), in session on Monday November 16th, discussed the re-appointment of Herbert Seymour to the Committee and made the following motion:

“That Municipal Council reappoint Herbert Seymour as a member-at-large to the Fire & Emergency Services Committee for a 3-year term (ending October 31st, 2023)”

Respectfully submitted,

Chairman and Members
Fire & Emergency Services Committee

CK/sc
Attachments



Municipality of the District of Lunenburg

10 Allée Champlain Drive, Cookville, Nova Scotia, Canada, B4V 9E4
Phone: 902.543.8181 Fax: 902.543.7123 Web Site: www.modl.ca

November 19, 2020

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

Dear Mayor and Councillors:

CONSEQUENCES FOR FIRE DEPARTMENTS WHEN LOSING POWER & COMMUNICATIONS

The Fire & Emergency Services Committee (FESC), in session on Monday November 16th, requested a recommendation that had been made to Council during the FESC session of March 9th, 2020 be resubmitted.

At the March FESC meeting, communication from Cornwall & District Fire Department to Nova Scotia Power had been discussed regarding the negative consequences of losing power and communications for Fire Departments during storms. The following motion was made:

“That Municipal Council write to Nova Scotia Power, Eastlink and Bell on behalf of the Fire & Emergency Services Committee, expressing concern regarding outages of power and critical telecommunications systems”

Respectfully submitted,

Chairman and Members
Fire & Emergency Services Committee

CK/sc
Attachments

From: [Michael Wilson](#)
To: [Suzanne Lohnes-Croft](#); [Bernadette Jordan](#); [MODL Mayor](#); [Chris Kennedy](#); [Angela Henhoeffter](#); [Wade Carver](#)
Cc: [Northfield & District FD Chief Darren Mulock](#); [Walden FD Chief Melanie Langille](#); [New Germany Volunteer FD Blair Lantz](#); [Paula MacDonald](#); [AAAAA](#); [Alyssa Joudrey](#); [Amanda Mosher](#); [Brian Dimmell](#); [Chris Budden](#); [Clyde & Brenda Knickle](#); [Deborah MacKinnon](#); [deputy@cdfd.ca](#); [Donny Wentzel](#); [Hubert Keats](#); [Ira & Doris Barkhouse](#); [Jamie Chapman](#); [Jamie Jennings](#); [Joey Wentzel](#); [John May](#); [Justin Spidle](#); [Logan Frank](#); [Loran Demone](#); [Lynn Quick](#); [Matt Veinot](#); [Mike Mosher](#); [Nancy Barkhouse](#); [Norma Frank](#); [Randy & Nancy Barkhouse](#); [Reid Langille](#); [Robert Hazel](#); [Russ Brown](#); [Sid & Merna Joudrey](#); [Stephen Frank](#); [Stephen Rafuse](#); [Tyler Lloyd](#); [Wil Seigny](#); [Wilbur Fogg](#)
Subject: NSP Failure To Provide Essential Service
Date: February 28, 2020 10:54:54 AM

Good Morning Suzanne, Members of Municipal and Federal Government, Firefighters,

I understand that the Province has no direct affiliation with NS Power and they are free to conduct business as a for profit venture. I do understand however that the Nova Scotia Utility And Review Board has the ability and power to interject if the need arises. The residents of the Province Of Nova Scotia have a right to essential services and Electrical Service is no exception. I raise this point as it would appear that NS Power has no obligation or requirement under Provincial Legislation to maintain or service the electrical grid on an ongoing basis to ensure we have a constant supply of electricity. We have had NO "SIGNIFIGANT STORMS" in the past few years that I can recall, and yet It seems every time there is a bit of wind, rain or any other type of weather our community and many others are without power for days.

We find ourselves in situations more times than not out in our community hooking up generators, opening comfort stations, checking in on our residents with no backup power. We respond to emergency calls for power related issues like trees on power lines, downed power lines, flooded basements and other "Power" related issues that are not "Accidents", or "Acts of God" but the result of neglect. These increasingly more frequent and longer outages have a huge impact on everything that our residents rely on. Essential Telecommunications Services are lost after several hours of an outage for service providers

without adequate backup systems causing our residents to lose Phone, Internet, and Television services. Emergency Service Providers have critical Paging and Communication systems that can go off line with power interruptions and during long outages. You may not be aware but our Provinces Emergency Trunk Radio system was taken off line for almost a day as a result of one of these recent long term outages. All these services are allowed to fail on a regular basis because this huge corporation puts its bottom line above the safety and well-being of its customers. I am reaching out to you our elected officials for direction and answers as to what our Government plans to do to alleviate this growing problem and what measures will be taken to provide safety and security for our communities.

Michael R. Wilson
Chief
Cornwall & District Fire Department



Municipality of the District of Lunenburg

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

Administration

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

November 25, 2020

To Mayor Bolivar-Getson and
Municipal Councillors

Dear Council:

The Nominating Committee, in session on November 24, 2020, made the following recommendation to Council:

***“That Municipal Council appoint the following to the Police Advisory Board:
Amanda Trethewey for a 1-year term, expiring October 31, 2021; and Dean
Schmeisser for a 3-year term, expiring October 31, 2023.”***

Respectfully submitted,

Chairman and Members
Nominating Committee



Memorandum

To: Nominating Committee

From: Chris Kennedy, Fire Services Coordinator

Date: November 17, 2020

Re: Citizen Appointments to Police Advisory Board

RECOMMENDATION

That the Nominating Committee recommend to Council that Municipal Council appoint the following to the Police Advisory Board - Amanda Trethewey for a 1-year term, expiring 31st October 2021 and Dean Schmeisser for a 3-year term, expiring 31st October 2023.

BACKGROUND

Following the expiration of two terms of office of members of the Board, being neither members of Council nor employees of the Municipality, it was necessary to seek replacements. The Municipality sought expressions of interest for the Board vacancies for terms of 1-year and 3-year during September 2020. Advertisements were placed in the Progress Bulletin, on the Municipal website and also on Municipal Social Media with a deadline of 4:00 p.m., 30th October 2020. Three applications were received, two within the deadline and one after the deadline.

The Nominating Committee may review the applications and forward its recommendation to Municipal Council. All attachments are confidential and will not appear as part of public agenda of Council.

Respectfully submitted,
Chris Kennedy – Fire & Emergency Services Coordinator

ATTACHMENTS

- Letters of Expression of Interest from Ms. Trethewey, Mr. Schmeisser [CONFIDENTIAL]
- Copy of Advertisement from Progress Bulletin: 23 September 2020
- *By-Law Respecting the Membership Responsibilities of the Police Advisory Board* (requiring Ministerial approval)



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: MODL Council, CAO
SUBMITTED BY: Laura Barkhouse, Trails and Open Space Coordinator
DATE: Nov 26th, 2020
RE: Robert (Bob) Lowe Memorial Bridge

RECOMMENDATION

That MODL forward \$90,000 of the designated \$132,000 to the South shore Annapolis Valley Recreational Trail Association so their contractor can begin construction (off-site) on the new bridge.

EXECUTIVE SUMMARY

The South Shore Annapolis Valley Recreational Trail Association volunteers have committed thousands of hours of volunteer work and partnered with all levels of government and many organizations to create and manage one of our beloved community trails. A top priority of this group has been to re-establish a broken linkage in the trail route that was created by the removal of a rail bridge spanning the LaHave River. After years of planning, the Association is prepared to move forward on this project with the help of their partners.

During the late 1980's, before the abandoned rail lines were purchased and envisioned as a future national asset, an important rail bridge was removed in New Germany. This bridge structure was a valuable capital asset to Nova Scotia's trail system and its loss had created a significant gap in the trail connectivity that the province has been working to support. The South Shore Annapolis Valley Recreational Trail Association has been planning and working for this day since 2001 – the time when we can reconnect our community over the LaHave River for the safety, enjoyment and economic benefit of our residents and visitors.

Many users have been enjoying the trail route managed by South Shore Annapolis Valley Recreational Trail Association as a safe, accessible long-distance connection between the South Shore and the Valley. However, having a break in the trail connectivity over the LaHave River

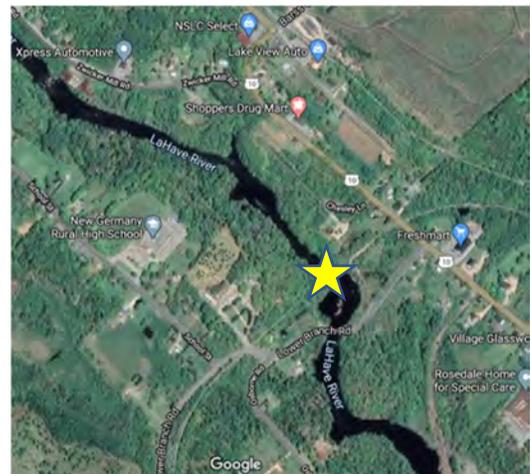
has created significant inconvenience and safety issues for trail users. Users are required to leave the trail and use an adjacent single-lane road bridge to reach the other side of the river. There have been numerous near misses between cars and trail users, and there was a tragic death of a local youth years ago.

DISCUSSION

The work completed to date on the re-establishment of the New Germany trail bridge linkage includes the following:

- Visual survey
- Formed working group
- Input from other clubs
- Lands and Forestry flagged survey pins
- Preliminary Engineering Report
- Discussion with adjacent landowners
- Funding applications
- RFP for bridge design and installation
- Bridge builder selected (off-site build)

All plans and changes will be approved by the Department of Natural Resources before work begins, and all other needed permits will be in place to ensure that the site is well-built, safe and hazard-free for trail users. The group recognizes the importance of ensuring the safety of users through consistent trail quality. The bridge will be built and installed to Provincial standards, including recommended slope for the approaches as well as bridge decking and railing height. The safety and enjoyment of every trail user is valued, especially those who have mobility challenges.



The trail bridge will be located in the heart of New Germany, on the part of the trail system that connects between the Annapolis Valley, the South Shore, and the North Queens.

Economic impact studies document the many and substantial economic benefits generated by trails. Key finding in many North American studies confirm:

- Trails increase the value of nearby properties.
- Trails boost spending at local businesses. Communities along trails, often called trail towns, benefit from the influx of visitors going to restaurants, snack shops and other retail establishments. On longer trails, hotels, bed and breakfasts, and outdoor outfitters benefit.

- Trails make communities more attractive places to live. When considering where to move, homebuyers rank walking and biking paths as one of the most important features of a new community.
- Trails influence business location and relocation decisions. Companies often choose to locate in communities that offer a high level of amenities to employees as a means of attracting and retaining top-level workers. Trails can make communities attractive to businesses looking to expand or relocate both because of the amenities they offer to employees and the opportunities they offer to cater to trail visitors.
- Trails reduce medical costs by encouraging exercise and other healthy outdoor activities.
- Trails revitalize depressed areas, creating a demand for space in what were once vacant buildings.
- Trails provide transportation options and cut fuel expenses, offering reliable means of transportation for short distance trips. Nearly half of all car trips are less than 3 miles and more than a quarter are one mile or less.
- Trails provide low or no-cost recreation to families with low costs relative to other recreational services that could be provided by government.
- Trails increase tax revenues in the communities in which they are located.

These benefits represent a huge economic return on the money invested into trail projects. The costs of construction and maintenance are far outweighed by the economic benefits generated.

BUDGET IMPLICATIONS

\$132,000 – (\$162,000 originally - \$30,000 of which was reallocated by Council to roads) was allotted in the 2020 2021 MODL budget to support this important project. Due to the overall size of the project and associated costs, and the volunteer organizational time required to have it completed, the decision was made to divide the project into two phases. First phase, taking place in 20/21, is to construct the bridge components. Second phase, taking place in July of 2021, will be to prepare the bridge site, install the bridge, and complete the construction details.

The trail group has secured matching funds from the Province on this phase of the project, \$90,000, as well as \$5,000 in corporate funding (please see attached). They continue to fundraise in the community and complete funding applications to various government programs with anticipated success.

STRATEGIC PLAN

Open Space Strategic Plan – Active Transportation Plan

WORK PLAN

This recommendation will not have any undue impact on staff resources.

ALTERNATIVES

To not pay the allocated funds to the project.

CONCLUSION

This project has strong community and stakeholder support, including from local businesses, the nearby schools, trail users and local clubs. Having MODL involvement is a priority for this project to succeed on time and on budget.

Department:

Report Prepared By: Laura Barkhouse

Date: Nov 26, 2020

Report Approved By:

Date:

Reviewed By CAO:

Date:



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Elana Wentzell, CPA, CMA, Director of Finance
DATE: December 8, 2020
RE: Emergency Assistance Fund for Community Organizations –
Consideration for Second Round

RECOMMENDATION

It is recommended that Municipal Council approve the second round of Emergency Assistance funding as presented in the attached document and extend that assistance to organizations that are not located within the Municipality providing they can demonstrate they serve Municipal residents.

EXECUTIVE SUMMARY

On June 23, 2020 Municipal Council approved an Emergency Assistance Fund for Community Organizations located within the Municipality. This fund was created to help community organizations that have lost revenue due to the COVID pandemic.

The application deadline was July 17, 2020. Because the Provincial State of Emergency has been extended and we are now facing a second wave of the virus, staff is bringing forward this proposal to offer a second round of funding. As well, Council asked that staff consider amending the application guidelines to include organizations that are not located in the Municipality but serve Municipal residents.

DISCUSSION

The revised Emergency Assistance Fund document is attached for your reference. Staff have highlighted the following proposed amendments:

1. The application deadline be revised to Friday, January 15th, 2021
2. The application period be revised to October 1st, 2020 to March 31st, 2021

3. Add eligibility for qualifying organizations that are not located within MODL: “Applicants that are located in Towns surrounded by the Municipality are eligible to apply providing they meet the other eligibility criteria and can demonstrate that they serve Municipal residents.”
4. Restrict the amounts for qualifying organizations that are not located within MODL by using the same criteria for Legions not located in the Municipality: “Applicants that are not located in the Municipality are eligible to receive up to 60% of the Maximum Monthly Funding amount (\$300) up to 60% of the Maximum Total Funding amount (\$1,500).”

BUDGET IMPLICATIONS

Council included \$150,000 in the 2020-21 budget for this fund. To date, \$88,247 has been distributed to qualifying applicants leaving \$61,753 in unallocated funds.

ALTERNATIVES

Council may decide not to offer a second round of funding and may also decide not to extend the second round to organizations that are not located within the Municipality.

CONCLUSION

Because there are unallocated funds in the budget, and the second wave of COVID is upon us, it is recommended that Council approve a second round of funding and determine whether this funding should be extended to organizations not located within the Municipality.

Department:

Report Prepared By:

Date:

Report Approved By:

Date:

Reviewed By CAO:

Date:

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

GRANT APPLICATION

EMERGENCY ASSISTANCE FUND FOR COMMUNITY ORGANIZATIONS

Background

The Municipality of District of Lunenburg (“MODL”) recognizes that, due to the Covid-19 restrictions, local groups and community organizations have not been able to host planned fundraising events and activities and that the inability to hold these fundraising events and activities has resulted in significant financial hardship.

The Municipality has established this Emergency Assistance Fund to assist local groups and organizations in addressing the financial hardship caused by the inability to host planned fundraising events and activities during the Covid-19 crisis

Application Guidelines

An Applicant must complete and submit the attached Application Form.

The Application Deadline is 4:30 pm on Friday, ~~July 17, 2020~~ **January 15, 2020**. All applications must be received at the Municipal Office before the Application Deadline. Late Applications will not be considered.

The Application Period extends from ~~March 15th to September 30th, 2020~~ **October 1st, 2020 to March 31st, 2021**. Applicants can apply for emergency assistance for fundraising events and activities that were scheduled to take place during the Application Period but had to be cancelled because of the Covid-19 restrictions.

Local groups and organizations that receive emergency assistance through this program are still eligible to apply for regular municipal grants in the 2020-2021 Fiscal Year.

Eligibility Criteria

To be eligible for the Emergency Assistance Fund for Community Facilities, the Applicant must demonstrate the following:

- The Applicant must be a non-profit (or not-for-profit) community, charitable, fraternal, educational, recreational, religious, cultural or sporting organization.
- The Applicant must own or operate a community facility or community hall that is used for hosting funding events and activities that are open to the general public and the

community facility or community hall must be located within MODL with the exception of Royal Canadian Legion Branches which are located outside MODL.

- Applicants that are located in Towns surrounded by the Municipality are eligible to apply providing they meet the other eligibility criteria and can demonstrate that they serve Municipal residents.
- Royal Canadian Legion Branches which are not located in MODL may be eligible for funding provided that the Branch can demonstrate (1) that it has members who are residents in MODL or (2) that it serves residents of MODL.
- The Applicant must demonstrate that it has experienced a negative financial impact resulting from its inability to raise funds through planned fundraising events and activities that had to be canceled due to Covid-19 restrictions.
- In circumstances where more than one organization is involved in the fundraising event (i.e. one organization holds the event and the other organization provides the community facility or local hall), the hosting organizations is eligible to apply for the lost fundraising revenue notwithstanding the fact that it does not own or operate the community facility or community hall.

Restrictions

Businesses are not eligible to apply for this emergency funding.

Fire Departments are not eligible for this emergency assistance. A separate process is being developed for Fire Departments to apply for emergency funding.

An Applicant shall not request funding in excess of the estimated funds lost as a direct result of the cancellation of the planned funding raising event or activity that had to be cancelled because of covid-19 restrictions.

The decision on eligibility and the amount of funding awarded, if any, rests solely with the Council of the Municipality of the District of Lunenburg. In addition, Council reserves the right to modify or reject any application and to approve funding amounts lower than the amount requested by the Applicant.

Funding Amounts

The Maximum Monthly Funding available to an Applicant is \$500 per month.

The Maximum Total Funding available to an Applicant is \$2,500.

Applicants who own or operate a community facility or community hall located in the Municipality are eligible to receive up to the Maximum Monthly Funding amount (\$500) to the Maximum Total Funding amount (\$2500).

Royal Canadian Legion Branches that are not located within the Municipality of Lunenburg are eligible to receive up to 60% of the Maximum Monthly Funding amount (\$300) to 60% of the Maximum Total Funding amount (\$1500).

Applicants that are not located within the Municipality of Lunenburg are eligible to receive up to 60% of the Maximum Monthly Funding amount (\$300) to 60% of the Maximum Total Funding amount (\$1500).

Emergency Assistance Fund for Community Facilities

Name of Organization/ Facility:	
Contact Person:	
Email:	Phone:
Date:	

1. Please provide a brief description of the events and activities that have been cancelled at your facility as a direct result of the coronavirus closure. For example, community breakfasts, facility rentals, dances, etc.

2. Please provide an overview of the financial loss that your organization has suffered as a result of the recent closure:

Date	Event / Activity/ Facility Rentals Cancelled	Financial Loss
TOTAL		

3. Based on information provided above, what is the total amount of emergency funding requested?

\$ _____

4. Is your emergency funding request time sensitive? _____ Yes _____ No

Please Explain: (For example, some facilities may have cash flow constraints by a specific date)

5. Any additional comments about your application?

(Please attach a separate page if insufficient space to respond to questions)

If funding is approved, who should the cheque be made payable to: _____

(Cheque must be made payable to a group not an individual)

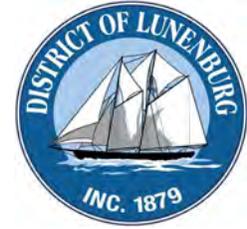
Please forward applications to the following: alex.dumaresq@modl.ca

Or

Office of the Deputy C.A.O
"Emergency Assistance Fund Request"
Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, NS B4V 9E4

Or

Municipal Office Drop-box
10 Allée Champlain Drive, Cookville



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
DATE: December 8, 2020
RE: Composition Change of the PAC and AACs – Update

DISCUSSION

As directed by Municipal Council in its session of Tuesday, November 24, 2020, municipal staff issued a letter on November 26, 2020 to all the existing Area Advisory Committee members in Oakland, Blockhouse, Hebbville, Princes Inlet, Riverport, and Hemford Forest. This was done to discuss their concerns around the public input section of the proposed PAC structure.

Staff received 5 letters from some of the members in the Blockhouse AAC, the Oakland AAC, and the Riverport AAC. The letters are attached in Appendices. Some points that the AAC members stated are the following:

1. AAC provides valuable feedback to the PAC and Municipal Council regarding the impact of future development within the communities with a set of local lenses;
2. AAC can address local concerns around planning matters before they may become larger issues in the PAC and Municipal Council, saving staff time in a bigger scheme; and
3. one AAC member felt the need for extra time to respond to the Municipality.

With the feedback, some of the AAC members asked for the following actions:

1. AAC should remain as long as the Secondary Planning Strategies remain until 2022 to continue advising Municipal Council; and
2. PAC composition should change to accommodate more citizens than councillors so Municipal Council can hear perspectives from the broader community.

Municipal Council may consider the correspondence from AACs by following Option C in the attached staff report dated November 24, 2020. For greater certainty:

1. dissolving of the existing AACs would be delayed until First Reading of Municipal Council to adopt the new Municipal Planning Strategy, tentatively at the end of 2022;
2. the AAC meetings would be held if the Municipality receives either a Development Agreement or a By-law Amendment application in their respective community to make a recommendation to the PAC;
3. discussions around the minimum planning project (the MODL2040 project) would still be held at the PAC level, as the outcome will affect the entire area of Municipality. However, all AAC members are welcome to join the future planning discussions. Staff values their contribution and encourages their participation at a municipal level, so their opinions can be shared with other residents of our Municipality; and
4. Municipal Council gave a notice of intention to amend Policy 090, the Planning Advisory Committee, in the meeting of November 24, 2020. The composition of the PAC may be different from the proposal, and there is no limit to the total number of PAC members or the ratio of councillors and citizens. The only requirement is to have at least 2 councillors and 2 citizens to be consistent with the requirements in the upcoming **Heritage Property Act** and the **Municipal Government Act**.

RECOMMENDATIONS

Based on the feedback, the following motions are recommended.

To retain the Area Advisory Committees until the adoption of new Municipal Planning Strategy, the following motion would be in order.

That Municipal Council dissolve all the existing Area Advisory Committees; and further, that the dissolution becomes effective on the date of First Reading of the new Municipal Planning Strategy and Land Use By-law.

That Municipal Council reappoint the existing members of all the existing Area Advisory Committees for indefinite terms until the scheduled dissolution of the Area Advisory Committee.

To change the member composition of PAC, the following motion would be in order. Considering the feedback from the AAC, Municipal Council may change the composition by inserting the desired number of members.

That Municipal Council approve the amendment to Policy 090, the Planning Advisory Committee Policy, as stated in Appendix A of the staff report dated November 24, 2020, with an amendment to subsection 4(1) with [x] councillors and [y] public members.

Tom MacEwan, CAO

Municipality of the District of Lunenburg

By E-mail

30 November 2020

Mr. MacEwan:

Thank you so much for reaching out to Area Advisory Committee members for comment on changes to the AAC/PAC administrative structure.

I understand from your letter that the current Municipal Planning Strategy and Secondary Planning Strategy arrangements in the Municipality will likely remain in place until 2022. The AAC/PAC administrative structure derives directly from that land use control structure, as a method for providing feedback from the specific areas covered by the SPSs

It is my experience from forty years in the municipal planning field that AACs not only provide valuable feedback to the PAC and Council, but they also serve as lightning rods for disaffection and unfounded fears, which can be handled by the local AAC members before they become big issues in the larger PAC and Council forums. At the very least, they give PAC and Council adequate notice of the issues in the community before those two bodies have to deal directly with those issues.

Deleting the AACs while keeping the existing MPS/SPS structure would demonstrate a deep disrespect of the huge investment in time and effort put into the AACs by local community members. Yes, AACs are expensive in terms of staff time, but that time is well invested in demonstrating how Council values direct contact with their communities, and in keeping small issues from becoming big ones, which chew up even greater amounts of staff time, Municipal Council time, and Legal Counsel time.

When the new MPS is adopted, it might well have a different zoning structure, which will not require SPSs to channel community input. In that case, AACs would become redundant, and could be dissolved. In the meantime, while the current MPS/SPS land use control structure continues, it would be wise to continue the current AAC/PAC administrative structure until the future requirements are known.

Geoff MacDonald

Oakland AAC.

From: [John Croft](#)
To: "[Kacy DeLong](#)"; [Leitha Haysom](#); [Martin Bell](#); [Wendy Oickle](#); [Cathy Moore](#); [Sandra.Satton@modl.ca](#); [Michelle Greek](#); [Reid Whynot](#); [Casidy.Veinotte@modl.ca](#); [MODL Mayor](#); [Pam Hubley](#)
Cc: [MODL Planning](#)
Subject: Dissolution of AAC's
Date: December 1, 2020 2:06:20 PM

CAUTION: This email originated from an external sender.

Dear MODL Councillors and Staff:

RE: Dissolution of AAC's

I would like to address my concerns as they relate to the provincial mandated changes in effect as of DATE, 2022. As chair of Blockhouse AAC for more than 15 years, I have a keen interest in my community and the entire municipality. I have followed the work of other AAC's within the municipality and of previous Council's and staff.

In my opinion, AAC's could and should be used in an advisory capacity, working with council, as support and backup for the municipal wide planning strategy going forward. Members of AAC's have the experience of putting Secondary Planning Strategy in place for our respective areas and could be of help to the entire municipality. It is going to be a herculean task to get this in place by 2022 and reliance on functioning resources already in place would be most helpful.

PAC members should come from all over the municipality so that no one area is over represented. In my opinion, a better ratio in representation would be 2-3 councillors and 5-10 citizens. It does not make sense, in my mind, to have a committee over weighted with councillors whose task it is to advise councillors. You need to hear perspectives from the broader community. Remember, this is an advisory committee and the final decision inevitably lies with council.

I feel strongly the AAC's should be kept in place until the transition is made in 2022. The desire is not to get in the way of the change but rather to advise on DA's etc. You could use the current planning strategy until the new replacement is in place. Current member terms could be extended for the interim period.

I suggest every councillor who has not had the opportunity to work with an AAC or has not seen a Secondary Planning Strategy & Land Use By-law document, they request one from staff for review prior to making a decision. The Blockhouse document, when combined with maps, is about one inch thick and took 3 to 4 years to develop. The exercise will be enlightening for the task you face in the short period of time the province has allowed. A particular section to note is 5.2.5 which outlines prohibited uses in the Blockhouse Strategy put in place because of input from the community.

While time is of the essence for Council, I feel an informed decision on this important issue cannot be made by the next council meeting and suggest it be moved forward until the January meeting.

Thank you

John Croft

Chair BPAC



Virus-free. www.avast.com

From: [Jens Laursen](#)
To: [MODL Planning](#); [Jennifer Harrietha](#)
Subject: Feedback on moving to a New Planning Model
Date: December 3, 2020 1:22:32 PM
Attachments: [MODL AAC-PAC Letter FINAL.doc](#)

CAUTION: This email originated from an external sender.

Hi Folks - I have attached hereto a letter outlining my thoughts and concerns about MODL's potential move to a new AAC/PAC Planning Model.

I strongly suggest that MODL rethink it's schedule such that all AACs can have access to necessary information/documentation, have the time to study the matter, and then have the time to prepare an agreed (within each AAC) response and potential recommendations. Four (4) days is a totally unreasonable time frame achieve that.

Remember, it will be essential that MODL's planning model have credence with, and be accepted by, Lunenburg District residents and businesses. Otherwise you will need to start all over again.

Jennifer, would you kindly print the attached letter and provide a copy to Tom MacEwan, Chief Administrative Officer. Many Thanks.

Sincerely Jens Laursen, Riverport, Nova Scotia

Municipality of the District of Lunenburg
10 Allée Champlain Drive,
Cookville,
Nova Scotia,
B4V 9E4
by: email to: planning@modl.ca and Jennifer.Harrietha@modl.ca

Attn: Administration and Planning Departments

Regarding: Feedback on the Council Discussion to move towards the New Planning Model

Dear Tom MacEwan

I am a member of the Riverport Area Advisory Committee (AAC).

On Friday Nov 27th, an email with a letter attachment arrived from Jennifer. Unfortunately due to other events and activities, I did not have a chance to view it until early afternoon on Sunday Nov 29th. The letter was unreadable due to a very small font and my lack of a magnifying glass. I emailed Jennifer to obtain your letter in a larger (i.e., readable) font. On Nov 30th at 9:35 am, I received an email from Jennifer with the letter text embedded in the email body - the text was now readable). On Dec 1st an email with the letter in a larger font arrived. It was sent by Byung Jun Kang, at 8:34 am.

The letter posits that MODL's "current AAC planning model" is creating difficulties for MODL staff, "since there are 10 Council districts and 135 communities." As a result of Council discussions during the summer, it was "decided that the Planning Advisory Committee (PAC) should assume the role of the AAC".

During discussions at "the information session held in July 2020, a few of the AAC members raised concerns about the possibility of losing one of the platforms to offer public inputs on planning matters." Unfortunately, I did not know about this meeting and, as such, did not attend. I have searched all my email folders for messages from/to "modl.ca" - 71 were found going back to Nov 2009.

Subsequent to this meeting MODL staff proposed 3 options - A, B, and C. Based on feedback that Council received, MODL now wants to hear from "all the existing AAC members if there are still concerns remaining" - this is commendable. Input "received by Thursday, Dec 3rd will be brought forward to Municipal Council on its December 8th meeting." This allows AACs only 4 days to discuss this matter and formulate a response. This is an exceptionally short, indeed an unreasonably short, time for AACs to respond, especially with Covid-19 and with Christmas approaching. Moreover, all AACs are unlikely to have information on the mandates, authorities, roles, responsibilities, procedures, methods and memberships of PACs. Nor would most AAC members have viewed any documents/papers prepared by PACs.

In order that potential changes to MODL's AAC planning model have credence with, and be accepted by, Lunenburg District residents and businesses, I suggest that MODL rethink it's schedule such that all AACs can have access to necessary information/documentation, have the time to study the matter, and then have the time to prepare an agreed (within each AAC) response and potential recommendations.

This situation provides evidence that MODL's planning capabilities and its communications methods are in need of serious improvement - and soon. That will not necessarily improve with a PAC.

I look forward to hearing how this proceeds.

Sincerely

Jens Laursen, Riverport, Nova Scotia

P.S. Jennifer is effective, efficient and timely. She is a valuable member of the Engineering & Planning Departments. Thanks for your assistance Jennifer.

December 2, 2020

Council of the Municipality of Lunenburg

Paul R. Young

Blockhouse Area Advisory Committee Member

RE: New Planning Model

Dear Council,

Having served on the Blockhouse Area Advisory Committee for 7 years and having shared in the leadership of the Dump-the Dump campaign I can appreciate the value the residents of Blockhouse have for future development of the community.

A proposed Asphalt Plant initiated planning in Blockhouse. Before the proposed Asphalt Plant, in the early 70's, the 103 Highway was proposed to be built right through the middle of this community. All but one parcel of land needed to be expropriated to build the highway. The highway was vehemently opposed by the community. It changed our community irrevocably.

The Area Advisory Committee is a grassroots committee of residents who have a personal stake in future development. We realize and respect the impact development can have on our close friends and neighbours quality of life and financial well being. It is a responsibility we accept for the betterment and safeguard of our neighbourhood. The more removed the advisory the easier it is to make cold non-personal decisions like building highways through someone else's front yard.

Please keep the AAC's and increase PAC to a public membership majority.

Thank you

Paul R. Young

Blockhouse

December 3, 2020

To: Municipality of the District of Lunenburg Council

From: Blockhouse Area Ratepayers Kinship

RE: New Planning Model Addendum to Original Submission

We , the Board of Directors, of the Blockhouse Area Ratepayers Kinship respectfully ask Council :

- 1) To keep the AAC's until the new Municipal Planning Strategy is adopted.
- 2) To increase the number of public members of PAC to a majority of public members over Council members.
- 3) No less than one public PAC member from each of the existing Planning Areas.

Respectfully,

Blockhouse Area Ratepayers Kinship
Board of Directors

Wanda Martell
Mary Jane Hyson
Blane Knickle
Paul Young
Chris Racine

From: Ian Creery [REDACTED]
Sent: December 3, 2020 4:16 PM
To: Leitha Haysom <Leitha.Haysom@modl.ca>; Martin Bell <Martin.Bell@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>; Cathy Moore <Cathy.Moore@modl.ca>; Sandra.Satton@modl.ca; Michelle Greek <Michelle.Greek@modl.ca>; Reid Whynot <Reid.Whynot@modl.ca>; Casidy.Veinotte@modl.ca; MODL Mayor <mayor@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Kacy DeLong <Kacy.Delong@modl.ca>
Cc: MODL Planning <planning@modl.ca>
Subject: Dissolution of Area Advisory Committees

CAUTION: This email originated from an external sender.

Dear MODL Councillors and staff,
I wish to address the question of the possible dissolution of all Area Advisory Committees in MODL's remit, before this is required pursuant to new provincial legislation.

The Oakland Indian Point Residents Association (OIPRA) has learned that Council is considering immediately dissolving, among others, the Oakland Area Advisory Committee (OAAC). I am firmly opposed to such a step being taken at this time.

OIPRA was formed in 1988. Its membership is made up of residents of both Oakland and Indian Point. At that time, the development of land-use by-laws in the community of Oakland followed a request to Council from OIPRA. This request was initiated, in part, in response to a proposed tourist resort that was identified for Andrews Point. The first Oakland Secondary Planning Strategy was adopted by Council in June of 1992. A second Planning Strategy was, subsequently, adopted in September of 2003. As you are aware, the current Secondary Planning Strategy and Land-Use By-Law were adopted by Council, effective May 1, 2019.

The process of amending the Secondary Planning Strategy and the Land-Use By-Law, as recently occurred, is an example of grass-roots democracy in action. The OAAC held more than 25 public meetings over a two-year period. Each session lasted a minimum of 2 hours. Many of our members attended some or all of the sessions. There was a thorough and wide-ranging discussion of what we wanted our community to look like. What emerged was a composite picture of the wants and desires of the community.

The community has confidence that the OAAC would be by far the best suited, in the period leading up to the imposition of the new Provincial guidelines, to deal with any issues arising out of the new Land-Use By-Law. This would relieve PAC of having to deal with these issues while the new Legislation is being implemented on a MODL-wide scale. There is no cost to MODL in this request as the members of the OAAC are all volunteers.

As the OAAC held its public meetings in the Indian Point Fire Hall, many residents of Indian Point attended the sessions as observers. The Indian Point community is split in its desire for planning. As minimal planning is now provincially mandated, I would like to have the OAAC remain in place until the new legislation is in force, as our members

have trust and confidence in the OAAC to guide us into what, for many, will be a new reality.

Also, the make-up of PAC will be critical. In my view, there should be more citizens than councillors on PAC if Council really wants to receive and consider advice from its electors. The District of Chester has 2 councillors and 7 citizens. That is a good ratio. However, Council should carry out a Province-wide survey of the existing PACs before settling on a final ratio. After that survey is completed, I have no doubt that OIPRA would be pleased to make additional submissions.

Thank you for your consideration of this point of view.

Ian Creery
Vice-Chair, OIPRA

[REDACTED]

From: [Tom Lockwood](#)
To: [Jennifer Harrietha](#)
Cc: ["Tom Lockwood"](#); ["John Croft"](#); [Kacy DeLong](#)
Subject: RE: Area Advisory Committee Feedback
Date: November 27, 2020 12:27:21 PM
Attachments: [image004.png](#)

CAUTION: This email originated from an external sender.

Good Afternoon:

Thank you for forwarding the letter from the CAO.

It would be appreciated if the MODL Engineering & Planning Department would do a province-wide scan of all of the PACs as to their composition. Specifically I would like to know the number of members of each PAC as well as the ratio between public members and Council members.

I understand that MODL has the capacity to do this search easily and expeditiously. I would appreciate receiving the results of this search prior to the deadline for making submissions.

Your attention to this matter is greatly appreciated.

Regards,

Tom Lockwood

Tina Robichaud-Bond

From: Gary and Krista Longard [REDACTED]
Sent: December 4, 2020 10:03 AM
To: Jeff Merrill; MODL Planning
Cc: Kacy DeLong
Subject: OAAC support from Oakland Indian Point Residents Association

CAUTION: This email originated from an external sender.

December 3, 2020

Attention: Jeff Merrill
Director of Planning & Development Services
Municipality of the District of Lunenburg

We, the directors of the Oakland Indian Point Residents Association (OIPRA) held a meeting on December 3, 2020 and made the following motion which was carried:

"That the OIPRA Board of Directors send a letter to the MODL Council supporting the position articulated by Ian Creery in his letter to MODL that the Oakland Area Advisory Committee remain in existence until 2022 when replaced under new provincial legislation."

Please accept this email as our statement of support for the Oakland Area Advisory Committee.

Respectfully submitted,

Krista Longard

Chair

OIPRA



Municipality of the District of Lunenburg

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

Administration

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

TO: Mayor Bolivar Getson & Municipal Councillors
FROM: Sherry Conrad, Municipal Clerk
DATE: November 25, 2020
RE: 7 Days' Notice of Intention to Amend MODL Policy 090

Municipal Council, in session on November 24, 2020, reviewed proposed amendments to MODL Policy 090 "Planning Advisory Committee" and made a motion giving seven (7) days' notice of its intention to amend Policy 090 at the December 8, 2020 Council meeting. The proposed amendments change the membership of the Committee to allow for 4 Councillors and 4 public members appointed at large.

Section 48(1) of the *Municipal Government Act* states, "Before a policy is passed, **amended** or repealed, the Council shall give at least seven days notice to all council members." Therefore, in accordance with Section 48(1), the attached amended Policy 090 will be presented for Council's approval at the December 8, 2020 Council session. T

If Council approves of the proposed amendments to the Policy, the following motion would be necessary.

"That Municipal Council approve the proposed amendments to MODL Policy 090, the Planning Advisory Committee Policy, as stated in Appendix A of the staff report dated November 24, 2020".

Sherry Conrad
Municipal Clerk

/sac
Attachment



Municipality of the District of Lunenburg

Report to Council

Report To: Mayor & Council
Submitted By: Tom MacEwan, CAO
Date: December 8, 2020
Re: Public Transit to Osprey Village

As requested by Council, we contacted the CAO for the Town of Bridgewater for the purpose of discussing the possible extension of the Public Transit Service to Osprey Village. During the discussion, it was agreed that it would be appropriate for MODL Council to forward a formal request (in writing) to the Town of Bridgewater requesting the extension of the Public Transit Service to Osprey Village.

We also discussed the issues that the TOB has identified with respect to the extension of the Public Transit Service outside of the Town. The TOB understands that if the Public Transit Service operates outside of the Town's limits then its ability to adjust schedules and routes will be limited as the changes will have to be approved by the Utility and Review Board (UARB). Staff will be contacting the UARB to discuss the challenges that have been identified by the Town.

We are also exploring other options that will provide for some level of 'public transportation service' between Osprey Village and the Town of Bridgewater. Council has passed a motion directing that MODL issue a call for Expressions of Interest open to any non-profit organization, businesses or municipality to work with the MODL to provide a transportation service between the Osprey Village area at Exit 12 and the TOB. This item is being placed on a future agenda of the Policy & Strategy Committee for further discussion.

Recommended Motion

It is recommended that Council pass the following motion:

that the Mayor write to the Town of Bridgewater and formally request that the Town Council consider the extension of the TOB Public Transportation Service (Bridgewater Transit) to the Osprey Village area at Exit 12.

Tom MacEwan, CAO