



Special Meeting

Tuesday, July 22, 2025

6:00 p.m.

Council Chambers

AGENDA

- 1. Call to Order**
- 2. Roll Call of Councillors**
- 3. Items Added/Approval of the Agenda**
- 4. Grant Applications**
 - a) Acadiaville Community Centre Society – Re: Grant application for the Tier 2 Community Grant Funds in the amount of \$7,500
 - b) L' Ardoise Jolly Club – Re: Grant application for the Tier 2 Community Grant Funds in the amount of \$6,726
 - c) Grand River Presbyterian Church – Re: Grant application for the Tier 2 Community Grant Funds in the amount of \$7,500
 - d) Village on the Canal Association – Re: Grant application for the Tier 3 Waterfront Development Grant Funds in the amount of \$20,000
- 5. Sponsorship Request**
 - a) St. Peter's Pirate Association – Sponsorship Request
- 6. Request for a letter/affidavit from Cam Samson, Dundee Hills Vacation Village**
- 7. Richmond Arena Report – Follow Up**
- 8. Adjournment**



THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMTÉ DE

RICHMOND

Department of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: July 17, 2025

RE: Tier 2 – Community Grant

Dear CAO,

Attached is a grant application from the Acadiaville Community Centre Society. They are requesting Tier 2 Community Grant Funds in the amount of \$7500.00. The application appears complete and is ready to be addressed by Council.

If you require anything further, do not hesitate to ask.

Best Regards

KJ.

Kathleen Jeffrey
Director of Finance

This project aligns with the following County initiatives or plans:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Accessibility Plan | <input type="checkbox"/> Economic Development |
| <input checked="" type="checkbox"/> Active Living / Recreation Plan | <input checked="" type="checkbox"/> The Strategic Plan |
| <input checked="" type="checkbox"/> Age Friendly Initiative | <input type="checkbox"/> Trails Development Strategy |
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Waterfront Development |
| <input type="checkbox"/> Other: <u>Canada Day Funding</u> | |

2357 Highway 206
P.O. Box 120
Arichat, NS B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295

Appendix C – Community Grant Tier 2 Application Form

Maximum Request: \$7,500.00

Name of the Organization:		Acadiaville Community Centre Society	
Applicant Name and Title of Representative		Lori Forgeron	
Civic Address:	1436 hwy 206, West Arichat, NS B0E 3J0		
Contact Number:	[REDACTED]	Email:	Acadiavillewa@gmail.com
Form of Organization:	<input checked="" type="checkbox"/> Not-for-Profit Organization		
	<input type="checkbox"/> Charitable Organization		
Registry of Joint Stocks file number or Charitable Organization number:	3218263		
<i>If you are neither a not-for-profit nor a charitable organization and are being sponsored by an eligible host organization, please provide the host organization's information and contact details below. <u>Please note that the Municipality will pay the approved grant funds to the host organization.</u></i>			
Host Contact Information			
Host Organization:			
Applicant Name and Title of Representative:			
Civic Address:			
Contact Number:		Email:	
Host Form of Organization:	<input type="checkbox"/> Not-for-Profit Organization		
	<input type="checkbox"/> Charitable Organization		
Host's Registry of Joint Stocks file number or Charitable Organization number:			
Sum Requested:	\$7500.00		
Purpose of Funding Request: (Use additional pages if required.)			
<p>To provide an accessible method of transporting individuals with mobility challenges between different floors the following work will need to be completed.</p> <ol style="list-style-type: none"> 1. Seek out approved chair/wheelchair lifts and obtain estimates 2. Employ an engineer to visit sight to determine the structure/base required to attach a chair/lift installation 3. Obtain building permit 4. Build the supporting structure wall both upstairs and downstairs to support lift as per Engineering instructions 5. Acquire a license 6. Installation of chair/wheelchair lift 			

Appendix C – Community Grant Tier 2 Application Form
Maximum Request: \$7,500.00

Project Budget			
Cost of the Project		Financing the Project	
Capital Cost		Stakeholder Equity:	
Land:		Stakeholder Loan:	
Land Improvements:		Funding Agency	
Materials:	\$25,480 Platform	Provincial:	21,373.88
Labour Costs:	\$3200 (structural)	Federal:	
Other Capital Costs:	\$3,256 (engineer)	MOCR (County):	7,500.00 (TBD)
Other - Specify:	\$448.65 (permits)	Other – Specify:	\$8,368.47 (fundrai)
Other – Specify:	\$4,857.69 Contin	Other – Specify:	
Total:	37,242.35	Total:	\$37,242.35
Required Attachments			
<input type="checkbox"/> Registry of Joint Stocks file number (include list of directors), Charitable Organization number or proof of organizational status			
<input type="checkbox"/> Proof of ownership/lease/authorization to facility			
<input type="checkbox"/> Balance Sheet (sample attached)			
<input type="checkbox"/> Income Statement for the previous fiscal year (sample attached)			

Applicants must provide source of Funds for Stakeholder Equity and Stakeholder Loan.

Please forward your applications to grants@richmondcounty.ca

To: The Municipality of the County of Richmond,

Project plan – Wheelchair lift

To an accessible method for individuals with mobility challenges to access the second level of our two level community centre, the following work will need to be completed.

1. Seek out approved chair/wheelchair lifts and obtain estimates.
2. Hire an engineer to visit the site to determine the specifications of the structure/base required to support installation of a chair/lift.
3. Obtain building permit.
4. Hire a contractor to build the required structural wall and base to support lift as per Engineer specifications.
5. Acquire a license
6. Installation of chair/wheelchair lift.
7. Complete an Inspection of completed work.

Start of project projected for August of 2025 with completion projected for December 2025.

Importance of the need for this accessibility was identified on several occasions.

Incident 1: In July of 2024, during a wedding held at our community centre, an important family member and community resident who had mobility issues was unable to physically access the 2nd level of the community centre where the meal was being held. As a result, family members had to physically lift her wheelchair from the lower level to the second level in order for her to sit and enjoy the wedding meal with her family. Family members then had to get her her food which was buffet-style on the first level.

Incident 2: The Acadiaville Community centre has a young resident in a wheelchair, who unfortunately cannot participate in many of our pre-teen activities being held on the second level of our community centre (i.e. monthly pre-teen dances).

Incident 3: Other incidents involve people with mobility issues attending various events at the Centre (card games, dances, washer toss, Bingo...) being unable to access the canteen/bar which is located on the second floor and has no access from the first floor, to purchase food or drinks.

Incident 4: Our community has an aging population, and it is sometimes difficult for elders who have mobility issues to climb the stairs without assistance.

Benefits

The installation of a chair/wheelchair lift at the Acadiaville Community Centre will provide a means for all people with accessibility challenges to be able to safely, effectively and independently access all areas of the Community Centre. This chair/wheelchair lift will not

only eliminate a physical accessibility barrier which can be detrimental to those with disabilities by limiting their participation in activities and access to services in the building, but will help foster a better experience for residents and visitors alike by making the building more accessible in accordance with NS Accessibility standards to ensure an inclusive and welcoming environment for all.

The Acadiaville Community Centre has made great strides in adhering to the NS Accessibility Act and making our centre more accessible to everyone. A new wheelchair ramp, reconfigured to better shelter people with disabilities from the ailments of weather, was recently constructed, and repairs have been made to the bathroom on the main level to make it an accessibility-friendly bathroom. This project, involving the acquisition and installation of a chair/wheelchair lift will complement the work that has been already completed and would make our Community Centre completely accessible.

Installing a chair/wheelchair lift would enhance community engagement and inclusivity:

- Make spaces more accessible to community residents and visitors with mobility impairments by eliminating physical barriers that can isolate people.
- Community residents could participate/engage in social activities, attend meetings, or join community events without needing assistance or feeling excluded. This opens opportunities for individuals to participate in social, cultural, and community events, contributing to a more inclusive society where all individuals can take part.
- A wheelchair lift would promote independence, allowing people to navigate the multi-story spaces independently, without relying on others for help. This empowerment could lead to greater self-confidence and the ability to engage more fully in life.
- A chair/wheelchair lift would reduce dependency on the caregivers of those with mobility issues.
- Installation of a chair/wheelchair lift, signals an openness to people of all abilities. This is crucial in encouraging individuals with disabilities to participate in community activities, cultural programs, sports, and volunteer opportunities. A community that prioritizes accessibility sends a message that everyone, regardless of their mobility, is welcomed.

We would like to thank you for considering your contribution to this initiative.

Thank you,

Members of the Acadiaville Community Centre



Advanced



Help

ACADIAVILLE COMMUNITY CENTRE SOCIETY

[Profile](#) [Relationships](#) [Events \(20\)](#)

Reg. Number

3218263

Reg. Name

ACADIAVILLE COMMUNITY CENTRE SOCIETY

Type

Society

Status

Active

Effective Date

21-Nov-2018

Registered on

11-Jun-2007

Next Annual Return

30-Jun-2026

Addresses

Reg. Address

1436 HIGHWAY 206, PO BOX 429, WEST ARICHAT, NOVA SCOTIA, B0E 3J0, CANADA

Mailing Address

1436 HIGHWAY 206, PO BOX 429, WEST ARICHAT, NOVA SCOTIA, B0E 3J0, CANADA

ACADIAVILLE COMMUNITY CENTRE SOCIETY

Profile Relationships Events (20)

Name	Relationship	Effective From
DAVID COVIN	Director	21-Nov-2018
RODNEY DIGGDON	Director	16-Jul-2019
GLADYS FITZPATRICK	Director	16-Jul-2019
MARIAN MURY	Director	17-Jun-2025
ANTOINE ANTOINE MURY MURY	Director	17-Jun-2025

ACADIAVILLE COMMUNITY CENTRE SOCIETY

Profile Relationships Events (20)

Name	Relationship	Effective From
CHRISTINE BABIN	Director	17-Jun-2025
MICHAEL DIGGDON	Officer(President)	16-Jul-2019
RHONDA COVIN	Officer(Vice-president)	24-Jun-2022
LORI FORGERON	Officer(Treasurer)	06-Jun-2024
MELANIE SAMSON	Officer(Secretary)	17-Jun-2025



Advanced ...



Help

ACADIAVILLE COMMUNITY CENTRE SOCIETY

Profile Relationships Events (20)

Name	Relationship	Effective From
LORIA FORGERON [REDACTED]	Recognized Agent	12-Jun-2024





THIS WARRANTY DEED made this

9th

day of July A.D., 2007.

BETWEEN:

THE ISLE MADAME COLUMBUS CLUB, a Society incorporated pursuant to the Societies Act (Nova Scotia), of 449 Lower Road, Arichat, in the County of Richmond, Province of Nova Scotia, B0E 1A0

(hereinafter called the GRANTOR)

- and -

ACADIAVILLE COMMUNITY CENTRE SOCIETY, a Society incorporated pursuant to the Societies Act (Nova Scotia), of 1436 Highway 206, West Arichat, in the County of Richmond, Province of Nova Scotia, B0E 3J0

(hereinafter called the GRANTEE)

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration;

THE GRANTOR hereby conveys to the GRANTEE the lands described in Schedule "A" to this Warranty Deed and hereby consents to this disposition, pursuant to the *Matrimonial Property Act* of Nova Scotia.

THE GRANTOR covenants with the GRANTEE that the GRANTEE shall have quiet enjoyment of the lands, that the GRANTOR has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the GRANTOR will procure such further assurances as may be reasonably required.

50414

SCHEDULE "A"

PID 75021089

All that certain lot, piece or parcel of land situate, lying and being at Little Arichat, in the County of Richmond and Province of Nova Scotia containing one-half of an acre more or less abutted and bounded as follows:

Bounded on the West beginning near widow Doyles, by lands now occupied by widow Doyle;

Bounded on the South by a public road leading from the main public highway to said widow Doyles;

Bounded on the East and North by the said public main road leading through Little Anse to Big Brook or Grand Ruisseau, so called;

Subject to a Nova Scotia Power Commission Easement as described in an Easement dated October 9, 1942 and recorded on June 1, 1944 at the Arichat Registry of Deeds in Book F2 at Page 701.

Being the same lot of land conveyed to the Roman Catholic Episcopal Corporation in Arichat Registry Book T, Page 850 by Rev. Hubert Gerrior in 1882.

Further Registry Ref.: Book O at Page 656, Book M at Page 548 and Book M at Page 13.

MGA STATEMENT :The parcel was created by subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

RICHMOND COUNTY Land Registration Office

AFFIDAVIT OF STATUS

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF RICHMOND

I, ALOYSIUS BOUDREAU, of Arichat, in the County of Richmond, Province of Nova Scotia, make oath and say as follows:

1. THAT I am the President of the Isle Madame Columbus Society (the "Society"), and as such have a personal knowledge of the matters herein deposed to.
2. THAT I executed the foregoing instrument, in my capacity as President of The Isle Madame Columbus Club (the "Society"), under the corporate seal of the Society, on the date of this affidavit.
3. THAT for purposes of this my affidavit "matrimonial home" means the dwelling and real property occupied by a person and that person's spouse as their family residence.
4. THAT the lands described in the within Indenture are not occupied by any member of the Society as a matrimonial home nor is any member entitled to use the lands as a matrimonial home and the lands have never been so occupied while the lands have been owned by the Society.

SWORN TO BEFORE ME AT)
West Arichat, in the)
County of Richmond, Province)
of Nova Scotia, this 9th day)
of July, A.D., 2007.)
[Signature])
A BARRISTER/COMMISSIONER OF THE)
SUPREME COURT OF NOVA SCOTIA)

[Signature]
ALOYSIUS BOUDREAU

Jason D. L. Boudrot
A Barrister of the Supreme Court
of Nova Scotia

Acadiaville Community Centre Society
Balance Sheet
May 31, 2025

General Fund- Current Assets		General Fund - Current Liabilities	
Cash and bank balance	\$ 25,584.43	Acct payable	\$ 100.00
Accounts Receivable	\$ 500.00	Owner's Equity	\$ 27,191.25
Surplus for the year	\$ 47.09		
Inventory	<u>\$ 1,159.73</u>		
Total Current Assets	\$ 27,291.25	Total Liabilities	\$ 27,291.25
 Non-Current Assets		 Non-Current Equity (Net Assets)	
building and land	<u>\$ 175,600.00</u>	Owners equity	<u>\$ 175,600.00</u>
Total Non-Current Assets	\$ 175,600.00	Total net Assets	\$ 175,600.00
 Total Assets	 \$ 200,984.43	 Total net assets and Liabilities	 \$ 200,984.43

Rodney Diggs

 Rodney Diggs, Director

David Covin


 David Covin, Director


Acadville Community Centre Society

INCOME STATEMENT

June 1, 2024 to May 31st, 2025

	2024/2025
Revenue	
Bar/Canteen	\$ 13,826.40
Canteen	\$ 4,916.02
Donation	\$ 2,253.98
Hall rentals	\$ 11,791.99
Funeral cost/donation	\$ 350.00
Recycled bottles	\$ 175.55
Community events and fund raising	\$ 38,205.83
Subtotal	\$ 71,519.77
Less -gains - Gain	\$ 71.50
Total revenue	\$ 71,591.27
Cost of goods sold	
Bar/Canteen expense	\$ 5,316.13
Canteen	\$ 1,835.99
Community service (Funeral supplies)	\$ 86.27
Event expenses and prizes	\$ 13,536.72
Miscellaneous items	\$ 310.70
Total expenses	\$ 21,085.81
Gross Profit	\$ 50,505.46
Operating expenses	
NS power	\$ 4,680.18
Telecoms-phone	\$ 869.92
Insurance	\$ 5,060.56
Oil	\$ 992.36
Propane and tank rentals	\$ 1,163.39
General operating expenses	\$ 676.99
Licenses, registration and Inspections and maintenance fee	\$ 1,167.43
Loan	\$ 12,909.66
Training	\$ 257.57
Total operating expenses	\$ 27,778.06
Net profit -pre-grant	\$ 22,727.40
Grant Funding	
Grant 1 Warming Centre. (deposit Apr fiscal year 22/23)	
Grant 1 (Cost of Generac) and installation parts (pd previous)	\$ (3,033.71)
Grant 1 expense - installation Isle madame electrical	
Grant 1 expense (propane tanks)	
Grant 2 (Summer Student)	
Grant 2 expenses	
Pay roll deductions/ CRA	\$ (783.50)
Grant 3 (Accessibility)	\$ (18,463.10)
Grant 3 expense	
Total cost of grant expenses	\$ (22,280.31)
Net profit	\$ 447.09


 Rodney Diggden, Director


 David Covin, Director

Community Grant Tier 2



Acadiaville Community Centre Society <acadiavillewa@gmail.com>

Reply Reply all Forward

To: Richmond Grants

Tue 24-Jun-2025 9:08 AM



Show all 12 attachments (7 MB) Save all to OneDrive - Municipality of the County of Richmond Save All Attachments

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

Hello Danielle,

Sorry for not getting this to you yesterday, but I was on the road most of the day. Please see the attached quotes for the Tier 2 grant application. Note that we have also included a 10% contingency as there may be a requirement to move ductwork with the construction of the wall structure to support the lift.

Note: there is only one quote for the engineer, as we were unable to successfully locate a second engineer to provide us with a second quote.

In my previous email, I also forgot to include the NS Registry of stocks, with the list of board members.

Regards,
Lori Forgeron
Treasurer, Acadiaville Community Centre

Reply Forward

From: "Maritime Accessibility Inc." <quickbooks@notification.intuit.com>
Subject: Estimate 1008 from Maritime Accessibility Inc.
Date: January 17, 2025 at 9:18:42 AM AST
To: acadiavillewa@gmail.com
Reply-To: johnrobia@maritimeaccessibility.ca

Dear Acadiaville Community Centre,

Please find your estimate details here. Feel free to contact us if you have any questions. We look forward to

Have a great day!
Maritime Accessibility Inc.

----- Estimate -----

490 Island View Drive
Boutilliers Point NS B3Z 1R2
9029997327

Estimate #: 1008
Date: 17/01/2025
Exp. Date: \$37,915.00

Address:

Acadiaville Community Centre
1436 Hwy 206
West Arichat Nova Scotia

Ship To:

Acadiaville Community Centre
1436 Hwy 206
West Arichat Nova Scotia

Gate

• Keyed

Call
button on

Upper

Landing

(incl.
with gate)

SubTotal:	37,915.00
Sales Tax Total	0.00

Total:	\$37,915.00

Customer responsible for site preparation including electrical, support,
and any other alteration to the site to accept the installation of the
VPL

***** Tax Summary *****

Rate	Tax
GST @ 0%	0.00

Fee Estimate

Silverbrook Design Solutions

4141 Highway 206
Samson's Cove, NS B0E 3C0
902-302-7105

Date: 22/01/2025
Invoice No.: 013001

Attention: Acadiaville Community Center
1436 Highway 206
West Arichat, Nova Scotia B0E 1A0

Re: Proposed Accessible Lift Support Wall Structure Design

Qty	Rate	Description	Unit Price	Total
2	\$80	Site Visit	\$160	\$160.00
3	\$80	Review lift specifications and discuss with supplier/manufacturer	\$240	\$240.00
3	\$80	structural assessment	\$240	\$240.00
8	\$80	Wall/support design (letter and sketch of load wall design)	\$640	\$640.00
2	\$80	Site visit - Construction inspection of support wall	\$160	\$160.00

Subtotal \$1,440.00
HST \$216.00
Total \$1,656.00

Please contact us for more information about payment options.

Thank you for your business.

RONA FAMILY FIRST HARDWARE /4394888 NS LTD
 775 VETERAN'S MEMORIAL DR.
 P.O. BOX 2500 ARICHAT N.S.
 N.S. CANADA BOE 1A0
 Tel : 902-226-0710 Fax : 902-226-0380

S ACADIAVILLE COMMUNITY CENTER
 o 1436 HIGHWAY 206, PO BOX 429
 l WEST ARICHAT
 d NOVA SCOTIA
 BOE 3J0
 t
 o Tel : 902-226-2233 Fax : 902-226-0663

 QUOTE 53978

Customer #	Customer P.O. #	Employee	Sales Person	Order date	Ship date
ACADIA	UPCOMING GRANT	S A 6	S A 6	01-08-25 16:11	01-08-25
Prov tax #					Quote # 53978

Product code	Description	Bin/Wght	Qty U/S	Net price	Total
	** Q U O T E ***** VALID UNTIL 01-15-25 ***				
QUOTE	2 X 6 X 12 SPRUCE	Y03C01	14 PCE	15.480	216.72
QUOTE	DRYWALL LITE 1/2"X4'X8' GP TOUGH	W01C01	6 EA	17.890	107.34
QUOTE	10X4 YELLOW DECK SCREWS 19.3LB	15S05	5 LB	4.980	24.90
			UNIT SOLD:	POUND	
QUOTE	1 1/4" CORNERBEAD 8'	W01H01	4 EA	4.990	19.96
QUOTE	DRYW.SCR.#6 11/4 8T DSC6114P	15S05	5 LB	5.390	26.95
			UNIT SOLD:	POUND	
QUOTE	DRYWALL TAPE S/AD WH 48X153ME	\$ 16D02	1 EA	18.490	18.49
QUOTE	CEMENT JT A-P.LIGHT WH BX 17L	15S01	1 EA	39.890	39.89
QUOTE	COMPOUND/TEXT SHEETROCK90 11KG	15S02	1 EA	42.690	42.69
QUOTE	SICO DUO 100% LATEX PRIMER/SEALER	15B04	1 EA	42.640	42.64
QUOTE	PAINT CAN RECYCLE DEPOSIT GALLON		1 EA	1.400	1.40
QUOTE	PAINT LX COPOL.EGGSH.WH 3.78L	15D01	1 EA	61.990	61.99
QUOTE	PAINT CAN RECYCLE DEPOSIT GALLON		1 EA	1.400	1.40

RONA FAMILY FIRST HARDWARE /4394888 NS LTD
 775 VETERAN'S MEMORIAL DR.
 P.O. BOX 2500 ARICHAT N.S.
 N.S. CANADA B0E 1A0
 Tel : 902-226-0710 Fax : 902-226-0380

Page 2 QUOTE 53978

Product code	Description	Bin/Wght	Qty U/S	Net price	Total
QUOTE	3" PRO SABLE POLYESTER BRUSH H62	15J01	1 EA	6.590	6.59
QUOTE	KIT PAINT GOLD.TOUCH BK PK/7	15I02	1 PK	20.990	20.99
QUOTE	BASEBOARD PMDF COL3/8X3-7/8"X8	18A01	3 EA	10.430	31.29
QUOTE	6" FLEX PUTTY KNIFE CARB STL BL	09H01	1 EA	14.090	14.09
QUOTE	DELIVERY		1 EA	40.000	40.00

** Q U O T E ***** VALID UNTIL 01-15-25 ***

Does not include steel post

----- Subtotal ----- Discount ----- HST ----- PST ----- Total -----
 717.33 0.0 % 0.00 15% 107.60 824.93

Page 2 of 2 HST # 730613601RT0001
 Administration charges: 2.0% per month or 26.8% per year on all past due account.

DOC'S CONTRACTING

PO Box 396

West Arichat, NS B0E 3J0

(902) 631-0688

Hello Melanie,

Here are the quotes for the Acadiaville community centre.

Quote for materials has been attached separately:

Labour	Material	Total
\$3200.00	\$1077.93	\$4,277.93

Thank you for choosing us!

Harbourview Construction Ltd.
206 Port Royal Road
West Arichat, N.S. B0E 3J0

(902) 631-1964 (Cell)
(HST #891880353)

QUOTE
WEST ARICHAT COMMUNITY HALL
JAN. 30, 2025

MATERIAL AND LABOUR TO FORM A 36" X 36" X 10" CONCRETE SLAB IN THE BASEMENT OF THE HALL AND TO INSTALL WIRE MESH AND 2 ROWS OF REBAR BOTH WAYS, AND TO POUR A CONCRETE SLAB.

WE WILL THEN INSTALL A 4X4" STEEL POST UP THRU THE MAIN FLOOR AND SUPPORT IN TO THE FLOOR, WE WILL THEN INSTALL A 2X6 STUD WALL ON THE MAIN FLOOR APPROX 6' LONG, AND INSTALL DRYWALL, TAPE, FILL, AND PAINT, IT WILL THEN BE READY FOR THE HALL COMMITTIE TO HAVE A WHEEL CHAIR LIFT INSTALLED, WORK IN DONE BY OTHERS, AND THIS IS NOT INCLUDED IN OUR QUOTE.

\$ 2,800.00

HST 450.00

=====

\$ 3,220.00

From: Taylor Leblanc [REDACTED]
Subject: Wheel chair lift electrical quote
Date: January 14, 2025 at 12:19 PM
To: Acadiavillewa@gmail.com



The cost of electrical work for the installation of the wiring for the platform lift is
Labour and material \$1600.00

Sent from my iPhone

Lawtons Home HealthCare

Lawtons #884 Dartmouth Rehab
90 Main Street, Westphal Plaza
Dartmouth, NS B2X 1R5
Tel: (902) 480-3590 Fax: (902) 481-7740
1-800-465-4553

QUOTE #:
167153

DATE:
DEC 24/24

ORDER TYPE Quotation	NEW/REPEAT New	SALES REP. Justin States	AUTHORIZER	AUTH #	AUTHORIZER PHONE #	FACILITY	WRITTEN BY Sue Armi	DEPT 1	RECEIPT #
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BILLING INFO	ACADIAVILLE COMMUNITY CENTR NS-206 ARICHAT, NS BOE 1A0 Phone: ID: 46254	CLIENT INFO	ACADIAVILLE COMMUNITY CENTR NS-206 ARICHAT, NS BOE 1A0 Phone: ID: 46254	SHIPPING INFO	ACADIAVILLE COMMUNITY CENTR NS-206 ARICHAT, NS BOE 1A0 Phone: ID: 46254				
	REF#/COST SHARE		PHN		EXP. DATE	P/O #	ORDERED BY	COD N	SHIP VIA < NOT SET

NOTES: WHEELCHAIR SPECS. ADDITIONAL SHIPPING INSTRUCTIONS

QTY	UM	CATALOG #	SHIP	B/O	PRODUCT ID	DESCRIPTION	UNIT PRICE	TAX	AMT	AMT	CLIENT AMT	TOTAL
1	EA					Dept:7500 - REHAB OPEN DEPT Garaventa Express II 550lbs capacity 1250mm X 800mm platform Integrated handrail Folding seat Auto folding platform In-hanger alarm Attendant remote control	19745.00	NE			19,745.00	19,745.00
1	EA				1069016	6779508334-SHOP SUPPLIES 1EA	500.00	YE			500.00	500.00
1	EA				1048462	6779530328-ELEVATOR/DECK LIFT LABOUR/HR	4,200.00	NE			4,200.00	4,200.00
1	EA				1072894	6779505587-BHC VENDOR FREIGHT CHARGE 1EA	900.00	YH			900.00	900.00

BACK ORDER INFO: P/O# P/O# P/O#

ESTIMATED PRICING VALID FOR 30 DAYS.
-----REFUND & EXCHANGE POLICY-----
Due to hygienic standards and sensitive nature of some products, no refunds or exchanges will be permitted. No refunds are applicable upon accepted delivery/receipt of lift chairs, custom/special orders, mobility and power equipment.

ORDER FILLED BY _____
CHECKED BY _____
DELIVERED BY _____

RECEIVED BY _____
DATE _____

SUBTOTAL	25,345.00
HST#103004925	135.00
TOTAL	25,480.00
CLIENT CHARGE	25,480.00

QUOTE 16/01/25



Acadiaville Hall

Re: Power for chairlift

The following quote is to provide and install a 20 amp designated circuit with a weather proof disconnect for a powered wheelchair lift.

Price before taxes \$2,650.00

Thank you

Earl Mombourquette
(902) 631-0837

*Quote valid for 30 days

From: Acadiaville Community Centre Society <acadiavillewa@gmail.com>
Subject: Chair/wheelchair lift
Date: January 3, 2025 at 3:57:45 PM AST
To: noah.Laing@hardingmedical.com

Happy New Year Noah,

On August 27 at 4:23 you sent me this message:

"

On Tue, Aug 27, 2024 at 4:23 PM Laing, Noah <Noah.Laing@hardingmedical.com>
wrote:

Hi Lori,

Thank you for this, you are looking at approximately \$27,000 or so for something like this. If you are interested in a vertical platform lift as opposed to a Delta, I will be happy to put together a rough quote for that option as well. Let me know what you think!"

We are ready to submit the quote for the grant application, you mentioned in a previous email that it would be approximately \$27,000. Are you able to provide me with a written quote so I can submit the quote for the grant application.

Thank you,
Lori Forgeron



THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMTÉ DE

RICHMOND

Department of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: July 17, 2025

RE: Tier 1 – Community Grant

Dear CAO,

Attached is a grant application from St. Peter's Pirate Association. They are requesting Tier 1 Community Grant Funds, the Sponsorship Recognition Levels are included in the package for Council's consideration. The application appears complete and is ready to be addressed by Council.

If you require anything further, do not hesitate to ask.

Best Regards

KJ.

Kathleen Jeffrey
Director of Finance

This project aligns with the following County initiatives or plans:

- | | |
|---|--|
| <input type="checkbox"/> Accessibility Plan | <input type="checkbox"/> Economic Development |
| <input checked="" type="checkbox"/> Active Living / Recreation Plan | <input checked="" type="checkbox"/> The Strategic Plan |
| <input type="checkbox"/> Age Friendly Initiative | <input type="checkbox"/> Trails Development Strategy |
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Waterfront Development |
| <input type="checkbox"/> Other: <u>Canada Day Funding</u> | |

2357 Highway 206
P.O. Box 120
Arichat, NS B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295



Appendix B - Community Grant Tier 1 Application Form
Maximum Request: \$1,000

Name of the Organization:		St. Peter's Pirate Association	
Applicant Name and Title of Representative		Stephanie Stone Co-Chair	
Civic Address:	9982 Grenville St. St. Peter's, NS BOE		
Contact Number:	[REDACTED]	Email:	ahoy@stpeterspirateclubys.net
Form of Organization:		<input checked="" type="checkbox"/> Not-for-Profit Organization <input type="checkbox"/> Charitable Organization	
Registry of Joint Stocks file number or Charitable Organization number:		3318668	
<p><i>If you are neither a not-for-profit nor a charitable organization and are being sponsored by an eligible host organization, please provide the host organization's information and contact details below. Please note that the Municipality will pay the approved grant funds to the host organization.</i></p>			
Host Contact Information			
Host Organization:			
Applicant Name and Title of Representative:			
Civic Address:			
Contact Number:		Email:	
Host Form of Organization:		<input type="checkbox"/> Not-for-Profit Organization <input type="checkbox"/> Charitable Organization	
Host's Registry of Joint Stocks file number or Charitable Organization number:			
Sum Requested: \$			
Purpose of Funding Request: (Use additional pages if required.)			
Funding request attached			
Required Attachments	<input checked="" type="checkbox"/> Registry of Joint Stocks file number (include a list of directors), Charitable Organization number or proof of organizational status		

Please forward your applications to grants@richmondcounty.ca



On behalf of the St. Peter's Pirate Association, we would like to extend our heartfelt thanks for your generous support over the past few years. Your sponsorship has played a significant role in helping us grow and achieve the level of success we're proud of today.

The St. Peter's Pirate Association is a not-for-profit organization that proudly organizes a four-day festival each year in St. Peter's, Cape Breton. What began as a local celebration has grown into a highly anticipated event, drawing pirate enthusiasts from near and far. The festival has become a major tourist attraction, bringing a welcome economic boost to our community during the shoulder season.

At the heart of our mission is a commitment to hosting a family-friendly and inclusive festival—one that's fun, accessible, and affordable for everyone.

St. Peter's Pirate Days 2025 will be held from September 11–15

We are currently finalizing our event schedule and actively seeking major sponsors to support this year's festivities.

Sponsorship Recognition Levels:

1. **Captain's Chest** – \$3,000+
(Top-tier, prestigious level like the treasure trove itself)
2. **First Mate** – \$1,000+
(Second-in-command, trusted and essential)
3. **Quartermaster** – \$500+
(A key officer on a pirate ship, managing supplies and crew – a solid mid-tier level)
4. **Buccaneer Backer** – \$250-\$499
(For supportive donors at a smaller level, still part of the crew)
5. **Deckhand Donor** – under \$250
(Entry-level supporters who still play a role in the journey)

To ensure inclusion in our printed materials, sponsorship contributions must be received by **July 30th**. We plan to distribute 2,500 printed event brochures throughout Cape Breton and mainland Nova Scotia, along with more than 30 posters.

Cheques can be made payable to **St. Peter's Pirate Days**.

Thank you for considering this opportunity to support a cherished community event. We truly value your partnership and hope to hear from you soon.

Sincerely,
The St. Peter's Pirate Association

ST. PETER'S PIRATES ASSOCIATION

Profile Relationships Events (12)

Reg. Number

3318668

Reg. Name

ST. PETER'S PIRATES ASSOCIATION

Type

Society

Status

Active

Effective Date

29-Jun-2018

Registered on

18-Jun-2018

Next Annual Return

30-Jun-2025

Stephanie Stone - Co Chair
Shanna Burke - Co Chair
Allison Martell - Secretary
Paula MacDonald
Emma Ferguson
Rhonda Ricalton
Katie Leblanc

} Board Members



ST. PETER'S PIRATES ASSOCIATION

Profile Relationships Events (12)

Name	Relationship	Effective From
KATIE LEBLANC	Director	22-Jun-2022
JILL KIRBY	Director	22-Jun-2022
ALLISON MARTELL	Director	22-Jun-2022
SHANNA BURKE	Officer(President)	13-Apr-2021
STEPHANIE STONE	Officer(Treasurer)	13-Apr-2021



ST. PETER'S PIRATES ASSOCIATION

Profile Relationships Events (12)

Name	Relationship	Effective From
MICHELLE HAYNE	Officer(Secretary)	01-Mar-2023

Name	Relationship	Effective From
SUSAN P. BUTTS [REDACTED]	Recognized Agent	19-Aug-2020



Festival and Community Event Development

Funding Application

Submitted by

St. Peter's Pirates Association

Table of Contents

Mission Statement and Vision Statement

Application Form

Contact Information

Appendix 1 - St. Peter's Pirates Days Photos

Mission Statement

St. Peter's Pirate Days Festival will provide a high-quality experience for visitors and residents, with a mix of paid and free activities that appeal to all ages.

Vision Statement

St. Peter's Pirates Days is a signature tourism product that increases economic development in our community, embraces our history and promotes cultural diversity.

All volunteers with St. Peter's Pirate Days, including Board Members, will uphold a set of values and abide by a code of ethics that ensures the ongoing sustainability and quality of the Festival.

Our values are:

- Respect for the communities we work with and serve.
 - Integrity in our actions
- Responsibility for our decisions and their consequences.

We believe that St. Peter's Pirate Days is a great candidate for Festival and Community Event Development funding for many reasons including:

- Festival was previously recognized as a Destination Cape Breton Signature Event
- We have a diverse committee and Board of Directors, comprised of people of all ages, as well our committee is comprised of people from many East Richmond Communities
- We are providing a 4 day multi age event that encompasses everyone from daycare children to our distinguished senior citizens.
- It is a wonderful display of community pride and community spirit
- It gives the local economy a tremendous boost, allowing tourist based businesses to extend their season
- It has many multicultural components including smudging ceremonies, dance performances by the Strait Area Filipino Society dancers, dancers from our neighbours in Pototek, promotion of many local artisans and various musical acts.
- We are providing positive inclusive spaces and activities.
- We are providing beautiful venues for our local artisan community as well as highlighting a wide variety of talented musicians.
- We incorporate as many businesses as possible into our event planning.
- It is our mission to provide events for all ages in a safe, inclusive and accepting manner. Everyone from our youngest pirates to our more seasoned citizens dress like a pirate. We are reading pirate stories and learning sea shanties.
- We are promoting the importance of family based events.
- We have events that require no admission for families.
- We are getting visitors from all over NS and beyond.
- People plan to come to Pirate Days every year.
- We are providing a unique experience from other festivals.

St. Peter's Pirate Days takes tremendous pride in being so community minded. Our events are varied and include:

- Two trivia nights, one for adults and one for adolescents. Giving the participants a taste of local historical facts thrown in with other everyday trivia facts.
- A magic show and hypnotist, both of which were added for the preteen/teen group as they felt that there were not enough events for that age group.
- A poker walk which showcases our amazing Village, stopping at strategic spots throughout the Village, including the birthplace of world famous photographer Wallace MacAskill. We are proud of our tagline "Where the Ocean meets the Inland Sea", and the poker walk is the perfect event to view the Atlantic Ocean as well as the beautiful Bras D'Or Lakes.
- We do a local history walk with a much loved local historian, who takes you on a tour of diverse historical background as a Village.

- We have a parade throughout the Village each year. In 2022, the Hearts of Isle Madame were awarded the best float entry. Hearts of Isle Madame is an organization whose mandate is to support people who are faced with various physical and mental challenges. It was a true highlight of the weekend to see so many smiling faces participating in the parade.
- We strive to include our treasured residents at the Richmond Villa, our local long term care facility in the Village. One of our popular events is the annual Pirate Pet Parade, which is traditionally held inside the Villa, so residents can see our furry and feathered friends dressed up as pirates. We also ensure that Pirate Days parade route passes directly in front of the main doors at Richmond Villa.
- We have a variety of free, fun family based events throughout the day on Saturday including Children's events at the local marina and provincial park, Cardboard boat races
- A beautiful dusk boat parade showcasing the beautiful Bras D'Or Lakes.
- Local Artisan Craft Fair
- Buskers
- Reading wonderful Pirate stories
- Music throughout the Village
- 19 + activities including a multi venue "Party like a Pirate Bash", and we are enormously proud of the fact that we provide transportation to and from these events.

These events are all so important. We are proud of the fact that we are supporting local artisans, crafters, and various forms of entertainment. We strive to use local musicians throughout the Village, including adolescent entertainers who are given opportunities to busk for the duration of the Pirate Days Festival. All these artists and entertainers are given multiple opportunities to share their tremendous talents. It is very important to the St. Peter's Pirates Association Board of Directors that we are promoting inclusion, the importance of gathering as a family, the importance of gathering as a group of communities, the importance of diversity & multiculturalism, as well as showing an enormous amount of community spirit.

These events bring many people into the community, which gives our local economy a boost. We have visitors from other East Richmond communities, as well as other parts of Nova Scotia. Promoting St. Peter's Pirate Days as the event where people want to be.

We realize that families are always faced some financial hardships, therefore we strive to provide family based activities and events that are admission free. It is our mission that **ALL FAMILIES** are able to participate. The children events cost an average of approximately \$8000 - \$10000 a year to hold. We try to use as many local vendors as possible for these events, therefore St. Peter's Pirate Days is positively contributing to economic growth in our area. It is our hope that the Department of Communities, Culture, Tourism and Heritage will consider our funding application for the amount of \$3800 associated with the Maritime Pirate Alliance.

- St. Peter's Pirate Days supports economic growth and prosperity, businesses that used to close around Labour day are now staying open later into September therefore extending tourism season by almost a full month.
- Our local hotels are seeing people booking reservations a year in advance
- The local provincial park and St. Peter's Marina has seen a tremendous uptake in campers and boaters, people are coming back and staying longer each year. Initially people arrived on Friday evening and left Sunday afternoon, now some people are booking vacation time during Pirate days, they are staying more frequently and staying longer each time they return.
- Our festival is growing every year, and we are currently considering expanding some events into our neighbouring communities
- We use our beautiful waterways as a natural backdrop for many of our events. We are ensuring that we are adhering to the principles of environmental stewardships, making that we are enjoying the waterways without disturbing them.
- Our events are safe, inclusive, family and community friendly.
- We are promoting diversity.
- We are offering spaces for our performing and visual artists including painter and other craftspeople.
- We have offered a space for local brew masters to highlight their inventory.
- We have a wide variety of food trucks who are offering a wide variety of multicultural flavors.
- There is tremendous community pride, we are visiting with old friends and welcoming newcomers. St. Peter's Pirate Days is a place for everyone, we welcome all backgrounds, ages, genders and nationalities.
- It is vehicle to inspire people and businesses. Everyone embraces the community that the festival serves. It promotes our communities in a positive light.

We could certainly speak volumes of how the St. Peter's Pirate Days Festival has changed our community. We are a growing group of mighty volunteers, and we are so proud of the fact that our event is growing each year. What started as a small informal gathering has grown into a 4 day multi-age/multi-event festival. The goal has been and remains to make everyone feel included, safe and just happy. We are pleased to be considering branching out to our neighbouring communities. St. Peter's Pirate Days has become an essential part of our community identity, it a driving force in community pride and positive community changes.

In the past couple of years, St. Peter's Pirate Days has also allowed to donate to other community projects including the local Army Cadet Corps and the Richmond Academy Bursary fund for graduating students.

Contact Information

St. Peter's Pirate Days Association

Chair – Stephanie Stone

902 535 2500

ahoy@stpeterspiratedays.net

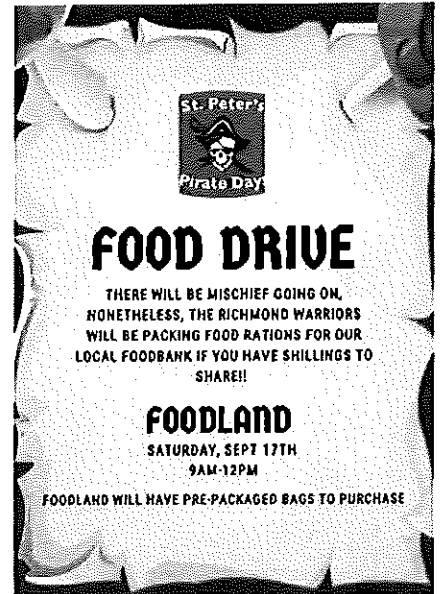
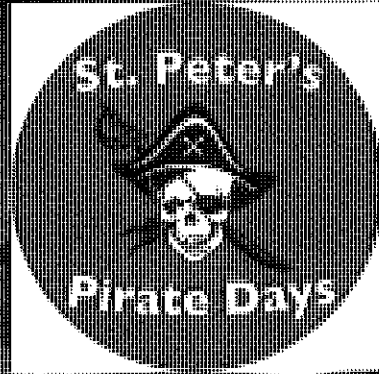
celticgifts@hotmail.com

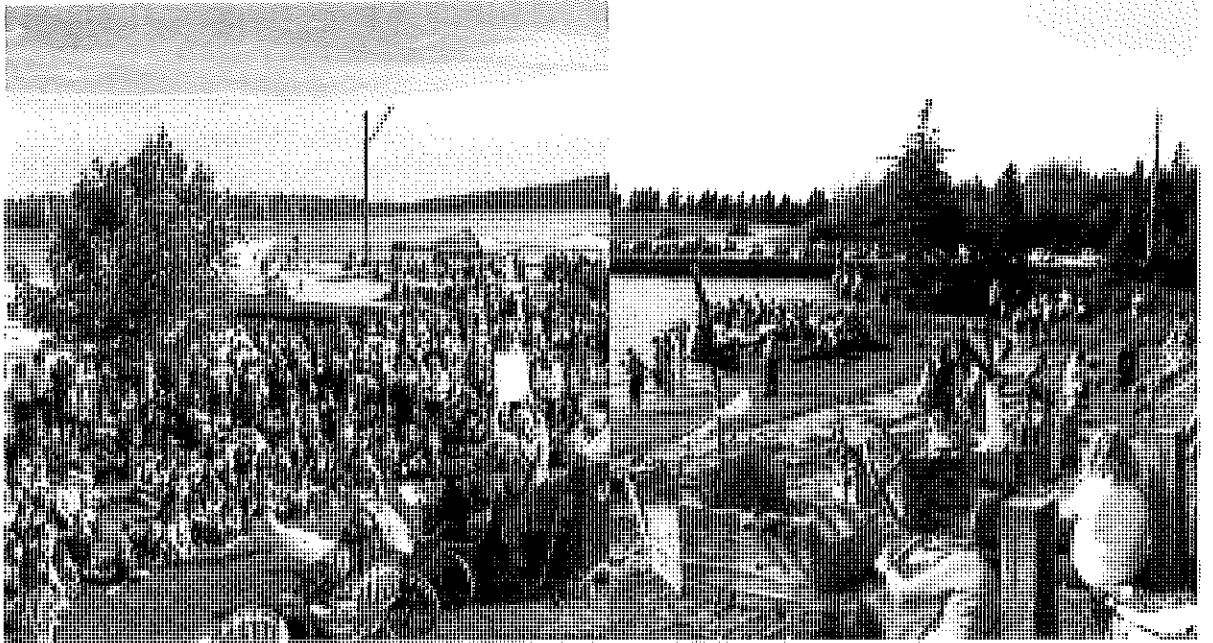
St. Peter's Pirate Days | Facebook

Home | st. peter's pirate Days (square.site)

9982 Grenville Street, St. Peter's, NS B0E3B0

A PICTURE IS WORTH ITS WEIGHT IN GOLD

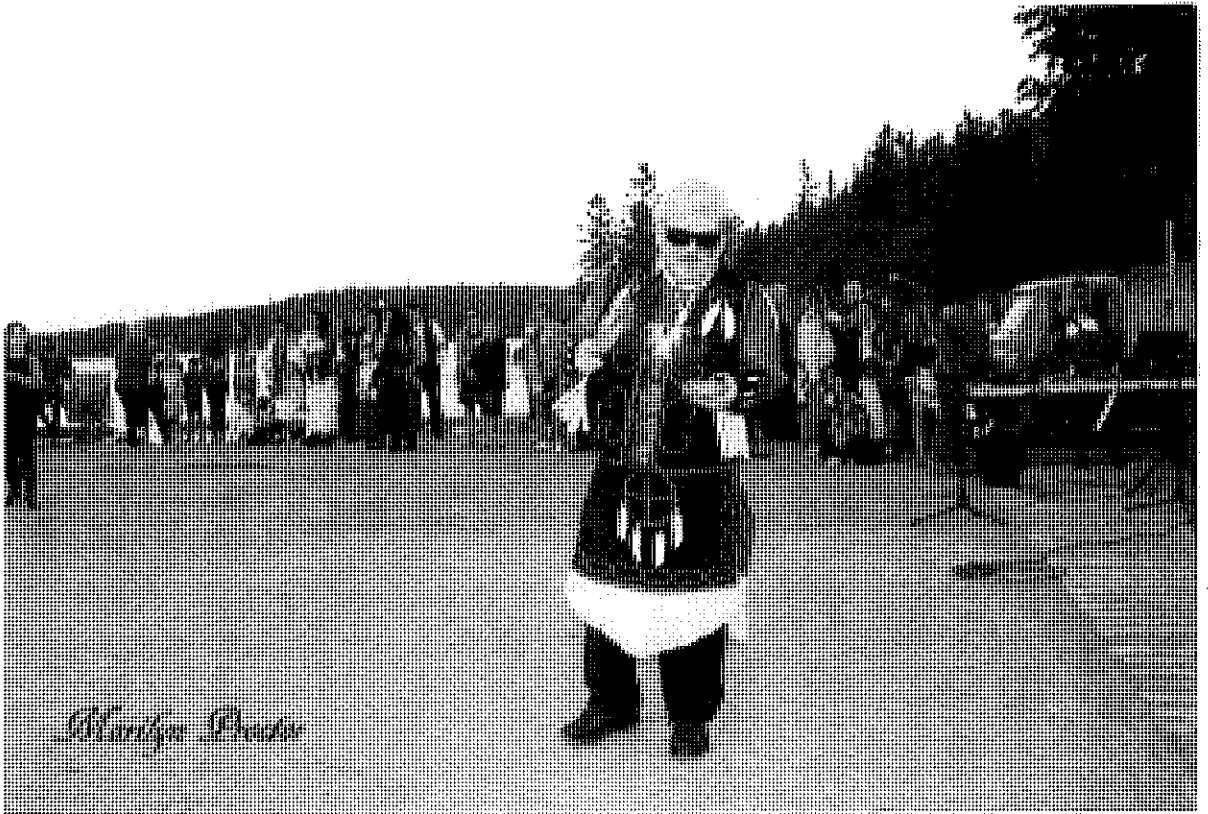






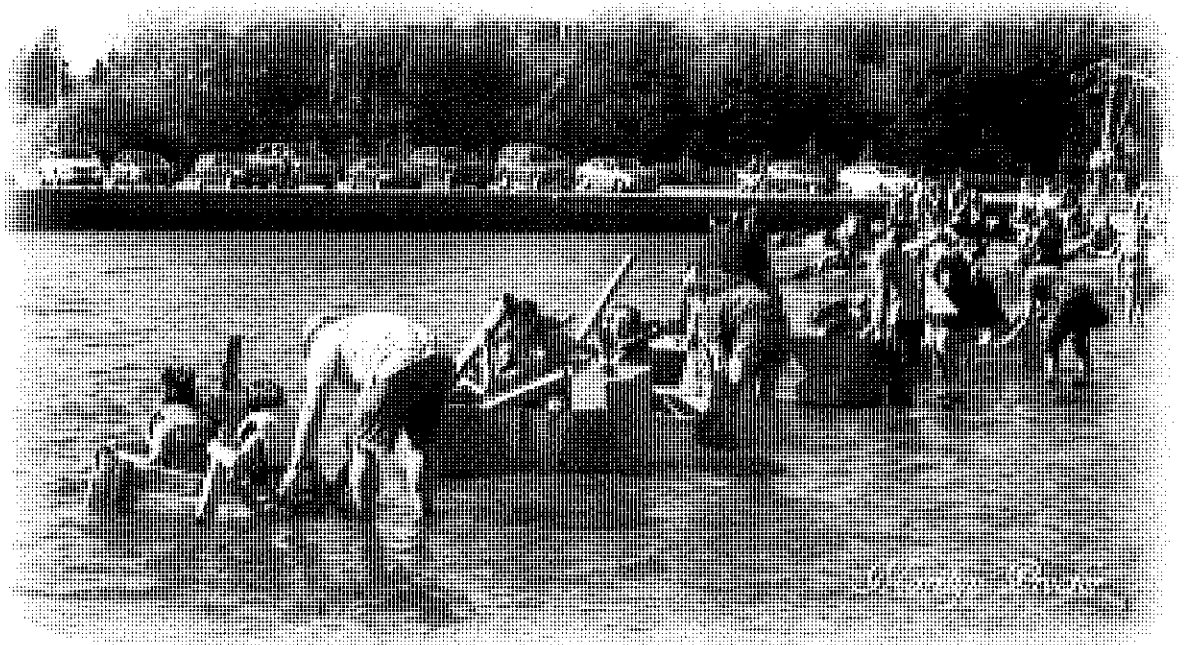


Best Dressed Business Trophy – Designed by local Artisan



Wanda Paster

Smudging Ceremony



Cardboard Boat Races – St. Peter's Canal



Pet Parade – Richmond Villa – Long Term Care Facility – St. Peter's

PIRATE BUSKERS
Sept 17th 1-5pm

TYLER SHEA
CLAIRE JEFFREY
KATIE HICKS
JEB PATTERSON
SEBASTIAN WHITE

**BE SURE YE TIP THESE
SCALLYWAGS!!**

Performing at Steff's Celtic Gifts,
B&E General Store & Tim Horton's

St. Peter's
Pirate Days



St. Peter's Home Hardware – Entry for Best Dress Business

WHERE'S THE GRUB??

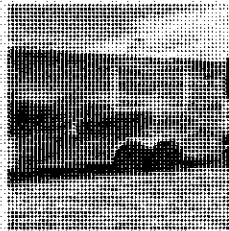


FOOD TRUCKS AT MARINA

FRI 4-8:30PM, SAT 10-6:30PM, SUN 11-4PM



FRIDAY



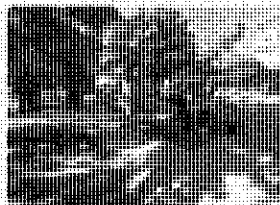
ALL WEEKEND



FRI & SUN



SATURDAY



SAT 4-6PM

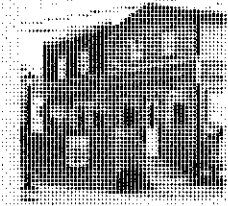
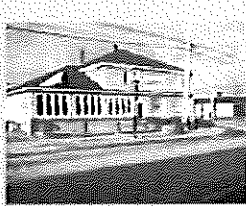


SATURDAY

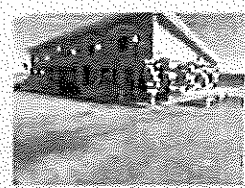


SATURDAY NIGHT AT
LIONS HALL 9-
MIDNIGHT

LOCAL GRUB ALL WEEKEND



SATURDAY MUSIC 3-6PM

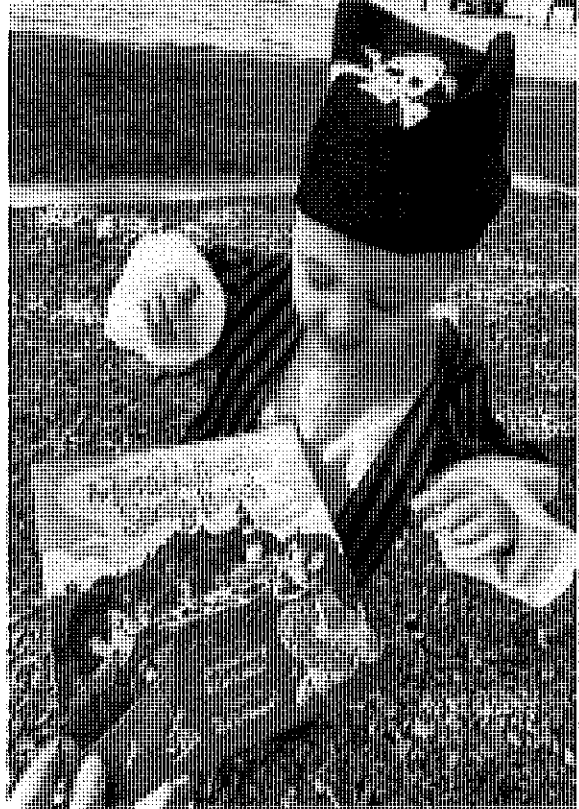


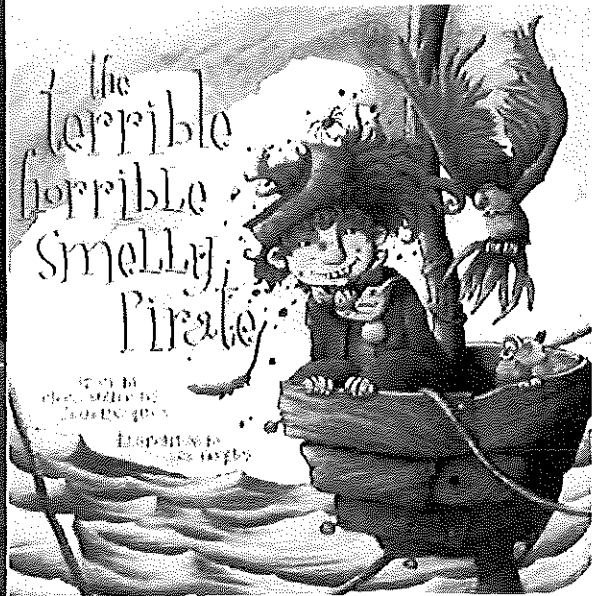
SATURDAY MUSIC 6-9PM



SATURDAY MUSIC 6-8PM








St. Peter's Pirate Association funding proposal

From Allison Martell [REDACTED]
Date Fri 27-Jun-2025 1:31 PM
To Richmond Grants <Grants@richmondcounty.ca>
Cc Stephanie Stone <celticgifts@hotmail.com>; Shanna Burke <Shanna_Kendra@hotmail.com>; ahoy@stpeterspiratedays.net <ahoy@stpeterspiratedays.net>

 1 attachment (1 MB)

St.Peter's Pirate Association June 2025 funding Richmond County.pdf;

You don't often get email from allison.martell1971@gmail.com. [Learn why this is important](#)

Good afternoon

Attached is a funding proposal from St. Peter's Pirate Days for our September 2025 event.

We could certainly speak volumes of how the St. Peter's Pirate Days Festival has changed our community. We are a growing group of mighty volunteers, and we are so proud of the fact that our event is growing each year. What started as a small informal gathering has grown into a 4 day multi-age/multi-event festival. The goal has been and remains to make everyone feel included, safe and just happy. We are pleased to be considering branching out to our neighbouring communities. St. Peter's Pirate Days has become an essential part of our community identity, it is a driving force in community pride and positive community changes. We have submitted a funding proposal to the Municipality of the County of Richmond Community Grant Tier 1 funding stream for your consideration.

Thank you for your time and consideration in reading our funding proposal.

--
Allison Martell, Secretary
St. Peter's Pirate Association
Board of Directors



THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMTE DE

RICHMOND

Department of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: July 17, 2025

RE: Tier 2 – Community Grant

Dear CAO,

Attached is a grant application from the L'Ardoise Jolly Club. They are requesting Tier 2 Community Grant Funds in the amount of \$6,726.00. The application appears complete and is ready to be addressed by Council.

If you require anything further, do not hesitate to ask.

Best Regards

KJ.

Kathleen Jeffrey
Director of Finance

This project aligns with the following County initiatives or plans:

- | | |
|---|--|
| <input type="checkbox"/> Accessibility Plan | <input type="checkbox"/> Economic Development |
| <input checked="" type="checkbox"/> Active Living / Recreation Plan | <input checked="" type="checkbox"/> The Strategic Plan |
| <input type="checkbox"/> Age Friendly Initiative | <input type="checkbox"/> Trails Development Strategy |
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Waterfront Development |
| <input type="checkbox"/> Other: <u>Canada Day Funding</u> | |

2357 Highway 206
P.O. Box 120
Arichat, NS B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295



Appendix C – Community Grant Tier 2 Application Form

Maximum Request: \$7,500.00

Name of the Organization:		L'Ardoise Jolly Club	
Applicant Name and Title of Representative		Cynthia Curtis, Fundraiser Volunteer	
Civic Address:	206 Chapel Cove Road, L'Ardoise, NS B0E 1S0		
Contact Number:	██████████	Email:	██████████
Form of Organization:	<input checked="" type="checkbox"/> Not-for-Profit Organization		
	<input type="checkbox"/> Charitable Organization		
Registry of Joint Stocks file number or Charitable Organization number:		3102685	
<i>If you are neither a not-for-profit nor a charitable organization and are being sponsored by an eligible host organization, please provide the host organization's information and contact details below. <u>Please note that the Municipality will pay the approved grant funds to the host organization.</u></i>			
Host Contact Information			
Host Organization:			
Applicant Name and Title of Representative:			
Civic Address:			
Contact Number:		Email:	
Host Form of Organization:	<input type="checkbox"/> Not-for-Profit Organization		
	<input type="checkbox"/> Charitable Organization		
Host's Registry of Joint Stocks file number or Charitable Organization number:			
Sum Requested:	\$6,726.00		
Purpose of Funding Request: (Use additional pages if required.)			
<p>The Jolly Club of L'Ardoise consists of approximately 50 senior citizen members. A vital group that meets as a whole once a month, members also gather weekly and intermittently for socials, crafts, activities, and celebrations. For many seniors in L'Ardoise, the Club serves a vital social role, keeping them connected and engaged.</p> <p>The Jolly Club leases its meeting space, approximately 1/7 of the L'Ardoise Community Centre, from the Diocese. Electric is not included in that rent. The space is currently heated with electric baseboard heaters. This expensive method of heating is quite uneconomical, using up a significant part of the Club's funds--money far better used for the inclusion and betterment of its members.</p> <p>The installation of a heat pump would be far more economical and efficient, also providing the benefit of air conditioning. The Club's grant application is for exactly that. Please see attached three quotes--two from Landry Brothers in Louisdale, the third from CF Electrical in D'Escousse.</p> <p>The application is filled out assuming favour would be given to the least expensive bid with similar guarantees, that being CF Electrical.</p> <p>Please accept this explanation of our need, and grant The Jolly Club of L'Ardoise the funds needed to complete this improvement.</p>			

Appendix C – Community Grant Tier 2 Application Form
Maximum Request: \$7,500.00

Project Budget			
Cost of the Project		Financing the Project	
Capital Cost		Stakeholder Equity:	
Land:		Stakeholder Loan:	
Land Improvements:		Funding Agency	
Materials:	\$3,500	Provincial:	
Labour Costs:	\$2,400	Federal:	
Other Capital Costs:		MOCR (County):	\$6,726 (Grant)
Other - Specify:	\$826 (14% HST)	Other – Specify:	
Other – Specify:		Other – Specify:	
Total:	\$6,726	Total:	\$6,726
Required Attachments			
<input checked="" type="checkbox"/> Registry of Joint Stocks file number (include list of directors), Charitable Organization number or proof of organizational status			
<input checked="" type="checkbox"/> Proof of ownership/lease/authorization to facility			
<input checked="" type="checkbox"/> Balance Sheet (sample attached)			
<input checked="" type="checkbox"/> Income Statement for the previous fiscal year (sample attached)			

Applicants must provide source of Funds for Stakeholder Equity and Stakeholder Loan.

Please forward your applications to grants@richmondcounty.ca

Notice of Directors and Officers

Entity Details

Number	3102685
Name	L'ARDOISE JOLLY CLUB
Type	Society
Status	Active

Directors and Officers Detail Updates

Name	PAM MARTELL
Role	Officer, Treasurer

Civic Address

Name	KENNETH MARTELL
Role	Officer, Vice-president

Civic Address

Directors and Officers Added

Name	DEREK HUGHES
Role	Officer
Title	President

Civic Address

Name	LILLIE SPRAY
Role	Officer
Title	Secretary

Civic Address

Directors and Officers Removed

Name QUENTIN MOMBOURQUETTE
Role Officer
Title President, Vice-president, Other, VICE PRSEIDENT
Civic Address [REDACTED]

Name LILLIE SPRAY
Role Director
Civic Address [REDACTED]

Name ELAINE SAMPSON
Role Officer
Title Secretary
Civic Address [REDACTED]

Directors and Officers (following changes)

Name PAM MARTELL
Role Officer, Treasurer
Civic Address [REDACTED]

Name KENNETH MARTELL
Role Officer, Vice-president
Civic Address [REDACTED]

Name DEREK HUGHES
Role Officer, President
Civic Address [REDACTED]

Name LILLIE SPRAY
Role Officer, Secretary
Civic Address [REDACTED]

Name LINDA LANDRY

Role Director

Civic Address

[REDACTED]

Name RENE SAMPSON

Role Director

Civic Address

[REDACTED]

Name KENNETH MARTELL

Role Director

Civic Address

[REDACTED]

Name ELAINE SAMPSON

Role Director

Civic Address

[REDACTED]

Confirmation

I hereby confirm that I am authorized to submit this filing and that the information is true to the best of my knowledge. I understand that it is an offence to knowingly provide false or incorrect information.

Submitter Pam Martell

BALANCE SHEET FOR

L'Ardoise Jolly Club
(society name)
for the fiscal period ending
2024-12-31
(yyyy/mm/dd)

Assets

Current Assets	
Cash and deposits	20,224.00
Accounts receivable	-
Prepaid expenses	-
Capital/Fixed Assets	
Equipment	15000.00
Land and buildings	-
Other capital/fixed Assets	-
A. Total Assets	<u>35,224.00</u>

Liabilities

Current liabilities	
Amounts payable	2,370.00
Taxes payable	-
Long Term Debt	
Mortgage	-
Other	3621.00
B. Total Liabilities	<u>5991.00</u>

Equity

Retained earnings/deficit	-
General reserve	-
C. Total Equity	<u>29,233.00</u>

Total Liabilities and Equity (A must equal B + C) 35,224.00

Registry of Joint Stock Companies

STATEMENT OF INCOME AND EXPENDITURES FOR

L'Ardoise Jolly Club
(society name)
for the fiscal period ending
2024-12-31
(yyyy/mm/dd)

Income

Membership fees	225.00
Fund raising	6,295.00
Other revenue	450.00
Other revenue	1,924.00
A. Total Income	8,894.00

Expenditures

Administration	1,959.00
Education and training	825.00
Insurance	786.00
Professional fees	76.00
Salaries	-
Other expenditures	837.00
Other expenditures	1,508.00
B. Total Expenditures	5,991.00
C. Net Surplus or (Deficit) (A - B = C)	2,903.00
D. Surplus or (Deficit), beginning of year	1,553.00
E. Surplus or (Deficit), end of year (C + D = E)	4,456.00

Current Director: Elaine Sampson (name) Signature: Elaine Sampson

Current Director: Kenneth Martell (name) Signature: Kenneth A Martell



CF Electrical

GST NO: 786551671RT0001 | 597 Rocky Bay Road |
DEscousse, Nova Scotia B0E 1K0
902-631-0900 | chris@cfelectric.ca | www.cfelectric.ca

RECIPIENT:

L'Ardoise Jolly Club

206 Chapel Cove Road
Saint Peter's, Nova Scotia B0E 1S0

Quote #460

Sent on _____

Date **June 6th, 2025**

Total \$6,726.00

Product/Service	Description	Qty.	Unit Price	Total
CF-Kerr Single 24000BTU Unit	Supply and install Kerr 24000 BTU Heat Pump including all necessary materials. Outdoor Unit model #A-KMH24SV-1. AHRI #207657397. Indoor Unit model #B-KMH24SV-1. 10 year warranty on parts and labor.	1	\$3,500.00	\$3,500.00
Cf-labor	Labor to install heat pump.	1	\$2,400.00	\$2,400.00

Subtotal	\$5,900.00
HST (14.0%)	\$826.00
Total	\$6,726.00

All products installed carry a manufactures parts warranty only. All of our heat pump equipment has a 10 year parts and compressor warranty through the manufacture. We guaranty our labor for a period of two years from faults related to the installation, not equipment break down or reasons beyond our control. Optional labor warranties up to 10 years can be purchased at the time of install by request. Quotes are valid for 30 days from the date of issue. Ask us about our Annual Maintenance Plan to keep your unit running at top performance!

Landry Brothers Limited

138 Main Street
PO Box 606
Louisdale, Nova Scotia B0E 1V0
902-345-2720
info@landrybrothers.ca | www.landrybrothers.ca



RECIPIENT:

Derek Hughes

206 Chapel Cove Road
Saint Peter's, Nova Scotia B0E 1S0

Quote #87	
Sent on	May 14, 2025
Total	\$8,544.30

Product/Service	Description	Qty.	Unit Price	Total
Fujitsu	Supply and install a 18,000BTU single zone Fujitsu ductless heat pump. Model: Outdoor- AOUH18LPAS1 Indoor - ASUH18LPAS Warranty: 12 years parts 12 years labor	1	\$7,495.00	\$7,495.00

A deposit of \$3,417.72 will be required to begin. In the event of a deposit refund request, your deposit is subject to deductions at the Operations Manager's discretion. Deductions may include administrative costs, restocking fees, freight charges, etc.

Subtotal	\$7,495.00
HST (14.0%)	\$1,049.30
Total	\$8,544.30

Thank you for your consideration!

Contact me if you have any questions or concerns.

Adam Marchand
Landry Brothers Ltd.
Operations Manager
Office: 902-345-2720
Cell: 902-227-5718
adam@landrybrothers.ca

This quote is valid for the next 30 days, after which values may be subject to change.

Landry Brothers Limited

138 Main Street
PO Box 606
Louisdale, Nova Scotia B0E 1V0
902-345-2720
info@landrybrothers.ca | www.landrybrothers.ca



RECIPIENT:

Derek Hughes

206 Chapel Cove Road
Saint Peter's, Nova Scotia B0E 1S0

Quote #88

Sent on May 14, 2025

Total \$7,660.80

Product/Service	Description	Qty.	Unit Price	Total
GREE	Supply and Install 24,000Btu Single Zone GREE ductless heat pump. Model: Outdoor- GWH24AGEXHD3DNA1 Indoor - GWH24AFEXHD3DNA1 Warranty: 12 years parts 12 years labor	1	\$6,720.00	\$6,720.00

A deposit of \$3,064.32 will be required to begin. In the event of a deposit refund request, your deposit is subject to deductions at the Operations Manager's discretion. Deductions may include administrative costs, restocking fees, freight charges, etc.

Subtotal	\$6,720.00
HST (14.0%)	\$940.80
Total	\$7,660.80

Should you have any questions or concerns, please do not hesitate to reach out.

Thank you for your consideration!

Adam Marchand
Operations Manager
Landry Brothers Ltd.
Office: 902-345-2720
Cell: 902-227-5718
adam@landrybrothers.ca

This quote is valid for the next 30 days, after which values may be subject to change.

Aberdeen Business Centre
610 East River Road, Suite 260

P.O. Box 368
New Glasgow, Nova Scotia
Canada B2H 5E5

Tel: 902 752-8441
Fax: 902 752-7810
www.macmacmac.ns.ca
email: office@macmacmac.ns.ca

Mac Mac & Mac

MacIntosh, MacDonnell & MacDonald

LAW OFFICES

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LEISA MACINTOSH
SARAH MACINTOSH
ROYCE DIAMOND

BRUCE MACINTOSH, Q.C.
ERIC AKRINSON*
GERALD REES
TOMMY BUBAK
ANGUS GIBBON
JULIE CAMERON

*Of Counsel
*Also of the Quebec Bar

March 30, 2009

Father Sandy MacNeil
Diocesan Pastoral Centre
75 Prince Street
Sydney, NS B1P 5J9

Dear Father Sandy:

Re: Holy Guardian Angels Parish – Lease with L'Ardoise Jolly Club

Enclosed for the Diocese files is a copy of the signed lease between the Diocese, Holy Guardian Angels Parish and L'Ardoise Jolly Club. This is a long term lease (20 years less one day) for a portion of the Parish's property (PID 75064907).

Yours very truly,

MACINTOSH, MACDONNELL & MACDONALD


David Wallace

Direct Line (902) 753-3302
Email: dwallace@macmacmac.ns.ca

/vah
encl.

cc: Father Barrett Clare-Johnson ✓
R:\DWCORP\7687\186\COR\father macneil 09March 30.doc

THIS LEASE made the ^{20th}~~20~~ day February, 2009 and effective as and from the 1st day of January, 2009.

BETWEEN:

CATHOLIC EPISCOPAL CORPORATION OF ANTIGONISH, a body corporate, with Head Office at Antigonish, in the County of Antigonish and Province of Nova Scotia (the Diocese) and **HOLY GUARDIAN ANGELS PARISH**, of L'Ardoise, in the County of Richmond, and Province of Nova Scotia (the Parish);

(hereinafter collectively called the "Landlord")

OF THE ONE PART

-AND-

L'ARDOISE JOLLY CLUB, a society incorporated under the *Societies Act* of Nova Scotia, with Registered Office at L'Ardoise, in the County of Richmond, and Province of Nova Scotia;

(hereinafter called the "Tenant")

OF THE OTHER PART

WHEREAS the Diocese is the registered owner of certain lands situate at 206 Chapel Cove Road., L'Ardoise, Richmond County, Nova Scotia (PID #75064907) hereinafter referred to as the "Lands";

AND WHEREAS the Diocese holds the Lands in trust for the Parish which is the beneficial owner of the Lands;

AND WHEREAS the Lands presently contain a building known as the L'Ardoise Community Centre (Centre);

AND WHEREAS the Landlord has agreed to lease to the Tenant a portion of the Lands measuring thirty (30) feet by thirty-six (36) feet and situate at the southeast corner of the Centre as more particularly depicted on the plan attached hereto as Schedule "A" (the Leased Lands) in order that the Tenant may construct an addition to the Centre (the Addition) upon the Leased Lands;

AND WHEREAS the Landlord has also agreed to lease to the Tenant the seniors' room (Room) in the Centre as more particularly shown on the plan attached hereto as Schedule "B";

AND WHEREAS the Leased Lands and the Room are hereinafter collectively referred to as the Demised Premises;

AND WHEREAS the Landlord has agreed to permit the Tenant to use in common with the Landlord and others entitled thereto, the existing washrooms and kitchen in the Centre (the Common Areas);

AND WHEREAS the Landlord has also agreed to allow the Tenant to use in common with the Landlord and others entitled thereto, the parking area on the southeast of the Centre (the Parking Area);

IN CONSIDERATION of the rents reserved and the covenants and provisos herein contained on the part of the Tenant, the Landlord hereby leases to the Tenant the Demised Premises to hold the Demised Premises for a term of twenty (20) years less one (1) day commencing on the 1st day of January, 2009 and ending on the 30th day of December, 2028.

The Landlord also agrees to allow the Tenant the right to use the Common Areas and Parking Area in common with the Landlord and others entitled thereto.

The Tenant shall pay to the Landlord yearly during the term of the Lease the sum of one dollar (\$1.00) per year in advance on the 1st day of January of every year during the term.

1. Tenant's Covenants

The Tenant covenants with the Landlord as follows:

- 1) *Construction* – To construct the Addition upon the Leased Lands and to connect same to the Centre all in accordance with plans previously delivered to the Landlord by the Tenant and in accordance with good construction practice;
- 2) *To pay rent* - To pay rent.
- 3) *Taxes and assessments* - The Tenant shall pay as they become due during the term all governmental taxes including local improvement rates, business taxes, license fees, assessments and levies on or in respect of the Demised Premises, improvements and equipment therein, their occupation or use by the Tenant, its assignees, subtenants, concessionaires, licensees or other persons (herein called "Occupancy Taxes").

If at any time during the term of this Lease, the Landlord is required to pay real property taxes assessed against the Centre ("Realty Taxes"), the Tenant shall pay the portion thereof attributable to the Addition, as determined by the Municipality of Richmond County, as and when such Realty Taxes become due.

The Tenant shall indemnify the Landlord for Occupancy Taxes and/or Realty Taxes paid by the Landlord which are the obligation of the Tenant, and the Landlord is entitled to recover the payments from the Tenant as rent in arrears. The Tenant may take advantage of any legal provision for paying Occupancy Taxes and/or Realty Taxes by instalments or deferring payments, provided no penalty is incurred other than interest on the unpaid balance;

- 4) *Compliance with by-laws* - To comply with and conform to the requirements of every applicable statute, law, by-law, regulation, requirement and order from time to time in force during the term affecting the removal of any encroachment or the condition, maintenance, use or occupation of the Demised Premises, and in so doing the Tenant shall make the necessary alterations, repair, or addition to or deletion from any part of the Demised Premises or any equipment or other facility used in connection with or appurtenant to the Demised Premises;

- 5) *Maintenance and repairs* - At the Tenant's expense, during the term, to operate and maintain the Demised Premises and to keep them at all times in good order and condition commensurate with a first-class community centre; and at the Tenant's expense to make all repairs, interior and exterior, structural and non-structural, ordinary as well as extraordinary, foreseen as well as unforeseen, required to keep the Demised Premises in good order and condition; the repairs to be in all respects substantially equal in quality and workmanship to the original work and material in the Demised Premises, and to meet the requirements of municipal and government authorities and fire insurance underwriters;
- 6) *Maintenance of Common Areas* - At all times to keep and maintain the Common Areas in a clean and tidy condition;
- 7) *Waste* - Not to suffer any waste or injury to the Demised Premises, the Common Areas, the Parking Area or any part thereof or permit them to be used or occupied for an unlawful purpose;

NB

- 8) *Insurance* - At the Tenant's expense:

(a) To contribute to the maintenance of insurance of the Demised Premises, excluding foundations, against all risk of loss or damage caused by or resulting from fire, lightning explosion, malfunction or non-function of boilers, pipes or accessories in or about the Demised Premises and all perils defined in a standard fire insurance additional-perils supplementary contract normally in use during the term and any extension thereof for similar structures in the County of Richmond;

The Tenant's contribution to the maintenance of insurance as outlined in Paragraph 8)(a) herein shall be in an amount equal to the portion of the Landlord's total insurance premium which is attributable to the Addition as determined by the Landlord's insurance consultants.

The Tenant shall indemnify the Landlord for any portions of the insurance premium paid by the Landlord which are the obligation of the Tenant, and the Landlord is entitled to recover the payments from the Tenant as rent in arrears.

NB

(b) To maintain public liability, property damage insurance indemnifying the Tenant and the Landlord against claims for damage or injury to persons or property or for the loss of life occurring on the Demised Premises or the area adjacent thereto, the limit of insurance initially to be not less than \$5,000,000.00 in respect of bodily injury or death of one person, not less than \$5,000,000.00 in respect of one occurrence, and not less than \$1,000,000.00 for property damage;

The insurance policies to contain a waiver or waivers of subrogation against the Landlord, and the Tenant waives releases and discharges the Landlord from all rights and claims which the Tenant might have or acquire against the Landlord arising out of damage to or destruction of the Demised Premises occasioned by the perils insured against by the Tenant or which the Tenant has agreed to insure against, whether or not the rights and claims arise through the negligence or other fault of the Landlord, its servants, agents or contractors. The Tenant agrees to look solely to its insurers in the

event of loss whether the insurance coverage is sufficient fully to reimburse the Tenant for the loss or not.

Every contract of insurance required herein shall be placed with a company approved by the Landlord and licensed under the laws of Nova Scotia and ordinarily engaged in business of insuring against the risks to be covered.

The proceeds of all insurance other than public liability and property damage insurance form a trust fund in the name of the Landlord and shall be used while this Lease is in force only for the repair and restoration of the Demised Premises in the event of its damage or destruction. Loss payable under insurance shall be payable to the Landlord, provided that it may be made payable to the Landlord and the first mortgagee, if any, of the leasehold interest of the Tenant if the mortgagee has first entered into an agreement with the Landlord that the proceeds of insurance shall be used only for repair and reconstruction.

If the Tenant fails to obtain the insurance required hereunder, the Landlord may obtain the insurance and shall give the Tenant notice setting out the amount and dates of payment of all costs and expenses incurred by the Landlord in connection therewith to the date of the notice. In that event the Tenant shall with the next instalment of rent due, pay the costs and expenses to the landlord together with interest thereon at eight percent (8%) per annum calculated from the dates of payment by the Landlord up to the date of payment by the Tenant to the Landlord, failing which the amount of the costs and expenses together with interest shall be recoverable by the Landlord in the same manner as if it were rent reserved and in arrears.

The Tenant shall furnish the Landlord with certificates or other acceptable evidence of all insurance effected pursuant to this paragraph.

- 9) Alterations, new structures - Except for the construction of the Addition as herein provided, not to make or permit to be made any major structural alteration, addition, change or improvement to the Addition or the Centre without obtaining the prior written approval of the Landlord, which approval shall not be unreasonably withheld provided the Tenant has fully complied with the terms, covenants and conditions of the Lease. Notwithstanding the foregoing, the Tenant is entitled to construct the Addition in accordance with plans previously provided by the Tenant to the Landlord.
- 10) *View state of repair* - To permit the Landlord at all reasonable times to enter and view the state of repair of the Demised Premises;
- 11) *Surrender* - At the expiry of the term or the extension thereof or other sooner termination, to quit the Demised Premises and surrender the Demised Premises and other improvements which may be on the Demised Premises at that time, and all equipment, machinery, fixtures and other facilities used in connection therewith (except the fixtures as are herein specifically excepted) in good order and condition as required under the provisions of paragraph 3 (1) hereof, subject only to the provisions of paragraphs 3 (2), 3 (2) and 3 (3) hereof, and all the right, title and interest therein of the Tenant ceases and vests in the Landlord.
- 12) *Nuisance* - Not to do or omit or permit a nuisance upon the Demised Premises or the Lands;

- 13) *Construction liens* - To procure the prompt discharge, at the Tenant's expense, of all construction liens claimed in respect of the Demised Premises, the Centre or the Lands;
- 14) *Assignment* - Not to assign, transfer, mortgage or encumber this Lease nor sublet the whole or substantially the whole of the Demised Premises, nor sell, transfer, mortgage or encumber the Demised Premises without the prior written consent of the Landlord which may be unreasonably withheld.
- 15) *Utility charges* - To pay promptly all charges or costs for water, electricity and other utilities supplied to the Demised Premises.
- 16) *Indemnities* - To indemnify the Landlord against all liabilities, damages, costs, claims, loss or actions arising out of:
 - (a) a breach, violation or non-performance of a covenant, condition or agreement in this Lease on the part of the Tenant to be observed or performed;
 - (b) damage to the property of the Tenant, or a subtenant or licensee of the Tenant and persons claiming through the Tenant, or damage to other property except where the damage has been caused by the negligence of the Landlord; and
 - (c) injury to or the death of a person or persons occurring on the Demised Premises, the Common Area or the Parking Area, except where the negligence has been caused by the negligence of the Landlord;
- 17) *Use of Lands and Centre* - Not to permit the Demised Premises, Common Area or Parking Area or any portion thereof to be used for any purpose other than a community Centre and uses ancillary thereto. The Demised Premises and Common Areas are not to be used as an abortion clinic or for any use ancillary thereto or for any other activity that contradicts the teachings of the Roman Catholic Church in matters of faith and morals.
- 18) *Video Lottery Terminals* - Not to permit video lottery terminals or any similar gaming device to be operated in the Demised Premises.
- 19) *Disruptive Activities* - Not to conduct any activities upon the Demised Premises, Common Areas, or Parking Area during events being conducted by the Parish or others in the Centre that would interfere or disrupt the events in any way.

2. Landlord's Covenants

The Landlord covenants with the Tenant as follows:

- (1) *Quiet enjoyment* - for quiet enjoyment of the Demised Premises.
- (2) *Common Areas* – the right to use the Common Areas in common with the Landlord and others entitled thereto.
- (3) *Parking Area* – the right to use the Parking Area in common with the Landlord and others entitled thereto.

3. Provisos

(1) *Tenant's ownership of Addition* - The Landlord and the Tenant agree that the Addition and all other fixed improvements which the Tenant may construct upon the Leased Lands from time to time are and shall be fixtures to the Leased Lands and are intended to be and become the absolute property of the Landlord upon the expiration or termination of this Lease, but shall be deemed, as between the Landlord and the Tenant during this Lease, to be the separate property of the Tenant and not of the Landlord but subject to and governed by all the provisions of this Lease applicable thereto notwithstanding the right of the Tenant; provided always that the Landlord's absolute right of property in the Addition and other fixed improvements upon the Leased Lands which will arise upon the termination of this Lease takes priority over any other interest in the Addition and fixed improvements which may now or hereinafter be created by the Tenant, and that all dealings by the Tenant with the Addition or the fixed improvements which in any way affect title thereto shall be made expressly subject to this right of the Landlord, and the Tenant shall not assign, encumber or otherwise deal with the Addition or the fixed improvements separately from any permitted dealing with the leasehold interest under this Lease, to the intent that no person who does not at the same time hold a like interest in the Addition and the fixed improvements shall hold or enjoy any interest in this Lease acquired from the Tenant;

(2) *Ownership of Tenant's fixtures* - The provisions of subparagraph 3 (1) shall not be construed to prevent the Tenant from conferring on occupants of the Demised Premises the right of property in, or the right to remove, fixtures or improvements which are of the nature of usual tenant's fixtures and normally removable by lessees and which are not part of the structure or any essential part of the Demised Premises or any building services. The Tenant shall make good all damage to the Demised Premises or building service caused by any removal of Tenant's fixtures.

(3) *Removal of Tenant's fixtures* - Provided the Tenant is not in default hereunder, the Tenant may at or immediately before the expiration of the term of this lease, remove its furniture, chattels and other usual tenant's fixtures (not forming any part of the structure of the Centre or any building services), and the Tenant may from time to time remove such tenant's fixtures in the ordinary course of its business;

(4) *Exemption of Landlord from liability* - The Landlord is not liable or responsible in any way for personal or consequential injury of any kind that is suffered or sustained by the Tenant, or any employee, agent or invitee of the Tenant, or any other persons who may be on or near the Demised Premises, or for any loss, theft, nuisance, damage or injury to any property on or near the Demised Premises however caused.

(5) *Indemnity of Landlord by Tenant* - The Tenant shall indemnify the Landlord against all claims by any person arising from the operation of the Demised Premises or any defect or want of repair therein or any want of maintenance thereof or anything done or omitted on or in the vicinity of the Leased Lands or any other thing, whether arising from any breach or default or from any negligence or nuisance by the Tenant, its agents, contractors, employees, invitees or licensees, or from any accident, injury or damage or any other cause; and the indemnity extends to all costs, counsel fees, expenses and liabilities which the Landlord may incur with respect to any claim.

(6) *Monthly Tenancy* - If upon the termination of this Lease or any extension thereof the Landlord permits the Tenant to remain in possession of the Demised Premises and accepts rent, a tenancy from year to year is not created by implication of law and the Tenant is deemed to be a monthly tenant only, subject to all the terms and conditions of this Lease except as to duration.

(7) *Non-waiver* - Any condoning, excusing or overlooking by the Landlord of any default, breach or non-observance by the Tenant of any covenant, proviso or condition herein contained does not operate as a waiver of the Landlord's rights hereunder in respect of any continuing or subsequent default, breach or non-observance, nor defeat or affect in any way the rights of the Landlord hereunder in respect of any continuing or subsequent default, breach or non-observance, and all rights and remedies herein contained on the part of the Landlord are deemed to be cumulative and not alternative.

(8) *Surrender* - No surrender of the Lease by the Tenant is valid unless accepted in writing by the Landlord.

(9) *Assignment by Landlord* - If the Landlord conveys or assigns its interest in the Lands, it shall be relieved of all obligations under this Lease after the date of conveyance or assignment, except for the obligation to account to the persons properly entitled to an accounting for all moneys and securities vested in it as a result of this Lease.

(10) *Damage and Destruction* - The Landlord and the Tenant agree:

That if, during the term of the lease or any renewal thereof, the Demised Premises are by any cause destroyed or damaged, the following provisions shall have effect:

- (a) if the Demised Premises, in the sole opinion of the Landlord, are rendered wholly or substantially unfit for occupancy, then the Landlord may at its option terminate this lease upon not less than thirty days notice to the Tenant given within ninety days after the happening of such destruction or damage, in which event the Tenant shall upon the expiration of the period stipulated in such notice surrender the Demised Premises to the Landlord and this Lease shall terminate accordingly.
- (b) if the Demised Premises are rendered wholly or substantially unfit for occupancy, in the sole opinion of the Landlord, the Landlord shall have the option of deciding whether or not to rebuild the Centre.
 - i. Provided that, in the event that the Landlord decides to rebuild the Centre, the Landlord agrees to include a representative of the Tenant on any prospective committee constituted for the purpose of the planning of the new Centre.
 - ii. Provided further that, in the event that the Landlord, in its sole discretion, decides not to rebuild the Centre, the Tenant shall be reimbursed an amount equal to 1/7 of the amount of any proceeds of insurance received by the Landlord.

(11) *Default provisions* - Whenever:

(a) the Tenant defaults in the payment of any instalment of rent, or of any other sum payable hereunder, and the default continues for thirty days after the Landlord has given notice to the Tenant;

(b) the Tenant fails to perform or observe any of the covenants, agreements or provisions, conditions or provisos contained in this Lease on the part of the Tenant (other than the payment of rent or other sums of money) and the failure continues for, or is not remedied within, thirty days next after the giving of written notice by the Landlord to the Tenant of the nature of the failure, or if the term hereby granted is taken in execution or attachment.

it is lawful for the Landlord to enter upon the Demised Premises or any part thereof in the name of the whole, and this Lease shall at the option of the Landlord, and with or without entry, terminate, and all the rights of the Tenant with respect to the Demised Premises shall be absolutely forfeited. If the condition complained of reasonably requires more time to cure than the thirty-day period aforesaid, the Tenant is deemed to have complied with the remedying thereof if the Tenant has commenced remedying or curing the condition within the thirty-day period and diligently thereafter completes the same.

(12) *Bankruptcy of Tenant* - The bankruptcy, insolvency, windup, or surrender of certificate of charter of the Tenant under any laws then applicable, or the appointment of a trustee for the benefit of creditors or the appointment of a receiver, or the abandonment of the Demised Premises by the Tenant, shall be deemed to be a default by the Tenant and shall entitle the Landlord to take advantage of the remedies set out in the preceding subparagraph without further notice to the Tenant.

(13) *Notices* - All notices given pursuant to this Lease are sufficiently given if mailed, prepared and registered, in the case of the Diocese:

Catholic Episcopal Corporation of Antigonish
Chancery Office
168 Hawthorne Street
Antigonish, NS B2G 1B1

in the case of the Parish:

Holy Guardian Angels Parish
P. O. Box 145
L'Ardoise, NS B0E 1S0

in the case of the Tenant:

206 Chapel Cove Rd.,
L'Ardoise Community Centre
L'Ardoise, NS B0E 1S0

(14) *Binding effect* - The terms and provisions of this Lease extend to, are binding upon and enure to the benefit of the parties, their successors and assigns and shall be interpreted according to the laws of the Province of Nova Scotia.

(15) *Captions* - The captions appearing at the headings of the paragraphs in this Lease have been inserted as a matter of convenience and for reference only and in no way define, limit or enlarge the scope or meaning of this Lease or any of its provisions.

WITNESS the parties' corporate seals attested by their duly authorized officers.

SIGNED, SEALED AND DELIVERED
in the presence of:

Norina M. Luedey
WITNESS

Norina M. Luedey
WITNESS

Norina M. Luedey
WITNESS

Norina M. Luedey
WITNESS

**CATHOLIC EPISCOPAL CORPORATION
OF ANTIGONISH**

Per: *Rev. Alexander MacNeil, V.G.*
Reverend Alexander MacNeil,
Vicar General

Per: *Rev. Anthony O'Connell*
Clergyman of Diocese of Antigonish

Per: *Rev. Berfard Doreault*
Clergyman of Diocese of Antigonish

Per: *Rev. Paul McMillan*
Clergyman of Diocese of Antigonish

SIGNED, SEALED AND DELIVERED
in the presence of:

Sarah A. Mombourquette
WITNESS

Sarah A. Mombourquette
WITNESS

HOLY GUARDIAN ANGELS PARISH

Per: *Rev. Brentt Clare-Johnson*

Per: *Marguerite Mombourquette*

SIGNED, SEALED AND DELIVERED
in the presence of:

Sarah A. Mombourquette
WITNESS

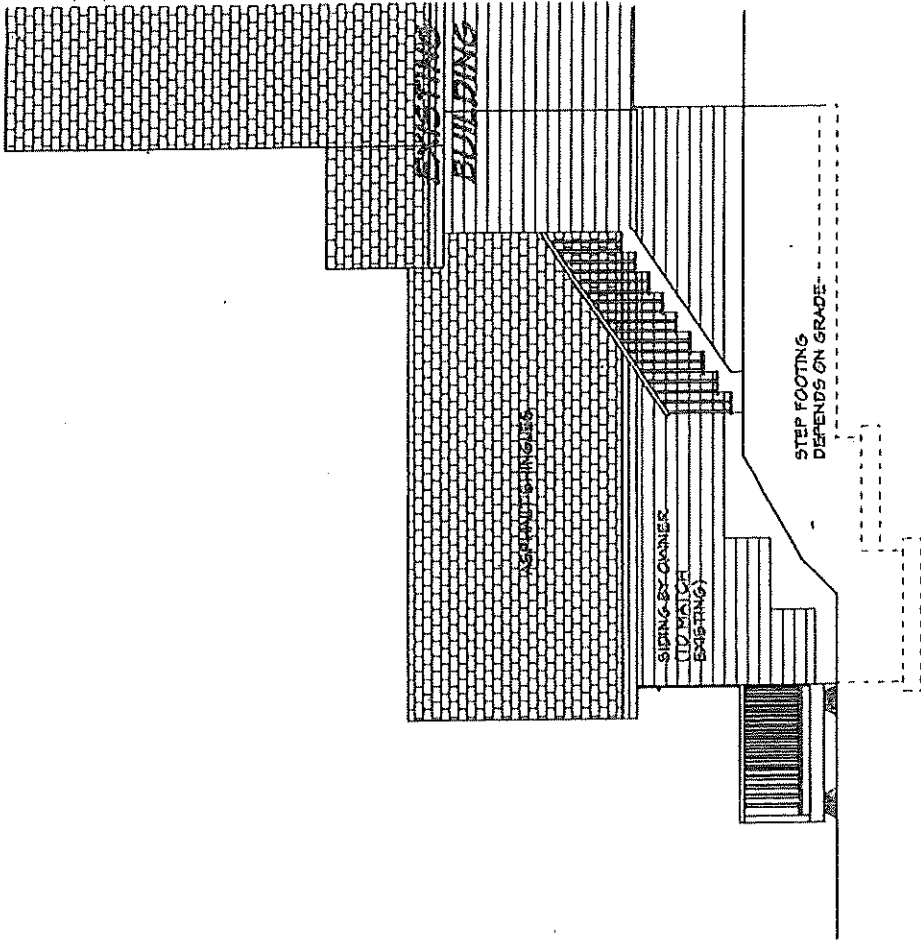
Sarah A. Mombourquette
WITNESS

L'ARDOISE JOLLY CLUB

Per: *Alice Mombourquette*

Per: *Patricia Samson*

SCHEDULE "A"

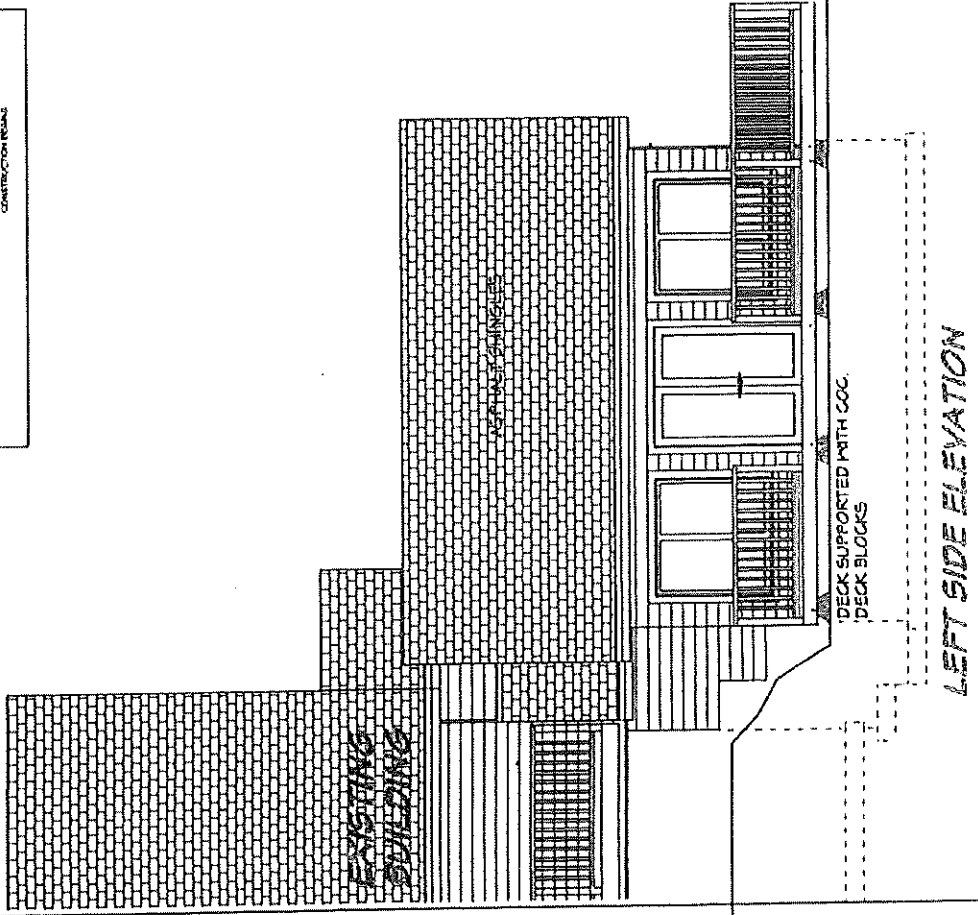


RIGHT SIDE ELEVATION

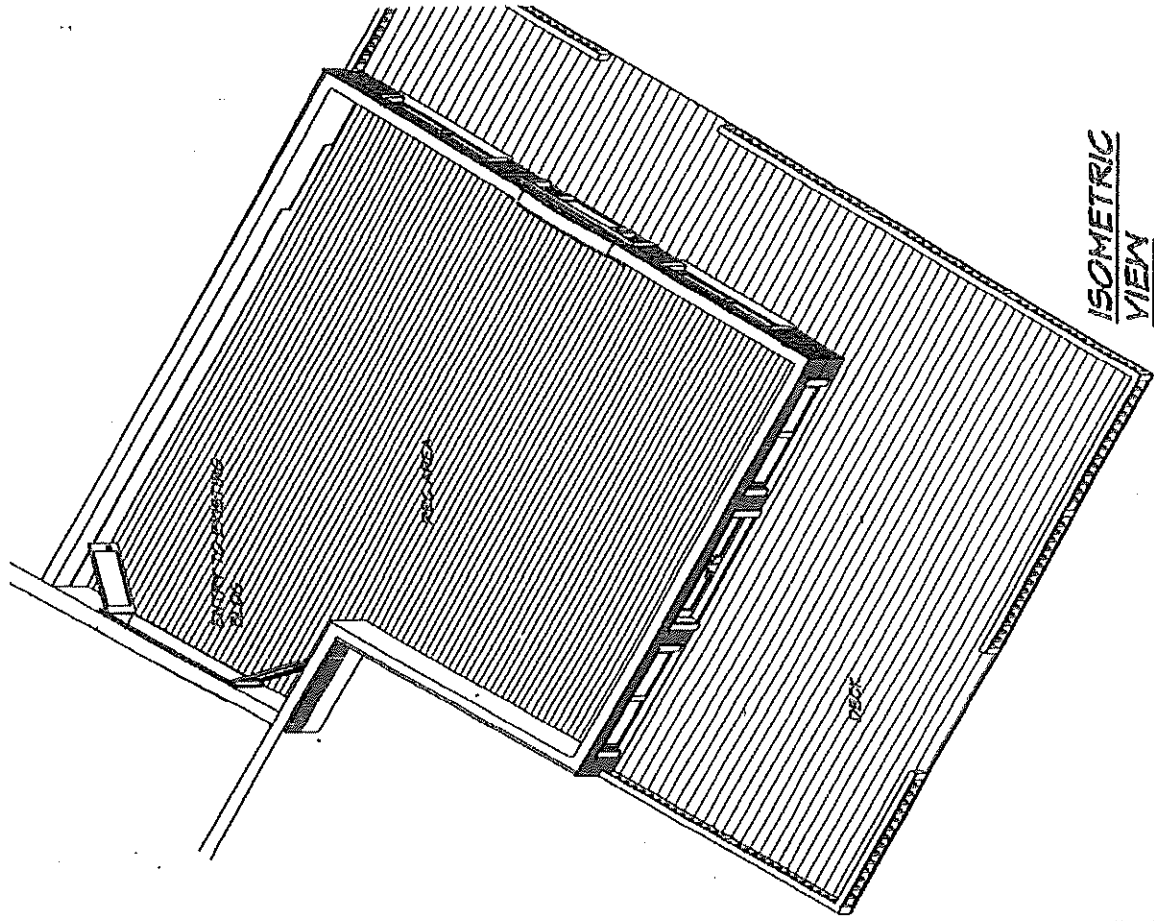
ADDITION TO LARDOISE COMMUNITY HALL	90
RIGHT AND LEFT SIDE ELEVATIONS AND NOTES	
SCALE: 1/4"=1'-0"	DATE: 20.07.06
	DRAWN: B. HE
OCEANVIEW DRAFTING DES'.	

NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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10. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.



LEFT SIDE ELEVATION



ADDITION TO L'ARDOISE COMMUNITY HALL	51
ISOMETRIC VIEW AND CROSS SECTION	
SCALE: 1/8"=1'-0"	DATE: 2010.08
DRAWN: G. HE	CHECKED: G. HE
OCEANVIEW DRAFTING DESK	

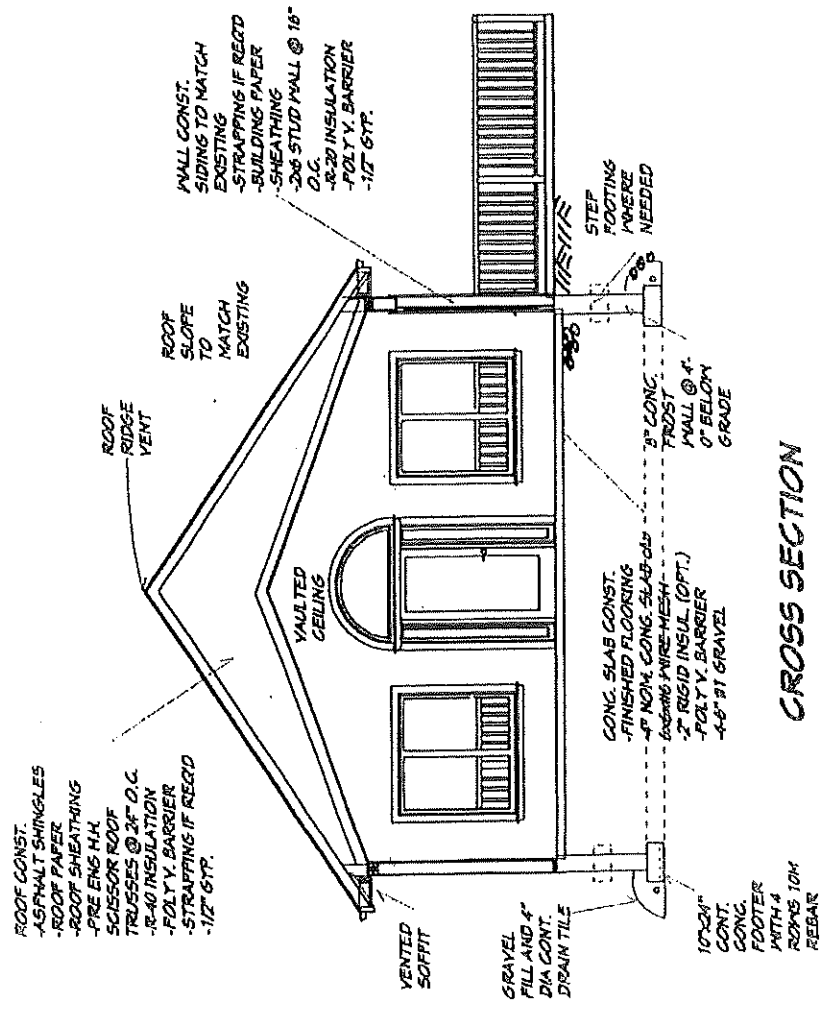
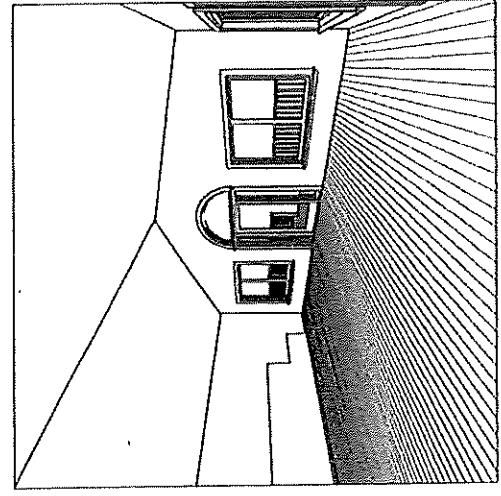
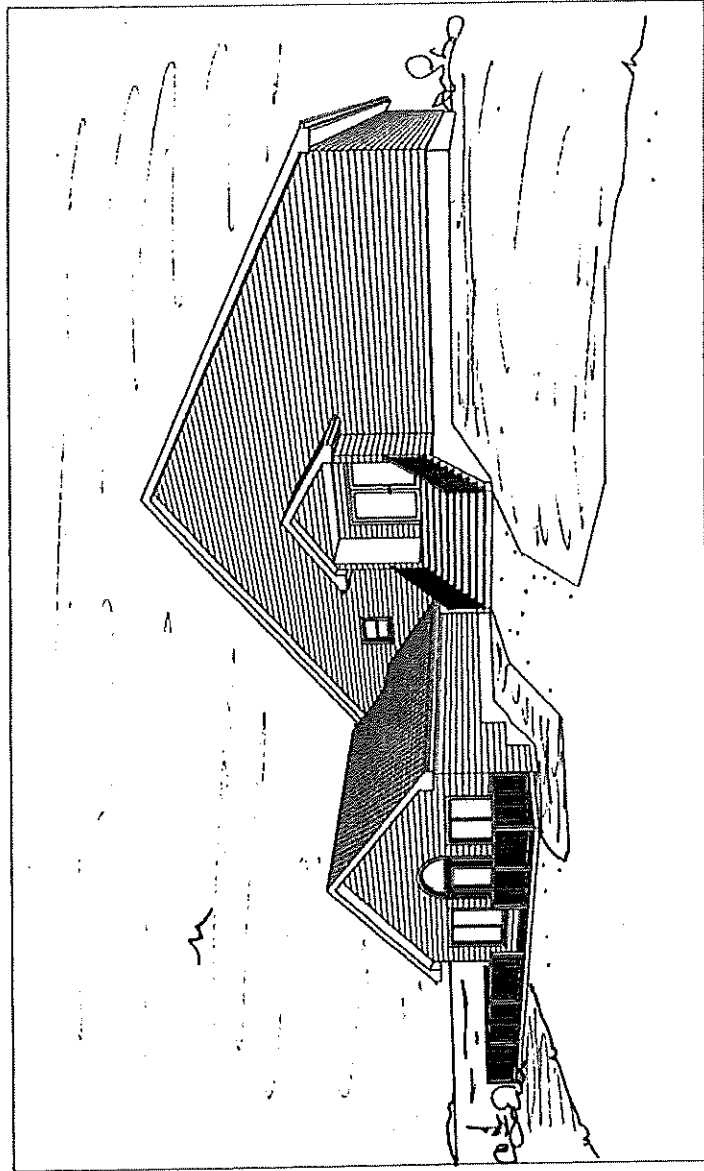


TABLE OF CONTENTS

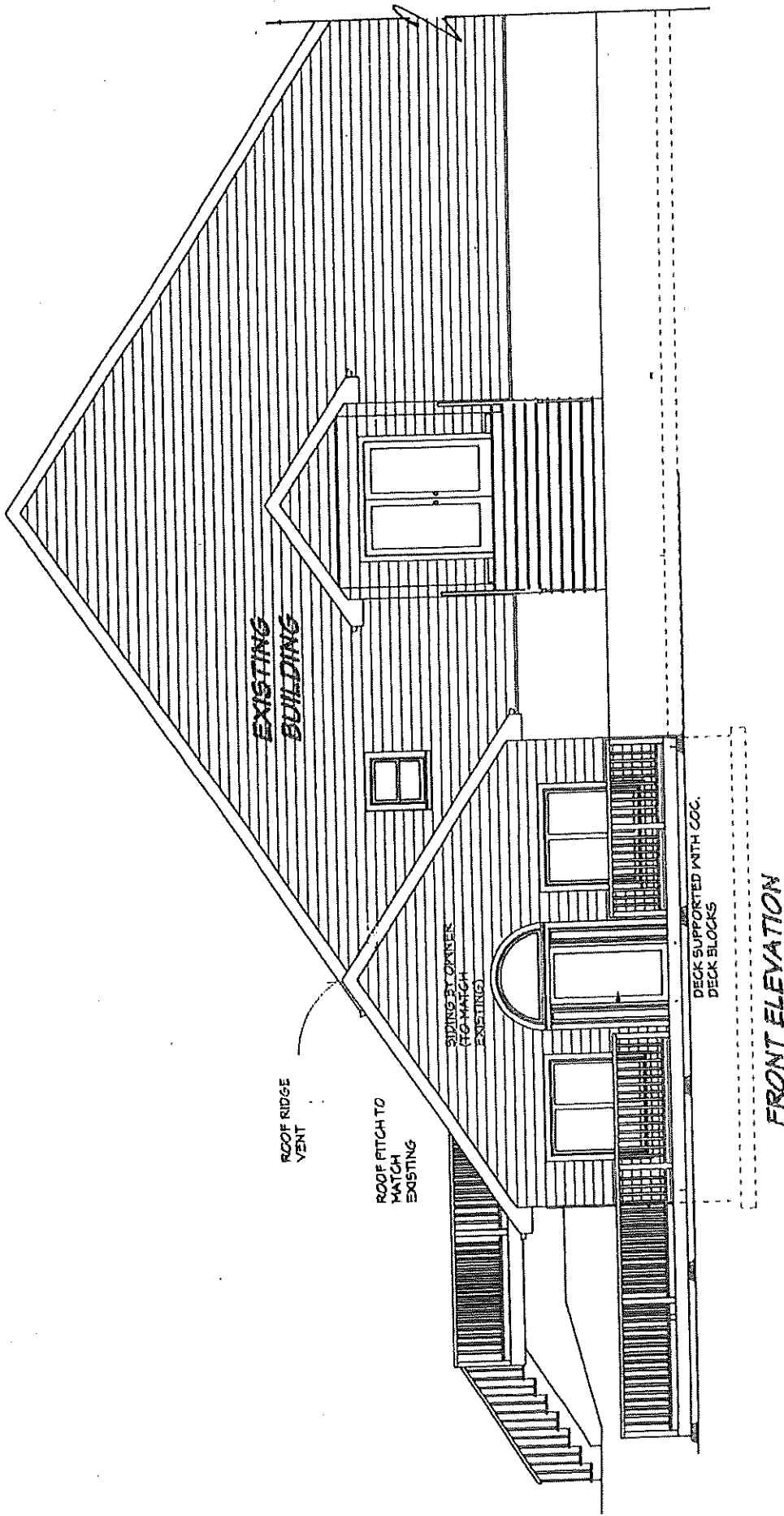
PAGES 1. PERSPECTIVE
AND TABLE OF
CONTENTS
PAGES 2. FRONT
ELEVATION AND DOOR
AND WINDOW
SCHEDULES
PAGES 3. RIGHT AND
LEFT SIDE ELEVATIONS
AND NOTES
PAGES 4. FOUNDATION
AND MAIN FLOOR PLAN
WITH ELECTRICAL AND
LEGEND
PAGES 5. CROSS
SECTION, AND
ISOMETRIC VIEW



**ADDITION TO L'ARDOISE
COMMUNITY HALL**

PERSPECTIVE AND
TABLE OF CONTENTS

SCALE: N/A	DATE: 20.07.03	DRAWN G. HE
OCEANVIEW DRAFTING DESIG.		



ADDITION TO L'ARDOISE COMMUNITY HALL	20
FRONT ELEVATION AND DOOR AND WINDOW SCHEDULE	
SCALE: 1/8" = 1'-0"	DATE: 20.07.08
DRAWN: S. HE	OCEANVIEW DRAFTING DESIG.

WINDOW SCHEDULE

(A) DOUBLE CASEMENT VINYL WINDOWS 50"x60" @ 4EA

DOOR SCHEDULE

(1) STEEL INSULATED DOOR WITH FULL GLASS + 2 SIDE LITES + 12 ROUND WINDOW ABOVE APPROX. 60"x110"

(2) GARDEN PATIO DOORS 60"x80" @ 1EA

(3) FRENCH DOORS 12"x60" @ 1EA

Windows Community Center

(Not in scope)

Main doors, Juries

South

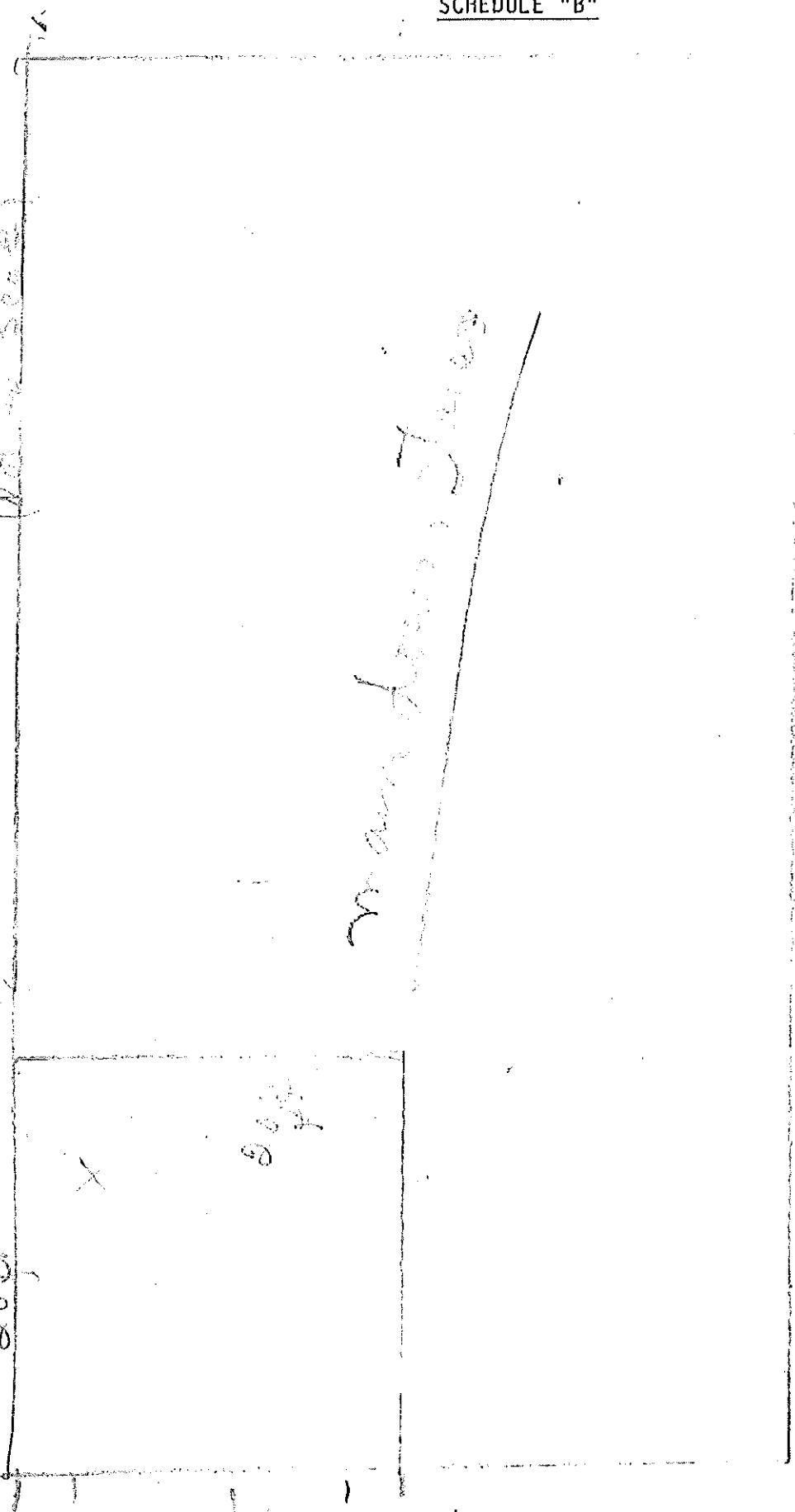
20ft

X

20ft

20ft

20ft





THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMITÉ DE

RICHMOND

Department of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: July 17, 2025

RE: Tier 2 – Community Grant

Dear CAO,

Attached is a grant application from the Grand River Presbyterian Church. They are requesting Tier 2 Community Grant Funds in the amount of \$7,500.00. The application appears complete and is ready to be addressed by Council.

If you require anything further, do not hesitate to ask.

Best Regards

KJ.

Kathleen Jeffrey
Director of Finance

This project aligns with the following County initiatives or plans:

- | | |
|---|--|
| <input type="checkbox"/> Accessibility Plan | <input type="checkbox"/> Economic Development |
| <input checked="" type="checkbox"/> Active Living / Recreation Plan | <input checked="" type="checkbox"/> The Strategic Plan |
| <input type="checkbox"/> Age Friendly Initiative | <input type="checkbox"/> Trails Development Strategy |
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Waterfront Development |
|
 | |
| <input type="checkbox"/> Other: <u>Canada Day Funding</u> | |

2357 Highway 206
P.O. Box 120
Arichat, NS B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295



Appendix C – Community Grant Tier 2 Application Form

Maximum Request: \$7,500.00

Name of the Organization:		Grand River Presbyterian Church	
Applicant Name and Title of Representative		Joanne McCormack, Treasurer	
Civic Address:	[REDACTED]	Grand River, NS B0E1M0	
Contact Number:	[REDACTED]	Email:	[REDACTED]
Form of Organization:		<input checked="" type="checkbox"/> Not-for-Profit Organization	
		<input checked="" type="checkbox"/> Charitable Organization	
Registry of Joint Stocks file number or Charitable Organization number:		118945880RR0001	
<p><i>If you are neither a not-for-profit nor a charitable organization and are being sponsored by an eligible host organization, please provide the host organization's information and contact details below. Please note that the Municipality will pay the approved grant funds to the host organization.</i></p>			
Host Contact Information			
Host Organization:			
Applicant Name and Title of Representative:			
Civic Address:			
Contact Number:		Email:	
Host Form of Organization:		<input type="checkbox"/> Not-for-Profit Organization	
		<input type="checkbox"/> Charitable Organization	
Host's Registry of Joint Stocks file number or Charitable Organization number:			
Sum Requested: 7500.00 ✓			
Purpose of Funding Request: (Use additional pages if required.)			
See attached.			

Appendix C – Community Grant Tier 2 Application Form
Maximum Request: \$7,500.00

Project Budget			
Cost of the Project		Financing the Project	
Capital Cost		Stakeholder Equity:	44,028.00
Land:		Stakeholder Loan:	
Land Improvements:		Funding Agency	
Materials:		Provincial:	
Labour Costs:	45,200.00	Federal:	
Other Capital Costs:		MOCR (County):	7,500.00
Other - Specify:	HST 6,328.00	Other – Specify:	
Other – Specify:		Other – Specify:	
Total:	51,528.00	Total:	51,028.00
Required Attachments			
<input checked="" type="checkbox"/> Registry of Joint Stocks file number (include list of directors), Charitable Organization number or proof of organizational status			
<input checked="" type="checkbox"/> Proof of ownership/lease/authorization to facility			
<input checked="" type="checkbox"/> Balance Sheet (sample attached)			
<input checked="" type="checkbox"/> Income Statement for the previous fiscal year (sample attached)			

Applicants must provide source of Funds for Stakeholder Equity and Stakeholder Loan.

Please forward your applications to grants@richmondcounty.ca

The Grand River Presbyterian Church

To Whom it May Concern,

On behalf of the Grand River Presbyterian Church, we are writing to find out about any financial assistance that may be available through the County for the replacement of part of our Church roof. We are a small, aging congregation located in Grand River, Richmond County, and our Church – built in 1892 – remains the heart of our rural community.

Unfortunately, our roof has begun to leak, and we now urgently need to replace the shingles on half of the structure. We have obtained two quotes from separate contractors for the cost of this repair, which we have attached for your reference.

As the only Church in our community, our building also serves as the only venue for wakes, funerals, and other important gatherings. We are committed to keeping the Church open and active for as long as possible, both for our congregation and for the broader community it serves.

We thank you in advance for your time and consideration.

2024 Copy

Protected B when completed

Marked 4/16/25

Registered Charity Information Return

Section A: Identification

To help you fill out this form, refer to Guide T4033, Completing the Registered Charity Information Return. It can be found at canada.ca/cra/forms.

Note: Even if a charity is inactive, an information return must be filed to maintain its registered status.

Complete the following:

1. Charity name:

Grand River Presbyterian Church

2. Return for fiscal period ending:

Year: 2024, Month: 12, Day: 31

3. BN/registration number:

118845880 RR 0001

4. Web address (if applicable):

Was the charity in a subordinate position to a head body? Yes No

Name: The Presbyterian Church in Canada, BN (9 digits, 2 letters, 4 digits. Example: 123456789RR0001) 107855519RR0001

Has the charity wound-up, dissolved, or terminated operations? Yes No

Is the charity designated as a public foundation or private foundation? Yes No

Section B: Directors/trustees and like officials

All charities must complete Form T1235, Directors/Trustees and Like Officials Worksheet. Only the public information section of the worksheet is available to the public.

For charities subject to the Ontario Corporations Act.

As of May 15, 2021, the Canada Revenue Agency no longer collects this information on behalf of the Ontario Ministry of Government and Consumer Services. For more information on filing an Ontario annual information return, visit ontario.ca/annualinforeturn.

Note: If you would like these individuals to have the authority to communicate with the CRA on behalf of your charity, their name must also appear as an owner for your Business Number (BN). For more information, go to canada.ca/charities-giving, select "Operating a registered charity," then "Making a change to your organization" and see "Change director."

Section C: Programs and general information

Was the charity active during the fiscal period? Yes No

Describe all ongoing and new charitable programs during this fiscal period that furthered the charity's purpose(s) (as defined in its governing documents). "Programs" includes:

- (1) charitable activities that the charity carries out on its own through employees, volunteers, or intermediaries, and
(2) qualifying disbursements that the charity makes through gifts to qualified donees or grants to non-qualified donees (grantees)

Charities making qualifying disbursements should describe the types of organizations they support. The charity may also use this space to describe the contributions of its volunteers in carrying out its activities, for example, number of volunteers and/or hours. Do not include the names of employees or volunteers. Do not describe fundraising activities in this space.

Do not attach additional sheets of paper or annual reports.

Ongoing programs: Providing all traditional services of mainstream Christian Churches including regular Sunday Services, funerals, weddings and baptisms in the Protestant Christian tradition and providing ongoing leadership and guidance in the community and various outreach programs.

New programs: None



[Home](#) > [Canada Revenue Agency](#) > [Charities and Giving](#) > [Search](#)

> [T3010 Registered Charity Information Return](#)

GRAND RIVER PRESBYTERIAN CHURCH – Quick View

[Charity's detail page](#)

Registration no.:

118945880 RR 0001

Status:

Registered

Effective date of status:

1967-01-01

Type of qualified donee:

Charity

Designation:

Charitable organization ⓘ

Website:

Reporting period views

Quick View

2024-12-31

[2023-12-31](#)

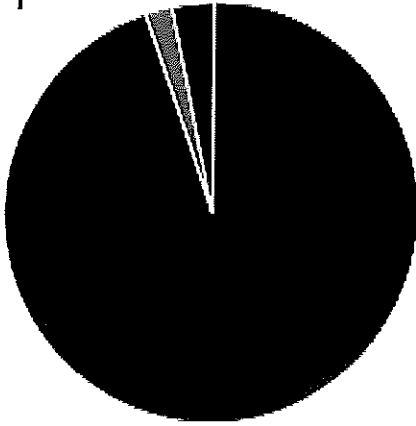
[2022-12-31](#)

[2021-12-31](#)

[2020-12-31](#)

Full View

Expenses



- Charitable programs \$5,701.00 (94.65%)
- Management and administration \$127.00 (2.11%)
- Fundraising \$0.00 (0.00%)
- Gifts to other registered charities and qualified donees \$195.00 (3.24%)
- Grants made to non qualified donees (grantees) \$0.00 (0.00%)
- Other \$0.00 (0.00%)

Total expenses: \$6,023.00

Compensation

Total compensation for all positions

Full-time employees
Part-time employees

Professional and consulting fees

Compensated full-time positions:

2024-12-31

2023-12-31

2022-12-31

2021-12-31

2020-12-31

Reporting period ending: 2024-12-31

Programs and activities:

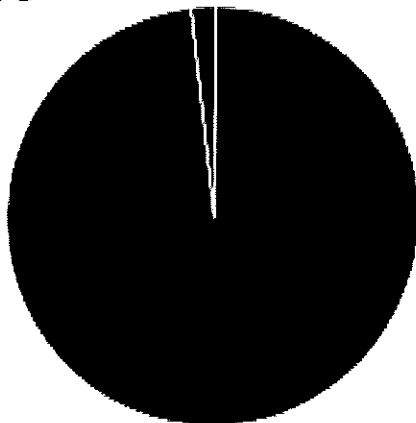
Ongoing programs:

PROVIDING ALL TRADITIONAL SERVICES OF MAINSTREAM CHRISTIAN CHURCHES INCLUDING REGULAR SUNDAY SERVICES, FUNERALS, WEDDINGS AND BAPTISMS IN THE PROTESTANT CHRISTIAN TRADITION AND PROVIDING ONGOING LEADERSHIP AND GUIDANCE IN THE COMMUNITY AND VARIOUS OUTREACH PROGRAMS.

New programs:

NONE

Revenue



- Receipted donations \$9,195.00 (98.14%)
- Non-receipted donations \$0.00 (0.00%)
- Gifts from other registered charities \$0.00 (0.00%)
- Government funding \$0.00 (0.00%)
- All other revenue \$174.00 (1.86%)

Total revenue: \$9,369.00



PRESBYTERIAN CHURCH
GRAND RIVER NS B0E 1M0

January 13, 2025

Dear Property Owner,

This is your official 2025 Property Assessment Notice for the 2025/2026 municipal tax year.

Your 2025 Assessed Value is determined in accordance with the Nova Scotia Assessment Act using mass appraisal methods and quality standards. It reflects your property's market value as of January 1, 2024 and its physical state as of December 1, 2024.

The Taxable Assessed Value (and/or Acres in the case of exempt farm or partially exempt forest property), is what your municipality will use to determine your property taxes. This Notice is not a tax bill.

Sincerely,

Charlene MacNeil, Director of Assessment

2025 PROPERTY ASSESSMENT NOTICE

Assessment Account Number (AAN):
0309750-D

PIN Access Number:
004488

**To safeguard your confidential information, please keep your PIN private.*

PROPERTY DETAILS

Address:
128 ST PETERS FOUNDRY RD
GRAND RIVER
LAND CHURCH

Dwelling Units: 00

Municipality:
MUNICIPALITY OF THE COUNTY OF BRUNSWICK

2025 PROPERTY ASSESSMENT				
Classification	Assessed Value	*Capped Assessment	Acres (where applicable)	Taxable Assessed Value
COMMERCIAL EXEMPT	\$204,400			\$204,400
2025 TOTAL	\$204,400			\$204,400

*The provincial government's Capped Assessment Program (CAP) places a 'cap' on the amount the Taxable Assessed Value for eligible residential property can increase year over year. The Taxable Assessed Value reflects the Assessed Value or the Capped Assessment, whichever is lower. If your property's Assessed Value is less than the Capped Assessment, the Capped Assessment field appears blank.

Grand River Presbyterian Church

Financial Statements as of December 31, 2024

Statement of Financial Position

Bank Account - General:

Cash Balance as of December 31, 2023	\$	25,944.93
Plus Moneys Taken In In 2024	\$	9,419.22
Less Moneys Paid Out In 2024	-\$	6,022.75
Cash Balance as of December 31, 2024	\$	29,341.40

Current Long Term Investments:

Royal Bank of Canada, St. Peter's, NS
Non Redeemable GIC @ 4.9% per Annum
Maturing on June 5, 2025 (#0029)
Current Value \$ 25,000.00

Royal Bank of Canada, St. Peter's, NS
Non Redeemable GIC @ 3.75% per Annum
Maturing on September 7, 2025 (#0001)
Current Value \$ 17,363.86

TD Canada Trust, Sydney, NS
Wait and See GIC @ 3.0% Simple Interest
Maturing on June 21, 2025 (#6306)
Current Value \$ 3,818.79

Donald F. Matheson & Ethel Matheson
Memorial Fund: (Donated by N. McIntyre)
TD Canada Trust, Sydney, NS
1 Year Cashable GIC @ 3% Simple Interest
Maturing on January 29, 2025 (#8906)
Current Value \$ 1,355.82

Donald F. Matheson & Ethel Matheson
Memorial Fund: (Donated by N. McIntyre)
TD Canada Trust, Sydney, NS
5 Year GIC @ 4.1% Simple Interest
Maturing on July 8, 2029 (#8902)
Current Value \$ 500.00

Royal Bank of Canada, St. Peter's, NS
Non Redeemable GIC @ 3.0% per Annum
Maturing on December 31, 2025 (#0024)
Current Value \$ 5,926.56

Total Investments as of December 31, 2024 \$ 53,965.03

All Cash Assets as of December 31, 2024 \$ 83,306.43

**Balance Sheet for:
Grand River Presbyterian Church**

2025

Richmond County Municipal Grant Financial Report

For the fiscal period ending 2024/12/31

Assets

Current Assets

Cash & Deposits \$ 29,341.40

Accounts receivable

Prepaid expenses

Capital/fixed assets

Equipment

Land and buildings \$ 250,000.00

Other capital/fixed assets \$ 53,965.03

A. Total Assets \$ 333,306.43

Liabilities

Current liabilities

Accounts Payable

Taxes Payable

Long Term Debt

Mortgage

Other

B. Total Liabilities \$0.00

Equity

Retained earnings/deficit

General reserve

C. Total Equity \$ 333,306.43

Total Liabilities and Equity \$ 333,306.43

(A must equal B + C)

**Statement of income and expenditures for:
Grand River Presbyterian Church**

2025

Richmond County Municipal Grant Financial Report

For the fiscal period ending 2024/12/31

Income:

Membership fees

Fund raising

Other revenue

Other revenue

\$ 9,419.22

A. Total Income:

\$ 9,419.22

Expenditures

Administration

\$ 1,299.38

Education & training

Insurance

\$ 1,057.00

Professional fees

salaries

Other expenditures

\$ 1,419.00

Other expenditures

\$ 2,247.37

B. Total expenditures:

\$ 6,022.75

C. Net surplus or (Deficit) (A-B=C)

\$ 3,396.47

D. Surplus or (Deficit), beginning of year

\$ 11,726.03

E. Surplus or (Deficit), end of year (C+D=E)

\$ 15,122.50

HARBOURVIEW CONSTRUCTION LTD.
206 PORT ROYAL ROAD ,
WEST ARICHAT , RICH.CO. NS
B0E3J0 HST # 891880353
cell 631-1964

JUNE, 19,2025

QUOTE IS FOR THE CHURCH IN GRAND RIVER,
RICH, CO. N.S. IN CARE OF BUDDY MC INNIS

1 = MATERIAL AND LABOUR TO REMOVE ALL
THE OLD ASPHALT SHINGLES FROM 1 SIDE OF
THE CHURCH ROOF, { THE STEEPLE SIDE FACING
THE ROAD } AND TO INSTALL NEW ALUMINUM
STARTER STRIP ON ALL EDGES, AND TO INSTALL
ICE AND WATER SHEILD ON ALL EDGES, AND
THEN COVER THE INTIRE ROOF SURFACE WITH
STORM TIGHT EAVE GUARD, AND THEN NEW 30
YR CAMBRIDGE ASPHALT SHINGLES { BLACK }
AND WE WILL CLEAN UP ALL DEBRIS AND
REMOVE TO THE LANDFILL.

DUE TO THE HEIGHT OF THIS ROOF, WE WILL
NEED THE USE OF A ZOOM BOOM AND WE WILL
NEED TO TAKE SPECIAL CARE IN THE SAFETY
FACTOR, AND USE ALL SAFETY EQUIPMENT
NESSACARY TO PREVENT ANYONE FROM

GETTING HURT. WE ALSO WILL PROVIDE THE BUILDING PERMIT AND WE ALSO CARRY WORKERS COMP, AND HAVE LIABILITY INSURANCE TO PROTECH THE PROPERTY OWNERS FROM ANY LIABILITY SHOULD AN ACCIDENT OCCUR.

\$ 45,200.00
HST 6,328.00
=====

\$ 51,528.00

2 = ALSO DUE TO THE HEIGHT OF THIS BUILDING, WE WILL PROVIDE A 5 YR WARRANTY AGAINST LEAKS OR MISSING SHINGLES, SHOULD THIS OCCUR, FOR AN EXTRA FEE OF \$ 3,000.00

HST 420.00
=====

\$ 3,420.00

Point Michaud Construction



3863 Hwy 247
 RR 1 Lower L'Ardoise, Rich Co., NS B0E 1W0
 Phone 902-587-2527 Fax 902-587-2387 Cell: 902-227-5362

DATE:
 Estimate #

July 9, 2025
 379

Hst # 12121 8057 RT 0001

Customer:

Location:

Grand River Presbyterian Church
 Grand River, NS

DESCRIPTION	AMOUNT
Remove existing roof shingles on the east side of church roof. Install ice and water shield and aluminium starter strip on all edges and sythetic paper on remainder. Install 30 year asphalt roofing shingles. All debris to be removed from site.	\$ 52,500.00
Subtotal	52,500.00
Hst	7,350.00
TOTAL	\$ 59,850.00

Quotation prepared by: Stanley Sampson

This is a quotation on the goods named, subject to the conditions noted below: This estimate is for completing the job as described above. It is based on our evaluation and does not include material price increases or additional labour and material which may be required should unforeseen problems or adverse weather conditions arise after the work has started

THANK YOU FOR YOUR BUSINESS!



THE MUNICIPALITY
OF THE COUNTY OF

LA MUNICIPALITÉ
DU COMTÉ DE

RICHMOND

Department of Finance

MEMO TO: TROY MACCULLOCH, CAO

MEMO FROM: KATHLEEN JEFFREY

DATE: July 17, 2025

RE: Tier 3 – Waterfront Development Community Grant (CCBF)

Dear CAO,

Attached is a grant application from the Village on the Canal Association. They are requesting Tier 3 - Waterfront Development Grant Funds (CCBF) in the amount of \$20,000.00. This request is for the final phase of their project. The application appears complete and is ready to be addressed by Council.

If you require anything further, do not hesitate to ask.

Best Regards

KJ.

Kathleen Jeffrey
Director of Finance

This project aligns with the following County initiatives or plans:

- | | |
|---|--|
| <input type="checkbox"/> Accessibility Plan | <input type="checkbox"/> Economic Development |
| <input checked="" type="checkbox"/> Active Living / Recreation Plan | <input checked="" type="checkbox"/> The Strategic Plan |
| <input checked="" type="checkbox"/> Age Friendly Initiative | <input type="checkbox"/> Trails Development Strategy |
| <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Waterfront Development |
| <input type="checkbox"/> Other: <u>Canada Day Funding</u> | |

2357 Highway 206
P.O. Box 120
Arichat, NS B0E 1A0

Telephone: (902) 226-3973
Fax: (902) 226-0295



Appendix D – Waterfront Development Grant, Tier 3 Application Form

Maximum Request: up to max of 50% of Project

Name of the Organization:		Village on the Canal Association	
Applicant Name:		Emma Fougere	
Title of Representative:		Chair	
Civic Address:	PO Box 420, St. Peter's, NS B0E3B0		
Contact Number:	[REDACTED]	Email:	[REDACTED]
Form of Organization:	<input checked="" type="checkbox"/> Not-for-Profit Organization		
	<input type="checkbox"/> Charitable Organization		
Registry of Joint Stocks file number or Charitable Organization number:	3008347		
Sum Requested:	\$20,000		
Applicable Canadian Community-Building Fund category/categories. List all that apply.			
Recreational Infrastructure, Tourism Infrastructure			
Purpose of Funding Request: (Use additional pages if required.)			
See attached letter			



Appendix D – Waterfront Development Grant, Tier 3 Application Form
Maximum Request: up to max of 50% of Project

Project Budget			
Cost of the Project		Financing the Project	
Capital Cost		Stakeholder Equity:	\$20,000
Land:		Stakeholder Loan:	
Land Improvements:	\$40,000	Funding Agency	
Materials;		Provincial:	
Labour Costs;		Federal:	
Other Capital Costs:		MOCR (County):	\$20,000
Other - Specify:		Other – Specify:	
Other - Specify:		Other – Specify:	
Total:	\$40,000	Total:	\$40,000
Required Attachments			
<input checked="" type="checkbox"/> Registry of Joint Stocks file number (include list of directors), Charitable Organization number or proof of organizational status			
<input checked="" type="checkbox"/> Proof of ownership/lease/authorization to facility			
<input checked="" type="checkbox"/> Balance Sheet (sample attached)			
<input checked="" type="checkbox"/> Income Statement for the previous fiscal year (sample attached)			

All Tier 3 Grant Applications must be CCBF eligible and are subject to prescreening by the Province upon application.

Applicants must provide source of Funds for Stakeholder Equity and Stakeholder Loan.

Please forward your applications to grants@richmondcounty.ca

Village on the Canal Association – Registry ID 3008347

List of Officers and Directors

Officers

EMMA FOUGERE - Officer(President)

ANNE J. DIGOUT - Officer(TREASURER)

SHANNA BURKE - Officer(Vice-president)

Directors

DOUGLAS T. LANDRY

AMANDA MOMBOURQUETTE

GORDON L KERR

JENNIFER MCNAMARA

EMMA FOUGERE

SARAH BOWERS

KATIE LEBLANC

VILLAGE-ON-THE-CANAL ASSOCIATION

[Profile](#) [Relationships](#) [Events \(34\)](#)

Reg. Number

3008347

Reg. Name

VILLAGE-ON-THE-CANAL ASSOCIATION

Type

Society

Status

Active

Effective Date

17-Jan-2017

Registered on

15-May-1997

Next Annual Return

31-May-2025

Addresses

Reg. Address

[REDACTED]

Mailing Address

VOCA PO BOX 420, ST. PETER'S, NOVA SCOTIA, B0E 3B0, CANADA



Advanced ...



Help

VILLAGE-ON-THE-CANAL ASSOCIATION

Profile Relationships Events (34)

Name	Relationship	Effective From
ANNE J. DIGOUT	Director	26-May-2004
DOUGLAS T. LANDRY	Director	13-May-2005
AMANDA MOMBOURQUETTE	Director	30-Jun-2013
GORDON L KERR	Director	09-Apr-2013
JENNIFER MCNAMARA	Director	01-Dec-2023

VILLAGE-ON-THE-CANAL ASSOCIATION

Profile Relationships Events (34)

Name	Relationship	Effective From
EMMA FOUGERE	Director	01-Dec-2023
SARAH BOWERS	Director	01-Dec-2023
SHANNA BURKE	Director	28-May-2024
KATIE LEBLANC	Director	03-Jul-2024
ANNE J. DIGOUT	Officer(TREASURER)	13-May-2005

VILLAGE-ON-THE-CANAL ASSOCIATION

Profile Relationships Events (34)

Name	Relationship	Effective From
SHANNA BURKE	Officer(Vice-president)	28-May-2024

Name	Relationship	Effective From
EMMA FOUGERE	Officer(President)	28-May-2024

Name	Relationship	Effective From
Amanda Mombourquette [REDACTED]	Recognized Agent	23-Jun-2020

Items per page 5 11 - 13 of 13 < >

Richmond County Grant Application – Purpose of Funding Request

Project Overview:

The Village on the Canal Association (VOCA) is thrilled to have undertaken a new capital project and fundraising campaign aimed at bringing a vibrant addition to the heart of St. Peter's: a brand-new splash pad. This initiative has attracted support from both individual and corporate donors to realize the vision of creating a dynamic water-based inclusive learning space for our community.

The proposed splash pad promises to be a focal point for Richmond County, drawing visitors and newcomers alike to our charming small town. Designed to promote fun, fitness, and family engagement, this project embodies our commitment to fostering a vibrant and inclusive community spirit.

One of the hallmarks of this endeavor is its intent to honor the legacy of Eva Landry, a beloved and esteemed educator whose lifelong dedication to nurturing the youth in our communities has left an indelible mark. As a founding member of VOCA, it is fitting that the splash pad will bear her name as a testament to her enduring impact and unwavering commitment to the betterment of our society.

The splash pad will serve as a dynamic space for children and families to play, learn, and connect, further solidifying St. Peter's reputation as an inclusive and vibrant community dedicated to fostering growth and togetherness. It is sustainably designed with a water recirculation system to ensure minimal impact to water use volumes and the cost of operation.

VOCA separated the project into three key phases to make the construction and fundraising more manageable:

Phase 1 – Complete	Land and Design Planning	\$20,000
Phase 2 – Complete	Construction	\$420,000
Phase 3 – Pending	Commissioning / Safety	\$40,000
Total		\$480,000

Status of Work To Be Completed:

In keeping with Richmond County's grant policy, we are applying for \$20,000 from Richmond County to support 50% of the final phase of the project which is set to begin in July.

The remainder of the work to be completed as part of the Commissioning / Safety Phase includes:

Equipment to protect splash pad users while the ball field is in use.	\$1000
Landscaping, including armor stone, to protect splash pad users from vehicular traffic near the Lions Hall and from the risk of falling due to required grading/sloping.	\$25,000
Commissioning of all fixtures and equipment and Training on programming system controls, maintenance, etc.	\$5,000
Seating for guardians/family members of users.	\$4,000
Signage for directions, safety, instructions for use, tribute to Eva Landry, and sponsor recognition.	\$5,000
TOTAL	\$40,000

Funding Category Rationale:

This project fits with the Waterfront Development Grant because it forms part of the Lions Club/Lions Marina property (PID 75110585). Locating this facility near the marina will improve the visitor experience to the marina and to the community in general, adding value to the overall waterfront development potential of the Lion's property.

Leveraged Funding:

Previous phases of the project have leveraged \$360,000 of investment from the Province of Nova Scotia, with the remainder financed (and to be financed) through fundraising by VOCA to a total of \$480,000.

Asset Ownership:

The Lions Club has formally agreed to sub-lease a section of the property to the St. Peter's Village Commission on a temporary basis of 20 years, renewable. The Village Commission has formally accepted to take on ownership and ongoing maintenance of the asset once it is completed. As part of Phase 1, VOCA paid for surveying and for the legal costs to create a site plan for the lease agreement. The lease agreement will be signed once the splash pad is complete, at which point maintenance it will come under management of the Village. To demonstrate ownership, letters of support/intent can be provided by all parties, as can a lease agreement once the transfer takes place following the project completion.

Profit and Loss

Village on the Canal Association

Date Range: Jan 01, 2024 to Dec 31, 2024

Report Type: Accrual (Paid & Unpaid)

ACCOUNTS	Jan 01, 2024 to Dec 31, 2024
Income	
Direct Support - Swim the Canal	\$900.00
Income - FOT (Door)	\$4,246.55
Income - FOT (Silent Auction)	\$135.00
Income - NDD Kid Events	\$610.65
Income - Poker Walks	\$669.53
Income - Swim the Canal	\$10,198.61
Income - Trivia	\$1,717.00
Income- Celtic Colours	\$680.00
Investments – Interest	\$1,050.51
Total Income	\$20,207.85
Total Cost of Goods Sold	
	\$0.00
Gross Profit	
	\$20,207.85
As a percentage of Total Income	100.00%

Operating Expenses

Advertising - Swim the Canal	\$767.13
Advertising - VOCA General	\$518.02
Bank Fees	\$48.00
Donations	\$100.00
Hosting & Entertainment - Celtic Colours	\$680.00
Hosting & Entertainment - FOT	\$738.98
Hosting & Entertainment - NDDs	\$2,738.90
Hosting & Entertainment - Swim the Canal	\$1,585.00
Insurance	\$1,930.00
Postage & Mailbox Fees	\$215.05
Prizes & Awards - FOT	\$50.00
Supplies - FOT	\$772.65
Supplies - Swim the Canal	\$4,852.33
Total Operating Expenses	\$14,996.06

Net Profit**\$5,211.79**

As a percentage of Total Income

25.79%

Balance Sheet

Village on the Canal Association

As of Dec 31, 2024

Report Type: Accrual (Paid & Unpaid)

ACCOUNTS	Dec 31, 2024
Assets	
Cash and Bank	
Credit Union Chequing 10-4	\$4,579.01
Credit Union Savings 28-4	\$360,493.27
Credit Union Term Account 40-4	\$7,347.31
Credit Union Term Account 42-4	\$6,723.05
RBC Chequing (5004254)	\$17,522.38
Total Cash and Bank	\$396,665.02
Other Current Assets	
Total Other Current Assets	\$0.00
Long-term Assets	
Total Long-term Assets	\$0.00
Total Assets	\$396,665.02
Liabilities	
Current Liabilities	
Accounts Payable	\$751.38
Deferred Revenue - Capital Donations	\$360,000.00
Total Current Liabilities	\$360,751.38
Long-term Liabilities	
Total Long-term Liabilities	\$0.00
Total Liabilities	\$360,751.38

Equity**Retained Earnings**

Profit for all prior years \$4,724.94

Profit between Jan 1, 2024 and Dec 31, 2024 \$5,211.79

Retained Earnings/Deficit \$25,976.91

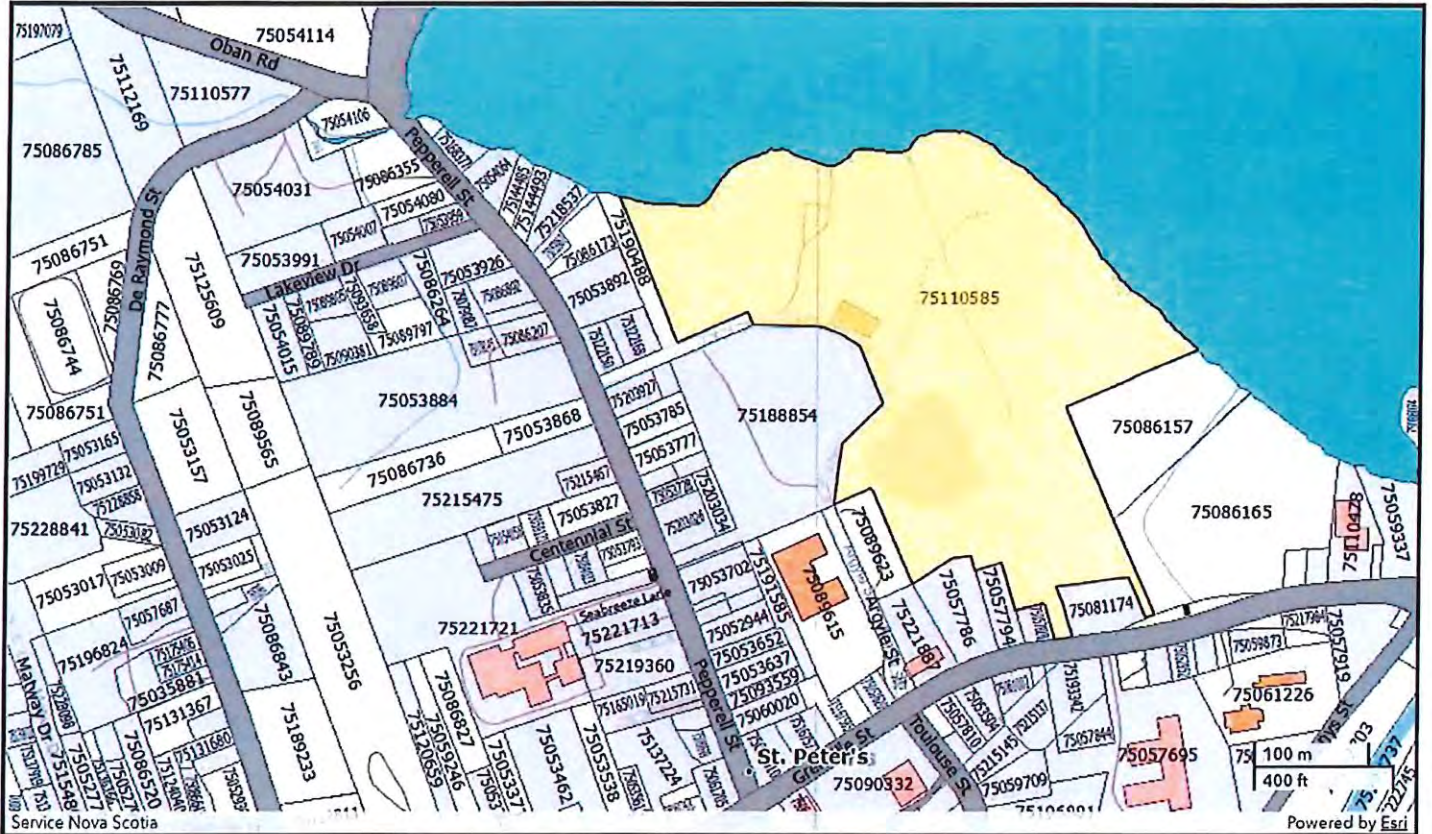
Total Retained Earnings \$35,913.64

Total Equity \$35,913.64



Property Online Map

Date: June 19, 2025 13:02:58



PID:	75110585	Details	Address:	LIONS AVENUE ST. PETER'S	AAN:	03401561
County:	RICHMOND COUNTY		Owner:	ST. PETER'S AND AREA LIONS CLUB	Value:	\$172,600.00 (2025) COMMERCIAL EXEMPT
LR:	LAND REGISTRATION					

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [Land Registration Act subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

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Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	75110585	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	26 ACRE(S) (PLAN)	Parcel Access	PUBLIC	Manag. Unit	MU1504
Lot		Created	Jun 06, 1985 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	MUNICIPALITY OF THE COUNTY OF RICHMOND	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	May 21, 2009 02:32:16PM		

Location	County	Primary Location	Source
<u>35 LIONS AVENUE</u> <u>ST. PETER'S</u>	RICHMOND COUNTY	No	Assigned by Municipality
<u>39 LIONS AVENUE</u> <u>ST. PETER'S</u>	RICHMOND COUNTY	No	Assigned by Municipality
<u>LIONS AVENUE</u> <u>ST. PETER'S</u>	RICHMOND COUNTY	Yes	Assigned by Municipality

Comments
possible that old railway r.o.w. (now owned by Natural Resources) affects this PID - see Plan 98784144

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
<u>00658723</u>	\$211,000.00 (2025 COMMERCIAL EXEMPT)	040	000	
<u>03401561</u>	\$172,600.00 (2025 COMMERCIAL EXEMPT)	040	000	

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date	NS Non-Res?
ST. PETER'S AND AREA LIONS CLUB	FEE SIMPLE	39 LIONS AVENUE POST OFFICE BOX 297 ST. PETER'S NS CA B0E 3B0	DEED	2009	<u>93149947</u> View Form View Doc		Apr 14, 2009	No
ST. PETER'S AND AREA LIONS CLUB	FEE SIMPLE	39 LIONS AVENUE POST OFFICE BOX 297 ST. PETER'S NS CA B0E 3B0	DEED	1998	<u>42</u> View Doc	Book 196 Page 112	Jan 12, 1998	No

Manner of Tenure

Tenure Type	Tenure Description
NOT APPLICABLE	NO DESCRIPTION FOUND

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
No Records Found							

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

Textual Qualifications on Title

Qualifications Text

No Records Found

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc#	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	------	----------------	-------------------

No Records Found

Parcel Description

PID 75110585

ALL that certain lot, piece or parcel of land situate, lying and being at St. Peter's, in the County of Richmond, Province of Nova Scotia, bounded and described as follows:

Bounded on the North and East by the waters of Strachan Cove, being part of the Bras d'Or Lakes;

Bounded on the South by the Main Highway Number 4 running through the Village of St. Peter's and by lands owned by private owners;

Bounded on the West by lands owned by private owners.

Reserving therefrom the following:

1. Any public streets, public roads or public rights of way;
2. The conveyance to John Fougere Holdings Limited by Quit Claim Deed registered in Book 227, Page 388 on November 9, 2001 as Document 1320;
3. The conveyance to Her Majesty the Queen by Warranty Deed registered October 22, 2004 as Document 76510909;
4. The portions of Cabot Street and Victoria Street conveyed by Her Majesty the Queen to Municipality of the County of Richmond registered August 25, 2006 as Document 85970425.

Saving and excepting Parcel A as shown on registered plan no. 118376434 recorded in the Land Registration Office for Richmond County

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: RICHMOND COUNTY

Registration Year: 2021

Plan or Document Number: 118376434

The MGA compliance statement has been applied by SNSMR during the processing of Land Registration Plan.

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	118447102	2021	ADDITION OF PARCEL ACCESS/REMOVAL OF INTERESTS ON S/D		LAND REGISTRATION	4/23/2021
	View Form					

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	118376434	2021	SUBDIVISION & AMALGAMATIONS	PLAN OF SUBDIVISION AND CONSOLIDATION OF LANDS DEEDED TO GEORGE L BOUDREAU AND BARBARA A. BOUDREAU AND LANDS DEEDED TO ST. PETERES AND AREA LIONS CLUB LOCATED AT GRENVILLE STREET ST. PETERS		4/12/2021
	View Plan					

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
<i>No AFR Bundles Found</i>					

Parcel Relationships

Related PID	Type of Relationship
75057786	CONSOLIDATED - NOT RELATED TO
75086108	ADDITION PARCEL
75086116	ADDITION PARCEL
75086124	ADDITION PARCEL
75086132	ADDITION PARCEL
75086140	ADDITION PARCEL
75086181	ADDITION PARCEL
75086215	ADDITION PARCEL
75089631	ADDITION PARCEL
75089649	ADDITION PARCEL
75090258	ADDITION PARCEL
75090266	ADDITION PARCEL
75090274	ADDITION PARCEL
75090282	ADDITION PARCEL
75090308	ADDITION PARCEL
75188847	INFANT PARCEL
75188854	INFANT PARCEL
75190488	INFANT PARCEL

This parcel IS REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [Land Registration Act subsection 21(1)].

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St. Peter's and Area Lions Club
39 Lions Ave
St. Peter's NS B0E 3B0
stpeterslions@hotmail.com

June 19, 2025

Municipality of the County of Richmond

grants@richmondcounty.ca

RE: VOCA Splash Pad Fund Raising Project

Dear Danielle,

This letter is to confirm that the St. Peter's & Area Lions Club (Registry ID 1286881) owns the waterfront land (**PID:75110585**) upon which the VOCA Splash Pad project is being built. VOCA is leading the development of the project on current Lions property, and we have supported the project by designating a portion of land on the property to the project, along with a financial donation (making us partners in this development). Upon completion of the project, the designated land for the splash pad will be leased to the Village on the Canal Association for ongoing ownership and maintenance of the splash pad.

As the current owners of the property, we fully support their application for a grant contribution from the County for the project.

Sincerely,

Selina Burke

President







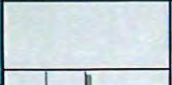

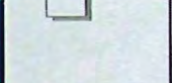

St. Peter's and Area Lions Club

Untitled-1* Untitled-2* **Untitled-3*** Untitled-4* +

144 120 110 90 64 48 32 16 0 16 32 48 64 80 96 112 128 144 160 176 192 208


20 FEET

8 FEET

 \$10,000	 \$5,000	 \$2,500	 \$1,000	 \$5,00
				
				
				

FIRST HOUR OF DESIGN FREE EXTRA CHARGE DEPENDING ON TIME SPENT DESIGNING
8x20=\$3100.80

QUOTE



Page 1

494358030_6...n.jpg

EF

Emma Ferguson
To: Richmond Grants
Cc: Amanda Mombourquette

Reply Reply all Forward Sat 21-Jun-2025 2:21 PM

Retention: MOCR Data Retention Policy - 10 Years (10 years) Expires: Tue 19-Jun-2035 2:21 PM



Hi Danielle,

Just a quick follow-up to my previous email. I have attached another signage quote, this one from Fleur De Lis Signs, to provide additional pricing options.

Regarding the other items:

- **Leisure Valley** is the company that has completed the Splashpad installation to date. They are required to handle the final safety equipment setup and provide training on the system. As one of only two providers in the province who specialize in splashpad installations, and the only one available in time for a summer opening, they must be the ones to complete the remaining work. Since they completed the original install, it's necessary for them to finish the setup and training to ensure proper system use and compliance.
- **Kelly's Trucking** handled all the initial landscaping and underground preparation, including the placement of the recirculating tank. Because they're already familiar with the structural layout and landscaping details, it's most practical and efficient to have them complete the remaining landscaping to prevent any issues.

Just wanted to clarify those details.

Thanks so much!
Emma

Reply Reply all Forward

PROPOSAL

KELLY'S TRUCKING LIMITED
12335 Highway 4, Soldier's Cove, N.S. B0E 3B0
Phone\Fax: 902.535.2400
kellystrucking@ns.aliantzinc.ca

Submitted To:
VOCA

Phone:

Date:
June 19, 2025

Street:

Job Name:
Splash Pad - Landscaping

City/ Province/Postal Code:
St. Peter's, NS B0E 3B0

Job Location:
Lions Avenue

Contact: Jennifer McNamara

We hereby submit specifications and estimates for:

To complete the remainder of the work at the St. Peter's splash pad site, which would include:

- Grading and leveling of site for safety and access.
- All related landscaping, including soil / sods
- Rock areas as required, reinstate existing parking lot, and placement of armour stone to define parking area from play area.

Estimate → \$25,000.00 + HST

NOTES: All work to be completed during dry weather conditions. (June / July 2025)

All work to be completed on an hourly and material basis.

We propose hereby to furnish material and labour - complete in accordance with above specifications, for the sum of:

AS STATED ABOVE _____ Dollars \$ _____

Full Payment to be made upon completion of job.

Terms: Net 30 Days. A service charge of 2% per month will be applied to past due accounts.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications will become an extra charge over and above this estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, windstorm, and other necessary insurance. Our workers are fully covered by Workers' Compensation Insurance.

Note: This proposal may be withdrawn, if not accepted within [30] days.

Authorized Signature:  , CET

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment made as outlined above.

Date of Acceptance: _____ Signature: _____

Leisure Valley

9705 highway 358, PO Box 160
Canning NS B0P 1H0
Info@leisurevalley.ca
GST/HST Registration No.: 801651647RT0001

Estimate

ADDRESS
Jennifer McNamara
St Peter's Splashpad
39 Lions Ave
St Peter's NS B0E 3B0

ESTIMATE 1445
DATE 19/06/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
19/06/2025	Custom Order Products	Safety equipment (netting, emergency lighting, signage etc)	1	2,900.00	2,900.00
19/06/2025	Splashpad installation service	Commissioning and training. additional travel charge included	1	5,000.00	5,000.00
19/06/2025	Custom Order Products	Seating and waste receptacles	1	4,000.00	4,000.00

Proof of \$2,000,000.00 liability insurance can be provided if requested.
WCB, First Aid, Work Safety, WHIMIS, Construction Safety up to date
All Special order items must be paid in full at time of order
Restocking fee on all items

*Building Materials subject to price change and availability

*Building Plans to be confirmed by customer, Additional charges may apply but will be discussed before.

*Any additions such as electrical, plumbing, framing, finishing, pool accessories and

unforeseen materials during project or construction may cause overages.

*Installation cost subject to change

*Timeline subject to change, Weather, previously booked projects can impact start dates

*Pool Kit price, estimates and timeline subject to change without notice

SUBTOTAL 11,900.00

HST (NS) 2025 @ 14% 1,666.00

TOTAL **\$13,566.00**

Accepted By

Accepted Date

Debit, Cheque, Cash, Visa & Mastercard accepted
Phone in Credit card charges subject to 3.45% processing fee
In house Credit Card charges subject to 2% processing fee
E-transfers to leisurevalleypools@gmail.com

Maple Signs & Engraving

Unit 5
 2 MacIntosh Avenue
 Port Hawkesbury, NS B9A 3K5
 info@maplesigns.ca
 maplesigns.ca

QUOTE

Quote No.: 3115
 Date: 06/06/2025
 Page: 1
 Ship Date:

Sold To:
 Walk-In Customers

Ship To:
 Walk-In Customers
 St Peter's Splash Pad Project
 Emma Ferguson

Business No.: 84484 8218 RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
791127	1	Each	3mil Max Metal sign w/digital print & lamination - art ready 8' x 20'	h	2,700.00	2,700.00
			Subtotal:			2,700.00
			h - HST @ 14% HST			378.00
Shipped by					Total Amount	3,078.00
Comments						
Sold By:						

Shelley David

From: Troy MacCulloch
Sent: July 15, 2025 1:46 PM
To: Shelley David
Subject: request from Dundee Hills RV Village - for Council
Attachments: Bareland Condominium Registrtation Summary 07-05-25.pdf

Hi Shelley,

As per Article 6 of the attached, Cam requires a letter/affidavit to attest that Cam has met the criteria as listed.

I will send another email from John Bain confirming said criteria has been met for Phases 1-3. They still have work to complete for phases 4-7

troy

THE MUNICIPALITY / LA MUNICIPALITÉ
OF THE COUNTY OF / DU COMITÉ DE
RICHMOND



Troy MacCulloch, CMML, FSAScot
Chief Administrative Officer

Phone: 902.226.3970
Mobile: 902.631.4120
Email: cao@richmondcounty.ca

2357 Hwy 206, P.O. Box 120
Arichat, NS B0E 1A0

www.richmondcounty.ca

REGISTRATION COSTS

	RESIDENTIAL	COMMERCIAL	RECREATIONAL
REGISTRAR OF CONDOMINIUMS	\$400.00 per unit to a maximum of \$20,000.00	\$400.00 per unit to a maximum of \$20,000.00	\$400.00 per unit to a maximum of \$20,000.00
	\$373.80 to accept and examine Declaration	\$373.80 to accept and examine Declaration	\$373.80 to accept and examine Declaration
	\$218.00 to record and examine By-laws	\$218.00 to record and examine By-laws	\$218.00 to record and examine By-laws
REGISTRY OF DEEDS	\$13.35 per unit	\$13.35 per unit	\$13.35 per unit
	\$133.35 to record Declaration	\$133.35 to record Declaration	\$133.35 to record Declaration
	\$43.60 to record any other document	\$43.60 to record any other document	\$43.60 to record any other document
REGISTRAR OF JOINT STOCK COMPANIES	\$62.30 to file Declaration	\$62.30 to file Declaration	\$62.30 to file Declaration

REGISTRATION REQUIREMENTS

1. Four original copies of the Declaration and initial By-laws signed by developer and all encumbrancers.
2. Three copies of engineering plans and architectural plans.
3. Three copies of survey plans.
4. Copy of a conceptual plan showing finished project.
5. Occupancy Permit for each residential unit.
6. Affidavit from Municipality consenting to the project and confirming that the project complied with zoning by-laws and building regulations at the time it was constructed.
7. Certificate from Engineer and Architect confirming that the project is complete in accordance with the plans.
8. Title abstract with attached Solicitor's Opinion, Surveyor's Certificate and Legal Description.
9. Tax Certificate from the Municipality showing zero balance.
10. Completed Reserve Fund Study, if ten units or more, or if the project is a conversion of existing property.
11. Building must be complete as certified by the Engineer/Architect in No. 6 above and there is no requirement for any units to be presold prior to registration.
12. Consents required from adjoining property owners if they have access to the condominium property which forms a burden on the property. Consents required from adjoining landowners over whose land the condominium property has a benefit. Consents also required from anyone with an encumbrance over or interest in the property. A Court application to dispense with consent if the consent is being unreasonably withheld is possible.
13. First annual budget and solicitor=s undertaking to hold back ten percent (10%) for fifteen (15) months.
14. For phased projects, Solicitor=s undertaking to register restrictive covenants to burden the remainder lands.

PATRICK I. CASSIDY, K.C.

Shelley David

From: Troy MacCulloch
Sent: July 15, 2025 1:53 PM
To: Shelley David
Subject: FW: Dundee RV Village - On Site Septic

THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LE MUNICIPALITÉ DU COMTE DE RICHMOND



Troy MacCulloch, CMML, FSAScot
Chief Administrative Officer

Phone: 902.226.3970
Mobile: 902.631.4120
Email: cao@richmondcounty.ca

2357 Hwy 206, P.O. Box 120
Arichat, NS B0E 1A0

www.richmondcounty.ca

From: John Bain <jdbain@edpc.ca>
Sent: June 11, 2025 10:54 AM
To: Cam Samson <living@dundeehills.ca>
Cc: Troy MacCulloch <CAO@richmondcounty.ca>; Lois Landry <Lois.Landry@richmondcounty.ca>; Chris Boudreau <Chris.Boudreau@richmondcounty.ca>; Andrew Jones <ajones@edpc.ca>
Subject: RE: Dundee RV Village - On Site Septic

Good morning Cam,

Thanks for the call. In point form this is what we discussed:

- 1) The Municipality can give a letter of support for Phases 1-3 of the Bare Land Condominium as a "grandfathered" Campground use.
- 2) Upon receipt of a detailed request with PIDs, staff will commence a rezoning using Policy 7-14 (b) which states: *"Council shall consider amendments to the maps of the Land Use By-law when the proposed zoning change is not specifically prohibited within this Plan and at least one of the following three conditions is true... b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan..."* to rezone properties associated with the development and the golf course to the Commercial Recreation CR Zone. You will reach out to Dundee to include them in this ask.
- 3) Private Road construction into the Phase 4-7 can commence and isn't subject to municipal permits.

- 4) A letter of support **in principle** from staff for an expansion to the condominium Phases 4-7 **subject to** amendments to the bylaw can be provided.
- 5) The Rural General zone permits “Marinas” and “Commercial Recreation – Outdoor” therefore the Docking Facility is a permitted use. (The use is permitted in the CR Zone more specifically as a “Marine Recreation Provider” use).
- 6) The Rural General zone permits “Personal Service Shops” therefore the Nordic Spa is a permitted use. (The use however is not permitted in the CR Zone so would be part of the amendment process).
- 7) The Rural General zone permits “Commercial Recreation – Outdoor” therefore the Tubing Hill/Park (as are golf courses) are permitted uses. (The use is also permitted in the CR Zone).

If I missed anything, please just reach out.

Also, when reviewing this, the CR Zone is the only zone which permits campgrounds, but it is through a “Site Plan Approval” process.

Thank-you again for the call and we wish you all the best for this exciting development.

Sincerely,
John Bain

From: Cam Samson <living@dundeehills.ca>
Sent: Wednesday, June 11, 2025 10:00 AM
To: John Bain <jdbain@edpc.ca>
Cc: 'Troy MacCulloch' <CAO@richmondcounty.ca>; lois.landry@richmondcounty.ca;
chris.boudreau@richmondcounty.ca; Andrew Jones <ajones@edpc.ca>
Subject: RE: Dundee RV Village - On Site Septic

Hi again John,

A couple of topics for discussion.

Yes, we purchased the lands while under the Previous Development Zoning with a vision for several components consistent

with the Dundee Resort & Golf Course. With that we have worked through business plans for various components that I would like to review again now that you have a new Development Zoning in place.

The first item would be defining the process on having this project grandfathered...specifically the next phases of this RV Village that are all incorporated in the same PID. If we are grandfathered in Phase 1-3, how can we get the rest of the project completed with the same guideline under the same PID ?

There are other elements of this project that are in play that we need clarity on.

Docking Facility – We have a Lease Agreement with his Majesty the King for a dock facility on the leased land across from the Silo.

We have nothing to build there other than a floating dock structure and a supporting storage container for future rentals & support.

Is there anything else we would need from the municipality or Eastern District when it comes to zoning approvals ?

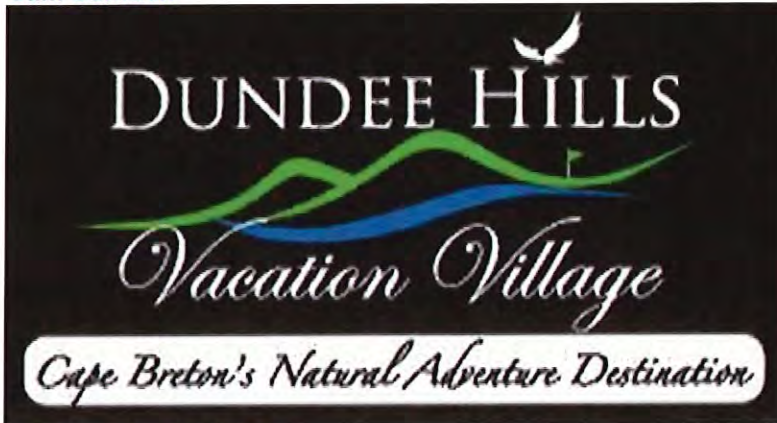
PS. I'll send that documentation separately.

Nordic Spa – Again staying consistent with the Resort Activity, we have defined a location and would begin lot clearing later this year.

Are there any issues with this from a Development Approval standpoint.

Tubing Hill/Park – Similarly, we are looking to create 4 season activities that are consistent with Resort activity and have defined a location for a 4 season tubing hill. It will be in the form of a Park with various hills and admission. Are there any issues with this from a Development Approval standpoint...I don't see it much different that a golf course.

Cam Samson




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 please don't print this e-mail unless you really need to.

Shelley David

From: Troy MacCulloch
Sent: July 15, 2025 1:50 PM
To: Shelley David
Subject: letter from John to Cam - Dundee Hills request

From: Cam Samson <living@dundeehills.ca>
Sent: Thursday, June 5, 2025 7:41 PM
To: John Bain <jdbain@edpc.ca>
Cc: 'Troy MacCulloch' <CAO@richmondcounty.ca>; lois.landry@richmondcounty.ca;
chris.boudreau@richmondcounty.ca
Subject: RE: Dundee RV Village

Good morning Mr. Samson,

Your property (PID 75228254) is zoned Rural General (RG) in the Plan Richmond land use by-law. The Rural General Zone is generally permissive reflecting the rural nature of the area and includes uses such as "Convenience Stores" and "Restaurants". The zone does **not** however permit Campgrounds which are only permitted within the Commercial Recreation (CR) Zone.

The zoning by-law came into effect last year, June 5th 2024. Given that date and the documentation you have provided you have pre-zoning approval for your first three phases. They would therefore be considered a legal non-conforming use of land and therefore **permitted**. The municipality could provide a letter of support for this.

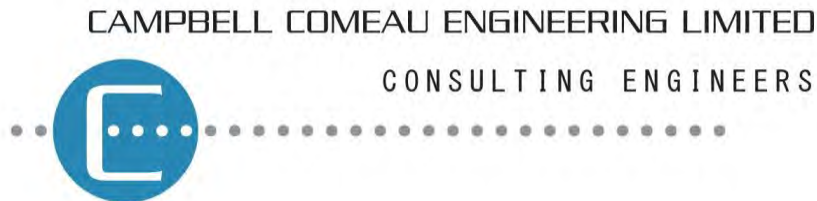
Your next phase, second phase 4 to 7 does not appear to pre-date the zoning and therefore would be subject to a rezoning to permit the use.

There is however a possibility that you have some pre-June 5, 2024 approval for Phases 4 to 7 in which case, that area would also be grandfathered similar to phases 1-3. Otherwise, you would need to rezone the property to allow the proposed development.

With respect to your Assessment Account Number, that would be assigned by Property Valuation Services, not the Municipality.

If you have any questions or concerns, please do not hesitate to reach out.

Sincerely,
John Bain



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May 27, 2025

Mr. Chris Boudreau
Department of Public Works/Municipal Engineering
2357 Highway 206
Arichat, Nova Scotia B0E 1A0

Dear Mr. Boudreau

RE: ***Richmond Arena – Structural Assessment – Phase 2
3122 Whiteside Road, Louisdale, NS***

Campbell Comeau Engineering Limited has been retained to complete the second phase of a structural assessment for the Richmond Arena located at 3122 Whiteside Road in Louisdale, Nova Scotia. The original building is a pre-engineered steel structure that was constructed around 1976. A single bay addition was added to the west end of the building between 1998-2000. No design drawings were provided for the original building but drawings for the addition from Butler Manufacturing are available. The scope of the structural assessment work includes only the original building structure and not the addition.

REVIEW OF PREVIOUS ASSESSMENT

The original structural assessment was completed by Campbell Comeau Engineering and the report is dated January 10, 2018. The report states that both the primary steel rigid frames and the secondary roof purlins have capacities significantly less than the current design loads.

The previous analysis work focused on the roof structure of the original pre-engineered building. Both the roof purlins and rigid steel frames were considered. The analysis was completed for an assumed dead load of 8 pounds per square foot (psf) and a snow load of 48 psf. This value is the current design snow load for Port Hawkesbury according to the 2020 edition of the National Building Code of Canada (NBCC). Port Hawkesbury is located about 25 km away from the site and is the closest geographic location in the list provided by the NBCC.

The report indicated that the factored moment was 62% greater than the moment resistance for the roof purlins. Similarly, the analysis of the rigid frames indicated that the factored moment value was approximately double the moment resistance of the rigid frame. The wind exposure factor was

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considered for the arena building and a windswept condition with a reduction in design snow load was not appropriate. The original assessment also included a limited visual review of the structure. No damage or deterioration was noted but only a small portion of the building structure was reviewed.

PHASE TWO - ASSESSMENT OVERVIEW

Pre-engineered building roof system design has evolved significantly since the 1970's when this structure was constructed. Both wind and snow load calculations are often updated when new versions of the NBCC are issued. Continual research and updated design codes and standards has also led to significant improvements in the strength prediction of thin-walled cold-formed steel purlins with bracing. Most existing pre-engineered building roofs show significant strength deficits when evaluated with modern design codes.

BUILDING DIMENSIONS AND MEASUREMENTS

The roof framing plan of the existing arena building is shown in Figure 1. The original building dimensions are 240 feet long by 120 feet wide consisting of ten (10) 24 foot wide bays. The roof slope is 1 on 12. The building was likely designed to the 1975 NBCC which had a ground snow load of 65 psf for Port Hawkesbury. The 1975 ground snow load is multiplied by a basic snow load coefficient of $C_s=0.8$ except for roofs exposed to wind. For roofs exposed to wind a basic snow load coefficient of $C_s=0.6$ may be used if the following conditions are met:

- If the roof is not shielded from the wind on any side by obstructions higher than the roof within a distance of 10 times the height of the obstruction above the roof level measured horizontally from the building, and
- If the roof does not have any projections which prevent the snow from being blown off.

According to the 1975 NBCC, the snow load values would have been 52 psf for normal and 39 psf for the windswept condition. It was common for older pre-engineered buildings to have been designed with the reduced snow load for the windswept condition and it is very likely that the roof structure of the arena was designed for a snow load of 39 psf. The current snow load from NBCC 2020 is 48 psf, which is a 23% increase.

The roof purlins are 9½" deep Z-shaped cold-formed sections with 3" wide flanges with 1" stiffening lips oriented 90 degrees from the horizontal flanges. The purlin base metal thickness was measured to be approximately 0.110" on average. For the analysis, a base metal thickness of 0.1047" was used which corresponds to 12-gauge metal. The purlins are spaced at 4'-9" center-to-center and span 24 feet from rigid frame to rigid frame. The roof purlins are bearing on the rigid frame rafter at each end and are bolted to a clip angle that is bolted down to the rafter. This typical connection is shown in Photo 1 and is very unusual for most pre-engineered metal building systems. Most roof purlins extend



over the frame and have a lapped splice connection that provides continuity across the support which decreases the maximum moment value by approximately 15%. The simple span condition present in this building is less efficient than the lapped condition.

The roof membrane consists of standing seam roof panels of unknown thickness. The roof insulation is sandwiched between the standing seam roof panel and the purlins and there is a series of clips that are screwed down to the purlins that connect to the standing seam roof panels. The purlins are expected to have a yield strength of either 50 ksi or 55 ksi for pre-engineered metal buildings manufactured after 1958. For the analysis, a yield strength of 50 ksi was used to be conservative.

The overall strength of the roof purlins is affected by the presence of lateral bracing. Photo 2 indicates the typical bracing system used throughout the original building which is a 1"x1"x0.1046" angle located at the midspan of each purlin near the top flange. The top flange of the roof purlin is laterally supported by the attachment to the metal roofing so the angle bracing is redundant and doesn't provide any additional bending capacity according to the calculations. If the bracing had been installed near the bottom flange of the purlin the capacity of the section to resist wind uplift forces would be increased significantly.

ROOF PURLIN ANALYSIS

It is difficult to know how purlin strength was determined for the original building. Distortional buckling of the purlin compression flange had not been incorporated into the AISI design standards until much later. Combined action calculations considering flexure, torsion and shear were also not fully developed yet. Metal building manufacturers typically relied on simply supported single span pressure box tests and testing data to provide design tables that were used to select purlin sizes. Now, the AISI S100-16 North American Specification for the Design of Cold-Formed Steel Structural Members provides approaches for considering all the potential strength limit states inclusion combined actions and partial bracing from attached roof panels.

In this study the purlin strength for gravity loads is calculated using CFS® 14.0.1 by RSG Software which is a cold-formed steel component design software that performs calculations in accordance with the AISI S100-16 standard. The software considers the simple span condition, purlin dimensions and the partial bracing provided by the standing seam roof panels as well as the midspan top flange bracing. For the gravity loads used for the analysis the strength limit state is predicted to be the interaction of vertical (M_y) and horizontal (M_x) moment and the overload or utilization rate is as follows:

$$M_y=1.68 + M_x=0.156 \text{ which equals } M_{\text{total}} = 1.837$$



This is the total bending for both the dead and snow load of 48 psf including appropriate load factors and the vertical moment term is very close to the results from the previous assessment. The horizontal moment term arises from the bending associated with the slope of the purlins and was neglected in the previous assessment. The calculation of purlin capacity for wind uplift loads and the resulting utilization is just below 1 indicating that the moment capacity of the purlin is slightly greater than the factored uplift load caused by wind.

PRIMARY RIGID FRAME ANALYSIS

No additional analysis or assessment work was completed on the rigid frames for the original pre-engineered metal building. These types of buildings are characterized by a primary framing system of rigid frames fabricated with bar or plate flanges and tapered webs cut from sheet steel. When original design information is not available and frame analysis must be done based on field measurements the process is very time-consuming and tedious due to the use of tapered sections. Tapered sections are used to minimize material usage by matching each section to the moment and shear values at specific locations.

The previous assessment utilized S-Frame to provide factored bending and shear values from gravity loads at various sections of the rigid frame. The resistance calculations were done for the various column and beam sections of the tapered frame in accordance with CSA-S16-14 Design of Steel Structures which provides requirements for the design, fabrication and erection of steel structures in Canada. CSA S16 has been in existence since 1924 with the first limit states edition issued in 1974 and there have been changes since that time that will have effects on the design capacity calculations. One of the variables that affect the calculated capacity is the lateral flange bracing so any damaged or missing flange bracing should be repaired or replaced. The previous assessment calculations have not been reviewed in detail. The utilization values for different failure modes for a variety of sections of the rigid frame system vary with maximum values between 1.7 and 1.9 which indicates a 70% to 90% overload. These values are similar to the results for the purlin calculations and indicate that a design snow load of about 28 psf is suitable for the existing structure.

STRUCTURAL INSPECTION DETAILS

The author visited the Richmond Arena on May 7, 2025 to complete a detailed inspection of the building structure. Most of the roof structure in the original building is obscured by a low-emissivity membrane over the hockey rink surface. This membrane was supported by cables so the author was able to observe the structure above the membrane anywhere on the hockey rink surface by using a vertical scissor lift. A systematic inspection was performed and all available rigid frames, roof purlins and bracing were visually reviewed. There were some areas of the roof structure that were obscured



by ceiling structures and other features that made visual inspection not possible. It is estimated that approximately 75% of the original building roof structure was reviewed.

Overall, given the age of the original building the condition of the roof purlins, rigid frames and lateral and vertical bracing was all found to be in good condition. There were no major signs of distortion or damage to any of the main structural members. This was surprising given the limited purlin bracing that is present throughout the original building and indicates that excessive snow loading has not occurred.

The exterior of the standing seam roof panels were viewed from the South side of the building only but appeared to be in excellent condition as shown in Photo 3.

All of the roof purlins and rigid frames in the hockey rink area were previously painted yellow. There is some minor corrosion staining on the top flange as shown in Photo 4 in various locations, but it is considered very minor. Note that there are some unpainted screws through the top flange of the purlins that have been installed after the purlins were painted. This likely indicates that the standing seam roof panels have been added over top of the original metal roof.

Photo 5 shows a typical purlin located along the north side of the building in a small storage area located at the top of the bleachers. The purlins in this area are not painted like in the hockey rink but there is little evidence of corrosion and no indication of damage.

The location of the lateral rod bracing in the roof structure and vertical rod bracing between the frames is shown on Figure 1 and no signs of damage or overload was noted. There is a discontinuity noted at the East end where the central bay of lateral rod bracing appears to have been installed in an adjacent bay. This misaligned brace is shown in Photo 6 and may have been a modification either during construction or later. This misalignment is noted in the items below and should be rectified even though the system appears to be performing adequately as is. Rod bracing is required in pre-engineered metal buildings to transfer lateral forces to the vertical braced frames and rigid frames because the standing seam roof panels do not provide a roof diaphragm which are typical in conventional steel buildings.

A sample lateral rod brace in the roof system is shown in Photo 7.

Photo 8 presents a typical vertical braced frame between two rigid frames on the south side of the building. About half of the rigid frame columns were available for inspection but the ones that were visible did not show any signs of damage or deterioration.



Photo 9 shows an area on the North wall with some exposed concrete foundation wall. There is minimal concrete foundation exposed but what is visible appears to be in good condition and does not show signs of damage or deterioration. The metal siding does show some signs of corrosion on parts of the North wall of the building but this is not a structural issue.

Photo 9 shows a portion of the wall on the South side of the building with a lighter blue siding which appears to be older and more degraded. There is only a portion of the south wall with this older siding and it should likely be replaced in the next couple of years. In pre-engineered steel buildings the vertical metal siding may be used to provide vertical stability for the wall girts. There was no location where the wall girts were visible to verify this situation but metal siding replacement should be done as required and fastened to the wall girts consistent with the existing size and spacing of fasteners.

NOTED DAMAGE/MISSING ITEMS

See Figure 1 for locations of damaged and/or missing items and explanations below.

1. Lateral rod bracing in roof system is misaligned in adjacent bay at east end of building. Rod bracing should be installed in adjacent bay. See Photo 6.
2. Diagonal frame brace has previously been removed due to interference with overhead door track. Diagonal frame braces are important and this item should be replaced. Due to interference the angle of the brace will have to be modified to provide similar resistance as the original diagonal brace. See photo 11.
3. Diagonal flange brace damaged. Most likely from impact. Brace should be removed and replaced. See Photo 12.
4. Diagonal flange brace buckled possibly from local overload. Brace should be removed and replaced. See Photo 13.
5. There is a noticeable gap between the purlins and the clip bolted to the rigid frame. This indicates that the purlin rolled most likely from a local overload condition. The bolts should be tightened and the gap should be eliminated. See Photo 14

INSPECTION COMMENTARY

The overall condition of the structure is excellent considering the age of the building. The building operators appear to do a good job of humidity control because there is very little signs of corrosion and deterioration observed. Given that roof purlins are very thin sections with horizontal surfaces these items are typically much more deteriorated in this type of environment. For this structure there is very little indication of damage or deterioration and the level of concern for premature failure due to degradation is low. The noted damaged or missing items above should be repaired prior to next winter and the building maintenance staff should continue to monitor for instance of damage or deterioration in the future and repair as necessary.



STRUCTURAL ASSESSMENT – OVERVIEW

The inspection of the available structure revealed one location with evidence of damage or distress but the cause of the condition is unknown. Given the repetitive nature of the roof framing if the damage was caused by external snow loading it is extremely unlikely that this distress would only occur in one location. It is assumed that the damage was caused by an unknown force applied to the inside of the building or possibly an installation issue resulting in local damage.

Commentary L of 2020 NBCC allows for an evaluation of buildings that were designed and built in accordance with previous codes and structural design standards. The commentary allows for an evaluation based on satisfactory past performance provided the following conditions are met:

- Evaluation by a professional engineer does not reveal any evidence of damage, distress or deterioration.
- The structural system is reviewed and critical details are examined and checked for load transfer.
- The building has demonstrated satisfactory performance for at least 30 years; and
- There have been no changes within the past 30 years that could significantly increase the loads on the building or affect its durability, and no such changes are contemplated.

The author is satisfied that the building satisfies the items listed above as conditions for evaluation based on satisfactory past performance. The building does not require any structural reinforcing based on the demonstrated capacity to resist environmental loads if there are no changes that could increase the loads or affect the durability of the structure.

This statement is despite the results of the structural assessment that indicates that the primary rigid frame system and the secondary roof purlins are overloaded in the range of 70% to 90% based on the current 48 psf design snow load. There is obviously risk in continuing to operate the facility with this reduced structural capacity as it pertains to life safety of building occupants. The following discussion points will provide options that may be considered to reduce risk of structural failure.

STRUCTURAL ASSESSMENT – DISCUSSION POINTS

The following points will provide discussion of several options that may be considered to reduce risk of structural failure or damage to the original pre-engineered building structure.

1. Climactic Design Data

The design snow load assumed for the building location is taken from 2020 NBCC for Port Hawkesbury, which is located about 25 km away from the site. Given the location along the Strait of Canso the climatic data could be different. Environment Canada can provide site specific design data



based on site address or coordinates. The site specific design wind and snow loads may be more or less favourable than the assumed values.

2. Snow Load Wind Exposure Factor

The snow load calculation for windswept conditions as per the 1975 NBCC was presented earlier. The wind exposure factor language in the building code has not changed significantly. Clause 4.1.6.2 of the 2020 NBCC regarding specified snow load calculations allows for a reduction of the snow load due to the wind exposure factor of 0.75 for rural areas where the building is exposed on all sides to wind over level terrain with only scattered buildings, trees or other obstructions. Using current design snow loads for Port Hawkesbury and the wind exposure factor reduction would result in the same 39 psf snow load from 1970.

Photo 15 and Photo 16 present the view along the East side and South side of the building, respectively, taken on May 7, 2025. Due to the elevation of the land lying to the South and East of the building and the concentration of trees, the reduction in snow load due to wind exposure does not appear to be appropriate. If the trees on the neighboring parcel of land adjacent to the building were to be cut down, the increased exposure to wind may help to reduce the snow load on the building roof in practice but it is not clear if the distance to the adjacent hill would meet the criteria in the code to allow for the reduction.

Given the considerable overload in the roof structure design, any reduction in probability of snow load will help reduce the risk of damage or collapse. If it was an option to remove trees from the adjacent property the topography of the existing ground surface can be considered to determine if the wind exposure factor could be applied. A topographic survey may be required to assess conditions although LIDAR-derived data may be available that will provide the information required.

3. Roof Purlin Analysis & Potential Reinforcing Options

Roof purlins are secondary members and failure will typically lead to local damage and not large scale collapse.

a. Material Testing

Material testing can be done to test yield strength of roof purlin material. The analysis was done with an assumed value of 50 ksi. Testing may find that that the material is 55 ksi or higher which increases the moment capacity of the section.

b. Installation of Additional Lateral Bracing

Additional lateral bracing of the roof purlins can be added to increase to the overall strength of the section in response to both gravity loads and wind loads. The existing single angle brace at midspan is very minimal. This point can be observed in Photo 17 which shows typical purlin



bracing in the 1998 addition of the building. The purlins are the same size and spacing, however the angles are twice as large and they are at both the top and bottom flange of the purlin and located at both the midspan and quarter span.

Additional purlin bracing will increase the moment capacity of the roof purlins to both wind uplift loads and gravity loads. In pre-engineered buildings it is more likely to see minor or local damage to roof purlins from wind forces than from snow loads. Installation of additional purlin bracing can be done with relatively light members and fastened with self-drilling screws as opposed to welding which makes the installation relatively quick and easy to complete. Detailed design would have to be completed to determine the overall moment capacity increase. The addition of purlin bracing at the bottom flange only would provide additional capacity to resist wind uplift forces only without adding additional moment capacity for gravity loads.

c. Installation of Channel Reinforcing over Rigid Frames

Installation of channels across the rigid frame could be done to change the purlin from simple span to continuous span. This would require bolting a new channel about 6 feet long through the existing purlins. This process would reduce the gravity load design moment in the roof purlins by about 15% and provide similar additional capacity against wind loads.

4. Rigid Frame Reinforcing Options

Rigid frames are primary members and failure would typically be large scale and more catastrophic in nature.

a. Material Testing

Material testing can be done to test yield strength of flange and web material in rigid frames. The analysis that was done in phase one assumed a yield stress of 44 ksi. Testing may find that the material is 50 ksi or higher which increases the capacity of the beam and column sections.

b. Installation of Rigid Frame Bracing

Additional flange bracing can be added to the frames to increase the moment capacity of the beam and column sections. Significant design work would be required to determine the capacity increase available but the installation work is simple and straightforward.

c. Installation of Rigid Frame Reinforcing

To provide the capacity increase to ensure that the structure meets or exceeds the current design snow load the only option is to design and install the necessary steel reinforcing. Significant flange reinforcing would be required and added by welding plates or rods to the



flanges of the rigid frames where required. Some web reinforcing will also be required based on the previous assessment work. Flange to web welding of the existing structure may also be required in some locations and splices between portions of the rigid frame will have to be reviewed and checked for capacity.

This proposed work requires extensive design and installation work and is very costly and time-consuming. This is the only thing that can be done to substantially increase the overall capacity of the primary structure of the building and actually increase the design criteria for Life Safety which is the primary consideration addressed by the ultimate limit states design of the NBCC.

5. Roof Snow Load Monitoring

The results of the assessment indicate that both the roof purlin and rigid frame systems are adequate for a design snow load of about 28 psf which is almost half of the current design snow load for the building. The factored load combinations and resistance factors used in the calculations provide additional overdesign but for monitoring purposes we would use this value as the maximum load. It would be recommended to restrict public access to the facility when the roof snow load is in excess of 24 psf which is about 0.85 of the maximum load.

Roof snow load monitoring is a difficult process due to the variability of the specific weight of snow. NBCC suggests that the value ranges from about 6.5 psf to a maximum of 20 psf per foot of snow thickness for this location. The maximum suggested snow load of 24 psf would reflect about 3.5 feet of light, fluffy snow or 1.2 feet of heavy, wet snow.

There are options available for steel buildings that include real-time snow load monitoring data. Strain gauges can be placed on the roof at various locations and monitored in real-time to provide warning for high strain in excess of the maximum gravity load.

FINAL DISCUSSION & RECOMMENDATIONS

The following is a list of recommendations based on the findings stated above:

- The noted repairs should be completed before November 2025.
- The site-specific climatic design data should be obtained and shared with the author for comparison.
- Remove trees on adjacent property, if possible, to increase wind exposure and reduce snow load on the roof.
- Provide topographic survey or LIDAR data so that an analysis can be done to determine if the design snow load can be reduced due to wind exposure.



- Have material samples collected from typical purlin and rigid frame web and plate members and tested for yield strength to confirm design assumptions.
- Additional purlin bracing providing lateral support to the bottom flange at midspan to increase resistance to wind uplift loads should be considered. The wind uplift loads are higher around the outside of the building so this could only be done in high wind uplift zones. If the adjacent trees are removed this will be more critical and will help protect against local damage from large wind forces in the future. This type of bracing does not increase the moment capacity of the purlins for gravity loads.
- An analysis could be completed to determine if additional flange bracing providing lateral support to the rigid frames would result in an overall increase in capacity. This may provide a small increase in overall capacity.
- It is not recommended to do any purlin reinforcing or bracing that increases the gravity load capacity of the roof purlins unless the rigid frames will also be significantly reinforced. The reason for this is for protecting life safety and reducing risk of collapse. Roof purlin failure due to snow load is typically a local failure. A rigid frame failure would be much more widespread and catastrophic.
- Due to the low capacity of the roof structure, it is recommended that the building be closed to the public if the snow load on the roof reaches 24 pounds per square foot (psf). This monitoring can be done with real-time monitoring equipment or by maintenance personnel and on-site observations. The weight of snow varies and maximum depth of snow is dependent on the specific density which changes as snow ages and with additional environmental conditions.

I hope that this report answers all of your questions as it relates to the structural capacity of the existing arena structure.

If you should have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

CAMPBELL COMEAU ENGINEERING LIMITED



Geoff W. Jamieson, P. Eng.



GWJ/sls
18725





Photo 1 – Typical Roof Purlin Connection at Rigid Frame Rafter.



Photo 2 – Typical Roof Purlins with Top Flange Bracing at Midspan.



Photo 3 – View of Standing Seam Roof Panels from South Side of Building.



Photo 4 – Typical Roof Purlin in Hockey Rink Showing Minor Corrosion Staining on the Top Flange.





Photo 5 – Unpainted Roof Purlins in Storage Area on North Side of Arena in Excellent Condition.



Photo 6 – Misaligned Lateral Rod Roof Bracing in Last Bay at East End of Building.



Photo 7 – Typical Lateral Rod Bracing in Roof Structure.



Photo 8 – Rigid Frame Columns and Vertical Rod Bracing Along South Wall.



Photo 9 – Corroded Metal Siding and Foundation on North Wall.



Photo 10 – Corroded Metal Siding and Foundation on South Wall.





Photo 11 – Diagonal Flange Brace Removed due to Interference with Overhead Door Track.



Photo 12 – Diagonal Flange Brace Damaged by Impact.



Photo 13 – Diagonal Flange Brace Damaged Possibly by Buckling.



Photo 14 – Gap Between Purlin and Clip Indicates Purlin Rolling.





Photo 15 – Exterior View Along East Side of Building.



Photo 16 – Exterior View Along South Side of Building.





Photo 17 – Typical Roof Purlin in 1998 Addition with Two Rows of Purlin Bracing at Quarter Spans.