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Policy & Strategy Committee Meeting Agenda

Tuesday, May 20, 2025 – 9:00 a.m.

MODL Council Chambers, 10 Allée Champlain Drive Cookville NS

- 1. Call to Order**
 - 1.1. Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
 - 2.1 Proclamation – Access Awareness 1
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda (as circulated)**
- 5. Approval of Minutes – April 15, 2025 (as circulated)**
- 6. Business Arising from Minutes**
- 7. Presentations/Scheduled Times**
- 8. Referral from Committees/Council - Nil**
- 9. Staff Reports**
 - 9.1 Recreation Department**
 - 9.1.1 Major Event Grant Application – Golden Shores Music Society -2-5
Shipyard Shindig Music & Art Festival
 - 9.2 Planning & Development**
 - 9.2.1 Municipal-wide Land Use Planning Project - Drinking Water..... 10:00 a.m. 6-12
- 10. Mayor's/Deputy Mayor's/Councillors' Matters - Nil**
- 11. Added Items - Nil**
- 12. In Camera - Nil**
- 13. Adjournment**



Proclamation

Access Awareness Week

A proclamation in support of the Municipality of the District of Lunenburg recognizing Access Awareness Week.

WHEREAS, the week of May 25 – 31, 2025 is recognized as Access Awareness Week; and

Access Awareness Week aims to celebrate achievements made both by and for persons with disabilities in the areas of accessibility, transportation, housing, employment, recreation, education and communication; and

This is the 39th year that this public awareness initiative has taken place in Nova Scotia; and

The theme for 2025 Access Awareness Week is Our Voices, Our Votes: Disability Rights in Action; and

Accessibility barriers are many and interconnected, removing and preventing them is challenging and complex; and

The foundation of Nova Scotia's Accessibility Act is to provide, support, and protect the rights of persons with disabilities to full inclusion and accessibility by the identification, prevention and removal of accessibility barriers; and

Access Awareness Week promotes the inclusion of all Nova Scotians with disabilities as full citizens within our communities; and

Through public awareness, community partnerships and education, this campaign aims to foster an environment of equal participation for persons with disabilities within the District of Lunenburg.

Therefore, be it resolved that I, Mayor Elspeth McLean-Wile, on behalf of the Municipality of the District of Lunenburg, do hereby proclaim May 25 to 31, 2025 as "Access Awareness Week". **We will be holding a flag raising next Tuesday at noon, and I hope everyone will join us.**

May 20, 2025

Mayor Elspeth McLean-Wile



The Municipality of the District of Lunenburg

Request for Decision

Report to: Policy & Strategy Committee

Submitted by: Ruth Wawin, Tourism & Event Development Officer

Date: May 20, 2025

Re: Major Event Grant Application Golden Shore Music Society- Shipyard Shindig Music & Art Festival

Recommendation

That Municipal Council approves the Golden Shores Music Society's application for funding through the Major Event Grant in the amount of \$1,500 for the Shipyard Shindig Music & Art Festival event taking place June 14th, 2025.

Executive summary

The application satisfies the Major Events Grant's purpose of attracting new large-scale events that create a positive economic impact for the Municipality. As per the Approval Process and Procedures of the Community Grant Program/Sponsorship Request Policy MODL043, applications requesting more than \$2,500 require Council's approval. It is the recommendation of staff to provide approval for the Golden Shores Music Society's grant application in the amount of \$1,500 for the Shipyard Shindig taking place on June 14th, 2025.

Background

The Shipyard Shindig Music & Art Festival is a one-day, all-ages event scheduled for Saturday, June 14, 2025, from 11:00 a.m. to 11:00 p.m. at Shipyard's Landing in Bridgewater. The festival aims to attract over 500 attendees.

The festival will include performances by bands and DJs, including several local artists. Food trucks and a beer garden operated by a local brewery will be on site. The event will also feature a marketplace for artists and makers to sell jewelry, clothing, and crafts.

A water taxi service will transport attendees to and from Shipyard's Landing, with stops at Pijinuiskaq Park and the Bridgewater Marina, encouraging the use of the Sobeys parking lot for festival access.

The event is expected to contribute to the local economy through accommodations and vendor participation. Some performers have confirmed stays at the Lighthouse Motel and Best Western, and a number of vendors, including artisans and food trucks, are based in the Municipality of the District of Lunenburg.

Golden Shores Music Society aims to raise funds for charities and organizations on the South Shore through music-based events and gatherings. Proceeds from the upcoming Shipyard Shindig Music & Art Festival will be donated to the Bluenose Coastal Action Foundation. The Society will also hold a raffle at the event in support of youth sports and will partner with a local youth sports team to run a parking fundraiser.

Discussion

The Golden Shores Music Society has submitted a Major Event Grant application requesting \$10,000 in funding. The event is a one-day music festival held in downtown Bridgewater and is expected to generate positive economic activity for surrounding businesses. Although the event is located within the Town of Bridgewater, there is also a positive economic impact for the Municipality. Local artisans, food truck operators, and other suppliers from within the Municipality will be involved and supported through this event. Additionally, several musicians and DJs have booked accommodations within the Municipality, further contributing to the local economy. This is a new event for this year, with plans by the organizing committee to expand it to a two-day festival in future years.

The Town of Bridgewater is supporting the event through in-kind contributions, including the provision of staff and logistical support for road closures in the surrounding area, as well as additional portable toilets for event attendees, this in-kind support is valued at \$5,000.

Taking into account the event's overall scale, budget, expected attendance, and the economic impact for the Municipality, including overnight stays generated, the recommended funding amount for approval is \$1,500. This recommendation also considers the importance of maintaining sufficient funds in the Major Events Grant budget to support a range of events that create a positive economic impact for the municipality. \$1,500 ensures support for this new event while preserving funds for other future applicants.

Strategic Focus

Regional Economic Development:

The Shipyard Shindig Music & Art Festival supports the strategic priority of regional economic development by driving local tourism and supporting small businesses. The event creates direct economic opportunities for local vendors, food trucks, artisans, and service providers. By leveraging local assets and encouraging collaboration with community organizations, the festival contributes to a vibrant and sustainable local economy.

Quality of Life:

The Shipyard Shindig Music & Art Festival contributes to quality of life by offering an all-ages event that encourages community engagement and celebrates local arts and music.

Budget/Financial Implications

The approved amount is within budget.

Climate Change/sustainability

N/A

Inclusion Diversity equity and Accessibility (IDEA@MODL)

N/A

Strategic Communications

N/A

Work plan

N/A

Alternatives

1. Approve the recommended amount of \$1,500
2. Approve an alternative amount of funding.
3. Do not approve the funding request.

Conclusion

The application submitted by the Golden Shores Music Society meets the eligibility requirements for the Major Events Grant as laid out in Community Grant Program/Sponsorship Request Policy MODL043. It is the recommendation of staff to provide approval for the grant application in the amount of \$1,500 for the Shipyard Shindig event.

Report Preparation	
Department	
Report Prepared by	Ruth Wawin, Tourism & Event Development Officer
Report Approved by	Trudy Payne, Director of Recreation Parks & Tourism
Date Reviewed by C.A.O.	



The Municipality of the District of Lunenburg Information Report

Report to: Mayor and Municipal Council
Submitted by: Ella R. Gindi, Planner II
Date: May 20, 2025
Re: Municipal Wide Land Use Planning Project - Drinking Water

Executive summary

The Municipality encompasses three provincially designated Protected Water Areas, which are vital to ensuring clean water for surrounding communities. While MODL does not operate a municipal water system, it has an important responsibility to consider how future planning and land use regulations can support the protection of these areas. The Province of Nova Scotia provides a foundational layer of regulation through the **Environment Act**, which limits certain activities within Protected Water Areas to safeguard water quality. Municipalities are expected to provide an additional layer of protection by regulating land uses—determining where and how development can occur to minimize risks to drinking water sources.

Provincial guidelines mentioned in the Municipal Government Act, including the **Statement of Provincial Interest** and the **Minimum Planning Requirements**, require municipalities to embed water protection measures within their Municipal Planning Strategies (MPS) and Land Use By-laws (LUB).

Background

The Municipality of the District of Lunenburg (MODL) does not operate its own water utility, it contains critical watersheds that supply the Towns of Bridgewater, Lunenburg, and Mahone Bay. These systems also serve nearby communities, including Osprey Village—MODL’s only full-serviced community—via Bridgewater’s Public Service Commission. Three provincially designated Protected Water Areas fall within MODL’s boundaries:

- Hebb, Milipsigate, and Minamkeak Lakes Watershed – Serves Bridgewater and surrounding communities, including Osprey Village.
- Dares Lake Watershed – Serves Lunenburg and Garden Lots.
- Oakland Lake Watershed – Serves Mahone Bay.

Hebb, Milipsigate and Minamkeak Lakes:

- Bridgewater Public Service Commission supplies customers in the Town of Bridgewater, and portions of the Village of Hebbville, as well as the communities of Cookville and Wileville.
- Daily consumption of water is 7.2 million litres. 1.2 billion liters of storage capacity and projected safe yield of 13.5 million liters per day– 53.3% capacity.
- The water is conventionally treated using chemically assisted sedimentation and filtration processes, then transferred to 4.5 million litre reservoirs.
- The Protected Water Area is about 11,600 hectares, of which 2,300 hectares are surface water. However, 5,899.6 hectares of the lake watershed in Chelsea and Newcombville is not designated as the Protected Water Area and remains unprotected.

Dares Lake:

- Town of Lunenburg Water Utility supplies customers throughout the Town and to the High Liner Foods, fish plant in Garden Lots.
- Daily consumption of water is 2.10 million liters (varies from year to year), with the safe yield of 4.55 million liters per day – at a 46.2% capacity, based on a 1-in-50-year failure recurrence.
- The water is treated with liming and chlorination, then stored in a 3.4 million litre water tank in Lilydale and a 3.6 million litre water tank in Garden Lots.
- The Protected Water Area is about 202 hectares, of which 164.3 hectares are surface water. However, 1,128.5 hectares of the lake watershed in Big Lots are not designated as the Protected Water Area and remain unprotected.

Oakland Lake:

- Town of Mahone Bay Water Utility supplies customers within the Town only.
- Daily consumption of water is 611,674 litres at a 60.0% capacity.
- The water is treated using coagulation pre-treatment system, micro-filtration water treatment system, ultraviolet disinfection system, chlorination disinfection, and various chemical feed meter pump systems, then transferred to a 2 million-litre reservoir.
- The existing Protected Water Area is about 405 hectares, of which 66 hectares are surface water. The entire natural watershed is covered by the Protected Water Area Regulations. Currently Oaklands Land Use By-Laws cover a small fragment of the Natural watershed.

The municipality's existing planning documents have land use controls only for a small segment of the Protected Water Areas because the majority of the municipality does not have land use controls.

Only Hebb Lake has zoning regulations within the Hebb, Milipsigate and Minamkeak Lakes protected water area. Most of the land surrounding Hebb Lake is zoned under the Village of Hebbville planning document. The zone only permits single residential dwelling units. It is subjected to specific zone requirements, public water systems developments, and infrastructure. The setback of residential dwellings is 14 metres from any watercourse. Other identified land uses in the un-zoned areas within the watershed are resource farming, resource extraction, resource forestry, residential, institutional, industrial, and transportation.

Oakland watershed has zoning control within Oakland planning area boundary. The watershed is zoned as a Protected Water Area. The uses permitted in the zone are structures essential to the operation and maintenance of a municipal public water supply system. Other uses do not involve multi-use trails, forestry, pasture, and grazing. Keeping livestock must obtain a fenced setback of 100 metres from any watercourse.

Nova Scotia Environment Act

The Environment Act supports the protection, enhancement, and reasonable use of the natural environment. Water resources in the Act include all fresh and marine waters comprising all surface water, groundwater, and coastal water. The Act provides the province with the authority to classify water resources according to their sensitivity or uses, adopt water quality guidelines, and indicators. The Minister of the Environment also has the authority to establish or adopt goals for effluent reduction and establish total allowable waste-loads for water bodies.

While the Environment Act defines the boundary of the Watershed Protected Water Areas and the permitted activities within the prescribed areas, municipalities are responsible for establishing the land use regulations to protect water quality. Although the municipality does not have its own water system, three protected water areas exist within the MODL's jurisdiction:

1. Oakland Lake Watershed Protected Water Area Regulations ([1963](#))
 - a. [Oakland Lake WPW Area Boundary](#)
2. Hebb, Milipsigate and Minamkeak Lake Watershed Protected Water Area ([1964](#))
 - a. [Hebb, Milipsigate and Minamkeak Lake WPW Area Boundary](#)
3. Dares Lake Protected Water Area Regulations ([1972](#))
 - a. [Dares Lake PW Area Boundary](#)

Minimum Planning Requirements

Protecting the quality of drinking water within municipal water supply watersheds is a mandatory requirement under the Statements of Provincial Interest. Provisions on drinking water protection require that planning documents identify and address water supply protection. According to the provincial provisions, MODL's Municipal Planning Strategy should consider the following policy issues:

1. Permitted or prohibited land uses
2. Nonconforming uses and structures
3. Lot size and density
4. Enlarged watercourse buffer distance
5. Land alteration regulations
6. If water protection is impractical, identification of such reasons and alternative sources
7. Guiding principles for the Watershed Management Plans
8. Protected Water Areas Map in the Land Use By-law.

Discussion

Several municipalities in Nova Scotia have established proactive policies to protect drinking water sources, which offer useful models for the Municipality of the District of Lunenburg (MODL). Below is an overview of key practices implemented by other municipalities:

1. Region of Queens Municipality (2022):
 - Established a Watershed (W) Zone within the Land Use By-law (LUB) to safeguard drinking water sources.
 - Implemented policies such as limiting development intensity and conducting a study to assess water recharge areas and contamination risks.
 - Permits only municipal water treatment facilities within the protection zone.
2. Municipality of the District of Chester (2022):
 - Designated Spectacle Lake as a Protected Watershed and restricted commercial, industrial, and residential development within the watershed boundary.
 - Implemented erosion mitigation plans to protect vegetation and water quality.
 - Prohibited activities include new subdivisions, livestock operations, and commercial development.
3. Municipality of the District of Yarmouth (2020):
 - Applied source water protection strategies to the Lake George Watershed, restricting recreational and agricultural activities that could harm water quality.

- Defined Lake George Watershed (LGW) Zone with specific restrictions for development within the watershed.
4. Town of Antigonish (2020):
- Established a Water Supply Overlay (WS) to ensure sensitive water areas are protected from incompatible development.
 - Permitted uses are limited to conservation projects, existing residential dwellings, and some public works associated with water supply.

Tools and Approaches

Natural Watershed Protection

Effective watershed protection should be based on the natural watershed boundary. This boundary marks the area where water naturally drains, and protecting the entirety of it ensures that water quality is preserved from future development pressures.

Erosion Control

Erosion from disturbed land is a major source of pollution in watercourses. Effective erosion control practices—especially along sensitive watercourses—are helpful in safeguarding water quality. As per provincial regulations (e.g., the Erosion and Sedimentation Control Handbook for Construction Sites), municipalities should implement erosion controls to reduce sedimentation and pollutants in water bodies.

Buffers and Setbacks

Watercourse buffers, typically 30-50 meters in width, filter pollutants like sediment and nutrients from stormwater runoff. A vegetated buffer can help to protect water quality, prevent erosion, and support biodiversity.

Land Use Regulations

No development is typically allowed within protected water areas unless it directly serves water supply or conservation needs. Only public utilities, conservation projects, and select residential uses are permitted in most protected areas. This approach supports the preservation of critical water resources by limiting land use activities that could negatively affect the water quality.

Nonconforming Uses

For existing developments in protected areas, nonconforming use regulations are typically applied with the goal of minimizing impacts on water quality. New development complies with more stringent environmental regulations where conflicts arise.

Multi-Zoned Approaches

In municipalities where multiple watersheds with different contexts and characteristics occur, tiered approaches to zoning can help achieve more localized solutions for each community. This is especially true for watersheds that differ substantially in area and development patterns.

Engagement

Workshops were held with Council in 2023, during which additional information was requested on best practices from neighbouring municipalities, detailed mapping of watershed conditions and development activity, and analysis of how many properties could be affected by proposed setbacks and land use restrictions in drinking water protection zones.

The MODL 2040: What We Heard Report

The report indicated that residents prioritize the protection of undeveloped land and sustainable forestry practices, while emphasizing the need for educational efforts to promote environmental stewardship.

Stakeholder Workshop Summary

Water utilities in Mahone Bay, Bridgewater and Lunenburg have all been consulted and have provided feedback on draft regulations, including those contained within the Draft #1 of the Municipal-Wide Land Use Planning documents. During meetings in March 2022 and subsequently in 2023 and 2024, comments and feedback were provided. Some utilities supported permitting renewable energy and small-scale agriculture but raised concerns about larger scale livestock farming in watershed zones. They recommended applying 30m and 75m watercourse buffers to all watershed lakes, with particular emphasis on a 75m setback around Oakland Lake. There was strong support for limiting tree removal and adding grading requirements to reduce erosion in buffer areas. Additionally, they advocated stricter limits on impervious surfaces, suggesting a 10% limit instead of 20%, to reduce runoff and protect water quality.

A meeting with the provincial watershed planner on November 22, 2022, highlighted key insights: the natural watershed boundary is outdated and could be refined with advanced technology. The planner recommended adopting the practice of protecting the entire natural watershed to maintain water quality. Additionally, the planner supported a 75m setback around specific areas within the watershed, emphasizing the importance of a three-zone approach to mitigate water quality risks, including blue-green algae.

Climate Change/Sustainability

Protecting the watersheds will help ensure safe drinking water for residents for present and future generations and is key to adapting to climate change and managing future climate events.

Strategic Communications

A comprehensive public engagement process is underway to enhance awareness of the municipal-wide planning project and solicit public feedback to help inform Draft #2.

Work Plan

The municipal-wide planning project is being conducted in accordance with an approved work plan and aligns with several strategic Council priorities. Council has been briefed on the workplan and timelines for several years leading to today.

Alternatives

N/A – this report is for informational purposes only.

Conclusion

Protecting the Municipality’s watersheds is essential to ensuring clean drinking water for communities in surrounding towns and for residents of MODL. While MODL does not operate its own water utility, it plays a key role in land use planning to safeguard these resources.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Ella R. Gindi, Planner II
Report Approved by	
Date Reviewed by C.A.O.	