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A Public Hearing is scheduled to begin at 5:00 p.m. regarding a proposed Development Agreement for Lot FE-1, MacCulloch Road.

A Public Hearing is scheduled to begin at 5:30 p.m. regarding proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law.

Municipal Council Meeting Agenda

Tuesday, June 10, 2025 – 6:00 p.m.

MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Announcements, Acknowledgements, Recognition**
 - 2.1 Acknowledgement re Men's Mental Health Day
- 3. Public Input (15 Minutes)**
- 4. Changes/Approval of Agenda (as circulated)**
- 5. Approval of Minutes - May 13, 2025 and May 27, 2025**
- 6. Business Arising from Minutes**
- 7. Awarding of Tenders/RFPs - Nil**
- 8. Presentations/Scheduled Times - Nil**
- 9. Consideration of Correspondence - Nil**
- 10. Recommendations from Committees & Boards**
 - 10.1 Finance Committee** **1**
 - 10.1.1 Late Applications – Annual Operating Grant 2-4
 - 10.2 Fire & Emergency Services Committee**
 - 10.2.1 Re-Appointment of Fire Services Members..... 5
 - 10.3 Nominating Committee**
 - 10.3.1 Appointments to Council Committees 6

11. Staff Reports

11.1 Administration Department

- 11.1.1 Extended Producer Responsibility (EPR) - MJSB..... 7-8
- 11.1.2 Second Reading – Repeal & Replace By-law 013 Capital Cost Recovery
Charges for Water Systems..... 9-15
- 11.1.3 Cell Service Advocacy Presentation 16-18

11.2 Planning Services Department

- 11.2.1 Development Agreement re Lot FE-1 MacCulloch Road 19-37
- 11.2.2 Second Reading – Amendments to Osprey Village Secondary Planning
Strategy and Land use By-law 38-54

11.3 Recreation, Parks & Tourism

- 11.3.1 South Shore Genealogical Society - Burials at Lunenburg County Home..... 55-65
- 11.3.2 Major Event Grant Application re Lunenburg County Pride..... 66-68
- 11.3.3 Major Event Grant Application re Canada Day on the LaHave..... 69-71
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11.4 Economic Development

- 11.4.1 Financial Support for Bridgewater Market Expansion Feasibility Study 75-77

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

- 12.1 Uranium Exploration – Letter of Support for Pause 78
- 12.2 Deputy Mayor’s Update
- 12.3 Mayor’s Update

13. Added Items

14. In Camera

- 14.1 Contract Negotiations under Section 22(2)(e) of the MGA
- 14.2 Land Negotiations under Section 22(2)(a) of the MGA
- 14.2 Contract Negotiations under Section 22(2)(e) of the MGA

15. Adjournment



Council
Item: 10.1
Date: June 10, 2025
Authorization: T. MacEwan

Memorandum

To: Mayor Elspeth McLean-Wile, and Councillors

From: Chairperson & Members of the Finance Committee

Date: June 3, 2025

Re: Recommendations of the Finance Committee

The Finance Committee, in session on Tuesday, June 3, 2025, made the following recommendation(s) to Council:

1. That Municipal Council award the Lunenburg Doc Fest Association \$650 and the South Shore Field House \$2,625 from the Annual Operating Grant Fund.

Respectfully submitted,

Chairperson and Members
Finance Committee

/jgp

Council
Item: 10.1.1
Date: June 10, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg Information & Options Report

Finance Committee
Item #: 9.1.1
Date: June 3, 2025
Authorization: Elana Wentzell

Report to: Municipal Finance Committee
Submitted by: Trudy Payne, Director of Recreation, Parks, & Tourism
Date: June 3, 2025
Re: Late Applications – Annual Operating Grants

Recommendation

That the Finance Committee recommends to Council to award the Lunenburg Doc Fest Association \$650 and the South Shore Field House \$2,625 from the annual operating grant fund.

Executive summary

At the May 13, 2025, Council meeting Council awarded a total of \$152,060 in grant funds from the annual operating and major recreation capital categories, leaving a surplus of \$4,684 in the budget. The application form for each grant category clearly states that late applications will be reviewed only after the regular review of those applicants that have applied on time. Both the Lunenburg Doc Fest and the South Shore Field house were late applicants.

Background

Discussion

The applications were reviewed based on criteria and available budget. If Council agrees to award the recommended amounts this would leave a surplus of \$1,409 that could be used if any other late applications are made.

Strategic Focus

Supporting community groups improves Quality of Life of our residents, and many times these groups create opportunities for social interaction, therefore reducing social exclusion.

Budget/Financial Implications

There would be no budget implications as there are surplus funds remaining in the budget to accommodate the late applications.

Climate Change/sustainability

N/A

Inclusion Diversity equity and Accessibility (IDEA@MODL)

Many of the community groups that receive municipal funding provide facilities and programs that foster inclusion and accessibility in our region on many different levels.

Strategic Communications

N/A

Work plan

Managing and administering the grant program is part of the department's responsibilities.

Alternatives

1. Council could opt to award different amounts to these groups.
2. Council could decide not to provide funding to these two groups.

Conclusion

Providing grant funding to non-profit community groups is an investment in our communities and the many programs, services and facilities they provide. They do contribute to the quality of life in MODL, often helping to address the many social issues members of our communities' face and play a vital role in bringing community members together.

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

Copy



Council
Item 10.2.1
Date: June 10, 2025
Authorization: T. MacEwan

Municipality of the District of Lunenburg

Report to Council

To: Mayor McLean-Wile and Councillors

From: Fire Services Coordinator

Date: June 10, 2025

Re: Recommendations of Appointments to the Fire & Emergency Services Committee

At the Annual General Meeting of the Fire & Emergency Services Committee held on April 4, 2025, the following persons were nominated by the fire service representatives present to serve on their behalf on the Fire & Emergency Services Committee for a 1-year term:

Brian Keizer, District 1 & 2 Fire Commission
Chief Darren Mulock, Northfield & District Fire Department
Deputy Chief Dean Schmeisser, Dayspring & District Volunteer Fire Department
Captain Emily Bowers, Hebbville Fire Department

In order to appoint these individuals to the Committee, the following motion is required:

That Municipal Council re-appoint Brian Keizer, Chief Darren Mulock, Deputy Chief Dean Schmeisser and Captain Emily Bowers to serve as fire representatives on the Fire & Emergency Services Committee, for a 1-year term.

Respectfully submitted,

Chris Kennedy
Fire Services Coordinator



Council
Item 10.3.1
Date: June 10, 2025
Authorization: T. MacEwan

Municipality of the District of Lunenburg

Report to Council

Report To: Mayor & Council
Submitted By: Councillor Oickle, Chair, Nominating Committee
Date: June 10, 2025
Re: Regional Growth Management Committee appointment and Temporary Appointments – Councillor Kacy DeLong

The Nominating Committee met on May 27, 2025, to discuss and appoint temporary appointments to cover Councillor Kacy DeLong’s committee duties while on leave of absence and to make a recommendation for an alternate member to sit on the newly formed Regional Growth Management Committee.

The following motions are recommended by the committee:

“that Municipal Council accept the recommendation of the Nominating Committee and appointment Councillor Wendy Oickle as the temporary alternate for the LCLC.

“that Municipal Council accept the recommendation of the Nominating Committee and appointment Councillor Alison Smith as the temporary member for the Planning Advisory Committee.

“that Municipal Council accept the recommendation of the Nominating Committee and appointment Councillor Wendy Oickle as the temporary member for the Region 6 Committee.

“that Municipal Council accept the recommendation of the Nominating Committee and appointment Councillor Martin Bell as the alternate for the Regional Growth Management Committee for a term ending November 2025.

Respectfully submitted,

Chair,
Nominating Committee



Municipal Joint Services Board, Lunenburg Region

131 North St, PO Box 209, Bridgewater, NS B4V 2W8 /Phone (902) 543-2991 Fax: (902) 530-5189

To: Municipality of the District of Lunenburg (MODL)
From: Gabe Welsh, Director Waste Management Shared Service, Municipal Joint Services Board (MJSB)
Date: May 27, 2025
Subject: Extended Producer Responsibility (EPR) for Packaging, Paper Products, and Packaging-like Products (PPP) Regulations

Decision [X] **Direction []** **Information []**

Recommendation/Motions:

That MODL Council authorize MJSB staff to finalize agreements with Circular Materials based on the Opt-In Service model under Extended Producer Responsibility Regulations and further that the Council authorizes MODL Chief Administrative Officer and the MJSB Chief Operating Officer to execute the contract with Circular Materials once finalized.

Background:

On November 14, 2023, MODL Council directed MJSB staff to ensure the opt-in submission requirements for EPR were met prior to the January 1, 2024 deadline. This was to allow for negotiation of participation in the new EPR program. Since that date, MJSB staff has worked with CM and other municipalities in the province to navigate the transition and negotiate a fair agreement that works for all stakeholders.

In March 2025, MJSB staff presented to MODL council an explanation on the EPR for PPP regulations and implementation process along with an update on contract negotiations with the Producer Responsibility Organization (PRO), Circular Materials (CM).

It was explained that each municipality in Nova Scotia will have a choice between an Opt-In Service Model and an Opt-Out Service Model for the residential recycling collection. Opting in means that the community will continue to manage their recycling collection and receive reimbursement from CM. Opting in allows the continuation of an integrated waste management system for the municipality.

Opting out means that CM will manage the collection and disposal cost of recyclable paper and packaging, while the community will continue to be responsible for all other waste management.

Municipalities must provide written confirmation of intention to Opt-In or Opt-Out by June 20, 2025.

Implementation of the new EPR program is December 1, 2025.

Discussion:

During the March 2025 presentation, MJSB staff indicated that they would be recommending to Council to Opt-In to the EPR program based on the CM offers received, pending the resolution of a couple of key challenges around indemnification, insurance requirements and small-Industrial, Commercial & Institutional (ICI) collection.

Concerns were brought forward to CM and changes have been made to the contract documents to address them. These have been reviewed by legal counsel and the insurance provider and there are no further concerns.

CM has indicated that they are working with the administrator for the province, Divert Nova Scotia, regarding small-ICI collection and will be presenting methodology to maintain current service levels of residential collection. This will be achieved through an administrative method which will allow for the material to continue to be collected with CM-obligated material, but with the municipality still covering the cost of these materials. CM will reimburse the municipality for all residential material as per the regulations.

Financial Implication:

Circular Materials will cover the cost of all residential curbside collection for the municipality including a portion of the promotion and education component. Final financial impacts to be determined and shared with Council when contracts are finalized.

Council
Item 11.1.2
Date: June 10, 2025
Authorization: T. MacEwan



Municipality of the District of Lunenburg

Report to Council

Report To: Municipal Council
Submitted By: April Whynot-Lohnes, Municipal Clerk
Date: June 10, 2025
Re: Second Reading – By-law 013 Capital Cost Recovery for Water Systems

Municipal Council, in session on May 27, 2025 conducted First Reading of By-law 013 Capital Cost Recovery for Water Systems and gave notice of its intention to adopt the By-law by conducting Second Reading at the June 10, 2025 Council meeting.

Notice was posted on the MODL website that Municipal Council would be conducting Second Reading at the June 10, 2025 meeting.

If adopted, the A-1 Charge Area #1, MacCulloch Road Waterline – Charge Area will be removed from Schedule A, as all costs have been recovered. To adopt the proposed by-law, the following motion is required:

“that Municipal Council conduct Second Reading and adopt By-law 013 Capital Cost Recovery for Water Systems, as presented”.

Report Preparation	
Department	Administration
Report Prepared by	April Whynot-Lohnes, Municipal Clerk
Report Approved by	
Date Reviewed by C.A.O.	

Municipality of the District of Lunenburg

By-law Details	
Name	Capital Cost Recovery Charges for Water Systems
Number	013
Legislative Authority	Section 81(1)(c), Municipal Government Act
Effective Date	

Purpose

- 1 For recovering the municipal portion of the capital cost associated with the installation of water systems in the Municipality of the District of Lunenburg (Municipality).

Definitions

- 2 (1) In this By-law,
 - (a) **Act** means the Municipal Government Act, R.S.N.S., Chapter 18 of the Acts of 1998.
 - (b) **Council** means the Council of the Municipality of the District of Lunenburg.
 - (c) **Capital Charge** means a charge imposed under section 81 of the Act in an amount to be determined in this By-law, and intended to recover all, or a part, of the municipal part of the actual capital cost of installing, extending or improving a public water system.
 - (d) **Capital Cost Recovery Charge Area** means an area where a capital charge is imposed and as more fully described in Schedule A and is referred to as charge area.
 - (e) **Engineer** means the Municipal Engineer for the Municipality
 - (f) **Municipality** means the Municipality of the District of Lunenburg.
 - (g) **Owner** means any of the following:
 - i) An owner, part owner, joint owner, tenants in common or joint tenant of the whole or any part or parcel of land or a building;
 - ii) in the case of the absence or incapacity of a person or persons having ownership of the parcel of land or building, a trustee, an executor, a guardian, an agent, a mortgagee in possession or a person having the care or control of land or building;
 - iii) in the absence of proof of the contrary, the person assessed for the taxes on the parcel of land or building.

(h) **Street** means the whole and entire right-of-way of every road or road allowance vested in the Municipality or vested in the Province of Nova Scotia.

Charge Imposed

3 Where the Municipality installs, improves or extends a public water system in a charge area identified in Schedule A, a capital charge is hereby levied upon every owner of real property situated in whole or part within the charge area, who makes or has made an application for a connection to the public water system.

Amount of Capital Charge

- 4 (1) The amount of the capital charge levied under section (3) must be determined according to this By-law and of Schedule A and may be calculated based on:
- (a) a uniform amount for each lot or parcel of land in existence at the time of application or after being created by subdivision;
 - (b) the frontage of each lot on any street;
 - (c) the existing or proposed use of each lot;
 - (d) the assessment classification of each lot;
 - (e) the area of each lot;
 - (f) the flow capacity or diameter of individual lateral connections of each lot;
 - (g) any combination of two or more such methods of calculating the capital charge; or
 - (h) such other method as Council deems appropriate.

Variations in Charges

5 The capital charge levied may be fixed at different rates for different assessment classes or uses of properties and may be fixed at different rates for different charge areas.

Frontage Charge

- 6 (1) Where the amount of the capital charge contains a component, calculated, in whole or in part, based upon the frontage of the lot on a street, the component of the capital charge that is based upon frontage will be calculated using all the following:
- (a) for the purpose of calculating frontage, the number of lineal feet of frontage will be a horizontal projection measured along the boundary line adjacent to the street;
 - (b) where a lot is situated such that, the lot has frontage on two or more streets, the component of the capital charge based upon frontage will be calculated based upon the average lot frontage, calculated as the total frontage divided by the number of streets the lot has frontage on;

- (c) despite clause 6(a) and 6(b), where a lot has frontage on a street the minimum frontage will be 75 ft or 22.86 m.

Water Connection

- 7 (1) In addition to the requirements of all other Municipal By-laws, where a lot is in a charge area identified in Schedule A, no connection to a water system will occur unless:
 - (a) the landowner has confirmed in writing that the amount of the individual capital charge set, and payment requirements are agreed to by the landowner; and
 - (b) the Public Water Utility has notified the Municipality of a request for a connection to a public water system.

Lien

- 8 (1) A capital charge imposed under this By-law constitutes a lien upon the real property that the capital charge has been made, and the capital charge must be collected and payable the same way as taxes.
- (2) The lien provided for in this By-law will be applied on the date the Public Water Utility has notified the Municipality of a completed and valid connection to the public water system.
- (3) The lien will remain in effect until the capital charge plus interest has been paid in full.
- (4) Where a property subject to a lien is subdivided:
 - (a) where the capital charge imposed was calculated based upon frontage or lot area, the amount of the lien plus interest unpaid will be distributed among the new lots created including any residual land, using a percentage calculation.
 - (b) where the capital charge imposed was calculated based upon a lot charge, or use of the lot, or any other method other than as referenced in clause 4(a), the amount of the lien plus interest unpaid will be distributed among the new lots created including any residual land using a percentage calculation.
 - i) Market values for new lots created are determined by the Property Valuation Services Corporation.
 - (c) despite clause 8(4)(a) and 8(4)(b), the lien will not be proportioned to the new lots created and any residual lands where the capital charge imposed was based solely upon a lateral connection.

Payment of Charges and Interest

- 9 (1) A capital charge imposed under this By-law may, at the option of the owner be paid in equal installments, together with the municipality's prevailing interest rate as prescribed, over a period not to exceed 10 years.
- (2) The first installment and each succeeding installment is due when taxes and rates are due in each year, and
- (3) in the event of default of payment of any installment the whole balance with interest becomes due and payable.
- (4) The capital charge imposed by this By-law will bear an interest rate on any outstanding balance owing, but not due, and on any installment that is due and owing.
- (5) The interest rate will be as set by motion of Council with respect to taxes and overdue charges and will be applied under this same motion.

Repeal

- 10 By-law 013 Capital Cost Recovery Charges for Water Systems adopted by Municipal Council on December 20, 2004, and amended on January 25, 2011, is hereby repealed and replaced with this new By-law 013 Capital Cost Recovery for Water Systems.

By-law Adoption	
Effective date of original by-law	
Date of first reading	May 27, 2025
Date of advertisement of notice of intent to consider	June 4, 2025
Date of second reading	June 10, 2025
Date of advertisement of passage of by-law Effective date of the by-law unless otherwise specified in the text of this by-law.	
Date of mailing a certified copy of by-law to Minister	
Date of Ministerial Approval	N/A
I certify that this By-law 013 Capital Cost Recovery Charges for Water System was repealed and replaced by Municipal Council and published as indicated above.	

Capital Cost Recovery Charges for Water System

By-law 013

Page 5 of 6

Signature of Municipal Clerk	Date
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Version	Amendment Description	Approval Date
Original	By-law 013, Capital Cost Recovery Charges for Water System	December 20, 2004
V1	Amended by repealing Clause C, in Schedule A	January 25, 2011
Repealed & Replaced	Removed "A-1 Charge Area#1, MacCulloch Road Waterline – Charge Area" from Schedule A, as all costs have been recovered. Reformatted to meet accessibility requirements and housekeeping/clear language	

Capital Cost Recovery Charges for Water System

SCHEDULE A

DRAFT

01

INTRO TO CAMPAIGN

Cell Service Marketing Campaign

Let's Bring Better Service to Our Area

Like poor internet, poor cell service impacts daily life across the District of Lunenburg—especially in rural areas. This campaign helps residents take a simple step that could make a big difference.

- **Emergency Response:** Inconsistent coverage can delay urgent calls for help.
- **Local Business & Jobs:** Reliable service is essential for attracting doctors, supporting small businesses, and growing the local economy.
- **Better Data = Better Decisions:** Lunenburg hasn't been included in recent infrastructure upgrades. A stronger response rate shows where help is needed most.

The goal: **increase local participation** in the province-wide cell coverage survey. The more voices we hear from, the better our chances of getting service improvements.

Council identified cell service as a central pillar in its strategic priorities (Regional Economic Development)



02

SOCIAL MEDIA

03

DIGITAL MEDIA

04

PRINT

05

RADIO

01

02

INTRO TO CAMPAIGN

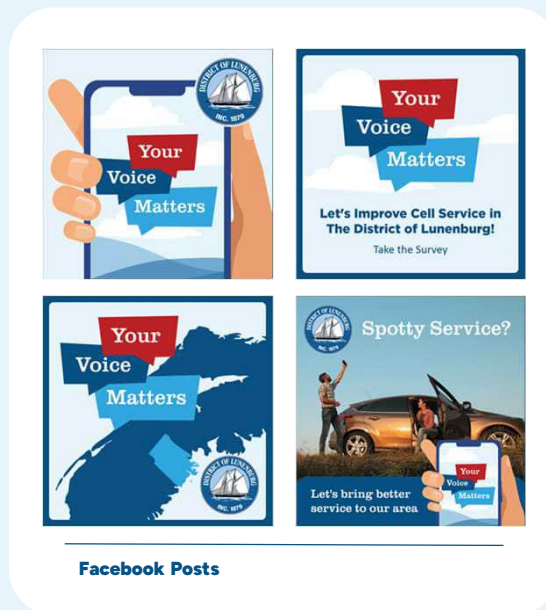
SOCIAL MEDIA

Facebook

Why Facebook?

Facebook remains the most-used platform among MODL's primary audience, particularly older residents. It's where councillors are active and where community members are used to seeing municipal updates.

- Campaign visuals follow MODL's brand and include key slogan: **"Your Voice Matters."**
- Simple, positive headlines like *"Let's Bring Better Service to Our Area"* help maintain trust and clarity.
- The call to action drives traffic directly to the survey.



Facebook Posts

03

DIGITAL MEDIA

04

PRINT

05

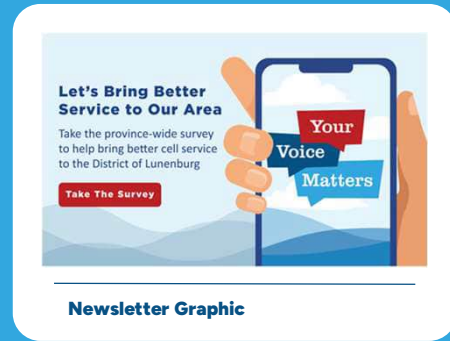
RADIO

Digital Media

Why Email?

The District of Lunenburg Digest is a trusted source of municipal info, with more than 1,250 subscribers. Including the campaign here ensures it reaches inboxes directly, including residents who may not use social media.

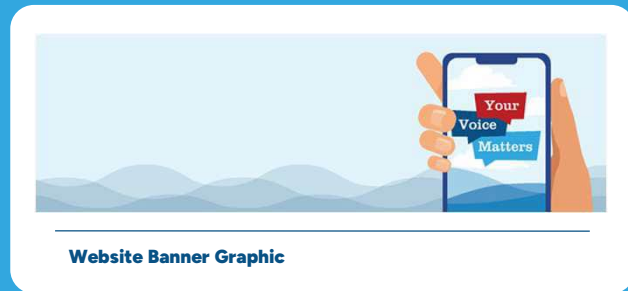
- Reinforces call to action from social and print
- Positioned early in the newsletter for visibility



Newsletter Graphic

Why Website?

Modl.ca is a high-traffic entry point for residents seeking local information. Featuring the campaign here ensures immediate visibility for online users.



Website Banner Graphic

Print

Why Print?

Not all residents are online. These materials provide a tangible, consistent message and ensure we reach offline or low-tech members of the community.

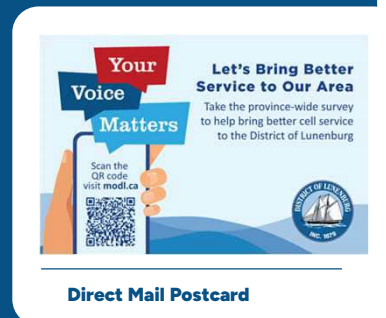
4" x6" Postcard

Branded handout with QR code for easy survey access in public spaces. Copies will be given to each resident at the counter and provided to Councillors

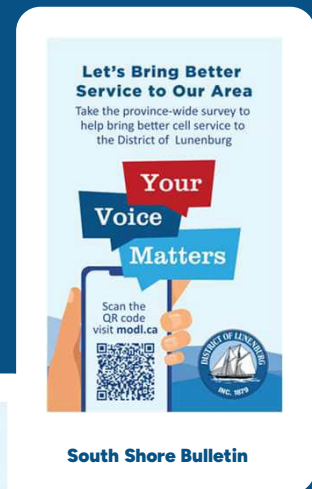
South Shore Bulletin Ad

Print ad reaching local readers with consistent campaign messaging and direct survey link.

QR codes provide quick, direct access to the survey with no typing or searching required.



Direct Mail Postcard



South Shore Bulletin

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INTRO TO CAMPAIGN

SOCIAL MEDIA

DIGITAL MEDIA

PRINT

RADIO

Radio

Why Radio?

CKBW has strong listenership across Lunenburg County, particularly among seniors and commuters. A short, friendly reminder can capture attention during daily routines.

Script:

Can't get a signal when you need it most? The Province wants to hear from you! Take a short survey to help improve cell coverage in the District of Lunenburg. Visit modl.ca today.



Presented By



Advocacy

Actions

- The Mayor will request meetings with local MLAs to raise service gaps and community impacts
- The Mayor will reach out to the Minister responsible for Build Nova Scotia and staff will connect with relevant departmental staff
- Staff will talk to neighboring municipalities to look at potential to build regional support and coordination

Council
Item 11.2.1
Date: June 10, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Mayor and Municipal Council

Submitted by: Ella R. Gindi, Planner II

Date: June 10, 2025

Re: Development Agreement for Proposed Land Lease Community on Lot FE-1

MacCulloch Road Public Hearing

Recommendation

"That Municipal Council enter into a Development Agreement with Jaylynn Enterprises Limited for the proposed land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383)."

Executive summary

The proposed Eastwood Estates modular single-family cluster development, located on Lot FE-1, MacCulloch Road in Cookville, Nova Scotia, is a land-lease community consisting of up to 23 units. This report outlines the development's background, applicable planning policies, and feedback from stakeholders, including public input gathered during an information session held on March 19, 2025. On April 24, 2025, the Planning Advisory Committee reviewed the proposed development in relation to the Development Agreement requirements outlined in the Municipal Planning Strategy and provided a positive recommendation to Council. The proposal aligns with municipal planning policies and addresses key public concerns related to environmental impact, fire protection, water access, noise, and waste collection. The Development Agreement process enables appropriate oversight and ensures that issues raised by both the public and staff are considered throughout the planning and approval stages. Municipal Council gave notice on May 13, 2025, of their intention to enter into a development agreement and set a date and time for a public hearing to occur on June 10 at 5:00 p.m.

Background

The subject property is located on Lot FE-1 MacCulloch Road in Cookville, Nova Scotia (PID 60709383). The applicant proposes a modular single-family cluster development configured as a land-lease community with up to 23 units.

At the time the application was submitted, the site was unzoned and subject to the municipal-wide Cluster Development bylaw, which received its first reading on January 28, 2025.

Accordingly, the project was required to proceed through a development agreement (DA) process in accordance with the Municipal Planning Strategy (MPS).

An information session was held by planning staff on March 19, 2025, where the Development Agreement process and cluster development were presented to the public. The developer also shared details about the proposed development, and approximately 15 members of the public attended. The session provided an opportunity for the community to ask questions and voice concerns, which have been carefully considered in the planning process.

On March 25, 2025, Council directed staff to revise the cluster development regulations to allow exemptions for qualifying projects until December 31, 2026. However, due to the nature of the land-lease model—where units are only placed after purchase—the development is unlikely to meet the standard 12-month building permit window. The developer has therefore opted to proceed through the DA process, which offers a more suitable and streamlined path aligned with municipal oversight and future permitting.

On April 24, 2025, the Planning Advisory Committee (PAC) reviewed the proposed land-lease cluster development and its compliance with the requirements outlined in Section 6 – Development Agreement of the Municipal Planning Strategy. Committee members engaged with the developer and project engineer, raising questions about key aspects such as septic systems and water access.

Staff also addressed questions regarding the public engagement process, noting that it was well received. Most public comments focused on concerns related to existing surrounding land uses rather than the proposed development itself.

Following its review and discussion, the PAC made a positive recommendation to Council. The recommendation reads as follows:

“That the Planning Advisory Committee recommend that Municipal Council approve entering into the Development Agreement for the land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383), as it is consistent with the Development Agreement requirements outlined in the Municipal Planning Strategy.”

On May 13, 2025. Municipal Council gave notice of their intention to enter into a development agreement with the developer and made the following motion:

“That Municipal Council give notice of their intention to enter into a Development Agreement with Jaylynn Enterprises Limited for the development of a land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383), as the proposal is consistent with the intent and policies of the Municipal Planning Strategy. Further that Council sets the date and time of June 10, 2025, at 5p.m. for a public hearing.”

Discussion

Policy Context and Evaluation

The proposal must comply with the relevant sections of the Municipal Planning Strategy (MPS), which set criteria for cluster development and govern the development agreement process. Council may set conditions in the DA related to street networks, site access, emergency routes, water, sewer, environmental impacts, stormwater management, grading, erosion control, project phasing, and completion timelines.

Council may also require technical documents from the developer, such as a detailed site plan, hydrogeological assessments, environmental impact studies, and emergency access evaluations.

Site Plan Summary

The proposed development, named Eastwood Estates, is laid out in four phases and accessed by a private road (Eastwood Drive) ending in a cul-de-sac for emergency vehicle turnaround.

Phasing:

- Phase 1: 5 units
- Phase 2: 7 units
- Phase 3: 5 units
- Phase 4: 4 units (replacing the office and display homes)

Servicing and Infrastructure:

- **Private Road:** The private road, Eastwood Drive, will be 6 meters wide, designed to accommodate two-way traffic. It will end in a cul-de-sac to facilitate emergency vehicle access and safe turnarounds.

- **Water:** Connection to the existing 300 mm main on MacCulloch Road, with internal water lines and a heated meter chamber installed as per Public Service Commission requirements.
- **Sanitary:** Two on-site septic fields:
 - Field A: 1,778 m² (up to 16 units)
 - Field B: 556 m² (up to 5 units)
 - Dosing chambers and pumps will support zone-based distribution.
- **Stormwater:** Management includes a retention pond, rock-lined ditches, and street catch basins.

Utility Services:

- A 12 m-wide easement is provided for overhead electrical infrastructure in favour of Nova Scotia Power Incorporated (NSPI), including poles and future easement adjustments.

Floodplain and Stream Proximity:

- The site plan accounts for the 100-year floodplain. No residential units are located within the flood-affected area.
- Provincial setback guidelines are respected with 15 m and 30 m clearances from the stream to water-tight and non-water-tight septic components.

External Agency and Municipal Feedback

Emergency Services (RCMP, Fire, EHS): Confirmed the private road and turnaround bulb meet access requirements; no safety concerns noted.

Town of Bridgewater:

- **Engineering:** No objections if the developer secures approval from the Bridgewater Public Service Commission.
- **Town of Bridgewater planning staff:** Traffic impact is expected to be minimal with a signalized intersection in place.

Department of Public Works:

The Department expressed concerns regarding the proximity of proposed structures and the number of individual accesses fronting onto MacCulloch Road. Specifically:

- No structures—including septic tanks, retaining walls, or parking stalls—may be located within 5 meters of the road right-of-way (ROW).
- All entrance approvals are conditional on Sight Stop Distance (SSD) information and the intended use of each access point. Final entrance locations and approvals will depend on this data.

Environmental Review

a. Notification from Nova Scotia Environment:

The developer submitted a Notification Receipt under Part V of the Environment Act for proposed on-site sewage disposal work. This confirms the development must follow the Nova Scotia On-site Sewage Disposal Systems Standard. The notification must remain on-site, and compliance is the developer's responsibility. This submission does not replace the need for any other required municipal, provincial, or federal permits.

b. Species and Habitat Review by Planning Staff:

Planning staff conducted a desktop review using provincial mapping tools to assess the presence of species at risk or sensitive habitats. No species at risk were identified on the site. The presence of a stream near the proposed road was also observed. Currently, there are currently no inland watercourse regulations prescribing a required setback for the road.

Public Input and Planner's Feedback

Septic Systems and Odour:

- Concern: Potential smells from septic systems impacting nearby units.
- Response: Engineer confirmed airtight system design eliminates odour risk.

Flooding and Vegetation:

- Concern: Previous developments removed vegetation, blocked streams, and contributed to flooding.
- Response: Engineer confirmed 100-year flood event has been factored into the design.

Water Flow and Fire Protection:

- Concern: Adequate water flow and fire hydrant availability.

- Response: Engineer confirmed sufficient water flow and fire protection have been included in the plans.

Green Space and Tree Preservation:

- Appreciation: Public welcomed inclusion of green spaces.
- Concern: Removal of large trees and loss of natural features.
- Response: Planner confirmed that minimizing tree removal will be considered during final approvals.

Road Access During Development:

- Concern: Potential road closures, particularly during lateral installation.
- Response: Developer clarified that any disruptions will be managed and communicated appropriately.

Waste Collection:

- Concern: How garbage collection will be handled on a private road.
- Response:
 - Seasonal collection available with 3 occupied homes.
 - Year-round eligibility at 7 occupied homes.
 - Developer must request garbage collection when thresholds are met.

Street Lighting and Fencing:

- Streetlights: Will be installed along the private road for safety.

Fencing:

- Nearby residents requested the developer to consider fencing for privacy.

Next Steps

As part of the Development Agreement process, Council's decision—whether to approve or reject the proposed agreement—is subject to a formal appeal period. If Council decides to enter into a Development Agreement with Jaylynn Enterprises Limited a notice of the decision will be published in the local newspaper. Following publication, there is a 14-day period during which any aggrieved person may appeal the decision to the Nova Scotia Regulatory and Appeals Board. (NSRAB). Conversely, if Council chooses not approve entering into a Development Agreement, the developer has the right to appeal the refusal to the NSRAB within the same timeframe.

Budget/Financial Implications

N/A

Climate Change/sustainability

Increasing housing density on the same property helps reduce urban sprawl, supports more efficient land use, and makes better use of existing infrastructure and services.

Inclusion Diversity equity and Accessibility (IDEA@MODL)

The proposed development will increase the affordable housing stock and is near employment opportunities and easy access to goods and services.

Strategic Communications

The development agreement process enables community members to hear directly from the developer and participate in meaningful dialogue. Planning staff held a public information session on March 19, 2025, which was attended by approximately 15 members of the public. Attendees provided valuable feedback, asked questions, and raised concerns about the proposed development. This input has been considered in staff's evaluation and is further detailed in the discussion section of this report.

Work plan

If the Planning Advisory Committee provides a positive recommendation to Council, staff will bring a draft Development Agreement forward to Council for first reading, followed by a public hearing and second reading.

Alternatives

Council can refuse entering into a Development Agreement with the developer.

Conclusion

Proceeding through a Development Agreement allows for oversight appropriate to the unique characteristics of the land-lease model and supports a flexible construction timeline. The proposal is consistent with the intent of MODL's planning policies and regulatory framework and is supported by preliminary technical assessments and feedback from relevant agencies. The developer has also demonstrated a willingness to engage with the community and has taken public input into consideration, as reflected in the March 19, 2025 information session.

The proposed cluster development aligns with the objectives of the Statement of Provincial Interest on Housing by increasing affordable housing options within a serviced area of the Municipality. Its strategic location—between the Town of Bridgewater and Osprey Village—enhances access to employment opportunities, essential services, and community amenities.

Should Council decide to enter into a Development Agreement with Jaylynn Enterprises Limited, a notice of the decision will be published in the newspaper. From the date of publication, there will be a 14-day appeal period during which any aggrieved person may file an appeal with the NSRAB. If Council chooses not to proceed with the agreement, the developer may also appeal the decision to the NSRAB within the same timeframe.

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

THIS DEVELOPMENT AGREEMENT made this _____ day of _____, A.D., 2025.

BETWEEN

JAYLYNN ENTERPRISES LIMITED, a body corporate, with registered offices in the Town of Bridgewater, in the County of Lunenburg, in the Province of Nova Scotia.

(Hereinafter called the “**DEVELOPER**”)

OF THE FIRST PART

and

MUNICIPALITY OF THE DISTRICT OF LUNENBURG, a municipal body corporate, with offices in Cookville, in the County of Lunenburg, in the Province of Nova Scotia.

(Hereinafter called the “**MUNICIPALITY**”)

OF THE SECOND PART

WHEREAS the Developer has good title to property identified as PID #60709383, which is also more commonly known as the property located at civic address Lot FE-1 MacCulloch Road, in the community of Cookville, Lunenburg County, Nova Scotia, and which is more fully bounded and described in Schedule "A" attached hereto;

AND WHEREAS the Developer requested to the Municipality their intention to develop the property located at Lot FE-1 MacCulloch Road, for the uses as identified in this Agreement;

AND WHEREAS the property described in Schedule "A" is subjected to Municipal Planning Strategy or Municipal Wide Land Use By-law

AND WHEREAS the lot described in Schedule "A" is located in an unzoned area. However subjected to MPS and LUB pertaining cluster development regulations.

AND WHEREAS Policies 5.3.3, 6.2.1, 6.3,1 and 6.41 of the Municipal Planning Strategy, and subsection 4.13 of the Municipal Wide Land Use By-law, provide that the land lease community will be permitted by Development Agreement;

AND WHEREAS the Municipality, by Resolution of Council passed at a meeting on DATE, approved the identified new residential and commercial development, subject to the execution of this Development Agreement by the parties hereto; and conditions therein, and

NOW THIS AGREEMENT WITNESSETH that in consideration of \$1, now paid, by the Developer to the Municipality and the foregoing recitals and for other good and valuable consideration the receipt and sufficiency of which is hereby confirmed, the parties hereto agree as follows:

1. DEFINITIONS

- a. **Property** unless where otherwise described, means the identified PID # PID #60709383, located at civic address Lot FE-1 MacCulloch Road as described in Schedule "A".
- b. **Cluster Development** means six (6) or more Dwelling Units contained in two or more Dwellings on a single Lot that is partly or entirely un-serviced by municipal water and sewer, including new phases or units in a phased-development condominium with six (6) or more Dwelling Units overall. A Recreational Vehicle Parking Site is not considered a Cluster Development.
- c. **Lot** means any parcel of land as described by its boundaries.

2. USE

- a. That the development and use of the property shall be restricted to cluster development, in accordance with definitions identified in this Agreement, or in the Municipal Wide Land Use By-law, the Developer's application to the Municipality and any related addendums, and with the Site Plans identified in Schedule "B" of this Agreement, attached hereto.

- b. That development and use of the property shall be limited to those structures and cleared areas of the lot, as have been identified on Site Plans found in Schedule "B". Any proposed additions to structures, any additional buildings or structures, or proposed clearing of the property, beyond that which has been outlined to be permitted by way of this Agreement, in relation to the identified Uses, shall require an amendment to this Agreement.

3. SITE PLAN DETAILS - SCHEDULE B

- a. That the Site Plan, identified in Schedule "B" of this Agreement, shows in relation to the use the location of all future buildings, structures, driveway access points, laneways, septic fields, stormwater management, and dimensions of all such.
- b. That the Developer will inform the Municipality of any proposed changes or alteration to the Site Plan, identified in Schedule "B".

4. SITE ACCESS & PARKING

- a. That the driveway entrance, and those areas identified for internal traffic movement on the property to be used by the general public and approved by department of public works as access from a public road.

5. SITE ALTERATIONS

- a. That internal roads shall be designed and constructed to accommodate emergency vehicle access and shall incorporate stormwater drainage directed toward the rear of the property. The design and construction of the internal roads and associated drainage shall be in accordance with the plans submitted by the Developer, as referenced in Schedule 'B' and dated INSERT DATE."

10. CHANGES AND ALTERATIONS

- a. That all matters in this Agreement which are not specified in clauses 10(b) below, are non-substantive matters, and may be changed or altered by amendment to this Agreement in accordance with clause 230(7) of the Municipal Government Act, provided that the Municipality determines that the changes do not significantly alter the intended effects of this Agreement;
- b. That Use of the property, as defined in section 2 of this Agreement; is identified as a substantive matter, and can only be altered by amendment to this Agreement.

11. REGISTRATION, EFFECT OF CONVEYANCE AND DISCHARGE OR TERMINATION

- a. That the Municipality may cause this Agreement to be registered, at the expense of the Municipality, in the Office of the Registrar of Deeds in Bridgewater, Lunenburg County;
- b. That pursuant to the Municipal Government Act, where the lands described in Schedule "A" or any part thereof which are subject to this Agreement is conveyed to a person not a party to this Development Agreement, this Agreement shall continue to apply to the lands described in Schedule "A" until discharged by the Municipality;
- c. That this Agreement shall be in effect until discharged by resolution of Council of the Municipality, pursuant to the Municipal Government Act, whereupon the Land Use By-law shall apply to the lands described in Schedule "A";
- d. That the Municipality may discharge this Agreement if the use and conditions described herein has not yet commenced within twelve (12) months of the date of the Agreement;
- e. That the Municipality retains the option of discharging this Development Agreement should any fact provided by the Developer to the Municipality constitute a material misrepresentation of the facts;
- f. That the provisions of this Agreement are severable from one another and the invalidity or unenforceability of one provision shall not affect the validity or enforceability of any other provision; and
- g. That this Agreement shall enure to the benefit of, and be binding upon the Municipality and the Developer, and their successors and assigns.

12. COMPLIANCE WITH OTHER BY-LAWS AND REGULATIONS

- a. That nothing in this Agreement shall exempt the Developer from complying with other By-laws or Regulations in force within the Municipality, or any provincial or federal statutes and regulations, and the Developer agrees to observe and comply with all such existing laws and future by-laws, statutes and regulations in connection with the development and use of the Property; and
- b. That where the provisions of this Agreement conflict with those of any by-law of the Municipality or any provincial or federal statute or regulation, the higher or more stringent requirements shall prevail.

13. OWNERSHIP

- a. The Developer hereby certifies that **JAYLYNN ENTERPRISES LIMITED** is the sole owner of the property described in attached Schedule "A".
- b. The Developer also certifies that **JAYLYNN ENTERPRISES LIMITED** has not disposed of any interests in the property and there are no judgements, mortgages, or other liens or encumbrances (unless noted herein), affecting the property.

13. IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by affixing their seals and corporate seals on the day and year first above written.

In the presence of:

JAYLYNN ENTERPRISES LIMITED

Per

WITNESS

Jay Richards
PRESIDENT / RECOGNIZED AGENT

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

Per

WITNESS

April Whynot-Lohnes, CLERK

WITNESS

Elsbeth McLean-Wile, MAYOR

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I CERTIFY that on the _____ day of _____ A.D., 2025,
JAYLYNN ENTERPRISES LIMITED, caused the same to be executed in its name and on its behalf and
its corporate seal to be thereunto affixed by its proper officers and I have signed as a witness to such
execution.

A BARRISTER OF THE SUPREME COURT OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I CERTIFY that on the _____ day of _____ A.D., 2025,
MUNICIPALITY OF THE DISTRICT OF LUNENBURG, caused the same to be executed in its name
and on its behalf and its corporate seal to be thereunto affixed by its proper officers and I have signed as
a witness to such execution.

A BARRISTER OF THE SUPREME COURT OF NOVA SCOTIA

Schedule "A"

PARCEL DESCRIPTION

AS TAKEN FROM THE NOVA SCOTIA REGISTRY OF DEEDS FOR PID #60709383
December 12, 2024

Title of Plan:

PLAN OF S/D SHOWING LOT FE-1, PROPERTY OF CHARLES CLARENCE FRASER & MARILYN LOUISE EISNOR, MACCULLOCH RD, COOKVILLE

Designation of Parcel on Plan: LOT FE-1

Registration Number of Plan: 112629630

Registration Date of Plan: 2018-05-23

Together with an easment over the road running from MacCulloch Road along the southwestern boundary of the portion of Lot F.E. 1 herein conveyed, being approximately 20.117m wide and running along the entire southwestern boundary of the said portion of Lot F.E. 1 from MacCulloch Road to the brook. The said easment shall be used in common with others and shall be for all times and purposes, including but not limited to ingress, egress and installation and maintenance of utilities. The grantee shall be responsible for repairing and damage it causes to the said roadway, returning the roadway to the state in which it was prior to any damage caused by grantee. For clarity, any lot subdivided from the lot herein conveyed shall inherit the benefit of this easment, along with the responsibility for any repairs.

*** 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: LUNENBURG COUNTY

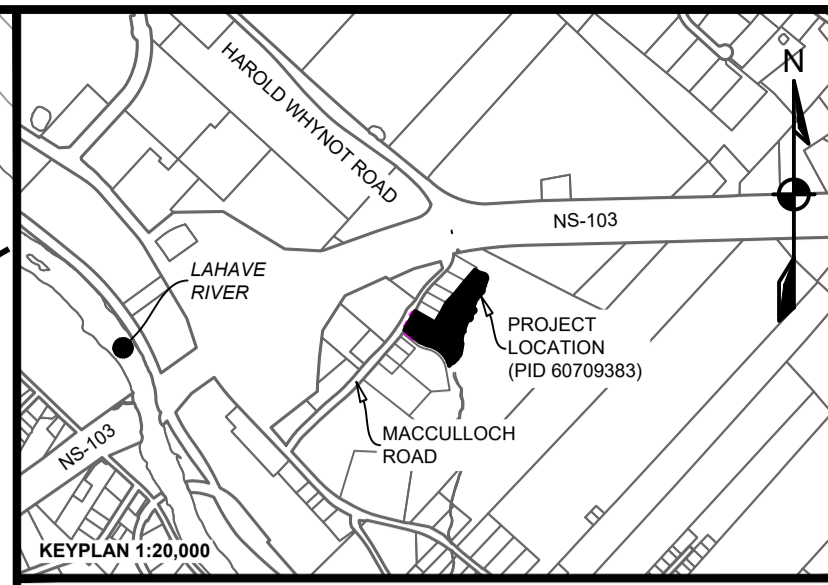
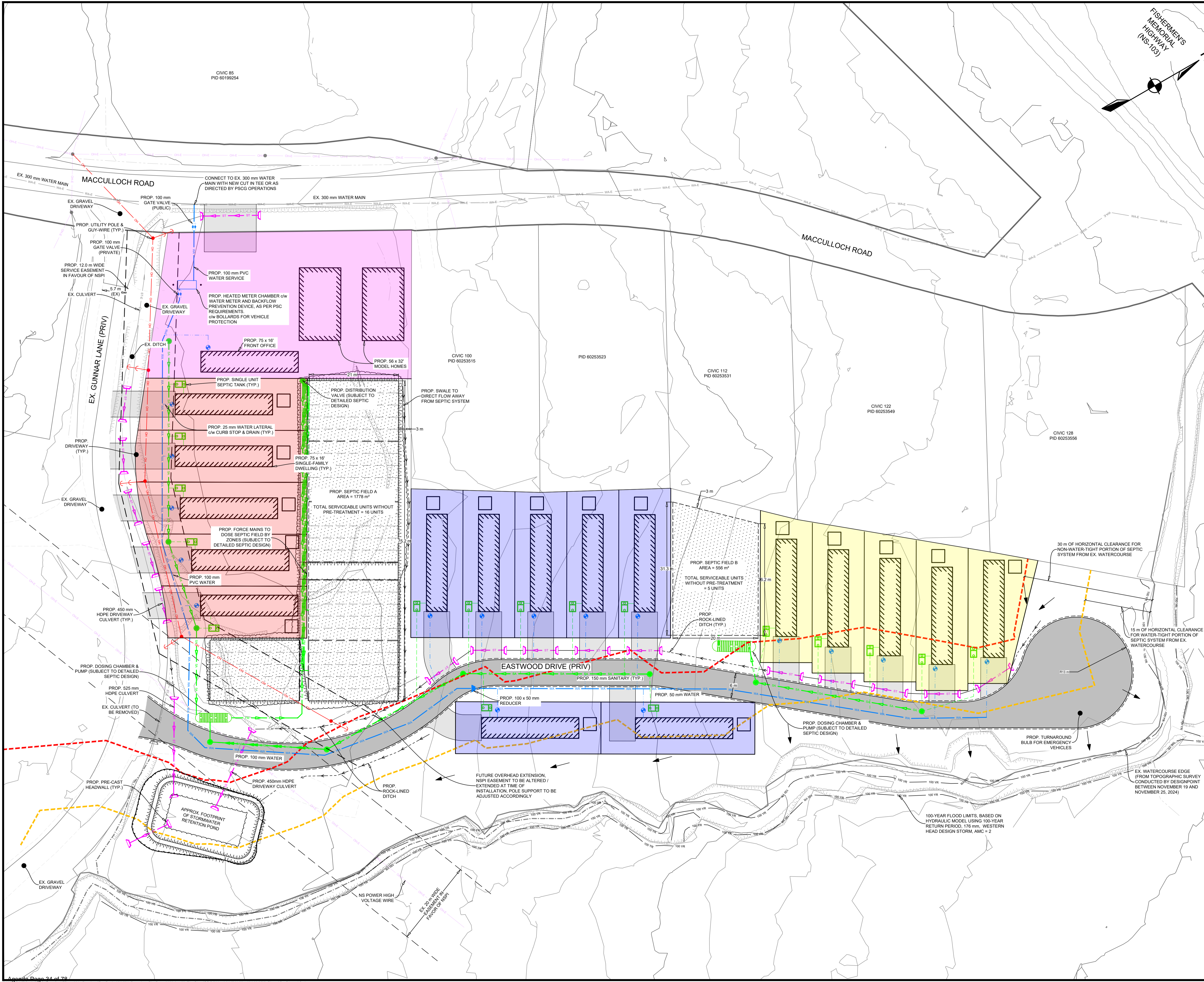
Registration Year: 2023

Plan or Document Number: 1226244696

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

Schedule "B" contents:

Site Plan - PRELIMINARY CONCEPT PLAN B project number 24-781
Drawing C-02 - dated April 23, 2025

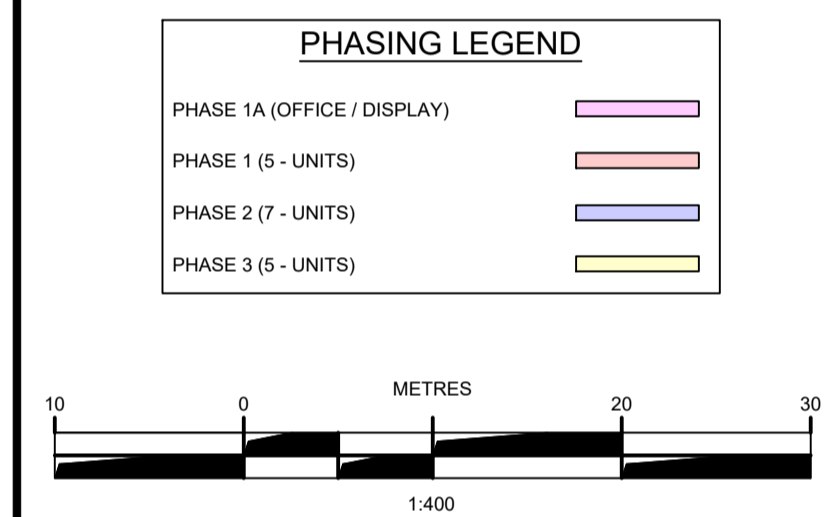


LEGEND

EXISTING	MAJOR CONTOUR	PROPOSED
---	10	---
---	MINOR CONTOUR	---
---	10	---
---	EASEMENT	---
---	RIGHT OF WAY	---
---	LOT LINE	---
---	WATER PIPE	---
---	SANITARY PIPE	---
---	STORM PIPE	---
---	WATER LATERAL	---
---	SANITARY LATERAL	---
---	STORM LATERAL	---
---	TOP OF SLOPE	---
---	BOTTOM OF SLOPE	---
---	FENCELINE	---

BEARINGS ARE GRID DERIVED FROM GNSS OBSERVATION TO NSHPN 200833, REFERENCED TO THE NOVA SCOTIA 3rd MODIFIED TRANSVERSE MERCATOR PROJECTION, ZONE 5, CENTRAL MERIDIAN 64°30' W, BASED ON THE HORIZONTAL REFERENCE FRAME NAD83 (CSRS), EPOCH 2010.0.

ELEVATIONS ARE REFERENCED TO NSHPN 200833, HAVING AN ELEVATION OF 68.312 METRES (CGVD2013).



ISSUE	DATE	DESCRIPTION	INT.
4	APR. 23, 2025	ISSUED FOR REVIEW	DS
3	FEB. 28, 2025	ISSUED FOR D.A. REVIEW	JW
2	FEB. 14, 2025	ISSUED FOR REVIEW	DS
1	JAN. 06, 2025	ISSUED FOR REVIEW	AK

DESIGNPOINT
engineering • surveying • solutions

902.832.5597 designpoint.ca

ISSUED FOR REVIEW, NOT FOR CONSTRUCTION

CLIENT
JAYLYNN ENTERPRISES LTD.

PROJECT DESCRIPTION

EASTWOOD ESTATES

COOKVILLE, NOVA SCOTIA

SHEET DESCRIPTION

PRELIMINARY CONCEPT PLAN A

Drawn A. KITSUTA	Engineer J. WYATT	Project No. 24-781	Drawing No. C-01
Scale 1:400	Filename 24-781_Base.dwg	1 of 2	

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT (CORPORATE)

I, **Jay R. Richards**, of Wileville, Lunenburg County, Nova Scotia, make oath and say that:

1. I am the President of Jaylynn Enterprises Limited, the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.
2. I acknowledge that the Corporation executed the foregoing instrument by its proper officials duly authorized in that regard under seal on the date of this affidavit. This acknowledgment is made for the purpose of registering such Instrument pursuant to S.31 (a) of the Registry Act, R.S.N.S. 1989, c.392, as am. or s. 79(1)(a) of the Land Registration Act, S.N.S. 2001, c.6, as am., as the case may be, for the purpose of registering this instrument.
3. The Corporation is a resident of Canada under the Income Tax Act (Canada).
4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such to occupy a dwelling owned by the Corporation.
5. That the lands and/or dwelling contained in the within Indenture have not been occupied by Corporation and/or employee of the Corporation.

SWORN TO at Bridgewater,)
in the County of Lunenburg,)
Province of Nova Scotia,)
this day of May, 2025 before me:)
)
)
_____)
J.C. Reddy)
A BARRISTER OF THE SUPREME)
COURT OF NOVA SCOTIA)
)

Jay R. Richards

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

AFFIDAVIT (MUNICIPAL BODY CORPORATE)

I, **April Whynot-Lohnes**, of Conquerall Mills, Lunenburg County, Nova Scotia, make oath and say that:

1. I am the Clerk of the Municipality of the District of Lunenburg, the "Municipality" and/or the "Corporation". Except as otherwise stated I have personal knowledge of the matters to which I have sworn in this Affidavit.

2. I acknowledge that the Municipality executed the foregoing instrument by its proper officials duly authorized in that regard under seal on the date of this affidavit. This acknowledgment is made for the purpose of registering such Instrument pursuant to S.31 (a) of the Registry Act, R.S.N.S. 1989, c.392, as am. or s. 79(1)(a) of the Land Registration Act, S.N.S. 2001, c.6, as am., as the case may be, for the purpose of registering this instrument.

3. The Corporation is a resident of Canada under the Income Tax Act (Canada).

4. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such to occupy a dwelling owned by the Corporation.

5. That the lands and/or dwelling contained in the within Indenture have not been occupied by the Mayor and/or any Councillor and/or employee of the Municipality.

SWORN TO at Bridgewater,)
in the County of Lunenburg,)
Province of Nova Scotia,)
this day of May, 2025 before me:)

April Whynot-Lohnes

J.C. Reddy)
A BARRISTER OF THE SUPREME)
COURT OF NOVA SCOTIA)



Council
Item 11.2.2
Date: June 10, 2025
Authorization: T. MacEwan

The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipal Council
Submitted by: Carin Mahon, Planner I
Date: June 10, 2025
Re: Osprey Village Plan Amendments- Second Reading

Recommendation

If Council wishes to conduct Second Reading for the amendments to the Osprey Village Secondary Planning Strategy and Land Use Bylaw, staff recommends the following motion:

Motion

“That Municipal Council conduct Second Reading to:

- **By-law 020G - Amendments to the Osprey Village Secondary Planning Strategy 2025;**
and,
- **By-law 021I - Amendments to the Osprey Village Land Use By-Law 2025,**

as presented at the June 10, 2025 public hearing, and hereby adopt the amendments.”

Executive Summary

Osprey Village is experiencing development pressures, but outdated and inconsistent planning documents are creating barriers to appropriate growth. This report recommends targeted amendments to the Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) to better align land use permissions with on-the-ground conditions and development potential. The proposed changes would:

1. Permit lower-density residential development on four unserved industrial-designated lots (Area 1);
2. Rezone municipally-owned land near Allée Champlain Drive (Area 2) from Institutional to General Commercial to enable mixed-use development; and

3. Rezone a constrained high-density residential parcel (Area 3) to Open Space to protect natural features.

These changes respond to stakeholder input, environmental and servicing considerations, and public engagement. Following recommendations from the Planning Advisory Committee, Council passed First Reading on May 13, 2025. At that meeting, Council also directed staff to hold a public hearing on June 10, 2025.

Background

Osprey Village is emerging as a key growth area, however certain sections of its planning documents are outdated and inconsistent, hindering suitable development. This stems from merged or obsolete strategies that no longer meet current lot needs. This report outlines proposed amendments to the Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB) to enable appropriate development by right and reduce delays caused by case-by-case approvals.

The Background and Analysis section considers how the Osprey Village Secondary Planning Strategy and Land Use By-law can be altered to permit a wider variety of land uses better tailored to the constraints and potential of specific properties.

On January 14th, 2025, Council directed staff to review the proposed amendments with the Planning Advisory Committee (PAC). Notice of the amendment was sent on February 4th, 2025, public postings were also made on MODL's website, Facebook page, and engage website. A public information session was held on February 5th and 10 members of the public attended.

Two PAC meetings were held on February 20th, and April 24th, 2025, to review the proposed amendments. On April 24th, 2025, the PAC recommended Municipal Council to conduct First Reading and give notice of its intention to approve and adopt the amendments to the Osprey Village Secondary Planning Strategy and Land Use By-law. The Planning Advisory Committee (PAC), at its meeting of Thursday, April 24th, 2025, made the following recommendations to Municipal Council:

- 1. That Municipal Council approve the proposed amendments to the Osprey Village Land Use Bylaw to allow lower density residential development on the four (4) unserviced properties of PID 60431913, 60582566, 60253374 and 60487824.**
- 2. That Municipal Council approve the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use Bylaw to rezone and redesignate the property of PID 60730413 from the Institutional (IN) Zone to the General Commercial (GC) Zone under the Enterprise Designation.**
- 3. That Municipal Council approve the proposed amendments to the Osprey Village Secondary Planning Strategy and Land Use Bylaw to rezone and redesignate the property of PID 60727641 from the High Density Residential (R-3) Zone to the Open Space (OS) Zone under the Community Designation.**

On May 13, 2025, Council held the First Reading of the recommended amendments. During this meeting, Council passed the following motion:

“That Council accept the recommendations of the Planning Advisory Committee regarding the Osprey Village amendments by conducting first reading of:

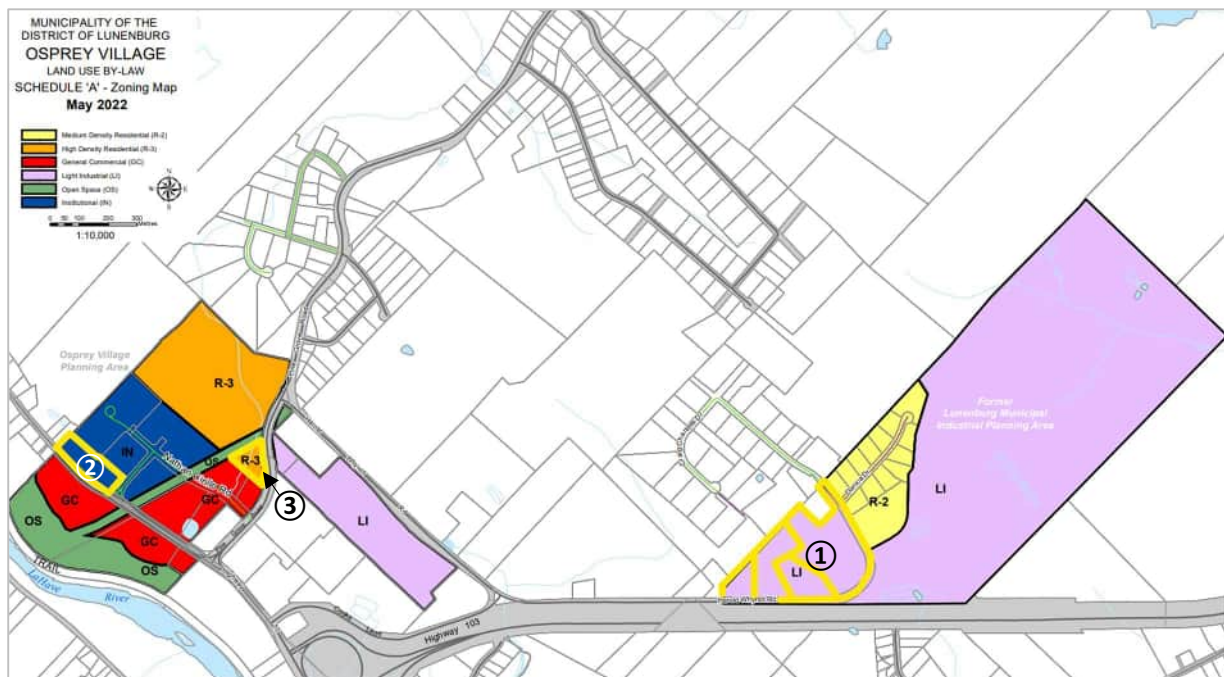
- By-law 020G - Amendments to the Osprey Village Secondary Planning Strategy 2025; and,
- By-law 021I - Amendments to the Osprey Village Land Use By-Law 2025.

and further that Council sets the date and time of June 10, 2025 at 5:30pm for a public hearing.”

Discussion

There are three areas identified within Osprey Village where the current designation and zoning hinder the potential for suitable development, that are the catalyst for the recommendation to amend the planning documents.

Map 1: Three areas identified requiring amendments to the Osprey Village Plan



Area 1 on Harold Whynot Road

Area 1 contains 4 properties (PIDs 60431913, 60582566, 60253374, and 60487824) designated under Industrial in the Future Land Use Map of Osprey Village, and zoned Light Industrial (LI) under its Secondary Planning Strategy (SPS) and Land Use Bylaw (LUB). The properties make up a total of approximately 98,900 square meters (1,064,551 square feet) and located at the corner of Harold Whynot Road where it turns to intersect with Danica Drive as shown in Map 1. There has been recent interest specifically for PID 60487824 from developers to develop the property for residential use. These properties were originally part of the Lunenburg Municipal

Industrial Planned Area – where much of the land is unserviced – before they were consolidated with the Osprey Village SPS and LUB in 2022. When it comes to residential use, the Osprey Village SPS encourages high-density residential development throughout their policies to best use the existing central water and sewer infrastructure. The SPS cites the Statements of Provincial Interest for this approach:

- **Policy 3.4:** To be consistent with the Statements of Provincial Interest Regulations, to encourage the most efficient use of existing infrastructure, and to accommodate the high demand of high-density residential use, the Municipality establishes a residential designation to create a vibrant community where residents will have access to affordable, attainable, and rental housing.

The LUB regulations support this objective by setting a minimum residential density of 25 units per hectare, effectively preventing single-detached dwellings. However, this high-density standard did not change when the Osprey Village and Lunenburg Municipal Industrial Planning Areas merged. Because of this, this standard is also applied to unserviced properties within the Planned Area, such as the properties along Harold Whynot Road.

Area 1 Analysis

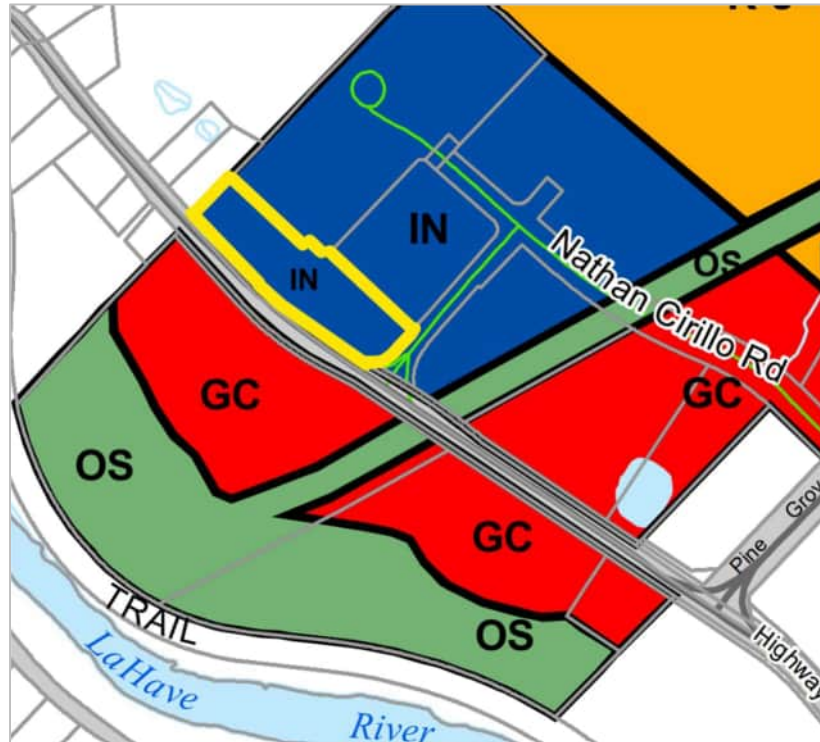
While promoting high-density development in serviced areas makes efficient use of existing infrastructure, applying the same standard to unserviced areas can hinder housing development where lower-density residential development may currently be the only viable option. Amending the Osprey Village LUB to remove the minimum density requirement of 25 units per hectare for the unserviced PIDs 60431913, 60582566, 60253374, and 60487824 will support more feasible residential development. These properties at the time of this report have no future plans for access to central water and sewage infrastructure. Removing the density requirement allows development to better reflect the limitations of these unserviced lands. The specific language and method of this amendment can be found in Appendix A.

Area 2 on Allée Champlain Drive

Area 2 is a Municipally owned undeveloped property of approximately 143,748 square meters (1,547,291 square feet) at the corner of Highway 10 and Allée Champlain Drive as shown in Map 1 and is currently designated under Community Use in the Future Land Use Map, and zoned Institutional (IN) under the SPS and LUB. Area 2 and the surrounding properties zoned IN were originally designated and zoned in anticipation of a large recreation facility, however the site for this development was moved elsewhere. Because the designation and zoning of this area was chosen specifically for a development that ultimately will not exist at this location, in addition to the permitted uses being very restrictive, it has become a hinderance for the growth of other potential developments such as residential or commercial uses.

Map 2: Ownership and existing uses of properties around area 2.

Other properties zoned Institutional (IN) that surround area 2 (highlighted in yellow) are the French Language School, Centre Scolaire de la Rive Sud I at the end of Chemin Petite Évangéline Court; the Municipal Services Building at 10 Allée Champlain Drive; a provincially owned vacant lot along Allée Champlain Drive and along Chemin Petite Evangeline Court; and the Lumia Health Centre at the corner of Nathan Cirillo Road and Allée Champlain Drive owned by a numbered company.



Area 2 Analysis

To accommodate both residential and commercial uses in area 2 (PID 60730413), the most straightforward approach is to rezone and redesignate the property from Institutional (IN) to General Commercial (GC), aligning with the intended zoning principles of Osprey Village. In addition, the GC zone permits all uses allowed in the IN zone, and stipulates that any drinking establishment must be 500m away from any structure with an institutional use, helping to minimize the impact on existing institutional uses surrounding area 2. Changing area 2 would require a re-designation from the Community Use Designation to the Enterprise Designation which the GC Zone falls under in addition to the rezoning process, requiring amendments to both the SPS and LUB.

Area 3 on Pine Grove Road

Area 3 is a triangular property of approximately 18,286 square meters (196,829 square feet) near the corner of Nathan Cirillo Road and Pine Grove Road as shown in Map 1 that is currently designated under Residential in the Future Land Use Map, and zoned High Density Residential (R-3) under the SPS and LUB. While there have been discussions to develop this property under the R-3 Zone regulations, several constraints on the lot such as its size and soil make high-density residential development difficult.

Area 3 Analysis

As the property has been largely undisturbed and contains natural features, its use could be better reflected by rezoning to Open Space (OS). Like area2, changing this third property would require a re-designation from the Residential Designation to the Community Use Designation which the OS Zone falls under in addition to the rezoning process, requiring amendments to both the SPS and LUB.

Public Engagement

A public information session was held on February 5, 2025 at 6:30 p.m. in person and through a You Tube Livestream. The planning staff discussed the proposed amendments and the areas to be affected, ending with a question period for attendees.

One comment was received during the question period, inquiring how the rezoning and redesignation of the areas highlighted in Map 1 would affect the retention of open space. In relation to the proposed amendments specific to this report, the rezoning of PID 60727641 would be an example of identifying land that would be most valuable as open space. Outside of the proposed amendments affecting this specific property however, open space dedication is done through the MODL Subdivision Bylaw which will not be affected by the amendments. Nevertheless, the question did highlight the concern towards ensuring adequate open space is protected for the growing community of Osprey Village as a whole.

Stakeholder Engagement

On January 31, 2025, staff inquired professional opinions on this plan review by contacting the following stakeholders:

1. NS Environment & Climate Change;
2. NS Public Works;
3. NS Health;
4. Royal Canadian Mounted Police;
5. Emergency Health Services;
6. Bridgewater Public Services Commission;

7. Northfield District Fire Department;
8. Oakhill District Fire Department;
9. South Shore Regional Centre for Education
10. CSAP (Conseil Scolaire Acadien Provincial)
11. MODL Department of Recreation
12. MODL Department of Engineering
13. MODL Fire Services

Implications

After stakeholder consultation, staff addressed several implications of the proposed amendments, such as adequacy of municipal services, community facilities for education, recreation and emergency services as well as other amenities.

Environmental Implications

A key consideration when developing in Osprey Village is sulphide bearing materials, also known as acid rock drainage. This general area of the municipality is known for having naturally occurring sulphide bearing materials present. Construction may disturb sulfide minerals in rocks which are harmful to aquatic habitats, which must be carefully considered due to the proximity to LaHave River. Staff has been advised to require future developers to hire a consultant to conduct an Environmental Site Assessment to obtain this information as it relates to specific properties when being developed, so as to not disturb the local environment.

There are other general recommendations received from the Department of Environment & Climate Change, such as identifying all wetlands and watercourses early in a planning stage and confirming approvals for sewer line extension on serviced land or on-site sewage disposal systems for unserviced land respectively.

Health Implications

The changes to land use planning in Osprey Village can lead to several health outcomes related to mental health, physical activity, social connectedness and inclusion, improved access to housing and amenities, among others. NS Health staff reviewed the proposed amendments with these outcomes in mind. In terms of housing accessibility, new housing developments that could come from the amendments would increase the local housing supply but may not be suitable for affordable housing, especially in areas lacking public transit and walkability which Osprey Village is still lacking. NS Health suggested that a comprehensive Housing Strategy could help assess and plan for adequate housing options. While permitting low-density residential in unserviced areas may have a lower environmental impact than other uses, NS Health still recommended conducting environmental assessment for future development that would happen on currently vacant land. In addition, any level of development will increase traffic,

requiring plans for road maintenance, safety, and noise mitigation. As well, potential conflicts with neighboring industrial uses in the Industrial (LI) zone should be considered, ensuring protections for residents, such as traffic safety measures.

In response to the proposed amendments of area 2, NS Health recommended maintaining the 500m restriction on licensed drinking establishments near institutional uses that exists in the Osprey Village LUB and prohibiting the sale and advertising of tobacco, vaping products, and cannabis to reduce youth exposure in the area. Future development in area 2 should involve consultation with the school community, prioritizing health-promoting spaces while restricting harmful influences. Pedestrian safety should be a priority with crosswalks, sidewalks, and lighting.

In response to the proposed amendments of area 3, NS Health noted that parking lots are permitted within the Open Space (OS) zone in the Osprey Village LUB. If parking lots are developed in area 3, the Municipality should assess environmental impacts and implement protections to preserve green space, ensuring accessibility meets or exceeds provincial standards. Additionally, as Osprey Village develops, including nearby high-density housing, active transportation networks should be enhanced to promote safe and convenient access to green spaces through connected sidewalks and trails.

Fire protection implications

Fire protection services to Osprey Village are shared by the Oakhill Fire Department and Northfield Fire Department. The chiefs of the fire departments stated that the level of development that could come from the amendments will not affect the service level, as long as new development provides road access for fire trucks. The municipal fire services coordinator also supported the feedback from the fire chiefs.

Transportation, Traffic Implications

Comments received from the Department of Public Works stated that the current road network in Osprey Village should have the capacity to support future development brought on by the amendments, and details can be confirmed through a Work Within Highway Right-of-Way Permit approved by Public Works and a transportation impact study process at the time of the development application. Additionally, staff received comments that area 2 should be accessed from Allée Champlain Drive and not Trunk 10.

While the municipal engineering department agreed with these comments for area 1 and 3, they did note that increased vehicle and pedestrian traffic is expected in area 2 with further higher density development such as the recent Stonemont development. While the roads themselves are adequate, increased traffic may result in the need for traffic lights at Pine Grove/Nathan Cirillo Road as well as at Champlain Drive and Highway 10, pursuant to traffic

studies. They also noted that sidewalks around the perimeter of area 2 are also planned and will improve pedestrian safety in response to the increased residential density.

Recreational Implications

As residential development is expected to continue to grow in Osprey Village, the retention of adequate open space to provide community character and recreational opportunities for residents is a key consideration moving forward. While the municipal recreation department agreed with the proposed amendment to rezone area 3 as Open Space (OS), they also noted that areas encouraging multi-unit housing developments and commercial businesses should require a percentage of green space in the design plans of the development – if not for public use, at least for the residents occupying the multi-unit dwellings to support their recreational needs and good neighbourhood design.

Central Servicing Implications

Osprey Village receives its central water servicing through a collaborative infrastructure arrangement between MODL and the Town of Bridgewater's Public Services Commission (PSC). As development continues, tracking water servicing capacity will be essential. Comments received from the Bridgewater PSC state that fire flow, the volume of water available for firefighting, is a key factor in determining development potential in serviced areas.

The current agreement between MODL and the PSC allows for a maximum of 75,000 imperial gallons per day (igpd), which is below the fire flow required for full development of Osprey Village. As a result, new development in the area may be constrained not by a specific use or zone, but by limited fire flow capacity. To address this, a new gravity-fed water storage tank is being constructed in Osprey Village, funded jointly by federal, provincial, and municipal partners, including the Town of Bridgewater. This project aims to improve water pressure and increase fire flow capacity, ultimately supporting future development. Until the tank is operational, however, development restrictions may remain in place.

Specific to the proposed zoning changes, area 1 lies outside the PSC service area and is not subject to existing water agreements, while areas 2 and 3 are within the service area and remain in compliance with the current agreement, provided water demand stays within the 75,000 igpd limit and fire flow requirements are met. Village receives its central water servicing through a collaborative infrastructure arrangement between MODL and the Town of Bridgewater's Public Services Commission (PSC).

Implications for Educational Institutions

As communities grow, access to essential community facilities such as schools is a key consideration to ensure the community is livable for school age children and their families. Staff

received feedback from both the South Shore Regional Centre for Education (SSRCE) and the Conseil Scolaire Acadien Provincial (CSAP) regarding the proposed amendments.

SSRCE indicated they do not anticipate any negative impacts on their system and will consider any new developments in their future enrollment projections. In contrast, CSAP raised concerns specifically related to the rezoning of area 2 to General Commercial (GC), as the French Language School, Centre Scolaire de la Rive Sud is adjacent to the property. Their concerns included the potential safety risks posed by nearby commercial uses to students and the possibility that removing the Institutional (IN) zoning could limit future school expansion, as the school is currently at capacity. However, the proposed rezoning affects only one vacant, municipally owned lot (PID 60730413), and adjacent vacant lands within the IN zone will still remain available for potential school expansion. Additionally, the GC zone permits all uses allowed in the IN zone, meaning institutional uses such as schools would still be permitted after rezoning area 2. Regarding student safety and land use conflict, the GC zone includes a regulation that prohibits drinking establishments within 500 metres of any institutional structure, a measure also referenced by Nova Scotia Health during stakeholder consultations.

Strategic Focus

Removing the high-density residential requirements from unserviced lots in area 1 allows for more feasible growth within Osprey Village. While this amendment does not involve infrastructure expansion, it supports housing and other appropriate uses at a scale suited to the area's current servicing capacity, aligning with Council's Strategic Priority for infrastructure upgrades, expansions, and management.

Rezoning and redesignating area 2 to the GC zone aligns Council's Strategic Priority for regional economic development, as it will enable commercial and residential uses on lots previously not permitted for such uses.

Rezoning and redesignating area 3 to the OS zone aligns with Council's Strategic Priority for quality of life, as the proposed amendments will allow for open space to be reserved within a growth center.

Strategic Communications

A public information session was held on February 5, 2025 and a public hearing was held on June 10, 2025. Staff ensured that all relevant information was shared through MODL's Engage platform, newsletters, newspaper notices, and social media to support public engagement and keep residents informed.

Work Plan

If Council proceeds with Second Reading, staff will prepare the necessary package for submission to Municipal Affairs for review.

Alternatives

- 1. Do Not Approve Amendments:** Council would not move forward with amending the Osprey Village SPS and LUB. Existing barriers around residential developments, commercial and mixed-use developments, and greenspace protection would remain unaddressed.
- 2. Defer Decision:** Council could delay a decision to allow time for further review or consultation. Barriers around development would continue without the amendments in the meantime.

Conclusion

Staff's recommendation to Council is to approve the proposed amendments to the Osprey village SPS and LUB to remove the 25 units per hectare requirement for residential developments on the unserved properties of PID 60431913, 60582566, 60253374, and 60487824; rezone PID 60730413 from Institution (IN) to General Commercial (GC); and rezone PID 60727641 from High Density Residential (R-3) to Open Space (OS).

If Council deems it advisable to proceed with the proposed amendments as outlined in Bylaw 020G – Amendments to the Osprey Village Secondary Planning Strategy; and Bylaw 021I – Amendments to the Osprey Village Land Use Bylaw, Council may move forward with Second Reading. Following approval, the amended documents will be forwarded to the Department of Municipal Affairs for review.

Once the Department confirms that the documents do not conflict with any provincial interests, a Notice of Approval will be published in the local newspaper to inform the public of the adoption. The date the Public Notice appears in the newspaper will serve as the effective date for the adoption of the documents.

Report Preparation	
Department	Planning & Development
Report Prepared by	Carin Mahon, Planner I
Report Approved by	Jeff Merrill, MCIP, LPP, Director of Planning & Development Services
Date Reviewed by C.A.O.	

Appendix A: proposed Land Use By-law amendments (Line by line edits)

5.2 LIGHT INDUSTRIAL ZONE

5.2.1 Permitted Developments

A lot within the Light Industrial (LI) Zone may be used for one or more of the following uses:

- a) any activity connected with the automotive trade, including service stations, auto sales, automobile repair shops, auto body repair shops, but excludes salvage operations;
- b) automobile washing establishments;
- c) repealed;
- d) construction equipment storage, rental and repair;
- e) crematoria;
- f) repealed;
- g) repealed;
- h) repealed;
- i) repealed;
- j) landscaping business including equipment and material storage;
- k) machinery and motor vehicle repair shops;
- l) repealed;
- m) recreation facilities;
- n) recreation vehicle sales;
- o) repair shops;
- p) self storage facilities;
- q) supply and distribution centres;
- r) repealed;
- s) trucking and transport depots;
- t) repealed;
- u) veterinary clinics;
- v) wholesale and warehousing facilities;
- w) manufacturing, processing, assembly or production development;
- x) a use permitted in the General Commercial (GC) Zone, including a use permitted in the Institutional (IN) Zone.

5.2.1.1 Despite the uses permitted in Section 5.2.1(x) under the requirements of Section 6.3.1, the following lands listed by PID are exempt from a residential use meeting the High Density Residential minimum of 25 units per hectare:

PID	Civic Address
60431913	371 Harold Whynot Road

60582566	391 Harold Whynot Road
60253374	417 Harold Whynot Road
60487824	Harold Whynot Road

6.3 GENERAL COMMERCIAL (GC) ZONE

6.3.1 Permitted Developments

A lot within the General Commercial (GC) Zone may be used for one or more of the following uses:

- a) a retail use;
- b) an office use;
- c) a food establishment use;
- d) subject to being 500 metres away from a structure with an institutional use listed under subsection 7.2.5., a drinking establishment use;
- e) a short term rental use;
- f) a bakery, crafting, creative, and printing establishment use;
- g) other commercial uses except adult entertainment, wholesale, warehousing, and vehicle sale uses;
- h) a residential use, with the minimum density of 25 units a hectare;
- i) uses permitted in the Institutional Zone.

Amending By-law Details	
Name	Amendments to the Osprey Village Secondary Planning Strategy 2025
Number	020G
Legislative Authority	Municipal Government Act, Section 205
Effective Date	

Be it enacted by the Council of the Municipality of the District of Lunenburg, under the authority of Section 205 of the **Municipal Government Act**, as follows:

Title

- 1 This By-law is titled the Amendments to the Osprey Village Secondary Planning Strategy and may be cited as the Osprey Village Plan Amendment By-Law(2025).

Amendments to the Secondary Planning Strategy (By-law 020)

- 2 Map 1 of By-law 020, the generalized future land use map, is amended as attached in Schedule A of this By-law.

Amending By-law Details

Name	Amendments to the Osprey Village Land Use By-Law 2025
Number	021I
Legislative Authority	Municipal Government Act, Section 205
Effective Date	

Be it enacted by the Council of the Municipality of the District of Lunenburg, under the authority of Section 205 of the **Municipal Government Act**, as follows:

Title

- 1 This By-law is titled the Amendments to the Osprey Village Land Use By-law and may be cited as the Osprey Village Plan Amendment By-Law(2025).

Amendments to the Land Use By-law (By-law 021)

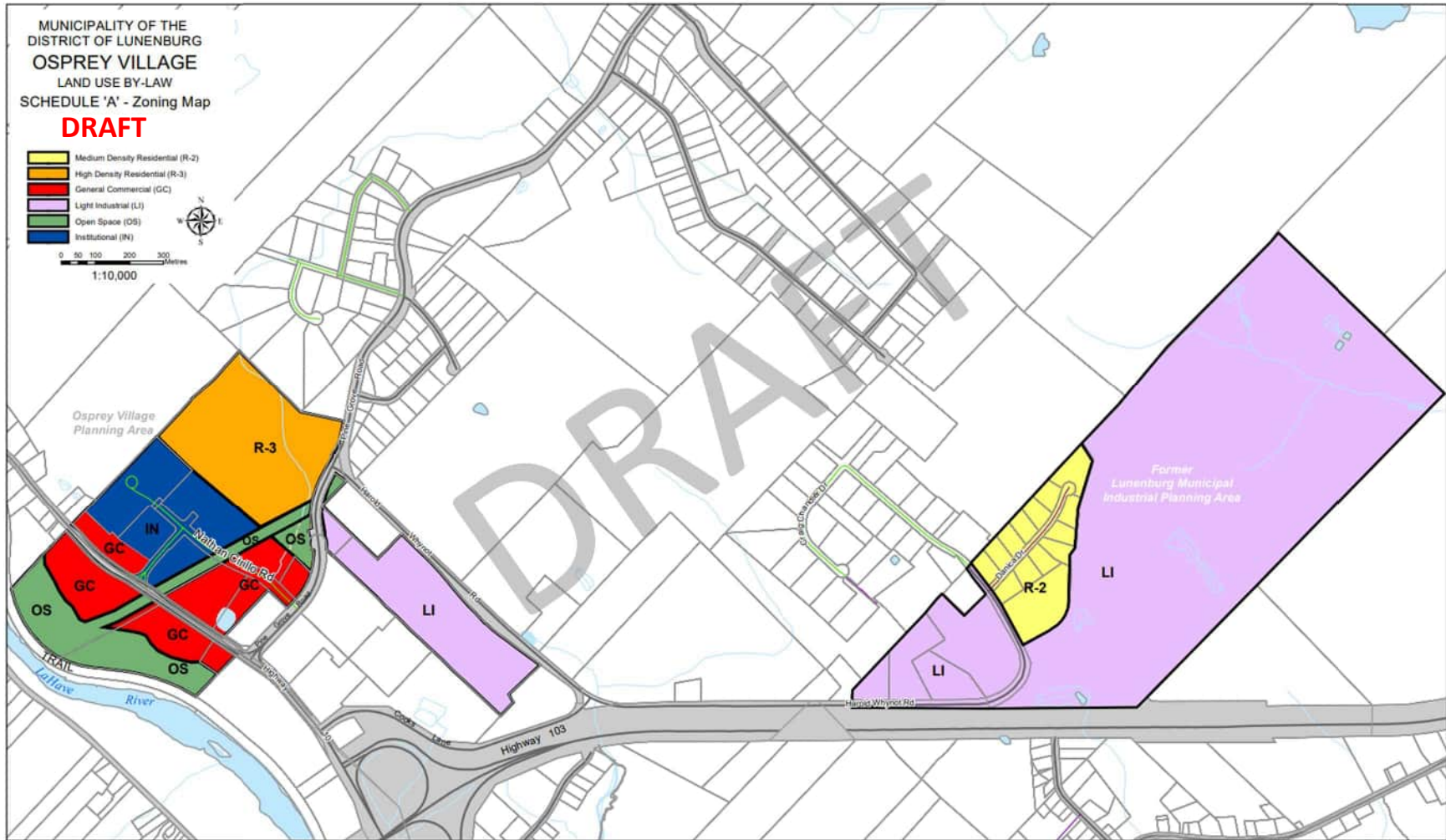
- 2 Part 5 of By-law 021 is amended by adding immediately after subsection 5.2.1 the following subsection:

- 5.2.1.1 Despite the uses permitted in Section 5.2.1(x) under the requirements of Section 6.3.1, the following lands listed by PID are exempt from a residential use meeting the High Density Residential minimum of 25 units per hectare:

PID	Civic Address
60431913	371 Harold Whynot Road
60582566	391 Harold Whynot Road
60253374	417 Harold Whynot Road
60487824	Harold Whynot Road

- 5 Schedule A of By-law 021, the zoning map, is amended as attached in Schedule A of this By-law.

Schedule A Zoning Map - Amendments to the Osprey Village Land Use By-Law 2025 (By-law 0211)



**Report to the Municipality of the District of Lunenburg
regarding burials at Lunenburg County Home, Dayspring**

Council
Item 11.3.1
Date: June 10, 2025
Authorization: T. MacEwan

Stephen Ernst
Researcher on behalf of South Shore Genealogical Society
April 2025

The County Home at Dayspring came about as the result of the Province of Nova Scotia's 1879 'County Incorporation Act' and the 1886 'Act Respecting Municipal Lunatic Asylums', broadening the support for the poor and physically and mentally ill throughout the Province (the first and sole Poor House before this time was established in Halifax in 1754).

In January of 1888, the Lunenburg Municipal Council recommended the purchase of a property and erection of a facility for the poor of Lunenburg County. By March, the Council was presented with the donation of the Robar property in Summerside (present day Dayspring) by E. D. Davidson and Sons with the condition that it be used as the site of the Poor Farm. The facility was ready by January of 1889, in which the end of the year saw 28 people at the home. It was a single building with very little in the way of plumbing, fire protection, or heating, but was still considered clean, comfortable and well managed. By 1892 a new well had been dug, improving the water quality, and the recommendation was made for the erection of a harmless insane department, as the closest institution was Mount Hope in Dartmouth. A new addition was nearing completion in the late 1890s. A report from that time states "The general care given the inmates, sane and insane, is excellent, and they are comfortable and apparently satisfied".

Several more changes were to take place over the years, which saw expansion to several buildings, a barn for livestock and various departments for different disabilities. Accommodations were also made for Men and Women to be housed in separate units, which was not done in the early days. Those who lived there could do jobs for a small income, including tending to the gardens or livestock, raising and butchering animals to be sold for food, or making birch brooms which were sold to be used on the decks of Lunenburg's fishing schooners. Richard Wagner, the son of Home Superintendent Alton Wagner, who worked at the Home with his family as a young man, eventually becoming the Superintendent of the Home in West Hants, wrote:

"Times were hard but there was enjoyment as well. The social life was whatever you happened to make it. There was never a Saturday night that there wasn't a freezer or two of homemade ice cream, several gallons of it. There were pingpong, card parties,

Chinese checkers and parcheesi; the old phonograph was cranked up and this was always an enjoyable evening."

Although never set up to be a Hospital, the Home did have to deal with the issues of age and illness. An 1889 report states "A doctor visits them once a month, and oftener if needed". Most of the time the Superintendent and staff, (which were usually understaffed) dealt with the care of those at the Home. When a death occurred, the remains would usually be taken by the family and buried throughout the County, but in some cases, such as there being no living relatives or no financial means for a proper burial, many were buried on the property. A small site was set up on the top of a hill behind the buildings, overlooking the Home and the LaHave river. This would be known as Hillside Cemetery and is the final resting place for many residents of the Lunenburg County Home.

Various numbers have been given over the years as to how many people are buried at Hillside; the site itself has numbered markers amounting to 170, The Municipality of the District of Lunenburg (Who own the property as the recreation complex MARC) have for years claimed the number to be 188, and recently researchers Betty Rhodenizer and Yvonne Rafuse, who have advocated for a proper memorial to those buried have brought the number up to 205, while suggesting there may be more.

In early 2025, the Municipality of the District of Lunenburg (MODL) contracted the South Shore Genealogical Society (SSGS) to research the names. In February 2025, I began research on behalf of SSGS. In their holdings is included three binders related to the burials: A photocopy of the original ledger of deaths at the County Home, spanning the years 1904-1959, a photocopy of a second book of deaths from 1959-1978, and a typed set of names from the first book, presumably done by someone in the Municipality, dated 1999. The 1999 book does contain a few errors, most significantly is that it only includes the names found in the first ledger, so the burials only go up to 1959. Furthermore, there are a few names that have been omitted, perhaps due to transcription or clerical errors. When counted, the names on this list stating burials (as not every death in the book was buried on the property) amount to 186. It is my belief that this is somehow where the number 188 comes from, but it is inaccurate. When the names are counted from the original source documents, also including the second book of post-1959 burials, it brings the number to 205, which aligns with Rhodenizer and Rafuse's claim. However, these records only begin in 1904, 15 years after the Home opened.

To investigate these burials, I had to look for alternative sources, mostly Church records. It was commonplace to have a Clergy present to officiate and give a proper Christian burial. Most of the time, this role was filled by the Minister of the nearby St. Matthew's Anglican Church in Upper LaHave, but other Churches have these burials in their

records as well, including Holy Trinity Anglican in Bridgewater (connected to St. Matthew's), St. Paul's Lutheran, Bridgewater, Grace Methodist, Bridgewater, among others, going as far as Pleasantville. Microfilm copies of these records held at the SSGS were studied, and several more burials were found, bringing the new number up to 230. Like Rhodenizer and Rafuse, I believe that this is a minimum number, and there are likely more people buried at Hillside. Some source documents are simply no longer in existence, such as the early records for Grace Methodist, which was destroyed by fire in 1920. Another report on the home from 1891 states that 12 people died from an influenza epidemic throughout that year, although this list only contains four names for 1891. While it is possible the others were claimed by relatives, it raises the question that there are possibly names that will never be known.

What we have in the 230 names attached to this report are the known names of those buried at Hillside. Of those 230, I was able to confirm 189 by more than one source. These include Provincial death records, Church records and newspaper reports and obituaries. The remaining 41 names could only be found in a single document, usually a Church record, but I have no reason to question their accuracy. It is my recommendation that this list of names be made available to those who may wish to visit the site of Hillside Cemetery, either by way of a permanent marker listing the names, or a sign or weatherproofed binder attached to the fence surrounding the cemetery, or kept in one of the recreation buildings, so the more than 230 people who lived and died on that property will not be forgotten.

Sources:

South Shore Genealogical Society copies of Lunenburg Municipal Home Obituary books, 1904-1959, 1959-1978)

South Shore Genealogical Society Microfilm records (St. Matthew's Anglican Church, Holy Trinity Anglican Church, Grace Methodist Church, other local Church records)

Nova Scotia Archives Vital Statistics (www.novascotiagenealogy.com)

Find-a-Grave (www.findagrave.com)

Poverty, Poor Houses and Private Philanthropy - A New Horizons Project, Health Canada, 1996

A Wholesome Horror - Poor Houses in Nova Scotia, Brenda J. Thompson, 2021

Presentation given by Dr. Allan E. Marble to the West Hants Historical Society

(https://www.youtube.com/watch?v=U1l_i6U9Nuc)

Bridgewater Bulletin 13 April 1910 - Lunenburg County Poor Farm

**Known Burials in Hillside Cemetery
Dayspring, Nova Scotia
(Burials listed chronologically)**

This list contains 230 names. It is believed there are more, but this list has exhausted the records held at the South Shore Genealogical Society, Lunenburg, NS. Please note that while some dates listed are the date of death, others may only list the date of burial as the sole document.

Catherine Veinot 7 July 1889
Reuben Wolff 5 February 1890
Sophia Conrad 4 July 1890
Catherine Elizabeth Beuch 26 February 1891
Andrew Paterson 25 April 1891
Sam Richardson 8 September 1891
William Heckman 24 November 1891
Mary Ann Hebb 23 August 1892
Aaron Corkum 13 October 1892
Mary Hahn 1893 (handwriting difficult to decipher. Surname mentioned
best educated guess)
Sarah Wentzell 6 September 1893
James Crouse 28 June 1895
Lucretia Wentzell 10 July 1895
James Robar 5 October 1895
John Cook 18 April 1897
John Corkum 20 August 1897
William Glassie 4 March 1899
James Rhino 1 July 1899
Sally Semone 12 November 1899
Charles Robar 22 March 1900
Sophia Shankle 22 March 1900
Elizabeth Huey 4 November 1902
Charlotte Conrad 3 April 1903
Philip Crouse 15 July 1903
John Ernst 20 February 1905
Martha M. Carter 6 January 1904
Benjamin Carver 17 June 1904
Sophia Ernst 8 September 1904

David Conrad 28 November 1904
Emmanuel Selig 10 February 1905
Catherine Ernst 20 February 1905
Barbara Amelia (Pamilla) Dagley 25 September 1905
Adelaide Robar 6 October 1905
Rachael Fronk 7 November 1905
Sarah Corkum 1906
Rebecca Dagley 14 March 1906
William Shipley 6 March 1907
Calvin Augustus Langille 6 April 1907
John L. Sanders 11 December 1907
Abigail Frank 27 December 1907
Lurina Frederick 1 January 1908
Jessie Robar 28 June 1908
Adelbert Delong 28 June 1908
James Zinck 27 June 1909
Susannah Sarty 25 November 1909
Benjamin Silver 11 December 1909
Elizabeth Stewart 22 February 1910
Mrs. Jacob Hirtle (name unknown) 30 September 1910
George Zwicker 25 February 1911
Reuben F. Misner 15 March 1911
George Israel Bolivar 17 March 1911
Cordelia Young 28 March 1911
George Shrader 6 June 1911
Abraham Delong 7 June 1911
Sophia Rodenhiser 4 August 1911
Henry Albert Byers 30 September 1911
Eliza Jodery 7 November 1911
William Loye 12 May 1912
George Frances Misner 4 June 1912
James Austin Deal 13 August 1912
Nathaniel Findell 17 October 1912

*The grave numbering system as it appears today appears to begin at this point, with previous numbers only consistent with geographical landmarks of the time.

James Hyson 1 August 1913 (Grave #1)
John Whynot 8 December 1914 (Grave #2, has headstone)
Clara Knock 26 May 1913 (Grave #3)
Henry Wilkie 12 July 1915 (Grave #4)
Eliza Davis 18 February 1916 (Grave #5)
Harry Silver 25 March 1916 (Grave #6)
Louisa Margaret (Maggie) Horne 28 March 1916 (Grave #7)
David Ernst 8 September 1916 (Grave #8)
Margaret Sperry 29 October 1916 (Grave #9)
Drucilla Haughn 3 November 1916 (Grave #10)
John Lowe 8 November 1916 (Grave # 11)
Martin Demone 18 January 1917 (Grave #12)
Charles Curl 10 April 1917 (Grave #13)
Charles Corkum 18 July 1917 (Grave #14)
John Zwicker 16 September 1917 (Grave #15)
Joseph Naugler 15 January 1918 (Grave #16)
Abraham Horace Wentzell 28 February 1918 (Grave #17)
Edward Beck 12 September 1918 (Grave #18)
Louise Kaizer 13 September 1918 (Grave #19)
Hosanna Mader 27 October 1918 (Grave #20)
William Mahoney 27 January 1919 (Grave #21)
James Elkanah Frauzel 4 March 1919 (Grave #22)
Isaac Lohnes 10 March 1919 (Grave #23)
Isiah Bushen 19 June 1919 (Grave #24)
Maria Ritcey 10 August 1919 (Grave #25)
Stephen Eisenhauer 12 August 1919 (Grave #26, has broken headstone)
Catherine Eisenhauer 28 August 1919 (Grave #27, wife of Stephen, has broken headstone)
Sarah Gray 22 September 1919 (Grave #28)
Charles Herman 7 October 1919 (Grave #29)
John Domino 31 October 1919 (Grave #30)
David Simpson 7 November 1919 (Grave #31)
Mary Elizabeth Langille 6 February 1920 (Grave #32)
William Curl 24 August 1920 (Grave #33)
Martha Saunders 12 September 1920 (Grave #34)
Sophia Hebb 20 November 1920 (Grave #35)

*There is some confusion in the following grave numbers brought on by the December 1920 burial of Aaron Weasel (possibly Wessell or Weagle), who although buried in Grave #36, was later removed to be buried in Chelsea. This caused the sequence to be thrown off, with an attempt to fix it causing some confusion among the grave numbers. There were at least five people buried at Hillside that were later removed for burial elsewhere.

James Hickey Smith 1 April 1921 (Grave #37)
Bessie Spindler 19 May 1921 (Grave #38)
Daniel Mosher 20 May 1921 (Grave #39)
John Meisner 28 August 1921 (Grave #36)
Hezekiah Levy 21 September 1921 (Grave #37)
Zacharias Wentzell 25 November 1921 (Grave #40)
Samuel McDow 3 August 1922 (Grave #38)
William Veinot 5 January 1923 (Grave #41)
Amanda Mason 11 April 1923 (Grave #40)
Thomas Edward Allen 26 May 1923 (Grave #41)
Elizabeth Corkum 10 June 1923 (Grave #42)
Lewis McCarthy 7 July 1923 (Grave #43)
James Maxner 30 July 1923 (Grave #44)
Alonzo Publicover 22 August 1923 (Grave #45)
Ida M. Perll 3 September 1923 (Grave #46)
Elsie Tanner 21 December 1923 (Grave #47)
John Powers 10 January 1924 (Grave #48)
Harriet Wolfe 1 February 1924 (Grave #49)
James Rodenhiser 8 February 1924 (Grave #50)
Hiram Johnson Conrad 22 May 1924 (Grave #51)
Silas Wile 1 July 1924 (Grave #52)
Sarah Perminia Conrad 13 August 1924 (Grave #53)
Mary Eliza Beck 24 August 1924 (Grave #54)
Thomas Mason 8 September 1924 (Grave #55)
Herbert Corkum 22 October 1924 (Grave #56)
John Ambrose Corbin 24 January 1925 (Grave #57)
Mary Mailman 21 September 1925 (Grave #58)
Samuel Wilneff 5 October 1925 (Grave #59)
Albert Wile 9 October 1925 (Grave #60)
Arabella Barry 14 December 1925 (Grave #61)
Lucy Richard 21 April 1926 (Grave #62)

Freeman Dagley 15 June 1926 (Grave #63)
George Wight 9 November 1926 (Grave #64)
Anna Matilda Jeffreys 12 August 1927 (Grave #65)
James William Corkum 20 September 1927 (Grave #66)
Henry Whynacht 19 December 1927 (Grave #67)
Theresa Herman 24 February 1928 (Grave #68)
Lucinda Oickle 13 August 1928 (Grave #69)
Adelaide Victoria Nauss 5 October 1928 (Grave #70)
Emma Harnish 25 October 1928 (Grave #71)
James Elkanah Dorey 13 March 1929 (Grave #72)
Nelson Leslie 11 June 1929 (Grave #73)
Gabriel Mossman 13 July 1929 (Grave #74)
Sarah Robar 27 August 1929 (Grave #75)
Ephraim Weagle 3 December 1929 (Grave #76)
Stanley Brady 12 December 1929 (Grave #77)
Mary A. Oakley 16 February 1930 (Grave #78)
James William Corkum 25 October 1930 (Grave #79)
Minnie May Ernst 22 November 1930 (Grave #80)
Asenath Bertha Burns 17 December 1930 (Grave #81)
William Reuben Harnish 4 February 1931 (Grave #82)
Winburn Lawrence Halamore 4 August 1931 (Grave #83)
Arabella Publicover 30 August 1931 (Grave #84)
Jessie Feindell 14 November 1931 (Grave #85)
Robert Tureno 11 December 1932 (Grave #86)
Arthur M. Walters 13 February 1933 (Grave #87)
Louise Emino 18 March 1933 (Grave #88)
Augusta Ellen Croft 10 June 1933 (Grave #89)
Tamar Knock 17 June 1933 (Grave #90)
Perry Walters 21 July 1933 (Grave #91)
Edward Lohnes 26 September 1933 (Grave #92)
Albert Ernst 2 September 1934 (Grave #93)
Mary Melissa Bush 4 October 1934 (Grave #94)
Eunice Rockwell 10 October 1934 (Grave #95)
Michael John Ritcey 15 December 1934 (Grave #96)
Hibbert Wagner 26 December 1934 (Grave #97)
Freeman Smith 27 December 1934 (Grave #98)

*There is some inconsistency in the grave numbering here as the following records were written by the Home's new Superintendent, Alton Wagner, who began the position in May 1935. Although the register of deaths are consistent in their numbering, for reasons unknown Mr. Wagner omitted five numbers in the burial records.

Servilla Knox 23 May 1935 (Grave #104)
Laura Elizabeth Tumblin 22 June 1935 (Grave #105)
Howard Langille 17 August 1935 (Grave #108)
James Schrader 23 September 1935 (Grave #107)
David Christian Nauss 14 April 1936 (Grave #108)
Kenneth Risser 16 January 1936 (Grave #109)
Anthony Charles Allen 8 July 1936 (Grave #110)
John Tumblin 21 September 1936 (Grave #111)
Alice V. Haughn 25 September 1937 (Grave #112)
Agnes Whynot 13 January 1938 (Grave #113)
Seymore Cross 25 January 1938 (Grave #114)
Lucy Marshall 12 March 1938 (Grave #115)
Albert Tanner 18 December 1938 (Grave #116)
Matilda Naugler 12 February 1939 (Grave #117)
Frances Anna (Fannie) Bolivar 4 March 1939 (Grave #118)
Allen Aaron Risser 7 April 1939 (Grave #119)
William Till Veinotte 20 April 1939 (Grave #120)
Wellington Clyde Langille 11 November 1939 (Grave #121)
Mary A. Eisenhauer 9 July 1940 (Grave #122)
Maggie Wile 24 August 1940 (Grave #123)
James Edward Corkum 28 October 1940 (Grave #124)
Emma Fronk 9 August 1941 (Grave #125)
James Amirault 15 September 1942 (Grave #126)
Denia Corkum 22 August 1943 (Grave #127)
Howard Croft 9 October 1943 (Grave #128)
John Dean Corkum 17 October 1943 (Grave #129)
Cora Dean Knickle 25 December 1943 (Grave #130)
Lucretia Corkum 4 June 1944 (Grave #131)
Henry W. Conrad 5 August 1944 (Grave #132)
Maggie Publicover 17 February 1945 (Grave #133)
Edgar Alexander (Eddy) Keddy 1 May 1946 (Grave #134)
Fannie Wamback 5 May 1946 (Grave #135)

Infant son of Mildred Dorey 13 June 1946 (Grave #136)
Norman Joudrey 27 January 1947 (Grave #137)
James Douglas Woodworth 18 August 1947 (Grave #138)
Amelia Melissa Nowe 20 April 1948 (Grave #139)
Bessie Elizabeth Myers 19 September 1948 (Grave #140)
Sydney Corkum 1 April 1949 (Grave #141)
Catherine Elizabeth Weagle 26 December 1949 (Grave #142)
Burton Ernst 15 February 1950 (Grave #143)
James Slauenwhite 4 May 1950 (Grave #144)
Samuel Eli Wagner 28 May 1950 (Grave #145)
Miriam Irene Mossman 8 June 1951 (Grave #146)
Bessie Spidell 30 December 1952 (Grave #147)
Elizabeth Whynot 5 August 1953 (Grave number not specified)
Archie Whynot 19 January 1955 (Grave number not specified)
Percy Murphy 26 February 1955 (Grave number not specified)
Mrs. Bertha Cross 16 March 1955 (Grave number not specified)
Mary Augusta Mossman 12 November 1956 (Grave #151)
Lawrence Post 26 May 1957 (Grave #152)
Mary Penny 26 July 1957 (Grave #153)
Forden Roy Levy 5 September 1957 (Grave #154)
Whitman Byers 2 November 1957 (Grave #155)
Charles Lohnes 19 December 1957 (Grave #156)
Kenneth Byers 8 May 1958 (Grave #157)
Timothy Whynot 29 June 1958 (Grave #158)
Thaddeus Sawyler 12 August 1958 (Grave #159)
Catherine Martin Publicover 19 September 1958 (Grave #160)
Charles Foley 29 September 1958 (Grave #161)
Stewart Lohnes 27 February 1959 (Grave #162)
Aber Ormberg 17 October 1959 (Grave #163)

*Grave #164 lists Gabriel Risser being buried there, but multiple sources claim he is buried in Rose Bay. It is likely that he was buried in Grave #164, then later removed for burial. As such, there is not believed to be anyone buried in #164.

Keziah Balsar 30 April 1960 (Grave #165)
Wilie Gordon Peart 15 November 1960 (Grave #165)
Violet Louise Teal 22 March 1962 (Grave #167)

James Lichel Hubley 6 June 1964 (Grave #168)

James C. Leslie 4 December 1966 (Grave #168)

Unidentified Skull found at sea buried 16 January 1973 (Grave #170)



Council
Item 11.3.2
Date: June 10, 2025
Authorization: T. MacEwan

The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipality of the District of Lunenburg Council

Submitted by: Ruth Wawin, Tourism & Event Development Officer

Date: June 10, 2025

**Re: Major Event Grant Application Lunenburg County Pride,
Pride Week 2025-Pride on the Shore**

Recommendation

That Municipal Council approves Lunenburg County Pride’s application for funding through the Major Event Grant in the amount of \$4,000 for Pride Week 2025.

Executive summary

The application satisfies the Major Events Grant’s purpose of expanding large-scale events that create a positive economic impact for the Municipality. As per the Approval Process and Procedures of Policy 043 Community Grant Program/Sponsorship Request, applications requesting more than \$2,500 require Council’s approval. It is the recommendation of staff to provide approval for Lunenburg County Pride’s grant application in the amount of \$4,000 for Pride Week 2025 taking place July 5-12.

Background

Pride Week is global celebration highlighting the progress made by the 2SLGBTQIA+ community. Locally, Lunenburg County Pride hosts an annual Pride Week during the second week of July to honour this legacy, promote equity, and celebrate diversity within the community.

For 2025, the organization is planning 14–20 events across the Municipality of the District of Lunenburg (MODL), in collaboration with local community groups. The programming spans a wide demographic and includes events such as Petite Queer Pride, a Pride Parade, Kick-Off social, arts and culture events, Drag Story Time, and age-specific gatherings for youth and

seniors. Events are scheduled from July 5 to July 12 and are designed to be accessible, inclusive, and community-focused.

This eight-day event attracts an influx of visitors and delivers measurable economic benefits to the District of Lunenburg. In 2024, over 2,000 people attended, including both local residents and visitors from across the province and beyond, some travelling over 2,000 km to participate. This increased foot traffic supported local businesses, boosted tourism, and enhanced MODL's reputation as a welcoming and inclusive destination. The visibility and success of the event have also contributed to population growth, with some new residents citing the inclusive atmosphere as a key reason for relocating to the area. Through partnerships with local organizations and businesses, Pride Week continues to generate economic activity while promoting MODL as a progressive, vibrant community.

Discussion

Lunenburg County Pride submitted a Major Event Grant application requesting \$19,990. Based on factors such as the event's size, total budget, expected attendance, overnight stays generated, and overall economic impact, the recommended funding amount for approval is \$4,000. This recommendation also considers the anticipation of multiple Major Events Grant applications throughout the year, aiming to ensure funds remain available in the budget for other events.

Strategic Focus

Regional Economic Development

By attracting over 2,000 attendees including visitors from across the province and as far as 2,000 km away Pride Week generates significant economic activity throughout the Municipality of the District of Lunenburg. Local accommodations, restaurants, shops, and tourism operators benefit directly from increased visitor spending during the eight-day event. Additionally, the collaboration with local businesses and organizations amplifies economic impact and aligns with Council's commitment to support regional economic growth.

Quality of Life

Pride Week offers a diverse range of inclusive, family-friendly programming that fosters community connection, social inclusion, and a sense of belonging. Events are designed to be accessible across age groups and identities, from youth and senior socials to arts and culture experiences, Drag Story Time, and community barbecues. By celebrating diversity and promoting equity, the event contributes to a more welcoming and supportive environment, improving the overall well-being and quality of life for residents across the Municipality.

Budget/Financial Implications

The approved amount is within budget.

Climate Change/Sustainability

N/A

Inclusion Diversity equity and Accessibility (IDEA@MODL)

Funding Pride Week initiatives aligns closely with the MODL’s commitment to fostering an inclusive, diverse, equitable, and accessible community, as outlined in the IDEA at MODL Strategic Plan (2024–2028). This plan emphasizes creating a culture that values human rights, respect, and shared accountability.

Pride Week celebrates the 2SLGBTQIA+ community, promoting visibility and inclusion. Supporting such events demonstrates MODL's dedication to these principles, reinforcing its role in cultivating a welcoming environment for all residents.

Strategic Communications

N/A

Work plan

N/A

Alternatives

1. Approve the recommended amount of \$4,000.
2. Approve an alternative amount of funding.
3. Do not approve the funding request.

Conclusion

The application submitted by Lunenburg County Pride meets the eligibility requirements for the Major Events Grant as laid out in Policy 043 Community Grant Program/Sponsorship Request. It is the recommendation of staff to provide approval for the grant application in the amount of \$4,000 for 2025 Pride Week.

Report Preparation	
Department	Recreation, Parks, & Tourism
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.	

Council
Item 11.3.3
Date: June 10, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipality of the District of Lunenburg Council
Submitted by: Ruth Wawin, Tourism & Event Development Officer
Date: June 10, 2025
Re: Major Event Grant Application Town of Bridgewater
Canada Day on the LaHave

Recommendation

That Municipal Council approves Town of Bridgewater's application for funding through the Major Event Grant in the amount of \$2,000 for Canada Day on the LaHave taking place July 1, 2025.

Executive summary

The application satisfies the Major Events Grant's purpose of attracting large-scale events that create a positive economic impact for the Municipality. As per the Approval Process and Procedures of Policy 043 Community Grant Program/Sponsorship Request, applications requesting more than \$2,500 require Council's approval. It is the recommendation of staff to provide approval for Town of Bridgewater's grant application in the amount of \$2,000 for Canada Day on the LaHave.

Background

Canada Day on the LaHave will take place on July 1, 2025, and offers a full day of inclusive, family-friendly celebrations across Bridgewater. The day begins with a Multicultural Festival and all-ages Kitchen Party at the Lunenburg County Lifestyle Centre, presented in partnership with the South Shore Multicultural Association. Running from approximately 11:00 a.m. to 4:00 p.m., this portion of the event features buskers, live music, cultural performances, food trucks, retail

vendors, and a motorcycle show and shine with a photo booth. Youth-focused activities include at least four large inflatable attractions.

Evening programming continues with a free “Music on the Riverbank” concert at Pijinuiskaq Park from 6:00 to 8:30 p.m., followed by a public indoor movie screening at the HB Studios Sports Centre Fieldhouse from approximately 7:00 to 9:30 p.m.

Canada Day on the LaHave has evolved to be more than a traditional celebration. It is a welcoming and inclusive community event that recognizes and embraces the diverse stories, cultures, and experiences that make up our region. By offering a broad range of activities and programming for all ages and backgrounds, this event plays a vital role in fostering a shared sense of belonging while also supporting the local economy.

Discussion

The Town of Bridgewater has requested \$3,000 through the Major Event Grant. After reviewing the event’s scope, budget, anticipated attendance, and projected economic benefits, a grant of \$2,000 is recommended. This approach also accounts for the need to allocate available funds across multiple expected applications throughout the year.

Strategic Focus

Regional Economic Development

Canada Day on the LaHave supports regional economic development by attracting attendees from across Lunenburg County and beyond. The event encourages day-trippers to visit the area, generating increased foot traffic for local businesses, vendors, and service providers. With a wide range of activities, including food trucks, retail vendors, and live entertainment, the event provides a platform for small businesses to gain exposure and benefit from the economic activity generated by large-scale community participation.

Quality of Life

The event directly supports the strategic priority of enhancing quality of life by promoting inclusion, cultural celebration, and community connection. By integrating a Multicultural Festival and diverse programming that is accessible and welcoming to all ages and backgrounds, Canada Day on the LaHave builds a strong sense of belonging and shared identity. The celebration provides meaningful opportunities for residents to engage, express their culture, and enjoy entertainment in a safe and family-friendly setting contributing to an enriched and vibrant community environment.

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 \$2,000.
2. Approve an alternative amount of funding.
3. Do not approve the funding request.

Conclusion

The application submitted by the Town of Bridgewater meets the eligibility requirements for the Major Events Grant as laid out in Policy 043 Community Grant Program/Sponsorship Request. It is the recommendation of staff to provide approval for the grant application in the amount of \$2,000 for Canada Day on the LaHave.

Report Preparation	
Department	Recreation, Parks, & Tourism
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.	

Council
Item 11.3.4
Date: June 10, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Request for Decision

Report to: Municipality of the District of Lunenburg Council
Submitted by: Ruth Wawin, Tourism & Event Development Officer
Date: June 10, 2025
Re: Major Event Grant Application New Germany Canada Day Committee
New Germany Canada Day Celebrations

Recommendation

That Municipal Council approve the New Germany Canada Day Committee's application for funding through the Major Event Grant in the amount of \$2,500 for Canada Day in New Germany.

Executive Summary

The application satisfies the Major Events Grant's purpose of expanding large-scale events that create a positive economic impact for the Municipality. As per the Approval Process and Procedures of Policy 043 Community Grant Program/Sponsorship Request, applications requesting more than \$2,500 require Council's approval. It is the recommendation of staff to provide approval for the New Germany Canada Day Committee's grant application in the amount of \$2,500 for their Canada Day celebrations.

Background

The New Germany Canada Day Celebrations offer a full day of family-friendly events and activities that bring the community together. The day begins with a community breakfast at the Pinehurst Community Hall, followed by a children's parade at the Rosedale Home for Special Care, sponsored by the New Germany and Area Lions Club. A street parade features a variety of floats and entries, with support from local businesses. Community engagement continues with an ox pull competition and a garden party at the Royal Canadian Legion grounds. The garden

party includes a wide range of food vendors, children's games, and attractions such as Pattycakes the Clown, balloon animals, and the NG Lions Train. Live entertainment features multiple local performers throughout the evening, and families can enjoy a magic show by The Amazing Mr. J. The celebration concludes with a large fireworks display. The event successfully fosters community spirit and offers inclusive activities for all ages.

The New Germany Canada Day Celebrations attract approximately 2,000 people throughout the day, providing a meaningful boost to the local economy. The event supports small businesses and vendors through food and merchandise sales, increases traffic to local shops and services, and encourages community-based spending. With many attendees coming from surrounding areas, the celebration also contributes to increased visibility and economic activity for the broader region.

Discussion

The New Germany Canada Day Committee has applied for a Major Event Grant, requesting \$5,000 in support. A funding recommendation of \$2,500 is proposed, based on key factors including the event's size, budget, projected attendance, and economic benefits. This recommendation helps ensure sufficient funds remain available for future applications.

Strategic Focus

Regional Economic Development

New Germany Canada Day contributes to regional economic development by supporting local businesses and vendors through event-based sales and exposure. The event draws approximately 2,000 attendees, which boosts traffic to nearby shops, restaurants, and services. Local contractors and service providers also benefit from participating in or supporting the event. The celebration highlights New Germany's community spirit, showcasing the area as a desirable place to visit and explore.

Quality of Life

This celebration enhances quality of life by offering inclusive, family-friendly activities that foster a sense of community pride and belonging. With diverse entertainment, and opportunities for volunteer involvement, the event brings residents together in a positive, celebratory environment. It provides a safe space for people of all ages to connect and enjoy local traditions, supporting both mental well-being and social cohesion. The event reflects strong community spirit, making New Germany a more attractive place to live, work, and visit.

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

Conclusion

The application submitted by the New Germany Canada Day Committee meets the eligibility requirements for the Major Events Grant as laid out in Policy 043 Community Grant Program/Sponsorship Request. It is the recommendation of staff to approve the New Germany Canada Day Committee’s grant application in the amount of \$2,500 for Canada Day in New Germany.

Report Preparation	
Department	Recreation, Parks, & Tourism
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.	

Council
Item 11.4.1
Date: June 10, 2025
Authorization: T. MacEwan



The Municipality of the District of Lunenburg

Report to Council

Report To: Municipality of the District of Lunenburg Council
Submitted By: Mark Strickland
Date: June 10, 2025
Re: Financial Support for the Bridgewater Market Expansion Feasibility Study

Executive Summary

The Bridgewater Farmers Market (BFM) has been in operation for over 15 years. It has over 100 registered vendors, with an average of 28 actively participating each market day. Currently the Market runs from Mother's Day until Christmas on Saturdays, as well as hosting three (3) Holiday Markets and three (3) Night Markets.

The Market is housed at the former Bridgewater Memorial Arena, where most vendors set up booths outdoors, rain or shine. There is currently room for approximately 14 booths in a small, unrenovated indoor space, which some vendors prefer because it keeps them out of the weather. The BFM rents both spaces for \$3500/year (utilities included) from the Town of Bridgewater through a three-year lease that runs until the end of 2025.

The bulk of the arena space is used by the Town as a warehouse and garage. An amateur theatre group is also using a part of the building. The BFM plays a key regional role in: -

- Enhancing food security;
- Supporting the livelihoods of farmers and artisans (from all across the South Shore);
- Acting as a draw for tourism and local businesses; and
- Fostering a culture of "buy local" which contributes to building a more self-reliant local economy.

The Market sees an opportunity for growth and seeks to conduct a feasibility study for an expansion and year round location for the BFM that looks at options, including a significant

renovation at the existing location and/or the development of an alternative site. This plan will provide the Bridgewater Farmers Market, and its partners, the Town of Bridgewater and Municipality of the District of Lunenburg, with enough information to determine a path forward. Details about how any changes would be implemented, including a comprehensive business plan and architectural renderings (conceptual) will be the work of Phase II of this project, anticipated to start in Fall 2025.

Discussion

The Purposeful Group was selected to perform the Bridgewater Farmers Market Expansion Feasibility Study. It is proposed that a cost sharing model be adopted to finance the study.

Proposed Cost-Sharing Model

- ACOA Community Capacity Fund \$22,670
- Bridgewater Farmers Market \$1,874
- Municipality of the District of Lunenburg \$3,500

In addition, the Town of Bridgewater has contributed considerably to enabling this project via below market rental rates, professional advice and a planned re-paving of the Bridgewater Farmers Market site.

Establish an Advisory Group that will oversee progress on this report and act as a touchpoint for key decisions as the study progresses. It should include key partners such as the Town of Bridgewater and the Municipality of the District of Lunenburg, at a minimum; and others as identified. The relationships will stand the community in good stead whatever path is decided on. The partners may become more operationally and financially involved if a Phase II report is commissioned.

Budget Implication

The \$ 3,500 contribution to the Bridgewater Farmers Market Expansion Feasibility Study would fall under the approved 2025/2026 operating budget, Special Projects Economic Development account.

Strategic Focus

Financial support for the Bridgewater Farmers Market Expansion Feasibility Study aligns with Municipal Councils Strategic Priorities, Regional Economic Development. This will help the citizens of Lunenburg County access more local food as well as give the local food producers within the region opportunities to grow their business.

Work Plan

Economic Development staff fully support the feasibility study financially and become part of the Feasibility Study Advisory Group.

Conclusion

Contributing \$3,500 towards the Bridgewater Farmers Market Expansion Feasibility Study will support Regional Economic Development with the local producers and the general public creating more capacity to buy local.

Report Preparation	
Department	Economic Development
Report Prepared by	Mark Strickland, Business Development Officer
Report Approved by	
Date Reviewed by C.A.O.	

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

TO: Chief Administrative Officer
FROM: Councillor Alison Smith
DATE: 2025-06-03

Council
Item 12.1
Date: June 10, 2025
Authorization: T. MacEwan

1. Agenda Item

Councillor Matter: Support for Letter from Municipality of Pictou County to Province asking for a pause on the uranium exploration process.

2. On what agenda do you want the item placed?

Council: June 10, 2025

3. Do you have written material to circulate with the agenda? Yes No

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

Our CAO will be getting the letter from Pictou. If it is not available by the meeting, I would direct council to the June 2 meeting and debate at the Municipality of Pictou County Council, which is available on their Youtube channel, starting at 35 minutes.

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

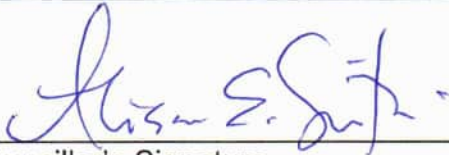
We will be considering potential impacts of uranium exploration and mining to the Lahave River Watershed in the June 17 Policy and Strategy Meeting.

The letter from Pictou County is a timely action, asking for more time for municipalities to understand the implications of uranium exploration and mining for our communities and environment.

5. What outcome(s) are you seeking?

I am asking that council consider sending a letter to the province supporting Pictou County's call for a pause.

In addition I will ask that we express support for the position taken by the Assembly of Nova Scotia Mi'kmaw Chiefs in our letter.



Councillor's Signature

June 3, 2025

Date

Approval for agenda: Yes No

Reason for Denial:



Mayor or Chair of Committee

Date

June 3, 2025