



The Municipality of the District of Lunenburg Request for Decision

Report to: Mayor & Municipal Council
Submitted by: Tom MacEwan, CAO
Date: November 4, 2025
Re: Jubilee Road Infrastructure Upgrade

Recommendation

Council approves funding for Option 2 namely, infrastructure upgrades to support both current development within the Town of Bridgewater and projected growth of approximately 3,000 residential units in the Village of Hebbville (MODL) as referenced in the TOB RFP 2025-08 Engineering Services – Jubilee Road – Infrastructure Upgrade in an amount not to exceed \$100,000 (exclusive of HST).

Executive summary

Pengar Properties has proposed a transformative development at 11 Century Drive, Hebbville, featuring 1412 residential units, including multi-unit dwellings, townhouses, and single-unit dwellings.

The Development requires central services (sewer and water) In order to provide central sewer services to the Development, the Town's sewer transmission line on Jubilee Road has to be upgraded as does the Town's STP.

We have the opportunity to partner with the Town on the design and construction of the upgraded Jubilee Sewer Line.

Background

Jubilee Road extends into the Village of Hebbville, which is located in the Municipality of the District of Lunenburg (MODL). The Hebbville area is proposed to grow by approximately 1,200

residential units (approx. 2700-3000 people) adding to the capacity concerns and requirements of the Jubilee Road infrastructure.

Discussion

The Town of Bridgewater is seeking qualified engineering services to support upgrades to the water and wastewater infrastructure along Jubilee Road.

The upgrades generally include assessment of infrastructure requirements for current and future development; removal of the existing infrastructure, as needed; installation of new infrastructure; and remediation of the roadway, curbs, sidewalk and driveways as deemed necessary. Two options are to be evaluated.

Option 1: Infrastructure upgrades to support current development expectations within the Town of Bridgewater

Option 2: Infrastructure upgrades to support both current development within the Town of Bridgewater and projected growth of approximately 3,000 residential units in the Village of Hebbville (MODL).

Proponents will be required to prepare a preliminary design for both potable water and wastewater systems for each option, accompanied by a Class D cost estimate. A technical letter summarizing findings and recommendations is to be submitted for presentation to Council.

The services generally include preliminary engineering; detailed design; tender preparation and administration; contract administration; construction management; and post construction services. Strong project management is expected throughout all phases to ensure timely delivery and coordination. The objective is to ensure infrastructure capacity aligns with both immediate needs and long-term growth. The Town anticipates design will commence Fall 2025 with construction tenders being issued Spring of 2026 followed by construction starting Summer of 2026.

Strategic Focus

This investment would serve three (3) of the Council's Strategic Priorities, namely:

- Infrastructure Upgrades and Investment – planning and investing for growth
- Regional Economic Development – support initiatives that focus on regional economic development.
- Quality of Life – improving affordability

Budget/Financial Implications

TOB advises that MODL's share of the engineering services for the design of the infrastructure upgrades along Jubilee Road will be approximately \$100,000 which be funded from our General Operating Reserve (\$24.4M as of March 31, 2025).

Climate Change/sustainability

NA

Inclusion, Diversity, Equity and Accessibility (IDEA@MODL)

NA

Strategic Communications

NA

Work plan

NA

Alternatives

Council could opt to not support the infrastructure upgrade which could impact the feasibility of the Project.

Conclusion

Staff Recommend that Council approves funding for Option 2 namely, infrastructure upgrades to support both current development within the Town of Bridgewater and projected growth of approximately 3,000 residential units in the Village of Hebbville (MODL) as referenced in the TOB RFP 2025-08 Engineering Services – Jubilee Road – Infrastructure Upgrade in an amount not to exceed \$100,000 (exclusive of HST).

Report Preparation	
Department	Administration
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Report Approved by	
Date Reviewed by C.A.O.	