



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐
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To: WHRM Council

Submitted by: 
Todd Richard, Director of Public Works

Date: June 23, 2026

Subject: Consulting Award — Davidson Lake Water Withdrawal Application

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

It is recommended that Council:

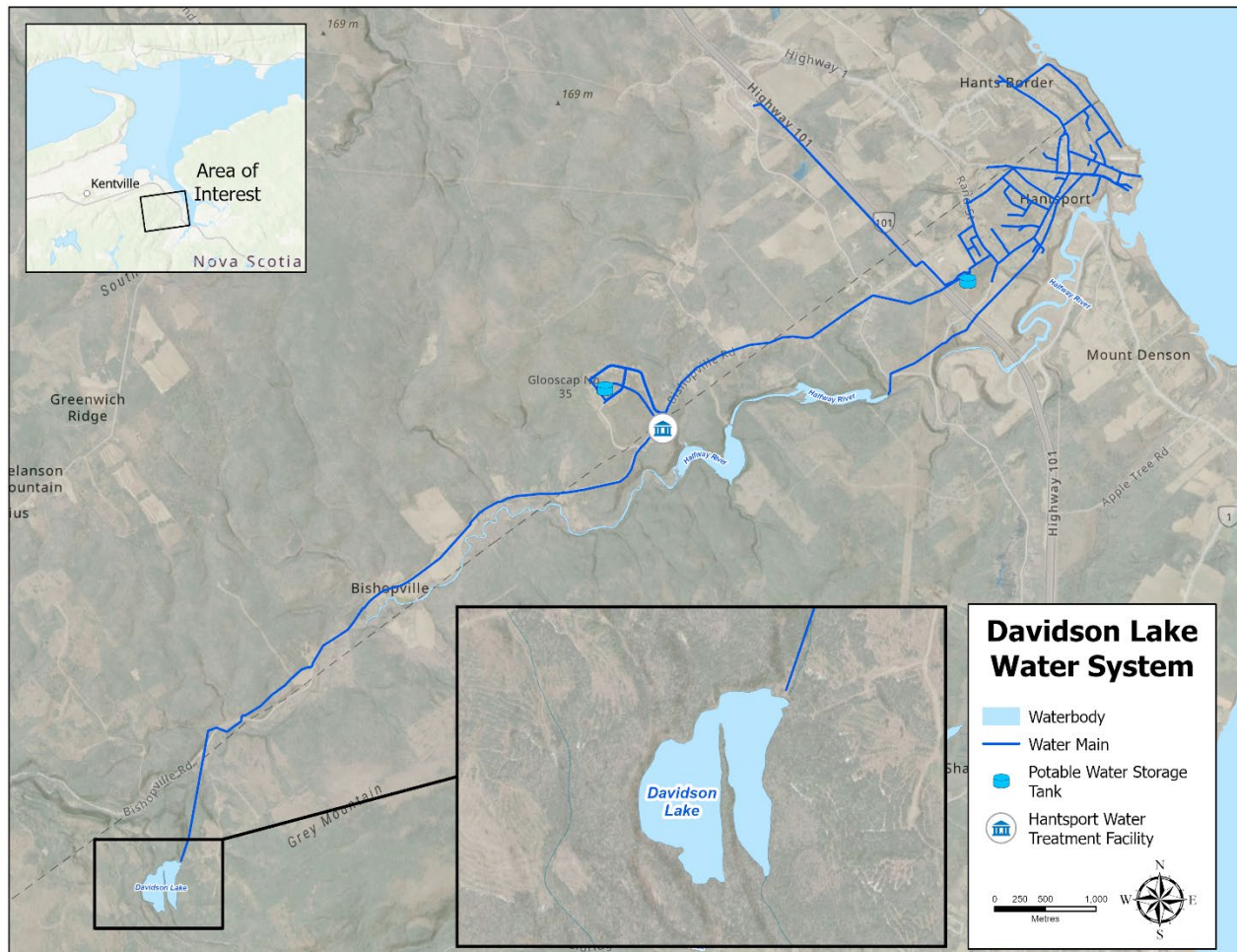
- 1. Approve the award of the Davidson Lake Water Withdrawal Application to CBCL Ltd. for the amount of \$80,673.00 + HST before applicable taxes.***
- 2. Approve an engineering contingency amount of \$12,100.95 before applicable taxes.***

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☒	Social ☒	Economic ☒	Councillor Activity ☐
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In June 2025, CBCL Ltd. was retained by West Hants Regional Municipality to update the Davidson Lake safe yield assessment completed in 2017. The study incorporated additional lake level and water withdrawal monitoring data collected between 2017 and 2025, as well as supplementary field investigations conducted from June to November 2025.

Figure 1-1. Davidson Lake Water System



Davidson Lake is the source water supply for the Hantsport Water Treatment Plant, which provides potable water to the communities of Hantsport and Glooscap First Nation. The current approved withdrawal rate of 850 m³/day (30-day average), regulated by Nova Scotia Environment and Climate Change, has limited the Municipality's ability to accommodate future development within the Hantsport service area.

The updated assessment utilized a significantly expanded dataset for model calibration and determined that the lake can sustainably support a greater withdrawal rate than previously estimated. The revised analysis calculated a 1-in-50-year safe yield of approximately 1,060 m³/day, representing an increase of approximately 25% over the current approved withdrawal limit. These findings support an application to increase the approved water withdrawal rate and provide additional capacity to meet future growth and development needs in Hantsport.

DISCUSSION

With the completion of the updated safe yield assessment, the next phase of this initiative is to apply to NSECC for an increase to the approved withdrawal rate from Davidson Lake.

Based on the results of the updated modelling, the proposed increase in water withdrawal is expected to result in a reduction in lake water levels exceeding 0.2m, classifying the application as a Category 3 Surface Water Withdrawal under NSECC requirements. As a result, the application process requires the completion of several technical studies and supporting documents, including:

- Watershed Characteristics Assessment
- Water Demand Analysis, including population and growth projections
- Hydrological Assessment
- Wetland Delineation
- Fish Habitat Assessment
- Water Conservation Plan
- Monitoring and Contingency Plans

CBCL submitted a detailed proposal on June 4, 2026, outlining the required studies, deliverables, and project work plan. The total cost to complete the withdrawal increase application and supporting technical assessments is \$80,673.00 plus HST. While this represents a significant investment, increasing the approved withdrawal rate would provide additional water supply capacity to support future residential, commercial, and industrial development within the Hantsport service area. The associated growth and assessment base expansion are expected to generate additional municipal tax revenue over time, helping to offset the cost of the application and supporting studies.

Given the strategic importance of securing additional source water capacity for the Hantsport water system, staff recommend that this project be added to the 2026-27 capital plan. Capacity is available within the current workplan, as the Windsor-Falmouth Interconnection and Mill Lakes Diversion Pipe projects (totaling \$8.9M) will be deferred to 2027–28 due to practical considerations and availability of external funding. Advancing this project would allow the Municipality to move forward with a critical initiative that has the potential to increase the approved withdrawal capacity of Davidson Lake, thereby supporting future growth and development within the Hantsport service area.

NEXT STEPS

Following the award of the contract by Council:

- Sign Form of Agreement with successful consultant.
- Issue Purchase Order to successful consultant.
- Conduct milestone review and provide feedback to successful consultant.
- Project Engineer will be responsible for contract administration/management.

FINANCIAL IMPLICATIONS

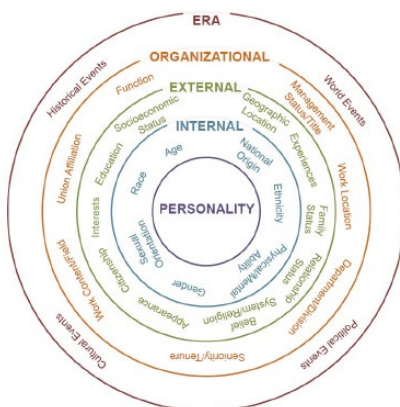
The Davidson Lake Water Withdrawal Application was not included in the 2026-27 capital budget.

Davidson Lake Water	
Tender	\$ 80,673.00
Contingency (15%)	\$ 12,100.95
Applicable Taxes (3.86%)	\$ 3,581.07
Total Project Cost	\$ 96,355.02

Staff recommend using the Depreciation Fund to finance this project. This would require an increased withdrawal from the fund, resulting in an estimated year-end balance of \$626,486.98 as of March 31, 2027.

DIVERSITY, EQUITY, INCLUSION AND ACCESSIBILITY CONSIDERATIONS

Staff reviewed this procurement process, and no material implications related to DEIA were identified.



ALTERNATIVES

- Council may choose not to proceed with this project and cancel the bid (not recommended).

ATTACHMENTS

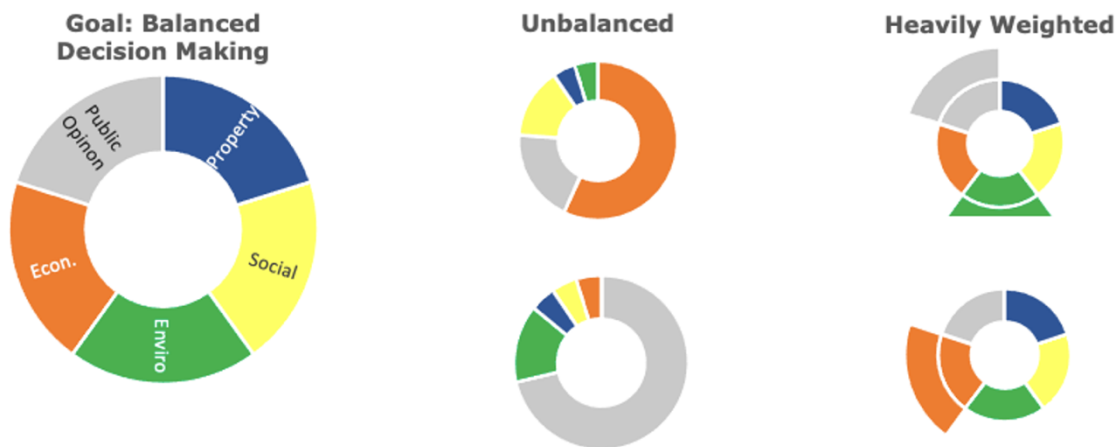
- None

CHIEF ADMINISTRATIVE OFFICER REVIEW

The rationalization for this critical assessment to accommodate existing service needs and growth related to the utility is warranted and required.

I support the recommendation.

Council has been provided with a reference taken from the Meeting and Committee Procedural Policy , Appendix C “Decision Making by Council and Committee of the Whole” as a reminder of the principles highlighted for good decision making.



Report Prepared by: Tim B
Tim Bouter, Project Engineer

Report Reviewed by: T. Richard
Todd Richard, Director of Public Works

Report Approved by: Mark Phillips
Mark Phillips, Chief Administrative Officer