

Municipality of the District of Lunenburg
Minutes of a Meeting of the Planning Advisory Committee
Held in Council Chambers, 10 Allée Champlain Drive, Cookville NS
Thursday, February 20, 2025 – 7:00 p.m.

Attendance

Councillor Kacy DeLong, District 8, Chair
Councillor Martin Bell, District 2, Vice Chair
Mayor Elspeth McLean-Wile, ex officio (arrived at 7:44 p.m.)
Councillor Cathy Moore, District 5
Councillor Ben Brooks, District (via TEAMS)
Michael Hirtle, Member at Large
Gary Mailman, Member at Large
Ann Mech, Member at Large

Staff

Jeff Merrill, Director of Planning and Development Services
Carin Mahon, Planner I (via TEAMS)
Jennifer Harrietha, Administrative Assistant

Regrets

Keith Drysdale, Member at Large

1. Call to Order

Mr. Merrill called the meeting of the Planning Advisory Committee (PAC) to order at 7:00 p.m. and acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Nomination and Election of the Chair and Vice Chair

Councillor Moore, DeLong, Brooks, and Mr. Mailman were nominated for the position of Chair. Councillors Moore, Brooks, and Mr. Mailman declined the nomination. Councillor DeLong was elected as the Chair.

Councillor DeLong took the Chair.

Councillor Bell, Moore, Brooks and Mr. Mailman and Ms. Mech were nominated for the position of Vice Chair. Councillors Moore, Brooks and Mr. Mailman declined the nomination leaving Councillor Bell and Ms. Mech on the ballot for the vote.

On the first vote, Councillor Bell was elected as the Vice Chair.

Moved by Councillor Moore, seconded by Councillor Brooks that the ballots for nomination and election of the Chair and Vice Chair of the Planning Advisory Committee be destroyed. Carried unanimously.

3. Procedure for Public to Address the Committee

Councillor DeLong, Chair reviewed “The Procedure for Addressing the Committee” to those in attendance.

4. Approval of Agenda

Moved by Councillor Moore, seconded by Mr. Mailman, that the agenda of the Planning Advisory Committee be approved as circulated. Carried unanimously.

5. Approval of Minutes – September 26, 2024

Moved by Ms. Mech, seconded by Councillor Bell, that the Minutes of September 26, 2024, Planning Advisory Committee be approved as circulated. Carried unanimously.

6. Business Arising from Minutes - Nil

7. Planning Advisory Committee Matters

7.1 Osprey Village Secondary Planning Strategy and Land Use By-law Amendments

Ms. Mahon presented the report “Osprey Village Plan Amendments” to the Committee, as attached to the agenda.

At the direction of the municipal council, staff have been asked to review the proposed amendments with the Planning Advisory Committee. The report considers how the Osprey Village Secondary Planning Strategy (SPS) and Land Use By-law (LUB) can permit a wider variety of uses better suited to the constraints and potential of the properties in the zone.

The following was proposed in the amendments:

Area 1: Removing the minimum density requirements for unserved areas, which would help permit the scale of residential development that is feasible for properties without access to central water and sewage infrastructure.

Area 2: Allow flexibility for residential and commercial in this area, with two (2) options:

1. Rezone MODL owned properties from Institutional (IN) to General Commercial (GC) as an amendment in both the SPS and LUB,
2. Amend the LUB to permit commercial and residential uses in Institutional (IN) Zone.

Area 3: Re-designation of triangular property from Residential Designation to the Community Use Designation - Open Space.

A public information session was held on February 5, 2025, where adequate open space was an item expressed as a concern.

Municipal planning staff heard from local area stakeholders on the environmental, health, fire protection, transportation, traffic and recreation implications of the proposed amendments. At the date of the meeting, not all stakeholders contacted had provided feedback to staff.

The committee discussed the following:

- Clarity on the proposed recommendation to council
- Residential high-density versus lower-density developments
- Un-serviced properties
- Housing development affordability
- Fire protection
- Clarification on the rezoning
- Outstanding stakeholder comments

There were no public comments.

Staff were asked to bring the draft amending by-law back to the next meeting with the following:

Area 1: List the PIDs

Area 2: The committee preferred Option 2

Area 3: Rezone to Open Space Zone

- 8. Heritage Advisory Committee Matters - Nil**
- 9. Added Items – Nil**
- 10. In Camera - Nil**
- 11. Next Meeting Date – Thursday March 27, 2025**
- 12. Adjournment**

There being no further business, the meeting adjourned at 8:31 p.m.