

**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, December 11, 2025 – 7:00 p.m.

**Attendance**

Councillor Cathy Moore, District 5, Chair  
Councillor Alison Smith, District 6, Vice Chair  
Councillor Martin Bell, District 2  
Keith Drysdale, Member at Large  
Gary Mailman, Member at Large

**Staff**

Jeff Merrill, Director of Planning and Development Services  
Anna Giblin, Planner I  
Jennifer Harrietha, Administrative Assistant

**Regrets**

Mayor Elspeth McLean-Wile, ex officio  
Councillor Ben Brooks, District 9  
Michael Hirtle, 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 Bell, Moore, and Mr. Drysdale were nominated for the position of Chair. Councillor Bell and Mr. Drysdale declined the nomination. Councillor Moore was elected as the Chair.

Councillor Moore took the Chair.

Councillor Bell, Smith and Mr. Mailman were nominated for the position of Vice Chair. Councillor Bell and Mr. Mailman declined the nomination. Councillor Smith was elected as the Vice Chair.

**Moved by Councillor Smith, seconded by Mr. Mailman 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 Moore, Chair reviewed “The Procedure for Addressing the Committee” to those in attendance.

**4. Approval of Agenda**

Correction to PID number “603033724” to “60303724” on the agenda page of the package circulated.

**Moved by Councillor Smith, seconded by Councillor Bell, that the agenda of the Planning Advisory Committee be approved as amended.**

**Carried unanimously.**

**5. Approval of Minutes – April 24, 2025**

**Moved by Mr. Drysdale, seconded by Mr. Mailman, that the Minutes of April 24, 2024, Planning Advisory Committee be approved as circulated.**

**Carried unanimously.**

**6. Business Arising from Minutes - Nil**

**7. Planning Advisory Committee Matters**

**7.1 Development Agreement Review for Proposed Cluster Development at 475 Upper Branch Road, Wileville (PID 60303724 and PID 60303781)**

Mr. Rob LeBlanc from Fathom Studio, on behalf of the developer Adam Studio/Ramey Investments, presented to the committee the site features and development plan for up to 140 residential units and industrial/commercial facility (this included structures, buffers and road access).

Ms. Giblin presented the report “Development Agreement Review for Proposed Cluster Development at 475 Upper Branch Road, Wileville (PID 60303724 and PID 60303781)” to the Committee, as attached to the agenda.

The report outlined proposed cluster development for a multi-use development with a related light industrial/commercial facility (96 units; 3 two-storey buildings 12 townhomes, and a light industrial use yet to be determined). At the time of application, the properties are un-zoned but subject to the Municipal-Wide Cluster Development regulations.

A public information session was held November 19, 2025, at the Wileville Fire Hall and offered members of the public an opportunity to provide feedback on the proposed development which included concerns about traffic, environmental impacts, and potential increase in flooding.

It was noted that the development agreement would include conditions to address these concerns.

The committee discussed the following:

- Nova Scotia Department of Public Works access approval
  - Emergency entrance
- Environmental impacts
  - 2 black ash trees located on the site
  - Water consumption
  - Wetlands
- Development dates and timelines
- Housing model
- Light industrial usage

Public Comments:

Tim Ramey, Ramey Investments, the developer on the project, spoke to the committee regarding the proposed development.

Irene Hirtle, Wileville

- Unit increase from 96 to 140
  - Sewer system
  - Road access
  - Water protection
- Impact on community
  - Farmland

Brian Hirtle, Wileville

- Sewer system connection
- Investing into the community

The discussion highlighted the need for a clear understanding of the number of units and the associated infrastructure requirements, including water and sewage management. The concerns over the uncertainties surrounding the number of units and the adequacy of the water supply would need to be addressed. It was noted that the developers are required to provide a water assessment report for the number of units proposed and all reports will be updated before the recommendation goes to Council.

**Moved by Councillor Smith, seconded by Mr. Mailman that the Planning Advisory Committee recommend that Municipal Council approve the proposed Development Agreement for a cluster development at 475 Upper Branch Road (PID 60303724 and PID 60303781) subject to the Development Agreement conditions as identified in the staff report.**

A request by Mr. Mailman to amend the motion to include “for 96 units” at the end of the motion was made. There being no seconder to the amendment the request was lost.

Clarification was provided on the levels of analysis for the ground water, whereby level 1 is a desk top analysis by staff and level 2 is done by actual onsite test wells which is then analyzed by Environment and Climate Change. The end results will use onsite testing and will indicate site capacity.

**The original Motion was voted on. Opposed Mr. Drysdale, Mr. Mailman.  
Motion Carried.**

**8. Heritage Advisory Committee Matters - Nil**

**9. Added Items – Nil**

**10. In Camera - Nil**

**11. Next Meeting Date – Thursday January 22, 2026**

**12. Adjournment**

**There being no further business, the meeting adjourned at 8:42 p.m.**