

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

Tuesday May 5, 2026 – 7:00 p.m.

Attendance

Councillor Cathy Moore, District 5, Chair
Councillor Alison Smith, District 6, Vice Chair
Mayor Elspeth McLean-Wile, ex officio
Councillor Martin Bell, District 2
Keith Drysdale, Member at Large
Irene Hirtle, Member at Large
Michael Hirtle, Member at Large
Gary Mailman, Member at Large

Staff

Jeff Merrill, Director of Planning and Development Services
Ella Gindi, Planner II
Rosemary Young, Planner I
Susan Berry, Corporate Services Supervisor

Regrets

Councillor Ben Brooks, District 9

1. Call to Order

Councillor Moore 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. Procedure for Public to Address the Committee

Councillor Moore, Chair reviewed "The Procedure for Addressing the Committee" to those in attendance.

3. Approval of Agenda

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

4. Approval of Minutes – December 11, 2025

Minutes Approved

5. Business Arising from Minutes – Nil

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

Mr. Merrill provided an update on the proposed cluster development. A water study and revised site plan has been submitted, awaiting comment from external agencies.

6. Planning Advisory Committee Matters

6.1 Draft 2 Municipal-Wide Planning Strategy and Land Use By-law – Summary Engagement Report

Ms. Young presented the summary engagement report to the committee, attached to the agenda.

The Municipal-Wide Land Use Planning Project has been ongoing since 2020. The purpose of this report is to summarize the public feedback received on Draft 2 of the planning documents, communicate recommended changes, and provide an updated work plan outlining the remaining steps of the project.

The Committee discussed the following:

- Clarification on Tiny homes and RVs
- Limits to subdivision and cluster development in the Agricultural Potential Zone
- Coastal regulations

Moved by Councillor Bell, seconded by Mr. Drysdale, that the Planning Advisory Committee approves the revisions recommended by planning staff noted in the Discussion section of this report for inclusion in the third and final draft of the Municipal Planning Strategy and Land Use By-law as amended at the May 5, 2026 meeting of the Planning Advisory Committee. Carried unanimously.

Moved by Mr. Mailman, seconded Councillor Smith to amend the motion on the floor to include removing the two per year limit on the number of subdivisions in the Agricultural Potential Zone to permit the total number of subdivisions allowed to occur at any time. Carried unanimously.

Moved by Mayor McLean-Wile, seconded by Councillor Bell to amend the motion on the floor to prohibit cluster development in the Agricultural Potential Zone. Carried unanimously.

Moved by Gary Mailman, seconded by Mayor McLean-Wile, to suspend the regular rules of the committee to allow Mr. Jason Sutherland, member of the public, to ask one question only. Carried unanimously.

- 8. Heritage Advisory Committee Matters - Nil**
- 9. Added Items – Nil**
- 10. In Camera - Nil**
- 11. Next Meeting Date – Thursday, May 28, 2026**
- 12. Adjournment**

There being no further business, the meeting adjourned at 8:25 p.m.