

This document was created using best practices in document accessibility. Should you need assistance reading or understanding this document, call 902-543-8181 or email info@modl.ca.

Planning Advisory Committee Meeting Agenda

Tuesday, May 5, 2026 – 7:00 p.m.

MODL Council Chambers, 10 Allee Champlain Drive, Cookville NS

In Person and Via Audio and Video Conference

- 1. Call To Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Review of Procedure for Public to Address the Committee – Chairperson (below)**
- 3. Approval of Agenda** (any other items to be added)
- 4. Approval of Minutes of Thursday, December 11, 2025**
- 5. Business Arising from Minutes**
 - 5.1. Cluster Development – 475 Upper Branch Road, Wileville Update
- 6. Planning Advisory Committee Matters**
 - 6.1. Municipal-Wide Land Use Planning Project – Resident Feedback on Draft 2 1-137
- 7. Heritage Advisory Committee Matters – Nil**
- 8. Added Items**
- 9. In Camera - Nil**
- 10. Next Meeting Date: Thursday, May 28, 2026**
- 11. Adjournment**

Procedure for Addressing the Committee

An opportunity will be provided to all citizens to address the Committee on each agenda item shown on this Agenda or added to the Agenda by the Committee. Individuals who wish to address the Committee are asked to note the following:

- On each matter on the Committee's Agenda, the Chair will seek public comment upon the completion of staff's presentation.
- Each person shall state their name.
- All statements and questions shall be directed to the Chairperson.
- Presentations shall be limited to 10 minutes. Persons wishing to address the Committee a second time will be given opportunity to do so once all others in attendance have had the opportunity to address the Committee. Persons addressing the Committee for a second time shall limit their presentations to 5 minutes.

Anyone wishing to address the Committee on a matter not included on this Agenda can have the matter added to the next meeting's Agenda by contacting Jeff Merrill, Director of Planning, at 902-541-1340 or by email at planning@modl.ca



The Municipality of the District of Lunenburg Request for Decision

Report to: Planning Advisory Committee

Submitted by: Rosemary Young, Planner I

Date: April 28, 2026

Re: Municipal-Wide Land Use Planning Project - Resident Feedback on Draft #2

Recommendation

That the Planning Advisory Committee recommend that Council approve 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.

Executive summary

The Municipal-Wide Land Use Planning Project has been ongoing since 2020 and is nearing the final stages. After the release of a second draft of the planning documents in February 2026, public engagement for Draft #2 of the Municipality-Wide Land Use Planning Project was carried out between March and April 2026, providing residents with multiple opportunities to review the proposed Municipal Planning Strategy (MPS) and Land Use By-law (LUB) and share feedback.

The purpose of this report is to summarize the public feedback received on Draft #2 of the planning documents, communicate recommended changes for a third and final draft of the planning documents, and provide an updated work plan outlining the remaining steps of the project.

Background

Launched in 2020, the Municipal-Wide Land Use Planning Project has focused on creating new planning documents, including the Municipal Planning Strategy (MPS) and Land Use By-law (LUB), and introducing municipal-wide zoning to guide development, support community

needs, and meet the province’s mandate for land use planning across Nova Scotia. Some zoning already exists in MODL, with seven Secondary Planning Strategies and Land Use By-laws. These include the communities of Blockhouse, the Village of Hebbville, Hemford Forest, Oakland, Osprey Village, Riverport and District, and Princes Inlet and Area. There are also Coastal Protection regulations that apply to properties along the coast, Cluster Development regulations, and a Subdivision Bylaw.

Project History

The first draft of the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) was released for public review in March 2025. Following the release of the first draft of these planning documents, Council directed planning staff to revisit the approach initially taken so that the documents would more closely reflect minimum planning. This led to a series of public engagement activities over the spring and summer of 2025, which concluded with a What We Heard Report presented to Council on October 27, 2025. Council held multiple workshops to discuss what changes Council wanted to see in a second draft of the planning documents. In these workshops, planning staff summarized the public input they received on specific topics, and asked Council to provide direction on how they would like to proceed with Draft #2. After several months of continued work, on February 17, 2026, the second draft of the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) were released to the public.

Public Engagement 2026

Engagement Activities

On February 17, 2026, the second draft (Draft #2) of the Municipal Planning Strategy and Land Use By-law were published to the Municipality’s Engage webpage, along with several supporting resources, including a summary of changes from Draft 1, an explanation of the project, and a set of Frequently Asked Questions. The documents were discussed at a Council meeting on March 10, 2026, kicking off a period of engagement on the Draft #2 documents. Throughout March 2026, Facebook was used as a primary channel to promote land use planning open houses, drop-in sessions, and the release of the updated documents. The campaign focused on encouraging residents to attend in-person and virtual engagement opportunities and to review the proposed changes. A total of 10 Facebook posts were published during the reporting period. The table below showcases some metrics for the Facebook activity:

Metric	Result
Total Posts	10
Total Impressions	39,866

Average Impressions per Post	3,987
Total Reactions	87
Total Comments	2
Total Shares	75
Total Clicks	988
Average Clicks per Post	99

Posts achieved strong reach and click-through activity, indicating awareness-building and interest in learning more about land use planning updates.

Following the March 10 Council meeting, planning staff hosted 8 public information sessions in the Municipality, including one virtual session:

Location	Date & Time	Number of Participants
LaHave Fire Hall	March 12 6-8 pm	24
Municipal Services Building	March 18 3-7 pm	9
New Germany Legion	March 19 6-8 pm	58
Municipal Services Building	March 23 3-7 pm	3
Virtual	March 25 1-2 pm	4
Municipal Services Building	March 30 3-7 pm	12
Northfield Fire Hall	April 1 6-8 pm	68
Big Tancook Island Recreation Centre	April 8 11:30-1 pm	16
Total		194

The community open houses consisted of a short presentation and an informal Q&A period where residents could speak to planners about how the proposed zoning might impact their property. Residents could view their property and the proposed municipal-wide zoning framework on large maps placed around the event space. At each event, there were a number of handouts that residents could take home with them, including one-pagers highlighting the main purpose and permitted uses of each proposed zone. Additionally, residents could pick up zoning maps picturing the proposed zoning framework for the Municipality and/or their specific community. Planning staff also set up a display in the lobby of the Municipal Office for residents with handouts, maps, and the proposed documents. Public input was collected through multiple channels, including email, an online comment tool, and a physical comment box at the open houses. Planning staff received a total of 27 emails, 7 online comments, and 13 physical comments from the open houses. The [Appendix](#) lists the verbatim feedback received during this phase of public engagement.

Engagement Outcomes

At a high level, residents at the open houses seemed to feel as though Draft #2 was a better fit for the Municipality than the first draft. Feedback on Draft 2 included a mix of general comments, questions, and suggestions. Participants provided input on specific policies, and how the documents may apply in practice. Comments also included both positive feedback on the process and detailed concerns about certain provisions. For example, some participants commented on environmental policies related to wetlands, watercourses, and watershed protection. Some referred to the importance of these protections, while others focused on how they are applied. Comments related to agriculture included references to farmland protection and food production. Participants also raised differing perspectives on livestock.

Some participants referenced approaches used in other jurisdictions, such as limits on the number or type of animals. Others raised concerns about requirements such as setbacks or fencing and how these may affect farming practices. Questions were also raised about how the by-law applies to small-scale or personal-use activities, such as backyard chickens or hobby farming, and whether these uses are clearly defined. Comments also referred to mapping, including the need for clearer legends, labels, and context. As indicated in the [Appendix](#), staff also received a number of comments about the coastal protection regulations that are currently in effect.

Tancook

The open house on Tancook Island required a unique approach, as planning staff heard during the first phase of public engagement that residents of the Tancook Islands would like to see more tailored zoning and land use regulations that reflect the Islands' unique context. This sentiment was different from the general sense that emerged from the mainland communities, where residents wanted a minimum planning approach. As a result, during the workshops with Council, Council indicated that they would initiate a future planning process for the Tancook Islands, intended to protect their unique characteristics and land use patterns.

In response to this commitment, planning staff created a different format for the Tancook open house. This included two feedback frames focused on future preferred engagement methods and timing, as well as two posters asking open-ended questions: "What do you love about living on the Tancook Islands?" and "How would you like to be engaged"? Participants were invited to share their input using sticky notes and tokens. These questions aimed to better understand how to effectively engage with Tancook Islands residents in future phases of the project, including identifying preferred methods, formats, and timing for participation.

What do you love about living on the Tancook Islands?

Residents emphasized the Islands' quiet, private, and close-knit character. Many value the strong sense of community, respect among neighbours, and connection to the land.

Key themes included preserving privacy (including private roads), maintaining low levels of development (e.g., no RV parks or large campgrounds), enjoying natural qualities such as fresh air and dark skies, and recognizing the Islands as unique within the Municipality.

How would you like to be engaged?

Participants expressed interest in a variety of engagement methods. Suggestions included ongoing engagement opportunities (“all ways”), walking tours, surveys, and in-person presentations, indicating a preference for both interactive and accessible formats.

Feedback Frame 1: Best time of year for engagement

The most preferred times for future engagement were early summer and late summer, each receiving the highest number of tokens. Spring and late fall were also identified as viable options, though with less support.

Feedback Frame 2: Preferred methods for receiving update

Email was the most preferred method for receiving updates. In-person communication also received notable support, followed by mail and social media. Phone contact had limited interest, and no participants selected the Engage page as a preferred option.

Report Purpose

This report summarizes the public input received throughout these engagement activities and outlines the proposed edits for the third and final draft of the Municipal Planning Strategy and Land Use By-law.

Discussion

The table in this section summarizes the suggested changes for a third draft, based on public and staff input and the input from Council and members of the Planning Advisory Committee. The table leaves out minor edits around spelling and grammar, even though they will be updated in the final draft. The final column indicates whether planning staff are recommending the change. The recommended changes listed reflect what can reasonably be completed within the scope and timeline of this project.

Definitions		
Summary of suggested change	Source	Is planning staff recommending this change?
Clarify definition of recreational vehicles	Planning staff, public, and PAC member	Yes (see more below)
Clarify definition of tiny houses	Planning staff, public, and PAC member	Yes (see more below)
Include definition for places of assembly such as wedding venues	Planning staff	Yes
Add definition for flankage	PAC member	Yes
Add definition for sleeping unit	PAC member	Yes
Clarify definitions of tourist accommodations and short-term rentals	Planning staff	Yes
Adjust definition of site plan approval and development agreement in LUB to reflect description in MPS	PAC member	No
Replace definition of “Farm Supportive Use” with “Agriculture Use” to more explicitly permit a variety of agricultural uses	Planning staff and public	Yes
Update definition for ordinary high-water mark as described in Land Surveyors regulations	Planning staff and PAC member	No
Add “repair” and “maintenance of equipment” to the definition of “Heavy Equipment Sale and Rentals”	Planning staff	Yes
Zoning and Land Use Permissions		
Summary of suggested change	Source	Is planning staff recommending this change?
Add more controls for light and heavy industrial uses in the Rural General Zone	Public	No
Adopt a more tailored approach to regulating campgrounds and RV parks	Public	No
Remove properties from Rural Agricultural Potential Zone (RU-2)	Public	No (see more below)
Remove the Rural Agricultural Potential Zone (RU-2) from the zoning framework	Public	No (see more below)
Remove area in Green Bay from Conservation Zone	Public	Yes

Add the Blue Rocks Commons to the Conservation Zone	Planning staff	No
Clarify which use(s) the minimum density in the Mixed Use Serviced Zone applies to (e.g., residential only) (Section 12.2.1)	PAC member	Yes
Simplify and standardize the requirements of Sections 12.3-12.8 of the Mixed Use Serviced Zone	PAC member	No
Ensure that tourist accommodations with a certain number of sleeping units are subject to a water study, similar to the requirement for high-density residential development on unserviced land	PAC member	No
Development Standards		
Summary of suggested change	Source	Is planning staff recommending this change?
Decrease the elevation requirement of the Coastal Flood Risk Area	Public	No (see more below)
Reduce requirements for development permits for certain uses such as solar collector systems (e.g., no location plan)	Public	No
Expand number of days before development permit is required for a recreational vehicle from 90 days	Planning staff and PAC member	Yes (see more below)
Reduce or revise 100m setback distance from watercourses for grazing farm animals in Protected Watershed Overlay	Public	No
Reintroduce livestock limits	Public	No
Add flexibility for redevelopment projects regarding the parking requirements of the Mixed Use Serviced Zone	Planning staff	Yes (see more below)
Generalize the screening requirement in the Mixed Use Serviced Zone beyond a vegetative screen	PAC member	Yes
Add flexibility for undersized lots in the Protected Watershed Overlay, like the flexibility for inland watercourses and wetlands	Planning staff and public	Yes (see more below)
Decrease setbacks and vegetative buffers from inland watercourses and wetlands	Public	No
Increase setbacks and vegetative buffers from inland watercourses and wetlands	Public	No

Standardize setbacks and vegetative buffers for inland watercourses and wetlands	Public	No
Clarify language around additions to non-conforming structures near inland watercourses and wetlands to align with other provision for non-conforming structures	Planning staff and public	Yes
Establish a minimum setback for undersized lots near wetlands and inland watercourses	Planning staff	Yes
Policy Changes		
Summary of suggested change	Source	Is planning staff recommending this change?
Consider adding a policy to the Parks and Open Space Dedication section of the Municipal Planning Strategy to enable land swaps as an option for dedication	Public	No
Add policy to the Municipal Planning Strategy to align with Policy 103 of Active Transportation Policy	Planning staff	Yes
Add a policy to limit the location and size of cluster developments in the Rural-Agricultural Potential Zone (RU-2)	Planning staff and public	Yes (see more below)
Change phased timing policy for subdivisions in the Rural Agricultural Potential Zone to reduce costs and allow all (6) permitted lots to be created during one subdivision process	PAC member and public	No
Process Changes		
Summary of suggested change	Source	Is planning staff recommending this change?
Change requirement for notification to property owners from 100m to 300m	PAC member	Yes
Increase height at which no development permit is required for a fence from 6' to 8'	Public	Yes
Clarify that no development permit is required for the cutting and splitting of wood	Public	Yes
Non-substantive text changes		
Summary of suggested change	Source	Is planning staff recommending this change?
Add description of the purpose of each zone to the documents	PAC member	No
Clarify that the setbacks for new residential uses near livestock operations do not just	Planning staff	Yes

pertain to the livestock operations that existed prior to the regulations coming into place		
Adjust language inconsistencies (e.g., tiny house or tiny home)	PAC member	Yes
Adjust inconsistencies regarding conversion from metric system to feet	PAC member	Yes
Make sure fencing height requirement is consistent throughout document	PAC member	Yes
Clarify language to specify that setbacks and buffers apply to <i>all developments</i> adjacent to a significant inland watercourse	Planning staff	Yes
Update population projections in Section of Municipal Planning Strategy to reflect MODL-specific statistics produced by the Housing Market Study completed in Fall 2025	Planning staff	Yes
Adjust language surrounding the size requirement for home-based businesses in the Rural Residential Zone to more closely reflect the Building Code	Planning staff and public	Yes
Clarify what uses are permitted as home-based businesses in the Rural Residential Zone	Planning staff	Yes
Clarify that a personal office, studio, or the instruction of one student at a time would not require a development permit	Planning staff	Yes
Fix scaled tourist accommodation numbers (make it 13+) in Permitted Uses Tables	Planning staff	Yes
Add water utilities to permitted uses table for clarity (PW-1)	Planning staff	Yes
Non-substantive map changes		
Summary of suggested change	Source	Is planning staff recommending this change?
Add inland watercourses and wetlands to interactive zoning map	Planning staff and PAC member	Yes
Add inland watercourses and coastal labelling to Schedule B – Environmental Constraints Map	Planning staff and PAC member	Yes
Change numbers on inset zoning maps to distinguish from District numbers	Planning staff and public	Yes

Recreational Vehicles

Definition

During this engagement process, the public, planning staff and a PAC member flagged some concerns about the definition of recreational vehicles in Draft #2. In Draft #2, a recreational vehicle is defined as a “a vehicle used for temporary accommodation for recreational uses such as travel and vacation, or seasonal temporary habitation and does not include a tiny home on wheels”. As vehicles are not inspected under the Nova Scotia Building Code Regulations, it is important to ensure that recreational vehicles used for human habitation meet certain standards. As a result, planning staff recommend changing the definition of a recreational vehicle to the following in Draft 3: “a vehicle intended to be used for temporary accommodation such as travel and vacation, or temporary habitation that has been manufactured to meet CSA-Z240 RV or CSA-Z241”.

Number of Days

Members of the public and Council highlighted a potential policy gap with the provisions for the habitation of recreational vehicles. In Draft 2, individuals would be allowed to inhabit a recreational vehicle for 90 days before a development permit would be required. Both the public and Council have indicated that this could place an unnecessary burden on individuals who are using a recreational vehicle for seasonal camping or recreational purposes. Planning staff recommend expanding the number of days before a development permit would be required for the habitation of a recreational vehicle from 90 days.

Tiny Houses

The public, planning staff and a member of the Planning Advisory Committee identified an opportunity to refine the definition of a tiny house in Draft #2. In Draft #2, a tiny house is defined as “a dwelling unit that is 37 square metres (398.3 square feet) or less in building area and may be on a permanent foundation or on wheels”. However, Building Inspection advised that structures on wheels cannot be inspected under the Nova Scotia Building Code Regulations and may pose a risk to the safety of residents and neighbours. As a result, planning staff recommend changing the definition of a tiny house to “a dwelling unit that is 37 square metres (398.3 square feet) or less in building area and is on a foundation”. This would allow for tiny houses on various types of foundations, including but not limited to screw piles, slab, or blocks.

Adjusting or removing the Rural Agricultural Potential Zone

Members of Council and the public provided some comments about the Rural Agricultural Potential Zone.

First, there was a comment that the Rural Agricultural Potential Zone does not include all of the active farmland in the Municipality. However, Draft #2 has a policy stating that Council will consider applications to add additional lands to the Zone from owners of properties with established agricultural uses. This would allow active farmland that may not be captured by the soil class criteria to be zoned Rural Agricultural Potential if the landowner chooses, as opposed to the Municipality attempting to identify and zone all the active farmland in MODL.

Second, there have also been comments that the Zone is too restrictive for certain properties. For example, some properties that may have fallen within the Lakeshore Residential Zone in Draft #1 are now proposed as the Rural Agricultural Potential Zone, since Council directed planning staff to remove the Lakeshore Residential Zone from the zoning framework. These properties would fall within the Rural Agricultural Potential Zone in Draft #2 because they meet the established criteria – lands that are larger than four hectares and consist of at least 60% Class 3 soils.

This change reflects more of an oversight in Draft #1, where the Lakeshore Residential Zone, a zone meant to protect MODL's lakeshores, was given more weight than the Rural Agricultural Potential Zone where the two zones conflicted. The Lakeshore Residential Zone should not have been prioritized over the Rural Agricultural Potential Zone in Draft #1. Planning staff do not recommend removing any properties from the Rural Agricultural Potential Zone because it is important to apply the established criteria for the Rural Agricultural Potential Zone consistently.

Elevation requirement of Coastal Flood Risk Area

Some residents requested that the elevation requirement of the Coastal Flood Risk Area be revisited through this process. Planning staff do not recommend changes to the coastal regulations at this time. An annual coastal report was just presented to Council in January and confirmed that the regulations are working as intended. Council has also established a policy to formally review the Coastal Protection Regulations every five years. This ensures that any updates are made in a structured and evidence-based manner, including consideration of new scientific data and best practices. Additionally, the public was not informed that the coastal regulations may be reconsidered through this Municipal-Wide Land Use Planning Project and have not been given opportunity to review or provide input on the existing regulations in that context.

Redevelopment projects in the Mixed Use Serviced Zone

Planning staff noted a potential gap in the provisions for developments in the Mixed Use Serviced Zone. Draft #2 of the Land Use By-law (Section 8.1.2) currently states: “Where a lot has frontage on a street, parking and loading areas must be located in the rear yard”. However, this requirement may be difficult to meet for redevelopment projects in the Mixed Use Serviced Zone, particularly if they only involve changing the use of an existing structure or redeveloping an existing structure. To address this, staff recommend adding a provision that allows discretion for redevelopment projects on lots that are already developed in the Mixed Use Serviced Zone.

Flexibility for undersized lots in the Protected Watershed Overlay

Planning staff and members of the public identified an inconsistency with the setback requirements for inland watercourses inside and outside the Protected Watershed Overlay. Draft #2 prohibits development within 30 horizontal metres (98 feet) of the ordinary high-water mark of significant inland watercourses that are located within the Protected Watershed Overlay. In Draft #2, undersized lots adjacent to inland watercourses and wetlands outside of the Overlay are allowed some flexibility from the setbacks, subject to certain rules. For consistency, staff recommend incorporating a similar allowance for undersized lots in the Protected Watershed Overlay.

Cluster Developments in the Rural Agricultural Potential Zone

In Draft #2, cluster developments would be permitted in the Rural-Agricultural Potential Zone without limitations to the size or scale of the development. Members of Council raised that this could conflict with the Statement of Provincial Interest regarding Agricultural Land, which aims to protect agricultural land for the development of a viable and sustainable agriculture and food industry. To address this potential conflict, planning staff recommend adding a policy to the Municipal Planning Strategy that places some conditions around cluster developments in the Rural Agricultural Potential Zone, in addition to the general development criteria that all cluster developments are subject to. These conditions may include a maximum number of 12 residential units and a conservation design style where residential buildings, lawns, on-site services, and accessory structures are located on the lot to minimize the fragmentation of valuable agricultural lands. In addition, planning staff recommend requiring that cluster developments in the Rural Agricultural Potential Zone minimize the potential for conflict between residential and agricultural uses through the creation of a natural buffer with adjacent agricultural uses.

Work plan

This report will accompany a presentation to PAC. If PAC passes the motion outlined, planning staff will follow the work plan below to finalize the land use planning documents and conclude the project, subject to Council’s direction:

Timing	Deliverable
May 5	Presentation to PAC
May 12	Presentation to Council
June 10	First Reading
June 22 (Tentative)	Public Hearing and Second Reading
July 16 (Tentative)	Documents sent to Province
August (Tentative)	Provincial review period

Alternatives

The Planning Advisory Committee may choose to propose that Council consider alternative revisions to Draft 3, different to what has been recommended by planning staff in the final column of the table in the Discussion section of this report. If alternative revisions are proposed, depending on the extent of the proposed changes, project implications may include delays to the project timeline and/or inconsistency with the provincial requirements and public feedback.

Recommendation

That the Planning Advisory Committee recommend that Council approve 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.

Conclusion

The Draft #2 engagement phase focused on accessibility, transparency, and providing residents with meaningful opportunities to participate in the planning process. Recommended revisions for a third and final draft of the planning documents are based on the input of planning staff, Council, members of the public, and members of the Planning Advisory Committee. These changes consist mainly of housekeeping edits and adjustments for clarity.

Report Preparation	
Department	Planning & Development Services
Report Prepared by	Rosemary Young

<<Date of Report>>

Page 14 of 42

Report Approved by	Reid Shepherd, LPP, MCIP
Date Reviewed by C.A.O.	

Appendix

Method of Collection	Contact	Comment	Attachment
Open house	N/a	Not in favor of a RV park on Tancook. Roads need new signs.	No
Open house	N/a	Wetland & watercourse (lakeshore) setbacks should be the same distances	No
Open house	N/a	Big picture: Procedures must be in place to ensure all decisions are made “through the lens of climate change”. Generally agree with the “simplification” process i.e. 17 zones to 9. Caution must be used to ensure mechanisms are in place to ensure respect to all land owners i.e. noise, odor, etc.	No
Open house	Mary & Gerald	Thank you for your help.	No
Open house	N/a	Zoning map should include a key to the abbreviations used to designate zones eg Ru = Rural General	No
Open house	N/a	Agriculture – animal protection + ethical practice. There need to be limits on the # + type of livestock.	No
Open house	N/a	Wetlands are a major concern for us. We see infilling along several waterbodies + wetlands. Why is this continuing to happen?	No
Open house	N/a	Suggestions: <ul style="list-style-type: none"> - I prefer a 50 foot setback for lake lot housing development. I can understand more for river or ocean. - When renovating an existing property on a lake that is already within the new setback I would like to be able to renovate “no closer to the waterline” rather than “furthest from the waterside” 	No
Open house	Robin	Draft #2 – so comprehensive, impressive + the entire process of engagement – very thorough. Thoughtful, impressive.	No
Open house	N/a	Indian Path Common is in the Riverport District but is not designated as a recreation area.	No
Open house	N/a	Home-based business <ul style="list-style-type: none"> - Why 164 square feet and not 215 square feet as per building permit? - Could it be increased sq ft wise if you met accessibility regs? 	No
Open house	Gillian	I think there should still be restrictions of number of livestock per acre as in the ‘animal unit’ restriction. This would be for animal & neighborhood protection.	No

Open house	Hester	<ul style="list-style-type: none"> - Farming land protection, in my opinion, is a start but not enough to keep developers from taking farmland to build subdivisions - Restrictions needed re: lighting – Cookville has taken away all stars in upper Northfield to the South. - Lighting can point down, not up! - Protect farmland! Food has to come from somewhere! 	No
Engage site	N/a	So my property is really not MY property? I can't do what I want without permission.	No
Engage site	N/a	Re boathouses. A joy of Nova Scotia living is water access. With structures such as boathouses. Remove unnecessary restrictions, wording preventing owners from simply enjoying summers on the water. Environmental standards are set by other agencies.	No
Engage site	N/a	Hello, I went down to the Lahave River to participate in the talk, but no one was there. Please explain.	No
Engage site	N/a	Thank you for the opportunities input. I attended Monday, March 30, 2026 to seek clarification on permitting livestock operations within the RU zone. Please ensure the bylaw and table of permitted uses explicitly list livestock operations. Thank you.	No
Engage site	N/a	Just notice on the mapping that an area in Green Bay is highlighted in green referring to a protected area. Natural resources removed that from the protected area 10 years ago as it was never done properly. You should update you mapping.	No
Engage site	N/a	Hello,	No
Engage site	N/a	Hello, I am writing to express my concern regarding the Draft #2 Commercial & Industrial Uses in RR zones. I purchased my property with the intention of having a home-based art studio and craft workshop, which seem to not be permitted in this draft.	No
Email	Alison	<p>Good morning,</p> <p>I just wanted to share some thoughts with regard to the recent email from Jonathan Veinotte.</p> <p>I've attached screenshots from the Mushamush area from Draft 1 and 2. It appears that an unintended result of simplifying zoning is that some of the areas around lakes that would have been a mixed zone of rural ag potential/lakeshore residential (even if undeveloped) are now zoned completely rural agriculture potential in Draft 2.</p>	Yes

		<p>My understanding was that Council's intention was simplified but also, in most cases, less restrictive zoning. Unfortunately, for some lakeshore properties, the result is much more restrictive because now they would likely have to apply for rezoning in order to subdivide for cottages. This exceeds the intention of the lakeshore residential zone, which was to lessen the impact of development on the lake with larger lot sizes.</p> <p>This may also be the case for parts of New Canada Lake, Randall Lake, Covey Lake, and Blysteiner Lake-- I would have to take a closer look at the sizes of the properties and whether they have road access.</p> <p>This is not intended to give any direction, but just a heads up about the concerns that I will raise at the Council table when it comes back to us. If you can offer any clarification on my current understanding before then, that would be greatly appreciated.</p> <p>Best,</p> <p>Alison</p>	
Email	Jonathan	<p>Hello Planning Department,</p> <p>I am following up from the meetings on the most recent draft #2 for the municipal wide land use planning.</p> <p>I am not in favor of some of this draft, mainly the rural agriculture potential zone. I have some property that this will greatly affect the future potential for development. This change will greatly affect some of the areas within MODL. I will highlight the "potential farmland" and not land that is currently being farmed. Our Mayor has said to me numerous times "that we have to protect our farm land".</p> <p>I am a registered farmer with the NSFA and have been involved in farming all my life and farming as part of my business since 2010 with Christmas trees and hay production in West Northfield. I do agree that yes local farmland is important for our future but this proposal is not going to protect so much land that is currently being farmed. I cannot believe that farms</p>	No

	<p>within MODL that actually put food on peoples tables will not be included or affected by these changes. So that is not protecting very much active farm land. Of the land that I am farming, these maps capture less than half and I expect that is the same through out the rest of MODL.</p> <p>I own [REDACTED] which will be affected by these changes. Neighbouring property's close by [REDACTED] and [REDACTED] are also listed on the mapping to be potential farmland but to me are very different, lower elevation, rocky, less soils, low wet land and don't have near the potential as farmland. I would offer for anyone to come see these differences in person and shows the data that these maps were made from are not accurate. My property on and near lake mush a mush in 2018/19 was subdivided as some of my Fathers last wishes for myself and two brothers to have lots on the lake. A subdivision and engineered road to get to three lots was needed, approved and created, Allen Evrin Lane in Lower Northfield. These 3 lots currently have an assessed value of 1.1 million added to the MODL tax base. This change reduced a 38 acre piece of "potential farm land" to 34 acres with 3 lots now paying much more in yearly taxes. This would not be possibly under the new proposal in draft #2, and this will keep others from doing to same. Subdivision's aren't always for big development and developers to sell. In my situation as a kid I spent a lot of time at my Grandparents cottage on Silver cove road and now I have space for my daughter to do the same. These changes will keep land in the future from family members looking to build a home or enjoy their families land, land that is not currently being farmed.</p> <p>Farm land for the future may be more important than the current reality but there may be more suited places for it. An example is what used to be the Cook farm, a dairy farm in Cookville that is now the Walmart and area, heavily built and highly assessed within the MODL. Some of these areas that have been zoned for potential farmland may best suited to offer more growth to the MODL in the future. Some of this potential farm land would be great for farming in the future but currently the costs to make it into farmable land do not justify making more. Some of these lands near the TOB, lakes and rivers or major highways may serve as better future development potential.</p> <p>So many farms locally have downsized or no longer actively farming. This could change but instead of what I feel is punishing us for owning this "potential farmland" I would ask council to look at this differently. So many farms have just disappeared, the dollars and cents. From</p>	
--	---	--

		<p>costs of running things getting higher by the year, on maintaining or replacing equipment, buildings, other farming necessities, land values, etc. A better way to approach this may be to offer farmers some benefits or help to continue farming. Things like funding to repair farm buildings, offer property tax breaks on buildings used for farming, funding to help bring back fields that have grown up or to create new farm land, etc.</p> <p>The next problem, there is a lot of land within the MODL that is inactive farm land but it is rated as farming and owners have zero property taxes. Any land not being used for farming proposes should be subject to appropriate property taxes and if that were to happen that would encourage farming activities to restart and continue.</p> <p>I do hope you reconsider the rural agricultural potential farmland restrictions and consider ways to promote and encourage farming within the MODL,</p> <p>Jonathan Veinotte</p>	
Email	Jonathan	<p>Good evening. After talking with you tonight Elspeth and with Edgar the other night in West Northfield, I wanted to send this note.</p> <p>A thought around farm land with the latest land use documents that are being created. For cases where existing/operating farms are not listed as farmable land, could those existing operations not be the reason that the land is deemed farmland? AKA grandfathered in?</p> <p>Also in cases where land is transformed into a farming operation, could there be a process offered where new farm operations can apply to have the land deemed farmable?</p> <p>Just a thought and would be happy to discuss further.</p>	No
Email	Sandra	<p>Dear Council Members,</p> <p>I am writing to express my concerns regarding several elements in Draft #2 of the Municipal Planning Strategy. While I appreciate the significant work that has gone into this document, I am increasingly worried that the direction of the plan feels more urban than rural, and may not reflect the lived realities, traditions, and needs of residents in the Municipality of the District of Lunenburg.</p> <p>I would like to expand on 3 areas in particular—environmental regulation and the Protected Watershed Overlay—because these sections illustrate how the draft may unintentionally impose urban-style controls on a predominantly rural municipality.</p>	No

		<p>1. The environmental regulations, including the extensive 20-metre watercourse setback and the mandatory 15-metre vegetative buffer, are unusually strict for a rural area. These measures may be appropriate in dense or urbanized settings where development pressure is high, but in MODL they risk creating unnecessary hardship for rural landowners. Many rural residents have responsibly used their lakeshore land for generations without harming the environment. Applying large, uniform setbacks may unintentionally penalize responsible landowners while offering little measurable benefit in low-risk or historically stable areas.</p> <p>2. The introduction of the Protected Watershed Overlay (PW-3), which includes new rules for livestock fencing near watercourses, is also concerning. Regulating livestock fencing through land-use policy is not common practice in rural Nova Scotia. Farmers and rural landowners have long managed their livestock responsibly under provincial environmental guidelines and agricultural best practices. Embedding fencing rules into zoning adds a layer of regulation that feels more urban in nature and may interfere with long-standing agricultural traditions. It also raises questions about how these rules will be enforced and whether they will apply uniformly, even in areas where livestock pose no measurable risk to water quality.</p> <p>3. I would also like to raise a serious concern regarding the printed version of the draft that was distributed to residents. The paper copy I received ends at Section 12.8, and does not include Part E — including Section 18.12, which outlines the non-conforming (grandfathering) protections for existing landowners. This section is critical for understanding how current uses and structures are treated under the new regulations. Its absence from the printed draft prevented me, and likely many others, from seeing that these protections exist. I am requesting clarification as to why Part E was omitted from the paper copy, and I ask that the Municipality ensure all future printed materials include the full document so residents can make informed comments.</p> <p>These three examples highlight a broader pattern: the draft plan introduces a level of regulation and technical detail that feels more suited to an urban municipality. For a rural area like MODL, where residents value autonomy, flexibility, and the ability to use their land in practical ways, this approach may not be the best fit.</p> <p>I respectfully ask Council to consider whether the current draft aligns with the rural character of our municipality and whether some of these policies could be simplified, adjusted, or</p>	
--	--	---	--

		reconsidered to better reflect the values and realities of the people who live here. Thank you for your time and consideration.	
Email	Shelley	<p>Below is my feed back/concerns about Draft #2 of the Municipal Planning Strategy. My overriding comment is that the plan is still too restrictive in many areas and moves the municipality forward to quickly from our current state. Significant improvements have been made from Draft #1, but the overall feel is that we are moving away from a rural plan to an urban one.</p> <p>For example, In the protected Watershed Overlay - which includes many areas that are already heavily developed around lakes in the watershed. The rule for "Fencing for grazing farm animals must be setback at least 100 metres" is an excessive distance and does nothing to encourage farming or food sustainability. I am not saying an intensive farming operation with 100+ animals, but people with hobby farms and smaller number of livestock should be considered. When you compare it to the developments of houses, septic systems, road run off, slit from housing/cottage developments which only needing to have a 30 metre setback.</p> <p>MODL residents value the ability to have enjoyment of their properties and the ability to use their land as they always have.</p> <p>Also, I am concerned about the future cost of managing these new requirements. I hope my feedback is considered and that adjustments are made.</p>	No
Email	Angela	<p>It is my understanding that the above-mentioned property is being zoned <i>Agricultural Potential (RU-2)</i> due to its classification of <i>Class 3 Soil</i>.</p> <p>The majority of our property is forested. The province's forests grow primarily on shallow, acidic, often stony and nutrient-poor soils derived from glacial till, often underlain by bedrock and dominated by podzolic soils. Podzolic soils are generally not suitable for conventional agriculture due to low nutrient availability and high acidity. Nova Scotia's forest soils are often labeled as marginal or unsuitable for traditional agriculture. Topography is often the primary reason for differences in soil classification within a local landscape. We have two zones that are very steep and again would not be suitable for agriculture. The property in general is sloping which would require specialized management to prevent runoff and erosion.</p>	No

		<p>Our property also consists of several areas that are swampy. Land consisting of swamps is generally not classified as Class 3 soil. Under most agricultural land classification systems, such as the Canada Land Inventory (CLI), swampy land is typically classified as Class 5, Class 6, or Class 7 because the limitation of "excess water" (subclass W) is too severe for conventional agricultural field crops.</p> <p>In summary, the majority of our property would not be considered Class 3 soil. We were advised that we could provide soil analysis results to the Township at our own expense in order to change the zoning. You are shifting the onus on us to prove what kind of soil we have yet there is nothing provided by the Township or Province to prove what soil we do actually have. I think it is unfair to rezone someone's property without factual evidence and then dump the cost on the owner to prove otherwise. I believe our property is best suited to be zoned as Rural General (RU) and I am asking for your consideration of this request before the zoning is officially changed.</p> <p><i>Other Feedback:</i></p> <p>The limit of subdividing your property to 2 lots a year doesn't make sense and in the long term would cost more to the property owner. What is the difference between subdividing 2 or 6 lots at one time? I generally disagree with limits being set at all. I honestly believe that large parcels of land are only being protected in the Province to best serve big developers and not to protect the land for agriculture.</p> <p>I do not understand what the 100m barn setback accomplishes. You can smell manure from great distances. It all depends on which way the wind blows. If someone <i>new</i> to rural life builds a house in the country and complains about the smell or animal noises when they build next to a farm then perhaps they should have done their due diligence. This setback should not even exist or at least be reasonable in my opinion.</p>	
Email	John	<p>First: Great job with this! The Northfield open house was very informative.</p> <p>Minor things with the draft:</p>	No

		<p>[5.2.1 d] No permit required for fences that do not exceed 6' in height: Consider increasing to 8'. In my experience, deer fencing must be 8' to be effective. I doubt that you want to require a permit for that. Either modify the definition of fencing to exclude stock- or wildlife-exclusion fencing, or increase the height limit.</p> <p>[7.40.1] "solar collector systems will be considered an addition to a structure and will require a development permit": Development permits are described in [6.1.1 Lot Plan Requirements] stating that "Every application for a Development Permit must be accompanied by a plan drawn to an appropriate scale and showing:" (many requirements listed). These requirements greatly exceed what is needed for a solar system, and MODL is not going to require all that information. So, perhaps the description of a development permit can be edited to state that permits for some types of development will require only a subset of information.</p> <p>Inland wetlands. How map was developed not as clear as it might be. Schedule B maps don't show road names or lakes, so they are very hard to navigate. It would be nice if inland wetlands were shown in the interactive map, but that is by no means essential.</p> <p>Thank you for conducting a first-rate process.</p>	
Email	David	<p>Sir:</p> <p>I am contacting you concerning information I have seen with respect to the proposed MODL coastal flood maps, and their arbitrary Red Zone designations. I own property at [REDACTED] in Bayport, and am directly impacted by same. If passed, the latest changes would now include virtually my entire property in a flood zone, and render it undevelopable, would most probably make it difficult for me to sell the property, as financing and insurability would reasonably be issues, and would negatively impact any selling price.</p> <p>A bit of history:</p> <p>The property is actually two separate parcels of land. The main parcel, including the house and garage, was the original property. The second is a small parcel that borders on NS332, and is also linked to a couple of smaller parcels that connect to my neighbour's properties on both</p>	No

	<p>sides, and was the original right of way for the highway. This originated when NS332 was originally paved somewhere around 50+ years ago. Previously there was a small inlet from Lower South Cove, which is fed by a small stream. The original road ran inland and around the cove. When the road was paved, instead of running up around the cove, it was run straight through, with a culvert placed under the road. That created a small pond, which exists today, and which drains into Lower South Cove. This small lot was actually discovered by my lawyer when my late wife and I purchased the property in 2013. The Province wasn't even aware of it until they were approached, looked into it, and the small parcel was purchased from the Province at that time by the seller, and transferred to me.</p> <p>This property has never had a flooding issue since it was built back in the 1960's, with one exception. In 2019, when Hurricane Dorian came through, at high tide, everything backed up, the pond overflowed, and for a short period, perhaps a couple of hours, we had some flooding in the basement, less than a foot of water. As the tide receded, the water drained, and yes, there was some relatively minor damage.</p> <p>Coming out of Covid, and as the Province was given some funding by the Federal Government, the Province decided to repave NS 332 from Lunenburg to Riverport, including widening it for bicycle paths on either side. They also, at that time, replaced many of the culverts. At one point, at a public meeting arranged by our MLA, Susan Corkum- Greek, I spoke to the Divisional Director from Public Works, and asked him whether the culvert from the pond on our property was going to be replaced. He was unaware of it, but we agreed to meet, along with one of their engineers and look at it a few days later. At that time, it was clear that there was an issue with the culvert (we could not locate either end, but could see water coming out through the rocks on the shore side), and he agreed they would replace the culvert. Several days later, I got a call from someone at Public Works telling me that there was nothing wrong with the culvert and they were not going to replace it. I contacted my MLA's office, and asked if the Province wanted to be defending a lawsuit for failure to mitigate in the event of another flood, if they did not replace the culvert when they had the opportunity, and had the equipment there. A couple of days later, crews showed up and a new large concrete culvert was installed. As it turned out, the original culvert was a creosote timber box culvert that was totally rotted out, collapsed, and mostly blocked with sediment.</p>	
--	--	--

		<p>Following that, when Hurricane Fiona came through, under the same high tide conditions, I checked, and the water level in the pond was a good 3 to 4 feet lower than it had been during Dorian, and everything was draining properly, with no risk of flooding, and no actual flooding. It was obvious that the one flooding incident this property has seen was a direct result of the culvert situation, and had nothing to do with "climate change" or "rising water levels". I would also note that several years ago, again at a public meeting arranged by Susan Corkum-Greek, related to MODL flood mapping, I remember one of the representatives from MODL, in response to a question, replying that they were not experts so had asked the folks at one of the climate activist groups, I believe it was Climate Action, for their opinion. You can appreciate that opinion was somewhat biased by the beliefs and objectives of that organization.</p> <p>Based on what I have seen so far since I moved here in 2013, and some of the discussions I have had with long time residents in the area, which is where some of the history came from, needless to say I don't have much faith in the information, and projections, and blatant assumptions, from MODL.</p> <p>Initially, several years ago, MODL came out with a flood plain map that showed the pond had a potential to flood, and a hundred year flood could come close to the house. Now, as I see in MODL's latest map, virtually my entire property is now included in the "Red Zone". That does not consider the change to the culvert, with the only flood this property having ever suffered being the result of the province having failed to maintain the old culvert, the repaving of 332, which raised it several inches, but does now include, despite no engineering studies, or reliable scientific information, the arbitrarily 1 meter of potential flooding that MODL decided to add to their previously questionable flood map, and is set to declare my entire property an area of known flooding, or a coastal red zone, or a severe hazard. That action by MODL will seriously impact the value of my property, my ability to sell it, and any potential selling price.</p> <p>In addition, considering that the value of my property will be significantly reduced if MODL takes this action, may I assume that my property taxes will be reduced accordingly.</p>	
--	--	---	--

		For the record, I am opposed to the arbitrary increase in “potential” water level, and for that matter, I question even the original flood zone projection, and will hold MODL responsible for any damages I may suffer as a result.	
Email	Keith	<p>Chasidy, Reid</p> <p>Please find attached my comments on the second draft of the Land Use Bylaws and Municipal Planning Strategy (at least as of today). Not too much that stands out, more clarifying questions/comments. Didn't want to send this out tomorrow as you would definitely think it was a joke. Then again, maybe it is. You decide.</p> <p>The team has definitely put a lot of work into these two documents and should be commended. Way easier read than Draft 1 and less restraining.</p> <p>If you have any questions on the comments, please reach out. I am in town until April 5 and then heading out to Mexico for a much needed break and back on April 20.</p> <p>Take care!</p>	Yes
Email	Jay	<p>UPDATE: DOUBLE standard, MODL hired an engineer for Freshwater flooding but is also trying to impose setbacks on freshwater property owners without letting the engineer finish the review.</p> <p><u>Municipality of the District of Lunenburg is currently operating under a massive, unscientific double standard that is costing homeowners their life savings?</u></p> <p>For inland, freshwater lakes and rivers, MODL hired professional engineers at Dillon Consulting to provide a peer-reviewed, stamped, scientific report on flood zoning. But here is the devastating catch. They are about to pass these sweeping freshwater setback rules without actually receiving the final, peer-reviewed documents from Dillon Engineering.</p> <p>Please also forward this email to anyone you know who has a creek or river on their property or lives on a lake. Push back on the new bylaw Draft 2.</p> <p>And for the Lunenburg County coastline? Where the financial stakes are massively higher? The municipality has already imposed an extra meter Red Zone setback without a single peer-reviewed, stamped document from a coastal engineer.</p> <p>Let's look at the actual data regarding what destroys homes in our province.</p>	Yes

	<p>In 2023, historic wildfires completely burned down and destroyed over two hundred homes across Nova Scotia. Specifically, one hundred and fifty homes were lost in the Halifax area... and roughly sixty homes were destroyed in the Barrington Lake fire.</p> <p>In contrast, look at the historic July 2023 flash floods. While that storm dropped 250 millimeters of rain, insured damage to infrastructure and basements, floods rarely result in the total structural destruction of hundreds of homes the way our wildfires do.</p> <p>Yet, instead of focusing on verified science and balanced adaptation, unqualified zoning planners bypassed the Nova Scotia Government's actual engineering data, invented an extra meter of coastal elevation, and pushed it through.</p> <p>Because of this un-stamped guesswork, coastal property owners are seeing their Loan-to-Value ratios slashed to fifty percent. Homes are sitting unsold for over a year. Insurability is at immediate risk.</p> <p>Before MODL locks this into law, we must ensure they have STAMPED Certified backing before introducing the setbacks and law. MODL Planning department needs to be PEER reviewed. Call MODL and ask: Do you have the STAMPED ENGINEERS reports for the Extra Coastal Protection Act meter and do you have the Engineers report for Freshwater Flooding? If NOT, why are you planning on imposing the SET BACK now? STOP the SECOND Draft Bylaws until the RIGHT work is done. MODL - 902.541.1325.</p> <p>When you call, please use a recording device and ask them.</p> <p>Please ask them if they are a qualified MODL member to answer these 2 questions:</p> <ol style="list-style-type: none">1. Do you have a certified engineer's stamp approving the extra meter?2. Do you have a certified engineer's stamp in place that does not provide setback recommendations for the Freshwater courses bordering Lunenburg property owner properties. <p>https://modlredzone.com - 51 added to the Petition, please share.</p> <p>Newest Video, with more insight. Please share it on your social media to help push the message.</p> <p>YouTube: https://youtu.be/PqdA12nbW3U?si=ahRMoSQ3UCzprQ2</p> <p>Facebook. https://www.facebook.com/hook.d.properties</p> <p>instagram - https://www.instagram.com/hookdhomes/</p> <p>We also sent this email "attached" to Dal & Waterloo faculty requesting their assistance.</p> <p>Thank you, J</p>	
--	---	--

<p>Email</p>	<p>Ama</p>	<p>Thank you for your response. I appreciate you taking the time.</p> <p>I understand that the coastal protection regulations are in place and based on broader environmental assessments. However, my concern remains that the flooding issues affecting my property are not theoretical or driven by long-term climate projections, but rather by very concrete, local infrastructure challenges that have not been adequately addressed.</p> <p>In my case, the issue is not simply elevation or proximity to coastal risk zones, but how water is being managed on the ground—particularly drainage, maintenance, and surrounding infrastructure. These are factors that can significantly influence flooding outcomes and should be considered alongside broader modelling.</p> <p>I would therefore appreciate a closer, site-specific review of my property, taking these practical conditions into account. I'm happy to reconnect with you or your team to walk through the details and ensure the situation is properly understood.</p> <p>The correct PID is [REDACTED].</p>	<p>No</p>
<p>Email</p>	<p>Laurel</p>	<p>I am a homeowner at [REDACTED] Indian Point. Having lived in Indian Point for 31 years and raised my children here, I have made many friends and still enjoy the neighbourhood.</p> <p>I would like to give my input on the land use regulations that are being drafted:</p> <p>I had a lengthy and helpful conversation with Rosemary Young, who forwarded me further information which helped me understand what is currently being proposed.</p> <p>I have two comments; the first is general. I think the rural general land use plan is much too "general". I would like to see more restrictions on light and heavy industrial use.</p> <p>Here is why. Across the road from us is an industrial site at [REDACTED] which would fall under "excavation, construction and landscaping services". It has been expanding and developing over the past five years or so and is dramatically changing the nature of this part of Indian Point. It is one company who had acquired several adjacent lots, creating a huge</p>	<p>No</p>

		<p>presence in a quiet, residential neighbourhood. There is year round heavy truck traffic and construction noise which has changed a rural neighbourhood to a light/ heavy construction zone. The trees have all been cleared so nothing masks the large number of dump trucks and other heavy equipment.</p> <p>I think this kind of operation should fall under a development permit process that would require setback, maintenance of the trees (which would help reduce noise) and maintain the green aspect of the area.</p> <p>I appreciate that this is a local business and provides employment and services for the community. I believe it could have been developed as a much less intrusive site with planning regulations.</p> <p>Sincerely,</p> <p>Laurel Darnell Indian Point, NS</p>	
Email	David	<p>I am a resident of Feltzen South and reside at [REDACTED]</p> <p>The property was constructed in 2023/24. permit number [REDACTED]. The set-back from the high water mark was 23 meters. Occupancy permit was issued on 26 November 2024.</p> <p>As I am 81 years old, I was relying on a reverse mortgage through the CHIP Programme for my retirement income. After I paid to have an appraisal carried out (required by CHIP) they informed me that they will not hold a mortgage because the property has been designated a flood risk as per MODL.</p> <p>Will there be compensation to me and other waterfront owners because of all the proposed changes?</p> <p>Thank you for your attention regarding this very important matter</p> <p>David Bishop [REDACTED]</p>	No

Email	Crystal	I was asked to forward the attached letters to Councillor Chasidy Veinotte on behalf of Louise Strickland of Blue Rocks and Elaine DeMone of Garden Lots.	Yes
Email	Jay	<p>URGENT: Before You Vote—MODL Ignored Terrifying Insurance Warnings - reports from Engineering firm CBCL Ltd.</p> <p>Dear Mayor Elspeth McLean-Wile and Members of MODL Council, Before Council proceeds with any further votes or amendments regarding the Municipal-Wide Land Use By-law, we urge you to address a glaring factual error in your coastal planning strategy. Specifically, the rule forces new coastal builds to sit nearly 1 extra meter higher, ignoring measured scientific recommendations gathered for the <u>present day</u>, the <u>year 2050</u>, and the <u>year 2100</u>, which was provided by CBCL Ltd to protect current homeowners. You are removing Insurance for all homeowners in the REDZONE. You have removed the insurance Program in place to protect thousands of homeowners with the Disaster Financial Assistance Arrangements. WHY?....</p> <p>We all want to protect our coastlines. However, by pushing this extreme restriction, MODL has ignored the foundational science, gone completely overboard, and overlooked terrifying warnings from national insurance and housing bodies. This unstudied decision is already destroying the property value of thousands of Nova Scotians.</p> <p>Here are the verifiable facts:</p> <p>1. The Financial Nightmare: Mortgages and Insurance</p> <p>Why is being placed in the exaggerated "red zone" caused by this 1 Extra Meter so terrifying for property owners? Because of how the Canada Mortgage and Housing Corporation (CMHC) and the Insurance Bureau of Canada (IBC) view flood zones. <u>which MODL has now adopted as a REDZONE.</u></p> <p>National insurance bodies and the federal government have modernized their frameworks—including the rollout of the National Flood Insurance Program and updates to the Disaster Financial Assistance Arrangements (DFAA). Under these policies, properties forced into high-risk hazard zones face severe consequences:</p> <ul style="list-style-type: none"> • No Insurance: Homes in these zones face extreme private insurance premiums or total denial of coverage. • No Disaster Relief: High-risk builds will be ineligible for federal disaster financial assistance. • No Mortgages: If a property cannot be insured, a bank will not issue a mortgage for it. 	No

		<p>By pulling thousands of properties into this unstudied red zone expanded by this extra meter, MODL is effectively making these properties uninsurable and unmortgageable. You are taking land that families have invested their life savings into and making it financially worthless.</p> <p>2. The Science and the "Hurricane Juan" Mistake</p> <p>When the Nova Scotia Government prepared its coastal protection strategies, they relied on rigorous coastal mapping by the highly respected engineering firm CBCL Ltd. Council must be fully informed of what was actually in their reports before enforcing this extra meter. <u>Who did MODL hire to contradict CBCL Ltd. findings?</u></p> <ul style="list-style-type: none">• The Hurricane Juan Fact: MODL planning management staff cannot suggest that CBCL Ltd. failed to consider Hurricane Juan. The comprehensive modeling produced by CBCL Ltd. absolutely factored in historical data from Hurricane Juan to determine maximum upper-bound storm surges.• The Expert Finding: Even when factoring in those massive historical storms alongside aggressive sea-level rise projections for the year 2100, the CBCL engineering reports showed that we need to prepare for extreme water levels around the 3.02-meter mark in our region.• The MODL Mistake: Instead of following the 3.02-meter expert recommendation, MODL arbitrarily added almost an entire extra meter on top of it, creating the extreme 3.97-meter rule. <p>Adding an extra meter doesn't just mean building a house a little higher. Because land slopes, raising the restriction by a full meter dramatically expands the restricted "red zone" map inland. By ignoring the experts and pushing this boundary up by 1 Extra Meter, MODL has instantly turned thousands of safe, developable properties into restricted flood zones.</p> <p>3. Our Questions to Council Prior to Your Next Steps</p> <p><u>This bylaw was implemented without consulting economists or property scientists. We urgently need Council to answer the following questions on the public record:</u></p> <ol style="list-style-type: none">1. Where is your proof? Did MODL receive a specific report from CMHC or the IBC approving the decision to push the boundary up by 1 Extra Meter, knowing the financial ruin it would cause to insurability?2. Who pays for the lost value? What is MODL's plan for compensating the thousands of families whose land has been rendered uninsurable and valueless by this unstudied rule?	
--	--	--	--

		<p>3. Will you pause this? Will Council immediately pause enforcement of the 1 Extra Meter rule, return to the 3.02m scientific baseline modeled by the province's experts, and conduct a comprehensive Economic Impact Study?</p> <p><u>Our community relies on you to make decisions based on verified facts</u>, not guesswork or incorrect assumptions about historical storm data. We look forward to your prompt response and to working together on a fair, science-backed workaround that protects our coast without bankrupting your residents.</p> <p>Here is the current petition, which is growing hourly as more "Lunenburg County" residents learn about this overreaching, financially harmful mistake that you can and should fix. Petition - https://modlredzone.base44.app AI-generated information on YouTube. - https://youtu.be/QE0A--oayyM?si=c4t7v-IGOTv3id6V <u>Please get 3rd party advice from an expert with the right license</u>, or call CBCL Ltd and discover what the previous counsel did. The county is lucky, we did not suffer a hurricane or other water-based disaster. That would have been and still could be a financial disaster when the FEDS have protection in place that you have removed from thousands of residences. We can't help by second-guessing all your new bylaws with this example of, "internal overreach". We feel it's only fair that you consider hiring third-party, impartial professionals to study and peer-review your proposed new bylaws.</p> <p>Sincerely, Jason & Genniene Sutherland</p>	
Email	Carmella	Good afternoon, can you please confirm receipt of this letter for the Mayor and my Councillor Chasidy Veinotte. I have been trying to find more information on this as well if you could send along details or links to where the information is on your website.	Yes
Email	Bob	<p>After listening to the meeting on March 10,2026, I would like to comment on one particular topic of the session which was RV Parks and Campgrounds.</p> <p>As an owner of several properties located in District 1 and a property owner who was impacted by the Coastal Protection regulations implemented by MODL, that I once again feel that the MODL is trying to use Municipal Wide Planning to deal with the community concerns of RV Parks and Campgrounds.</p>	No

		<p>I agree with Counciller Cathy Moore who stated that where RV Parks and Campgrounds are not part of the provincial requirements for planning then why is this even being discussed at this time and if so, why are other issues not being dealt with here at the same time?</p> <p>As Counciller Edgar Burns commented at an earlier session, soon MODL will have " A Shiney New Noise Bylaw" to deal with the issues that arise from RV Parks and Campgrounds.</p> <p>My personal view is that MODL should be sticking to the Provincial Requirements for zoning and not clouding the process to deal with isolated district issues and residents who do not want change in their "unzoned" area.</p> <p>I would also like to point out that at the opening of the meeting Reid Shepherd clearly stated "What is there today can stay" but yet when Counciller Pam Hubley, District 4 mentioned an existing Campground in District 4 it was stated that it would have to be dealt with individually as it is currently not operating as one. I would suggest that if it has sites marked, and signage then it is indeed a campground as that would be its last primary use. Perhaps the owners have reasons for not having it open?</p> <p>I urge council to deal with the Provincial Statements of Interest and deal with community conflict through the appropriate by-laws, rules and regulations.</p> <p>Respectively submitted Bob Clark - District 1 Property Owner</p>	
Email	Alex	<p>Can I ask an unrelated follow up question?</p> <p>I just got a letter with concerns about the new coastal protection regulations and how it affects folks on the coast.</p> <p>Generally speaking I am in support of taking more meaningful steps to protect our coastline, but they did mention that this might affect my ability to get refinanced or access insurance. I look at the map to figure out if we are affected at [REDACTED] but we are right on the edges of the maps I looked at. Living in [REDACTED] would we be at risk of losing our mortgage or insurance?</p>	No

Email	Ama	<p>As a resident and taxpayer in your district, I am writing to express my serious concern regarding the “Designated Coastal Protection Area” mapping that is about to be incorporated into the new Municipal Planning Strategy (MPS) and Land Use By-laws.</p> <p>I have recently learned that MODL has expanded the Province’s worst-case 2100 sea-level rise projection (3.05 m) into a much broader 3.97 metre “red zone.” By releasing this extreme mapping without conducting an economic impact assessment on existing homeowners, the municipality is effectively reducing property values. Financial institutions and insurers are already using these maps to lower loan-to-value (LTV) ratios and increase premiums— impacting everyday Nova Scotians who rely on their home equity for retirement and financial security.</p> <p>Furthermore, by significantly restricting the economic use of coastal properties, MODL may be exposing the municipality to legal risk under the Supreme Court of Canada’s precedent on de facto (constructive) expropriation (<i>Annapolis Group Inc. v. Halifax Regional Municipality</i>). Property value cannot be removed without appropriate compensation or recourse.</p> <p>Before proceeding to Final Reading of the new MPS by-laws, I respectfully request that Council take the following immediate actions:</p> <ol style="list-style-type: none"> 1. Adopt the Provincial Sliding Scale Discontinue the use of a hypothetical long-term disaster scenario to guide present-day decisions. Update public mapping to reflect the Province’s realistic timelines (present day, 2050, 2100), so lenders and buyers can properly assess current risk. 2. Introduce a Mapping Override Process Include a formal mechanism in the by-laws that allows property owners to submit certified “ground-truth” data from a Nova Scotia Land Surveyor to correct inaccuracies in provincial LiDAR mapping at the individual property level. <p>Residents should not bear the financial consequences of what appears to be an administrative mapping issue. I ask that you confirm this matter will be addressed at the upcoming PAC meeting in March 2026.</p> <p>Sincerely, Sabrina Ama Lorenz Address / PID Number: [REDACTED]</p>	No
Email	Conrad	Hello,	Yes

		<p>See attached. Sending this letter with the expressed support and consent of 8 additional constituents of MODL who will hold current sitting council responsible for their reckless implementation of these bylaws without consideration of economic impact. We strongly urge the implementation of these bylaws be cancelled or amended.</p> <p>Signed: Conrad Mosher</p> <p>With additional support of and consent from: Darlene Mosher - district 8 Christopher zinck - district 3 Julia Mosher - district 3 Perry Zinck - district 3 Debbie Zinck - district 3 Louise Acker - district 8 Heather acker-district 8 Kevin Acker - district 8</p>	
Email	Gillian	<p>Thank you for the interesting and helpful open house which I attended on 18th March last. I would respectfully disagree with the decision to remove all limits on livestock numbers and setbacks. As a recently retired shepherd I know that the 'animal unit' approach is well accepted in other jurisdictions and protects animals from overstocking and possibly inhumane conditions.</p> <p>This approach was certainly covered in the Nova Scotia sheep association rules and regulations and hopefully is addressed by other livestock associations. I was told that there was local disagreement on the proposed restrictions but I would argue that is not a sufficient reason for retreating from humane bylaws which promote good husbandry and ultimately less problems for farmers, animals and the general neighborhood. We should accept that there are possibilities/ probabilities resulting from lack of reasonable restrictions. These problems are only likely to increase with climate change involving drought and flooding.</p>	No
Email	Samy	<p>Dear Mayor McLean-Wile and Councillor & Councillor's</p> <p>Attached is my concerning letter requesting you consider that damaging position the previous council members have put in my asset / property. Kindly respond with your intentions and the directive within what Council can do to insure my property is not devalued.</p>	Yes

		Respectfully, Samy	
Email	Nathaniel	Please see attached the letter to be heavily considered.	Yes
Email	Maureen	<p>Good afternoon Reid, and all others.</p> <p>Thank you for the reply and understanding of the situation.</p> <p>From your response: "a simple change could potentially be around the difference between a tiny home being on wheels (can't be inspected) to one that sits on posts/foundation (would have to meet the Building Code)."</p> <p>That does sound like an easy and effective change for them in general. If that also includes the occupancy permits rules, I think it would be very effective.</p> <p>If the 2 are implemented it would also take care of the other concern of whether or not septic was approved as they would have to have provide that to you for it all. So, again, another thing that could be solved.</p> <p>RV's in parks staying long term set up on blocks so it is a very easy change for the person wanting to do it also.</p> <p>If all things you have in place also takes care of the number of them of them per property, then I think you are looking great.</p> <p>My only other question is this following: I know inspections on buildings under a certain square footage are not required to get permits, sheds , etc. Does this also apply to those that are going to be lived in full time, and with that intent in mind? With the boom of tiny home living, which I actually think is fantastic as long as it is done right, there should be something in place for that. (it may already be done and included, forgive me if I am behind please.) .</p> <p>Thanks also for responding as able, to my second part. I am not crazed about speaking with them, but will bring it to their attention in case that part hasn't been done. Even if it was done, I am not sure how NSCC could give an approval on something that does not have plans for a set amount of rooms. (I am referring to a septic being approved, or built,</p>	No

		<p>according to the number of rooms in a house/building). That will be an interesting bit of info gathering and learning at least. Lol.</p> <p>I really appreciate everyone's interest and super response. I have seen the push back and ire that many have over the zoning, etc. I am one that appreciates it all and sees the benefits and I think all of you have done an excellent job with it.</p> <p>Thank you,</p> <p>Maureen</p>	
Email	Maureen	<p>So sorry to bother you all again, but I thought of something else pertaining to the village of THOW's in Simpson's corner.</p> <p>Has it been checked to see if there is an approved septic and water? All the units do have their own washrooms as well as he has a main unit with the "kitchen" .</p> <p>I would more than likely need a foipop for that info myself and if they did not submit a building permit application to MODL because they are bypassing it, does anyone know if that important part is done?</p> <p>Thanks again,</p> <p>Maureen</p>	No
Email	Maureen	<p>He Reid.</p> <p>I am writing to list a few details of our conversation the other day, as you asked.</p> <p>It was a pleasure speaking with you Reid, and I appreciate the info you offered along with your ear which I am sure I tired out! Lol.</p> <p>I also spoke with Graham Hopkins yesterday as well and he too was very informative and helpful.</p>	No

	<p>I am including my MLA , Cathy Moore and our Mayor, as well so that all are aware of this and with the hope that they too will discuss with anyone necessary to come up with a solution to this.</p> <p>What I discussed with both of you was my concern about rentals on wheels, especially where it concerns Long Term Rentals, which have more legalities, rules and regs on them.</p> <p>Speaking with Graham I learned that IF a building/room/rental is on wheels, the municipality and building inspections and occupancy permits, are not applicable. I understood this to mean that it then becomes a provincial responsibility in some way, but I am incorrect on that I have found. I have since realized that Municipalities can correct this on their own by introducing the appropriate zoning or bylaws to cover rentals and homes on wheels. This would fix that issue without even having to involve the provincial govt. Departments.</p> <p>I also learned during this conversation that others have complained about one particular property I speak of which is offering multiple rentals out of a tractor trailer that has never had any inspection to ensure it is safe for people to live in. As Graham put it, the wheels take away his ability to inspect what that person is renting to people.</p> <p>When speaking with you, Reid, you explained to me that MODL did not want to make rules on homes on wheels as they don't want to restrict things too much in light of the current housing situation. (please forgive me if my wording is not quite right, or please correct me when and if wrong.). I do understand that to a degree, but not if it opens up issues and concerns and not if it blocks the ability of MODL staff to do their jobs and duties pertaining to it. If MODL is getting calls and concerns about this, but cannot respond fully because MODL has nothing in place, then that is unfair to residents who have concerns, your staff who have to respond but cannot act, and also to those residents who are in situations that could cause harm to them in various ways.</p>	
--	---	--

	<p>I also feel there is a difference in one THOW on a person's own land with that person living in it full time, compared to someone putting multiple units on a property they don't live on, or in, and is being offered as a long term rental(s) business.</p> <p>MODL should be more diligent on this when they know that the residents in these "rentals" could be at risk in all ways, safety being at the top of the list.</p> <p>THOW's (tiny homes on wheels) are in a grey area, therefore the leases may not be effective, and the insurance may not be effective. Both of which, I am quite sure, are requirements for offering Long Term Rentals in NS. (again, I am not a pro here and may not be fully correct. I appreciate corrections).</p> <p>I am wondering, since the zoning is not in stone yet, that you take a look at this issue and see if there is something that could be done to help with it by way of: zoning or land use. ? OR perhaps it may require a By Law. ? Perhaps you don't have to outlaw them completely but instead put a limit on the number per property, as well as/or, a limit on commercial use/rental business.?</p> <p>I am quite sure that anyone that owns a home and property would not appreciate a field full of tractor trailers with multiple units and no inspections next to them, if you put yourselves in that position. Not to mention all the other concerns that go with it.</p> <p>I will say again, as I did in voice, I am not here to get folks in trouble that is not my aim, but I am concerned that folks may could be harmed in various way, due to the lack of rules concerning this.</p> <p>I am going to put the link to the site where the rental is being offered. I will also put some info below that I have read and why I question this and have concern about it.</p> <p>Thanks again for your time and help in our phone call, it's appreciated!</p> <p>I hope to hear, or see more, on this subject in some form and will thank you in advance for any corrections or changes that you might have in response.</p>	
--	---	--

		<p>Maureen Mulcahy [REDACTED]</p> <p>This is one of the multi rental buildings on wheels being rented around simpsons corner. The link is below for the whole ad and all pics.</p> <p>https://www.facebook.com/marketplace/item/1525163288706626</p> <p>This is another one of his THOW's being offered in the same site by the looks of the ad. Which makes it seem he will be doing a village of them. Lol. :</p> <p>https://www.facebook.com/marketplace/item/1393705765711477/?referral_code=undefined</p> <p>—</p> <p>This is some of the info that I have read. Perhaps some of it may contain some helpful info on how others are dealing with THOW's, to develop something that works for our municipality. (THOWs), as they often fall into a legal grey area between RVs and residential dwellings. While Halifax Regional Municipality (HRM) and other rural areas allow small homes on foundations or as accessory units, THOWs are generally restricted to mobile home parks or campgrounds rather than being allowed as primary residences on residential lots. Canada Mortgage and Housing Corporation CMHC +3</p>	
--	--	--	--

		<p>This is from East Hants on THOW's. As you can see they allow THOW's, but only as accessory to an existing property and only one per. Perhaps this may be a less restrictive idea. "5.2.9. Tiny Homes on Wheels as an Accessory Dwelling Unit A development permit may be issued to permit a tiny home on wheels as an accessory dwelling unit providing the following requirements are met: a) A tiny home on wheels shall be located in the side or rear yard and shall adhere to the same side and rear yard setbacks as the main dwelling unit; b) There is a limit of 1 tiny home on wheels per property; c) The tiny home on wheels shall use existing on-site services or shall provide approval from Nova Scotia Environment for an alternative grey water and/or sewage treatment system. https://www.easthants.ca/wp-content/uploads/2024/05/Part-5-Rural-Zones.pdf</p> <p>The following also has info from which I am basing my opinion on. The most pertinent part is the Safety and inspection requirements as per the residential tenancies act.</p> <p>When I spoke with them about this, they stated that they only take complaints/concerns about unsafe rentals directly from the tenant. Therefore, they are not responsible to handle concerns/complaints such as this from others.</p> <p>"Offering a lease on a long-term rental for a mobile tiny home in Nova Scotia that has not been inspected is highly risky and likely violates several provincial and municipal regulations. The key legalities surround safety, land-use zoning, and provincial/municipal housing standards</p> <p>.</p> <p>Key Legal and Safety Risks</p> <ul style="list-style-type: none">• Safety and Inspection Requirements: The <i>Residential Tenancies Act</i> and provincial building codes require that rental accommodations meet minimum safety standards. A tiny home that has not been inspected lacks proof that it is safe for habitation, particularly regarding electrical, plumbing, and structural integrity.• Occupancy Standards (By-law M-200): Municipalities, such as Halifax (HRM), have by-laws that outline the minimum standard to which residential buildings, including rentals, must be maintained. An uninspected unit is unlikely to have a, or comply with, the required maintenance plan.• Rental Registration (By-law R-400): If the tiny home is located in Halifax Regional Municipality (HRM), the property must be registered with the Residential Rental Registry by April 1, 2024, or it is considered a violation, punishable by fines of up to \$10,000. This process requires declaring the unit's compliance.	
--	--	---	--

		<ul style="list-style-type: none"> • Dangerous and Unsightly Property: If a complaint is made, an uninspected unit might be classified as a "dangerous and unsightly property". • Lease Enforceability: While a lease is a contract, an illegal dwelling cannot be legally rented. If a tenant discovers the unit is not properly inspected or authorized, they could potentially void the lease, request a rent refund, or vacate without penalty, and the landlord could face serious fines from the residential tenancies board. Halifax Regional Municipality +4 	
Email	Art	<p>Jeff - I note the paragraph re boathouses in the Draft. I see no point in restricting their private citizen pleasure uses. As long as they conform to environment rules established by other government agencies such as those responsible for oceans & waterways. The draft says what can go in them. Why ? To what end ? I see toilets specifically mentioned. Their use is restricted near the water by other agencies. Unneeded. Double regulation. Additionally they are an evolving technology. Modern electric or gas toilets have no residue & are environment friendly. - Art</p>	No
Email	Chuck	<p>I have also set a copy of this to Chasidy my rep for Dist 10. I am also forwarding a copy to you.</p> <p>Please let me know you have received it.</p> <p>Thank you Chuck</p>	Yes

Rosemary Young

From: Alison Smith
Sent: April 23, 2026 10:14 AM
To: MODL Planning
Cc: Alex Dumaresq; Elspeth McLean-Wile
Subject: Rural Ag Potential near lakes
Attachments: Screenshot 2026-04-23 081642.png; Screenshot 2026-04-23 081907.png

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I just wanted to share some thoughts with regard to the recent email from Jonathan Veinotte.

I've attached screenshots from the Mushamush area from Draft 1 and 2. It appears that an unintended result of simplifying zoning is that some of the areas around lakes that would have been a mixed zone of rural ag potential/lakeshore residential (even if undeveloped) are now zoned completely rural agriculture potential in Draft 2.

My understanding was that Council's intention was simplified but also, in most cases, less restrictive zoning. Unfortunately, for some lakeshore properties, the result is much more restrictive because now they would likely have to apply for rezoning in order to subdivide for cottages. This exceeds the intention of the lakeshore residential zone, which was to lessen the impact of development on the lake with larger lot sizes.

This may also be the case for parts of New Canada Lake, Randall Lake, Covey Lake, and Blysteiner Lake - I would have to take a closer look at the sizes of the properties and whether they have road access.

This is not intended to give any direction, but just a heads up about the concerns that I will raise at the Council table when it comes back to us. If you can offer any clarification on my current understanding before then, that would be greatly appreciated.

Best,

Alison

Alison Smith
Councillor, District 6
902-930-3063

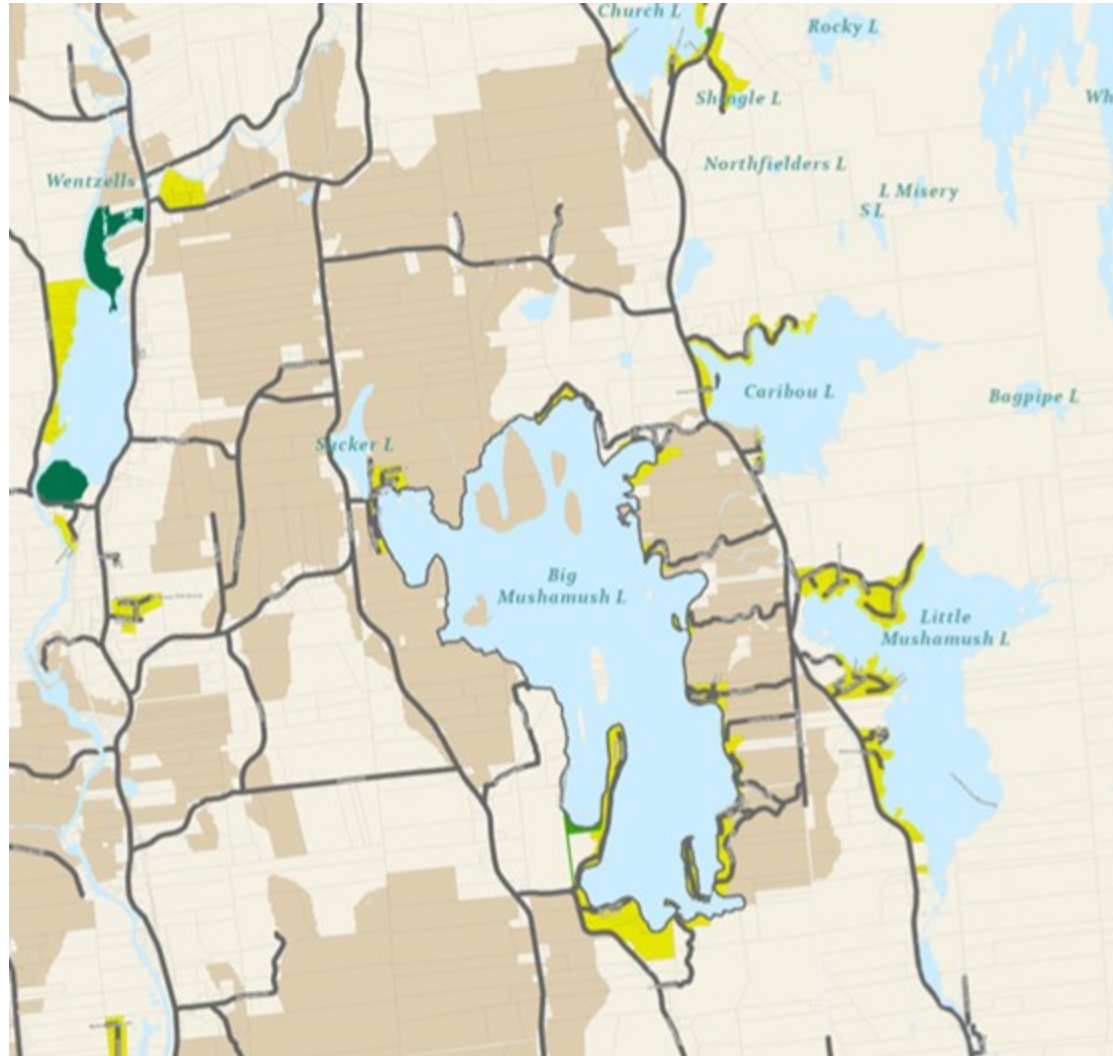
[Subscribe to the District 6 Newsletter](#)

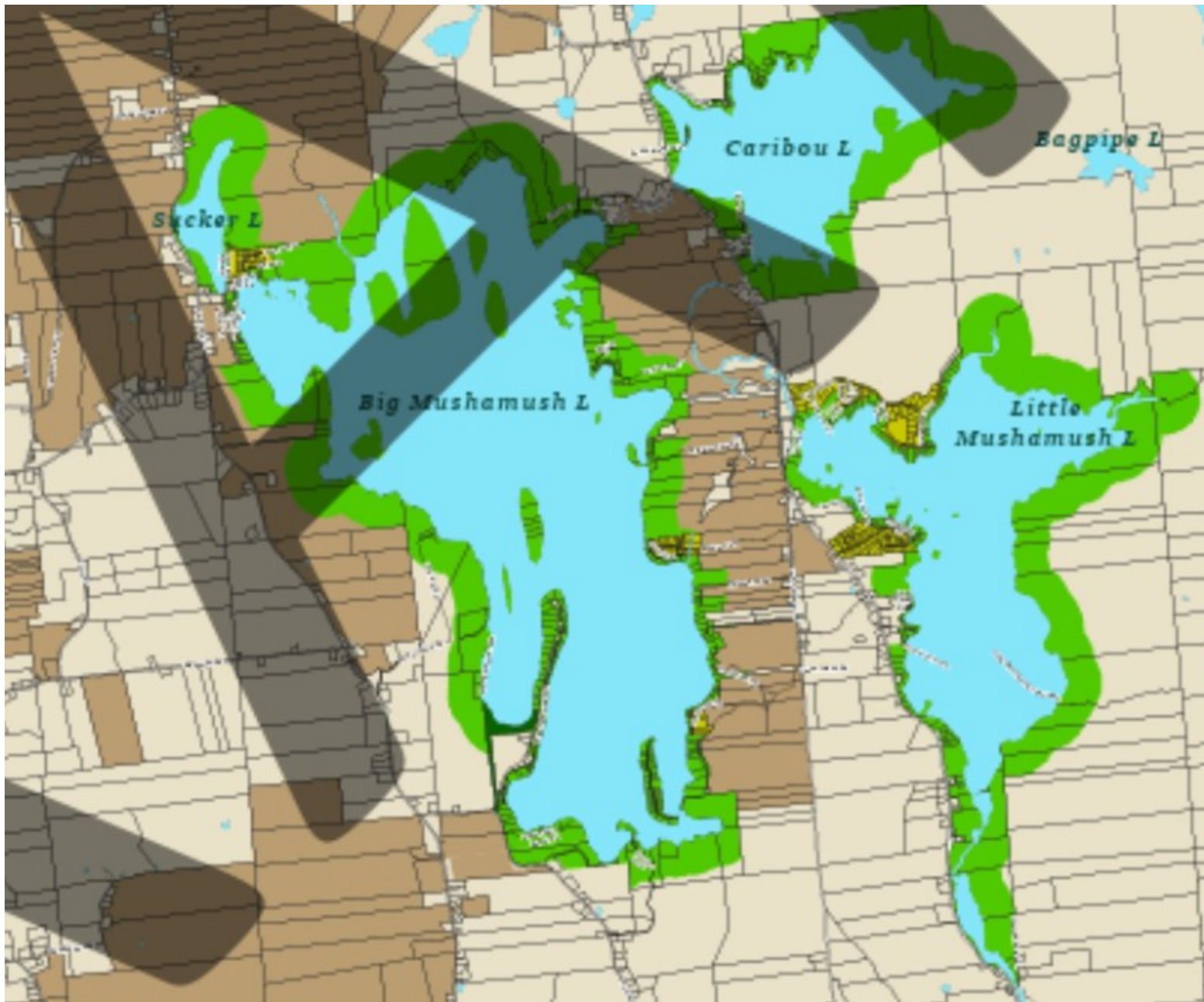
[Read Issue 15: April 2026](#)

Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville NS B4V 9E4

In the ancestral and unceded territory of the Mi'kmaq.







Rosemary Young

From: Alison Smith
Sent: April 23, 2026 11:16 AM
To: MODL Planning
Cc: Elspeth McLean-Wile
Subject: Fw: Draft #2 planning

Hopefully this comes through. It was being quarantined as spam in my email.

Alison

Get [Outlook for iOS](#)

From: CITI Online Service Portal [REDACTED]
Sent: Thursday, April 23, 2026 8:04 AM
To: MODL Planning <planning@modl.ca>
Cc: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Edgar Burns <Edgar.Burns@modl.ca>; Morgen Reinhardt <Morgen.Reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <Wendy.Oickle@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <Alison.Smith@modl.ca>; Kacy DeLong <Kacy.DeLong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>
Subject: Draft #2 planning

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Hello Planning Department,

I am following up from the meetings on the most recent draft #2 for the municipal wide land use planning.

I am not in favor of some of this draft, mainly the rural agriculture potential zone. I have some property that this will greatly affect the future potential for development. This change will greatly affect some of the areas within MODL. I will highlight the "potential farmland" and not land that is currently being farmed. Our Mayor has said to me numerous times "that we have to protect our farm land".

I am a registered farmer with the NSFA and have been involved in farming all my life and farming as part of my business since 2010 with Christmas trees and hay production in West Northfield. I do agree that yes local farmland is important for our future but this proposal is not going to protect so much land that is currently being farmed. I cannot believe that farms within MODL that actually put food on peoples tables will not be included or affected by these changes. So that is not protecting very much **active farm land**. Of the land that I am farming, these maps capture less than half and I expect that is the same through out the rest of MODL.

I own [REDACTED] which will be affected by these changes. Neighbouring property's close by [REDACTED] are also listed on the mapping to be potential farmland but to me are very different, lower elevation, rocky, less soils, low wet land and don't have near the potential as farmland. I would offer for anyone to come see these differences in person and shows the data that these maps were made from are not

accurate. My property on and near lake mush a mush in 2018/19 was subdivided as some of my Fathers last wishes for myself and two brothers to have lots on the lake. A subdivision and engineered road to get to three lots was needed, approved and created, Allen Evrin Lane in Lower Northfield. [REDACTED]

[REDACTED] This change reduced a 38 acre piece of "potential farm land" to 34 acres with 3 lots now paying much more in yearly taxes. This would not be possibly under the new proposal in draft #2, and this will keep others from doing to same. Subdivision's aren't always for big development and developers to sell. In my situation as a kid I spent a lot of time at my Grandparents cottage on Silver cove road and now I have space for my daughter to do the same. These changes will keep land in the future from family members looking to build a home or enjoy their families land, land that is not currently being farmed.

Farm land for the future may be more important than the current reality but there may be more suited places for it. An example is what used to be the Cook farm, a dairy farm in Cookville that is now the Walmart and area, heavily built and highly assessed within the MODL. Some of these areas that have been zoned for potential farmland may best suited to offer more growth to the MODL in the future. Some of this potential farm land would be great for farming in the future but currently the costs to make it into farmable land do not justify making more. Some of these lands near the TOB, lakes and rivers or major highways may serve as better future development potential.

So many farms locally have downsized or no longer actively farming. This could change but instead of what I feel is punishing us for owning this "potential farmland" I would ask council to look at this differently. So many farms have just disappeared, the dollars and cents. From costs of running things getting higher by the year, on maintaining or replacing equipment, buildings, other farming necessities, land values, etc. A better way to approach this may be to offer farmers some benefits or help to continue farming. Things like funding to repair farm buildings, offer property tax breaks on buildings used for farming, funding to help bring back fields that have grown up or to create new farm land, etc.

The next problem, there is a lot of land within the MODL that is inactive farm land but it is rated as farming and owners have zero property taxes. Any land not being used for farming proposes should be subject to appropriate property taxes and if that were to happen that would encourage farming activities to restart and continue.

I do hope you reconsider the rural agricultural potential farmland restrictions and consider ways to promote and encourage farming within the MODL,

Jonathan Veinotte

Rosemary Young

From: Reid Shepherd
Sent: April 13, 2026 11:44 AM
To: MODL Planning
Subject: Fw: Land Use 2026

Follow Up Flag: Follow up
Flag Status: Flagged

Please include the original email as a submitted comment from the public.

Thanks!

Reid



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Monday, April 13, 2026 10:31 AM
To: Reid Shepherd <Reid.Shepherd@MODL.CA>
Subject: FW: Land Use 2026

Hi Reid
This is the first time that I heard someone suggest this....

Elspeth

Elspeth McLean-Wile
Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive | Cookville NS | B4V 9E4
Phone: 902-541-1326 | Fax: 902-543-7123
www.modl.ca



From: Jonathan Crouse [REDACTED]
Sent: April 10, 2026 11:27 PM
To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Edgar Burns <edgar.burns@modl.ca>
Subject: Land Use 2026

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Good evening,

After talking with you tonight Elspeth and with Edgar the other night in West Northfield, I wanted to send this note.

A thought around farm land with the latest land use documents that are being created.

For cases where existing/operating farms are not listed as farmable land, could those existing operations not be the reason that the land is deemed farmland? AKA grandfathered in?

Also in cases where land is transformed into a farming operation, could there be a process offered where new farm operations can apply to have the land deemed farmable?

Just a thought and would be happy to discuss further.

Thanks,
Jonathan

Rosemary Young

From: Sandra Woodworth Barkhouse [REDACTED]
Sent: April 8, 2026 12:16 PM
To: MODL Planning
Subject: Concerns Regarding Draft #2 of the Municipal Planning Strategy

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Council Members,

I am writing to express my concerns regarding several elements in Draft #2 of the Municipal Planning Strategy. While I appreciate the significant work that has gone into this document, I am increasingly worried that the direction of the plan feels more urban than rural, and may not reflect the lived realities, traditions, and needs of residents in the Municipality of the District of Lunenburg.

I would like to expand on 3 areas in particular—environmental regulation and the Protected Watershed Overlay—because these sections illustrate how the draft may unintentionally impose urban-style controls on a predominantly rural municipality.

1. The environmental regulations, including the extensive 20-metre watercourse setback and the mandatory 15-metre vegetative buffer, are unusually strict for a rural area. These measures may be appropriate in dense or urbanized settings where development pressure is high, but in MODL they risk creating unnecessary hardship for rural landowners. Many rural residents have responsibly used their lakeshore land for generations without harming the environment. Applying large, uniform setbacks may unintentionally penalize responsible landowners while offering little measurable benefit in low-risk or historically stable areas.

2. The introduction of the Protected Watershed Overlay (PW-3), which includes new rules for livestock fencing near watercourses, is also concerning. Regulating livestock fencing through land-use policy is not common practice in rural Nova Scotia. Farmers and rural landowners have long managed their livestock responsibly under provincial environmental guidelines and agricultural best practices. Embedding fencing rules into zoning adds a layer of regulation that feels more urban in nature and may interfere with long-standing agricultural traditions. It also raises questions about how these rules will be enforced and whether they will apply uniformly, even in areas where livestock pose no measurable risk to water quality.

3. I would also like to raise a serious concern regarding the printed version of the draft that was distributed to residents. The paper copy I received ends at Section 12.8, and does not include Part E — including Section 18.12, which outlines the non-conforming (grandfathering) protections for existing landowners. This section is critical for understanding how current uses and structures are treated under the new regulations. Its absence from the printed draft prevented me, and likely many others, from seeing that these protections exist. I am requesting clarification as to why Part E was omitted from the paper copy, and I ask that the Municipality ensure all future printed materials include the full document so residents can make informed comments.

These three examples highlight a broader pattern: the draft plan introduces a level of regulation and technical detail that feels more suited to an urban municipality. For a rural area like MODL, where residents value autonomy, flexibility, and the ability to use their land in practical ways, this approach may not be the best fit.

I respectfully ask Council to consider whether the current draft aligns with the rural character of our municipality and whether some of these policies could be simplified, adjusted, or reconsidered to better reflect the values and realities of the people who live here. Thank you for your time and consideration.

Sincerely,

Sandra Woodworth Barkhouse & Michael Barkhouse

Rosemary Young

From: Shelley Woodworth [REDACTED]
Sent: April 8, 2026 3:17 PM
To: MODL Planning
Subject: Feedback Draft#2 Municipal Planning Strategy

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear MODL Staff, Council Members and Mayor,

Below is my feed back/concerns about Draft #2 of the Municipal Planning Strategy.

My overriding comment is that the plan is still too restrictive in many areas and moves the municipality forward to quickly from our current state. Significant improvements have been made from Draft #1, but the overall feel is that we are moving away from a rural plan to an urban one.

For example, In the protected Watershed Overlay - which includes many areas that are already heavily developed around lakes in the watershed. The rule for "Fencing for grazing farm animals must be setback at least 100 metres" is an excessive distance and does nothing to encourage farming or food sustainability. I am not saying an intensive farming operation with 100+ animals, but people with hobby farms and smaller number of livestock should be considered. When you compare it to the developments of houses, septic systems, road run off, slit from housing/cottage developments which only needing to have a 30 metre setback.

MODL residents value the ability to have enjoyment of their properties and the ability to use their land as they always have.

Also, I am concerned about the future cost of managing these new requirements.

I hope my feedback is considered and that adjustments are made.

Thank you,

Shelley Woodworth

Rosemary Young

From: Angela Cook [REDACTED]
Sent: April 8, 2026 6:33 PM
To: MODL Planning
Cc: Angela Cook
Subject: Municipal-Wide Land Use Planning - Feedback

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [learn why this is important](#)

CAUTION: This email originated from an external sender.

Upper Northfield

It is my understanding that the above-mentioned property is being zoned *Agricultural Potential (RU-2)* due to its classification of *Class 3 Soil*.

The majority of our property is forested. The province's forests grow primarily on shallow, acidic, often stony and nutrient-poor soils derived from glacial till, often underlain by bedrock and dominated by podzolic soils. Podzolic soils are generally not suitable for conventional agriculture due to low nutrient availability and high acidity. Nova Scotia's forest soils are often labeled as marginal or unsuitable for traditional agriculture. Topography is often the primary reason for differences in soil classification within a local landscape. We have two zones that are very steep and again would not be suitable for agriculture. The property in general is sloping which would require specialized management to prevent runoff and erosion.

Our property also consists of several areas that are swampy. Land consisting of swamps is generally not classified as Class 3 soil. Under most agricultural land classification systems, such as the Canada Land Inventory (CLI), swampy land is typically classified as Class 5, Class 6, or Class 7 because the limitation of "excess water" (subclass W) is too severe for conventional agricultural field crops.

In summary, the majority of our property would not be considered Class 3 soil. We were advised that we could provide soil analysis results to the Township at our own expense in order to change the zoning. You are shifting the onus on us to prove what kind of soil we have yet there is nothing provided by the Township or Province to prove what soil we do actually have. I think it is unfair to rezone someone's property without factual evidence and then dump the cost on the owner to prove otherwise. I believe our property is best suited to be zoned as Rural General (RU) and I am asking for your consideration of this request before the zoning is officially changed.

Other Feedback:

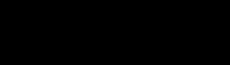
The limit of subdividing your property to 2 lots a year doesn't make sense and in the long term would cost more to the property owner. What is the difference between subdividing 2 or 6 lots at one time? I generally disagree with limits being set at all. I honestly believe that large parcels of land are only being protected in the Province to best serve big developers and not to protect the land for agriculture.

I do not understand what the 100m barn setback accomplishes. You can smell manure from great distances. It all depends on which way the wind blows. If someone *new* to rural life builds a house in the country and complains about the smell or animal noises when they build next to a farm then perhaps they should have done their due diligence. This setback should not even exist or at least be reasonable in my opinion.

Thank you for your time and consideration.

Regards,

Angela Forsyth



Anna Giblin

From: John Cullen [REDACTED]
Sent: April 2, 2026 4:31 PM
To: MODL Planning
Subject: Comments on Draft 2

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an external sender.

First: Great job with this! The Northfield open house was very informative.

Minor things with the draft:

[5.2.1 d] No permit required for fences that do not exceed 6' in height: Consider increasing to 8'. In my experience, deer fencing must be 8' to be effective. I doubt that you want to require a permit for that. Either modify the definition of fencing to exclude stock- or wildlife-exclusion fencing, or increase the height limit.

[7.40.1] "solar collector systems will be considered an addition to a structure and will require a development permit": Development permits are described in [6.1.1 Lot Plan Requirements] stating that "Every application for a Development Permit must be accompanied by a plan drawn to an appropriate scale and showing:" (many requirements listed). These requirements greatly exceed what is needed for a solar system, and MODL is not going to require all that information. So, perhaps the description of a development permit can be edited to state that permits for some types of development will require only a subset of information.

Inland wetlands. How map was developed not as clear as it might be. Schedule B maps don't show road names or lakes, so they are very hard to navigate. It would be nice if inland wetlands were shown in the interactive map, but that is by no means essential.

Thank you for conducting a first-rate process.

John Cullen
[REDACTED]
Barss Corner

Anna Giblin

From: Reid Shepherd
Sent: March 31, 2026 1:32 PM
To: Elspeth McLean-Wile; David Collins; Ben Brooks
Cc: MODL Planning
Subject: Re: MODL Red Zone

Good Afternoon David,

Thank you for your email and sharing your concerns and comments, as well as the history about flooding and drainage on your property. These will be included in the official correspondence related to our ongoing public engagement on our municipal-wide planning work.

We are aware there's been some recent online representations about the 2024 Coastal Protection Regulations and the 3.97metre building height. These rules are already in place, as they were approved in 2024 to help keep new coastal homes safe from flooding. The 3.97metre height is based on tidal activity, major storm impacts and projected sea level rise so living areas stay dry and buildings remain safe for decades into the future.

Here are some key points about the coastal regulations:

- The height standard uses the latest science to protect people and property and no arbitrary additional height has been added.
- Building can continue in this area, as long as new buildings have living spaces elevated to the proper height.
- These rules are separate from the current land use planning work.
- Council will review the numbers again in 2029, five years ahead of what is typical.
- While we don't set insurance or mortgage rates, stronger building standards improve resilience.

For accurate information on the coastal protection regulations visit the [Engage MODL Coastal Protection page](#).

Thanks again,

-Reid Shepherd



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Tuesday, March 31, 2026 11:58 AM
To: David Collins [REDACTED]; Ben Brooks <ben.brooks@modl.ca>; Reid Shepherd <Reid.Shepherd@modl.ca>
Subject: Re: MODL Red Zone

Good morning, David
Ben is currently working in the city today and I am happy to help him on this matter. I am referring your inquiry directly to one of our planning staff, Reid Shepherd. He is best positioned to answer specific questions and outline the processes we are following as a Council.

Elspeth

Elspeth McLean-Wile
Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive | Cookville NS | B4V 9E4
Phone: 902-541-1326 | Fax: 902-543-7123
www.modl.ca



From: David Collins [REDACTED]
Sent: Tuesday, March 31, 2026 11:41 AM
To: Ben Brooks <ben.brooks@modl.ca>
Cc: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>
Subject: Fwd: MODL Red Zone

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Sir:

I am contacting you concerning information I have seen with respect to the proposed MODL coastal flood maps, and their arbitrary Red Zone designations. I own property at [REDACTED] and am directly impacted by same. If passed, the latest changes would now include virtually my entire property in a flood zone, and render it undevelopable, would most probably make it difficult for me to sell the

property, as financing and insurability would reasonably be issues, and would negatively impact any selling price.

A bit of history:

The property is actually two separate parcels of land. The main parcel, including the house and garage, was the original property. The second is a small parcel that borders on NS332, and is also linked to a couple of smaller parcels that connect to my neighbour's properties on both sides, and was the original right of way for the highway. This originated when NS332 was originally paved somewhere around 50+ years ago. Previously there was a small inlet from Lower South Cove, which is fed by a small stream. The original road ran inland and around the cove. When the road was paved, instead of running up around the cove, it was run straight through, with a culvert placed under the road. That created a small pond, which exists today, and which drains into [REDACTED]. This small lot was actually discovered by my lawyer when my late wife and I purchased the property in 2013. The Province wasn't even aware of it until they were approached, looked into it, and the small parcel was purchased from the Province at that time by the seller, and transferred to me.

This property has never had a flooding issue since it was built back in the 1960's, with one exception. In 2019, when Hurricane Dorian came through, at high tide, everything backed up, the pond overflowed, and for a short period, perhaps a couple of hours, we had some flooding in the basement, less than a foot of water. As the tide receded, the water drained, and yes, there was some relatively minor damage.

Coming out of Covid, and as the Province was given some funding by the Federal Government, the Province decided to repave NS 332 from Lunenburg to Riverport, including widening it for bicycle paths on either side. They also, at that time, replaced many of the culverts. At one point, at a public meeting arranged by our MLA, Susan Corkum- Greek, I spoke to the Divisional Director from Public Works, and asked him whether the culvert from the pond on our property was going to be replaced. He was unaware of it, but we agreed to meet, along with one of their engineers and look at it a few days later. At that time, it was clear that there was an issue with the culvert (we could not locate either end, but could see water coming out through the rocks on the shore side), and he agreed they would replace the culvert. Several days later, I got a call from someone at Public Works telling me that there was nothing wrong with the culvert and they were not going to replace it. I contacted my MLA's office, and asked if the Province wanted to be defending a lawsuit for failure to mitigate in the event of another flood, if they did not replace the culvert when they had the opportunity, and had the equipment there. A couple of days later, crews showed up and a new large concrete culvert was installed. As it turned out, the original culvert was a creosote timber box culvert that was totally rotted out, collapsed, and mostly blocked with sediment.

Following that, when Hurricane Fiona came through, under the same high tide conditions, I checked, and the water level in the pond was a good 3 to 4 feet lower than it had been during Dorian, and everything was draining properly, with no risk of flooding, and no actual flooding. It was obvious that the one flooding incident this property has seen was a direct result of the culvert situation, and had nothing to do with "climate change" or "rising water levels".

I would also note that several years ago, again at a public meeting arranged by Susan Corkum-Greek, related to MODL flood mapping, I remember one of the representatives from MODL, in response to a question, replying that they were not experts so had asked the folks at one of the climate activist groups, I believe it was Climate Action, for their opinion. You can appreciate that opinion was somewhat biased by the beliefs and objectives of that organization.

Based on what I have seen so far since I moved here in 2013, and some of the discussions I have had with long time residents in the area, which is where some of the history came from, needless to say I don't have much faith in the information, and projections, and blatant assumptions, from MODL.

Initially, several years ago, MODL came out with a flood plain map that showed the pond had a potential to flood, and a hundred year flood could come close to the house. Now, as I see in MODL's latest map, virtually my entire property is now included in the "Red Zone". That does not consider the change to the culvert, with the only flood this property having ever suffered being the result of the province having failed to maintain the old culvert, the repaving of 332, which raised it several inches, but does now include, despite no engineering studies, or reliable scientific information, the arbitrarily 1 meter of potential flooding that MODL decided to add to their previously questionable flood map, and is set to declare my entire property an area of known flooding, or a coastal red zone, or a severe hazard. That action by MODL will seriously impact the value of my property, my ability to sell it, and any potential selling price.

In addition, considering that the value of my property will be significantly reduced if MODL takes this action, may I assume that my property taxes will be reduced accordingly.

For the record, I am opposed to the arbitrary increase in "potential" water level, and for that matter, I question even the original flood zone projection, and will hold MODL responsible for any damages I may suffer as a result.

Sincerely

David Collins

A large black rectangular redaction box covering the signature area, with several horizontal white lines indicating where the text was obscured.

Rosemary Young

From: Reid Shepherd
Sent: April 27, 2026 4:07 PM
To: Rosemary Young
Subject: Fw: My Comments on LUB and MPS Draft 2

From: Keith Drysdale [REDACTED]
Sent: Saturday, April 4, 2026 9:37:03 AM
To: Chasidy Veinotte <chasidy.veinotte@modl.ca>
Cc: Reid Shepherd <Reid.Shepherd@modl.ca>
Subject: Re: My Comments on LUB and MPS Draft 2

Chasidy,
Thanks. Hopefully the comments aren't too confusing.

Definitely looking forward to a break. Been a long winter. Just to make you jealous, the temperatures should be in the high-20's when we get there and no snow predicted in the forecast.

Take care

Keith Drysdale - sent from my iPad

On Sat, Apr 4, 2026 at 6:45 AM Chasidy Veinotte <chasidy.veinotte@modl.ca> wrote:

Morning Keith,

As always, thank you for taking the time to review the Draft 2 documents so thoroughly. I will go through your notes carefully and make sure they are incorporated into the Draft 2 feedback.

Have a great time in Mexico! Glad to hear you won't be on a beach reading the MPS/LUB!

Cheers,

Chasidy Veinotte

Deputy Mayor & Councillor District 10

Municipality of the District of Lunenburg

10 Allée Champlain Drive
Cookville, Nova Scotia B4V 9E4

Cell (902) 521-2117

“Please note: My schedule may differ from standard office hours. There’s no need to respond to this message outside of your regular working hours.”



From: Keith Drysdale [REDACTED]
Sent: March 31, 2026 8:00 PM
To: Reid Shepherd <reid.shepherd@modl.ca>; Chasidy Veinotte <chasidy.veinotte@modl.ca>
Subject: My Comments on LUB and MPS Draft 2

CAUTION: This email originated from an external sender.

Chasidy, Reid

Please find attached my comments on the second draft of the Land Use Bylaws and Municipal Planning Strategy (at least as of today). Not too much that stands out, more clarifying questions/comments. Didn't want to send this out tomorrow as you would definitely think it was a joke. Then again, maybe it is. You decide.

The team has definitely put a lot of work into these two documents and should be commended. Way easier read than Draft 1 and less restraining.

If you have any questions on the comments, please reach out. I am in town until April 5 and then heading out to Mexico for a much needed break and back on April 20.

Take care!

--

Keith Drysdale



Comments on MODL's Land Use By-Law (LUB), Draft 2

Attached are comments for consideration

Page	Section	Comment
		<p>General</p> <ul style="list-style-type: none"> • Growth Centre is not defined as a zone in any of the zoning maps. Mixed Use Service zone is and the two are used interchangeably in the document. • Consider a review of Section 12 for consistency and flow. I pity the poor development officer that must differentiate between the site plan requirements for the different land uses in the MUS. For the most part you would think things would be very similar between them, but it is not documented that way. • Fencing heights vary from 1.5 to 1.8 metres. Consider a single height requirement.
		<p>RU-2 lands subdivision</p> <ul style="list-style-type: none"> • If I remember correctly, at the March 26 meeting, the rules for subdividing RU-2 lands were that a maximum of 6 subdivisions at no more than 2 per year. The concern is not the number of subdivisions, but the time involved. I would suggest removing the staging of the subdivisions over time as that adds cost to both MODL and the person requesting the subdivision. Limit the number of subdivided units as you propose but allow it to occur as one event. • I can not find the specifics of the subdivision requirements in either the MPS or the LUB other than it will be in the Subdivision Bylaw.
		<p>Agricultural Zone</p> <ul style="list-style-type: none"> • Consider the provision for a zone that would allow farmers to protect their land from development encroachment and for future farming. They would request that the land be deemed part of the Agricultural Zone. Once designated the land could not be put to other uses other than agriculture. This would allow farmers to protect their land from development and provide an ability to pass it along to future generations.
11 on	3 - Definitions	<ul style="list-style-type: none"> • Add Flankage • Add 'Sleeping Unit' 7.18.1 pg. 56 • Ordinary High Water Mark – use the definition as described the Land Surveyors Regulations - <ul style="list-style-type: none"> 70 (1) <i>In this Section, “ordinary high water mark” means</i> <ul style="list-style-type: none"> (a) <i>for non-tidal waters, the limit or edge of the bed of a body of water where the land has been covered by water so long as to wrest it from vegetation or as to mark a distinct character upon the vegetation where it extends into the water or upon the soil itself; and</i> (b) <i>for tidal waters, the mark on the seashore reached by the average of the mean high tides of the sea between the spring and neap tides in each quarter of a lunar revolution during the year excluding only extraordinary catastrophes or overflows.</i> (2) <i>Unless there are existing rights to the contrary, the ordinary high water mark must be used as the feature defining water boundaries.</i>

Page	Section	Comment
		<ul style="list-style-type: none"> Recreational Vehicle – Canadian Standards Association definition and differences between RV and Tiny Homes discussion found at crva.ca/tiny-homes-are-not-rvs/ <i>A vehicular-type unit that is primarily designed as temporary living quarters for recreational, camping, or seasonal use; has its own motive power or is mounted on or towed by another vehicle; does not require a special highway use permit for operation on the highways; and can be easily transported and set up on a daily basis by an individual"</i> Recreational Vehicle – refers to 'tiny home' whereas it is 'tiny house(s)' in the rest of the document Include definitions of Site Plan Approval and Development Agreement as per wording in Municipal Planning Strategy(MPS) pg 110 'Natural Vegetation' is used extensively in the LUB and is a loosely defined term. Generally, natural vegetation describes vegetation not requiring human intervention A more precise term would be 'Native Vegetation' - <i>Native vegetation refers to plant species (trees, shrubs, herbs, grasses) that have evolved and exist naturally in a specific region, ecosystem, or habitat without human introduction or intervention</i> – US Forest Service Tiny House – add/include that they are intended for year-round, long-term living to help differentiate them from RV's.
47	6.3.6	Notification to property owners within 100 m is too short. In a rural area you may only get a couple of properties. Ours is over a 100 m wide, so no other neighbour beyond us would be notified.
54	7.13.1	Does the setback prevent livestock operations from expanding on their property into the separation distance?
58	7.21	There are no inland watercourses identified in Schedule B. Missing from the labelling
58	7.21.2	15 m is referred to 48 foot and in 7.21.2a as 49 feet
58	7.21.2c	As written, this is not clear. If you can't disturb the buffer, why in undeveloped areas would you need to restore the buffer?
66	7.37.1	90 days for temporary habitation seems constrictive. Some folks spend their whole summer in their RV's. Consider the May long weekend to Thanksgiving as temporary occupancy
66	7.37.2	A RV Parking Site is not required to be serviced as per definition. As written, someone could get a RV Parking Site approval and then live in an RV permanently without any services – ie no sewage disposal. If someone wants to live in their RV full-time should they not have to meet the same requirements as other dwellings?
66	7.38.2	Is there a limit to the number of shipping containers on lots outside the identified zones?
67	7.45	Clarify that provincial or federal requirements must still be met
72	9.1	Consider providing a description of each of the zones as per your handout sheets. You list zones then immediately jump into the tables in Section 10. There is nothing in the document to simply describe the difference between zones.
75 on	10	What stops tourist accommodations (cabins) from being converted into dwelling units in a rural setting? How would any LUB requirements from a change of use be triggered?
84	10.3.1 (d)(iii)	Tourist accommodations are absent from the requirement needing a water assessment for 10 or more dwelling units
85	11.1.1	Incomplete statement

Page	Section	Comment
82 / 90	10.2.1 / 11.2.1	Why the difference in Minimum Front / Flankage Setback in the two tables?
91	12	Growth Centre Zone is not defined as a zone. It is confusing when it and Mixed Use Serviced Zone are used interchangeably
97 on	12.3 - 12.8	There are inconsistencies in requirements between the multiple land uses. Possibly create a general requirement section with all the common site plan requirements for MUS land uses and then identify land use specific requirements to that specific land use. All land uses need stormwater management, parking, water supply, etc.
97	12.2.1	Does this table only apply to residential units or for all the land uses? Large scale businesses would be hard pressed to meet the 25 units/hectare density level
99	12.3.1(d)	Not a lot of definition on what is required. Plant 1 tree and 1 bush and you have met the written requirement
101 on	12.4 on	In the MUS zone, requirement for vegetative buffers for screening are a requirement in most uses. Screening buffers are great, but vegetative is only one option. Most of the existing ones look more dead than alive. Consider a requirement that a screening buffer is required and let the developer figure out how to do it.
106	12.7 (c)(iv)	1.5 metres is closer to 5 feet than 3

Comments on MODL's Municipal Planning Strategy (MPS), Draft 2

Attached are comments for consideration

Page	Section	Comment
		General <ul style="list-style-type: none"> • Some incorrect words in document. You have to love spell check • Throughout the document the MUS is referred to as MS
iv		Add policy prefixes to topics in the Table of Contents. E.g. Housing (HOU). Would make it easier to identify which section a referred policy is in if you can easily find the prefix
2	2.1	1,759 sqkm does not equal 18,934 sqft
10	5	Part D should be policies, not polices
37	8.5	Policy HOU-11- accessory dwellings is not defined nor mentioned in the LUB.
60	12.4	Policy TRA-12 – Could not find any design specifications for vehicle parking spaces in the LUB. Section 8 Parking is not a design specification. The closest to a specification is part of 12.4 (a) and portions of it contradict Section 8.
65	13.3	Policy PRK-14 – Consider land swaps as an option. Sell land in one area, but receive land from the developer in another area
96	16.5.2	Capitalize Lake in Minamkeak Lake Watershed
110	18.3	Policy IMP-7 - 100m is a short distance for a public notification area in a rural setting. Consider 'X' residents around site plan area
110	18.4	Similar to above, public participation in Development Agreements seem to be limited to residents within 300 m of the applicant location
111	18.4	Policy IMP-9 – There is no Policy 18.6, there is a Section 18.6 though

Anna Giblin

From: Reid Shepherd
Sent: March 30, 2026 8:28 AM
To: MODL Planning
Subject: Fw: UPDATE: DOUBLE standard Lunenburg County, MODL hired an engineer for Freshwater flooding
Attachments: lil HOOK Properties Mail - SUBJECT URGENT REQUEST FOR ACADEMIC & PROFESSIONAL OPINION The Dangers of Unverified Municipal Coastal Zoning and the Bypassing of Geosciences in Nova Scotia.pdf



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Chasidy Veinotte <Chasidy.Veinotte@modl.ca>
Sent: Monday, March 30, 2026 6:00 AM
To: Tom MacEwan <Tom.MacEwan@modl.ca>; Reid Shepherd <Reid.Shepherd@MODL.CA>; Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Subject: FW: UPDATE: DOUBLE standard Lunenburg County, MODL hired an engineer for Freshwater flooding

Morning,

Sharing in case you did not receive.

Thanks,

Chasidy Veinotte
Deputy Mayor & Councillor District 10
Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, Nova Scotia B4V 9E4
Cell (902) 521-2117

“Please note: My schedule may differ from standard office hours. There’s no need to respond to this message outside of your regular working hours.”



From: Jay Sutherland [REDACTED]
Sent: March 29, 2026 6:46 PM
Subject: UPDATE: DOUBLE standard Lunenburg County, MODL hired an engineer for Freshwater flooding

CAUTION: This email originated from an external sender.

UPDATE: DOUBLE standard, MODL hired an engineer for Freshwater flooding but is also trying to impose setbacks on freshwater property owners without letting the engineer finish the review. Municipality of the District of Lunenburg is currently operating under a massive, unscientific double standard that is costing homeowners their life savings?

For inland, freshwater lakes and rivers, MODL hired professional engineers at Dillon Consulting to provide a peer-reviewed, stamped, scientific report on flood zoning. But here is the devastating catch. They are about to pass these sweeping freshwater setback rules without actually receiving the final, peer-reviewed documents from Dillon Engineering.

Please also forward this email to anyone you know who has a creek or river on their property or lives on a lake. Push back on the new bylaw Draft 2.

And for the Lunenburg County coastline? Where the financial stakes are massively higher? The municipality has already imposed an extra meter Red Zone setback without a single peer-reviewed, stamped document from a coastal engineer.

Let's look at the actual data regarding what destroys homes in our province.

In 2023, historic wildfires completely burned down and destroyed over two hundred homes across Nova Scotia. Specifically, one hundred and fifty homes were lost in the Halifax area... and roughly sixty homes were destroyed in the Barrington Lake fire.

In contrast, look at the historic July 2023 flash floods. While that storm dropped 250 millimeters of rain, insured damage to infrastructure and basements, floods rarely result in the total structural destruction of hundreds of homes the way our wildfires do.

Yet, instead of focusing on verified science and balanced adaptation, unqualified zoning planners bypassed the Nova Scotia Government's actual engineering data, invented an extra meter of coastal elevation, and pushed it through.

Because of this un-stamped guesswork, coastal property owners are seeing their Loan-to-Value ratios slashed to fifty percent. Homes are sitting unsold for over a year. Insurability is at immediate risk.

Before MODL locks this into law, we must ensure they have STAMPED Certified backing before introducing the setbacks and law. MODL Planning department needs to be PEER reviewed. Call MODL and ask: Do you have the STAMPED ENGINEERS reports for the Extra Coastal Protection Act meter and do you have the Engineers report for Freshwater Flooding? If NOT, why are you planning on imposing the SET BACK now? STOP the SECOND Draft Bylaws until the RIGHT work is done. MODL - 902.541.1325.

When you call, please use a recording device and ask them.

Please ask them if they are a qualified MODL member to answer these 2 questions:

1. Do you have a certified engineer's stamp approving the extra meter?
2. Do you have a certified engineer's stamp in place that does not provide setback recommendations for the Freshwater courses bordering Lunenburg property owner properties.

<https://modlredzone.com> - 51 added to the Petition, please share.

Newest Video, with more insight. Please share it on your social media to help push the message.

YouTube: <https://youtu.be/PqdA12nbW3U?si=ahRMoKSQ3UCzprQ2>

Facebook. <https://www.facebook.com/hook.d.properties>

instagram - <https://www.instagram.com/hookdhomes/>

We also sent this email "attached" to Dal & Waterloo faculty requesting their assistance.

Thank you,





SUBJECT: URGENT REQUEST FOR ACADEMIC & PROFESSIONAL OPINION: The Dangers of Unverified Municipal Coastal Zoning and the Bypassing of Geosciences in Nova Scotia

4 messages

Jay Sutherland

27 March 2026 at 14:04

To: [Redacted]
Cc: [Redacted]

DATE: March 27, 2026

ACADEMIC BRIEFING (DALHOUSIE FACULTY)

DATE: March 27, 2026

TO: DALHOUSIE UNIVERSITY ACADEMIC LEADERSHIP & EXPERTS

- **Dr. John Newhook**, Dean, Faculty of Engineering
- **Dr. Chuck Macdonald**, Dean, Faculty of Science
- **Dr. Shannon Sterling**, Assoc. Professor, Earth & Environmental Sciences
- **Dr. John Gosse**, Professor, Earth & Environmental Sciences
- **Dr. Isabelle Coutand**, Assoc. Professor, Earth & Environmental Sciences
- **Dr. Eric Rapaport**, Professor, School of Planning
- **Dr. Patricia Manuel**, Professor, School of Planning

cc'd **Dr. Feltmate**, "Treading Water," Waterloo University

FROM: Jay & Genniene Sutherland, lil HOOK Properties (Small Independent Developer)

SUBJECT: URGENT REQUEST FOR ACADEMIC INTERVENTION: Unverified Coastal Zoning, Denial of "Ground Truth" Data, and the Decimation of Nova Scotia Housing

Dear Esteemed Academics and Professionals,

We are writing to you as the foremost academic leaders in engineering, geomorphology, climatology, planning ethics, and environmental sciences in Nova Scotia. We desperately need your professional help and peer-review insight to halt a dangerous, unscientific administrative precedent that is destroying property equity and crippling housing development in the Municipality of the District of Lunenburg (MODL).

Personally, I feel that if this precedent is not challenged, we are allowing municipal Planning Departments to completely circumvent actual science, licensed engineers, and basic legal common law. By slapping a stigmatized, undevelopable label on thousands of properties, MODL is actively preventing homeowners from financing the very adaptations they need to survive.

1. To Dr. Rapaport and Dr. Manuel (School of Planning): The Ethics of Un-Stamped Science

1. As professors who educate future municipal planners, we ask for your professional assessment of the ethical and procedural breakdown occurring in the Municipality of the District of Lunenburg.

Is a municipal planning department qualified to cite, create, and enforce highly specific environmental metrics—such as a 3.97m coastal elevation baseline—without obtaining a certified stamp from a licensed coastal engineer or geoscientist?

The general public must be able to rely on municipal planning departments for transparent, verified guidance. However, by bypassing the 3.02m standard established by the Province's actual engineering experts (CBCL Ltd.) and inventing their own 3.97m metric, MODL planners are acting as unverified climate scientists. This policy was adopted without

coordinated, third-party peer review. In your view, does enforcing un-stamped, staff-generated mathematical data as "science" violate the ethical boundaries and standard operating procedures of the professional planning practice?

2. The Source Documents and Data Discrepancies

1. Here are the source documents, official links, and media reports that establish the baseline science from the Nova Scotia Government (engineered by CBCL Ltd.) and outline where MODL justifies its jump to the 3.97-meter "Red Zone" regulation.

1. MODL's Official Coastal Protection Hub (The 3.97m Claim) MODL's official webpage outlines the finalized Coastal Protection Regulations that were passed on June 18, 2024. This is where the municipality officially establishes the 3.97-meter vertical elevation requirement for habitable spaces.

- o **Document/Link:** [MODL Coastal Protection Webpage](#)
- o **The Claim:** The page explicitly states that under the Flood Risk Area regulations, "No buildings in these areas can have habitable spaces below 3.97m of CGVD 2013" based on projecting total inundation by the year 2100.

2. The CBCL Ltd. Engineering Data (The Provincial Science) When the Nova Scotia Government prepared the Coastal Protection Act, they hired the engineering firm CBCL Ltd. to create the Coastal Erosion Risk Factor Assessment (CERFA) standard. MODL actually hosts this exact CBCL engineering report on its own website to justify its horizontal setback rules.

- o **Document/Link:** [CERFA Technical Background and Guidance \(Prepared by CBCL Ltd.\)](#)
- o **The Context:** This document represents the peer-reviewed, geotechnical engineering framework commissioned by Nova Scotia Environment to balance complex shoreline protection with reasonable application.

3. The Nova Scotia Coastal Hazard Map (The Measured Rollout) The Province of Nova Scotia published an

interactive online map to help property owners visualize the "measured rollout" of climate change.

- **Document/Link:** [Nova Scotia Coastal Hazard Map](#) (Linked via the Geomatics Association of Nova Scotia)
- **The Context:** This is the specific provincial tool designed to show what storm surges during a high tide could look like for the present day, the year 2050, and the year 2100.

4. Media Verification: How MODL Defends the 3.97m Discrepancy When MODL was confronted by its own Council regarding why their 3.97m requirement was significantly higher than the Province's published hazard maps, municipal staff claimed they were using "more recent" data that the Province had not yet released to the public.

- **Document/Link 1:** [CBC News: "Lunenburg municipality readies coastal protection plans"](#)
 - *The Claim:* CBC reported that the municipality is using "more recent modelling data that has yet to be publicly released". Councillor Leitha Haysom noted that MODL's internal numbers forecast sea-level rise by an extra 37 centimetres and storm surges by an extra 63 centimetres compared to the provincial model.
- **Document/Link 2:** [Acadia Broadcasting: "MODL ahead of the curve on coastal protection"](#)
 - *The Claim:* This report corroborates that the discussion at Council "revolved around discrepancies between hazard projections in a provincial map and the municipality's own planning data".

The Refusal of Ground Truth Data: Furthermore, when we formally requested a "Mapping Override Clause" to allow property owners to submit certified surveyor "Ground Truth" data to correct the Province's generalized LiDAR mapping, the MODL Planning Department refused. They are locking in blunt, unverified map lines and refusing to accept actual, current, measured elevations.

3. To Dr. Feltmate and Economists: Provincial Abandonment and Economic Decimation

- **The economic impact of MODL's unilateral 3.97m "Red Zone" perfectly mirrors the devastating market shock outlined in your *Treading Water* report. By arbitrarily trapping thousands of property owners in a non-conforming flood zone, the municipality is triggering plummeting property values, uninsurability, and severe mortgage complications.**
- **However, there is a darker political consequence to this municipal overreach. By allowing MODL to quietly wipe out local property equity through blunt zoning, the Government of Nova Scotia is being let entirely off the hook. Because the municipality is solving the coastal issue by simply "decimating" the property owners on paper, the Provincial Government no longer has to take responsibility for funding actual solutions. The Province avoids providing adaptation grants, funding nature-based infrastructure, or offering financial transition mechanisms for coastal residents.**

4. The Real-World Financial Devastation (Our Current Reality)

- The financial damage is not theoretical; it is immediate and catastrophic:
- **Plummeting Loan-to-Value (LTV):** Because of this unverified mapping, our property lending value was downgraded from an 80% LTV to 70%, and then further slashed to 50%. This required paying a fee to produce

a conforming letter for a non-conforming loan. When considering buying one of the properties from our company's name to personal, we needed internal approval from the bank due to the futuristic flood zone. Previous banks required approval. This has severely extended our financing process, which remains stalled today. This process should take 1 month. We had to hire a surveyor to collect ground truth data, Repopulate and reproduce additional appraisals, and become educated on the mess created rather than building much-needed homes.

- **Frozen Real Estate Market:** We have been completely unable to sell any of our properties on the market for over a year. To avoid bankruptcy, we have been forced to pull our properties off the market and put them on Airbnb just to survive. What's extra frustrating is that we developed the project to meet the 3.02M guidelines produced prior to the requirement. Now, with the extra unstamped meter, we are non-conforming, burdened with a REDZONE publication, and educated buyers simply will not consider these areas due to the misleading map. The map should have a sliding scale to ensure a buyer could consider the property's value by comparing it to peers and being completely covered by causeways, islands, and large peninsulas.

By adding the extra Meter, the MODL planning department removed our land owner rights to hire a "Geoscientist (P.Geo) and Climatologists" to provide factual guidance on changing or modifying coastal flooding and erosion and to determine our wave run up measure in the area or directly with our previously conforming property (3.02M) - 2010 projection.

Our Neighbors are Trapped: This is decimating our entire community. We are providing some of the following active real estate listings (Viewpoint) from our neighbors in the area whose properties are affected by this unscientific fallout. These are real families who, like a local hotel owner, have been forced to repeatedly relist, keep properties on the market for a long time, or abandon selling them.

- - <https://www.viewpoint.ca/PL15t>
 - <https://www.viewpoint.ca/bTmTG>
 - <https://www.viewpoint.ca/FCWUt>
 - <https://www.viewpoint.ca/WtB74>
 - <https://www.viewpoint.ca/WkZH9>
 - <https://www.viewpoint.ca/T9eRb>

5. Crippling the Housing Supply (Build Canada Strong)

- As a small independent developer, our goal is to build resilient, affordable housing under the "Build Canada Strong" initiative. However, alongside the unscientific 3.97m coastal rule, MODL has simultaneously overhauled Condo Development rules into a highly complex "Cluster Development" framework. The combination of stalled LTV financing (due to the Red Zone) and exorbitant new regulatory costs means our planned development of 30 homes over 3 years will likely be slashed to just 15 homes. Bad municipal science is directly exacerbating the housing crisis.

6. The Contagion: Spreading Un-Peer-Reviewed Policy

- This is no longer just a Lunenburg problem. We have learned that MODL is actively engaging with other municipalities, including Shelburne County, encouraging them to adopt these exact same damaging, non-peer-reviewed planning policies. If the academic and scientific community does not step in to demand proper engineering oversight now, this un-stamped administrative overreach will infect the entire South Shore.

Public Outcry and Evidence

1. The community is fighting back, but we lack the academic authority that you possess. We are currently

organizing online:

- **Public Petition:** <https://modlredzone.base44.app>
- **Public Awareness Campaign (AI Video detailing the absurdity of the policy. sorry about the quality):** <https://www.youtube.com/watch?v=QE0A--oayyM>
- **Online Community Debate & Evidence Hub:** [[Insert Link to Facebook Group/Debate Forum Here](#)] - Facebook

We respectfully ask you to review this situation and lend your academic voices to this damaging issue. Municipalities must adhere to a standard of scientific rigor. Policies that strip land value must be stamped by qualified engineers and geoscientists—not invented by zoning administrators.

To Dr. Rapaport and Dr. Manuel (School of Planning):

The Ethics of Un-Stamped Science

As professors who educate future municipal planners, we ask for your professional assessment of the ethical and procedural breakdown occurring in the Municipality of the District of Lunenburg.

Is a municipal planning department qualified to cite, create, and enforce highly specific environmental metrics—such as a 3.97m coastal elevation baseline—without obtaining a certified stamp from a licensed coastal engineer or geoscientist?

The general public must be able to rely on municipal planning departments for transparent, verified guidance. However, by bypassing the 3.02m standard established by the Province's actual engineering experts (CBCL Ltd.) and inventing their own 3.97m metric, MODL planners are acting as unverified climate scientists. This policy was adopted without coordinated, third-party peer review. In your view, does enforcing un-stamped, staff-generated mathematical data as "science" violate the ethical boundaries and standard operating procedures of the professional planning practice?

To Dr. Feltmate and Economists:

Provincial Abandonment and Economic Decimation

The economic impact of MODL's unilateral 3.97m "Red Zone" perfectly mirrors the devastating market shock outlined in your *Treading Water* report. By arbitrarily trapping thousands of property owners in a non-conforming flood zone, the municipality is triggering plummeting property values, uninsurability, and severe mortgage complications.

However, there is a darker political consequence to this municipal overreach. By allowing MODL to quietly wipe out local property equity through blunt zoning, the **Government of Nova Scotia is let entirely off the hook**. Because the municipality is solving the coastal issue by simply "decimating" the property owners on paper, the Provincial Government no longer has to take responsibility for funding actual solutions. The Province avoids providing adaptation grants, funding nature-based infrastructure, or offering financial transition mechanisms for coastal residents.

We ask for your economic and policy assessment: When municipalities apply blunt, unmitigated "undevelopable" labels to thousands of homes without peer-reviewed economic oversight, does it not unfairly force local property owners to absorb the entire financial burden of climate change, while allowing the provincial government to abandon its duty to fund climate adaptation and community protection?

Your expert commentary on the necessity of proper scientific and engineering oversight could be the deciding factor in forcing this municipality to pause their rollout and return to evidence-based policy.

We are happy to provide you with the additional internal evidence to support this review.

Thank you for your time and your dedication to scientific integrity.

Thank you all for considering this undeniable issue,

Sincerely,

Jay & Gennien Sutherland

lil HOOK Properties

Lunenburg N.S.

1. MODL's Official Coastal Protection Hub (The 3.97m Claim)

MODL's official webpage outlines the finalized Coastal Protection Regulations passed on June 18, 2024. This is where the municipality officially establishes the 3.97-meter vertical elevation requirement for habitable spaces.

- **Document/Link:** [MODL Coastal Protection Webpage](#)
- **The Claim:** The page explicitly states that under the Flood Risk Area regulations, "No buildings in these areas can have habitable spaces below 3.97m of CGVD 2013" based on projecting total inundation by the year 2100.

2. The CBCL Ltd. Engineering Data (The Provincial Science)

When the Nova Scotia Government prepared the Coastal Protection Act, it hired the engineering firm CBCL Ltd. to create the Coastal Erosion Risk Factor Assessment (CERFA) standard. MODL actually hosts this exact CBCL engineering report on its own website to justify its horizontal setback rules.

- **Document/Link:** [CERFA Technical Background and Guidance \(Prepared by CBCL Ltd.\)](#)
- **The Context:** This document represents the peer-reviewed, geotechnical engineering framework commissioned by Nova Scotia Environment to balance complex shoreline protection with reasonable application.

3. The Nova Scotia Coastal Hazard Map (The Measured Rollout)

The Province of Nova Scotia published an interactive online map to help property owners visualize the "measured rollout" of climate change.

- **Document/Link:** [Nova Scotia Coastal Hazard Map](#) (Linked via the Geomatics Association of Nova Scotia)

- **The Context:** This is the specific provincial tool designed to show what storm surges during a high tide could look like for the present day, the year 2050, and the year 2100.

4. Media Verification: How MODL Defends the 3.97m Discrepancy

When MODL was confronted by its own Council regarding why its 3.97m requirement was significantly higher than the Province's published hazard maps, municipal staff claimed they were using "more recent" data that the Province had not yet released to the public.

- **Document/Link 1: CBC News: "Lunenburg municipality readies coastal protection plans"**
 - **The Claim:** CBC reported that the municipality is using "more recent modelling data that has yet to be publicly released". Councillor Leitha Haysom noted that MODL's internal numbers forecast sea-level rise by an extra 37 centimetres and storm surges by an extra 63 centimetres compared to the provincial model.
- **Document/Link 2: Acadia Broadcasting: "MODL ahead of the curve on coastal protection"**
 - **The Claim:** This report corroborates that the discussion at Council "revolved around discrepancies between hazard projections in a provincial map and the municipality's own planning data".

TREADING WATER: IMPACT OF CATASTROPHIC FLOODING ON CANADA'S HOUSING MARKET

The most costly impact of climate change affecting Canadians is residential basement flooding, that is often made worse through poor land-use planning and management. The 'Treading Water' report quantifies the impact of catastrophic community-level flooding on Canada's residential real estate and mortgage markets and provides measures to limit flood risk at the community and individual house level.

Residential Flood Risk in Canada

The most costly impact of climate change affecting Canadians is residential basement flooding. Floodplains are expanding as a result of more extreme precipitation events putting more Canadians at risk.

- 3.3 million Canadians live in the 100-year floodplain
- 3.9 million Canadians live in the 200-year floodplain
- \$43,000 Average cost of remediating weather-induced flooded basements in Canada

Drilling Down on Flood Risk

Five cities that experienced catastrophic floods were considered in the real estate component of the study; two communities were considered for mortgage arrears and deferrals.

For each city, the impact of community-level residential flooding was assessed using four variables:

- Average final sold price of a house
- Average days on market to sell a house
- Average change in number of houses listed for sale
- Average change in mortgage arrears and deferrals

The Impacts of Flooding on Residential Real Estate

The net impacts of catastrophic flooding on residential housing, averaged across the five cities and six flood events, for six months pre- vs. post-flood event, were significant.

In flooded communities versus non-flooded communities:

- Average sold price: 8.2% lower
- Days on market to sell a house: 19.8% longer
- Houses listed: 44.3% less

Canadian average selling price for a house: \$713,500. After a catastrophic flood, the house would sell for: \$654,993 (8.2% discount).

Actions to Mitigate Residential and Community Flood Risk

Suggested actions to help limit the impact of flooding at the community and/or house level.

- Distribute Home Flood Protection Guidance to residents (Three Steps to Cost-Effective Home Flood Protection infographic)
- Develop residential flood risk scores (7/10)
- Retain natural infrastructure
- Combine the Climate Adaptation Home Rating Program (CARP) with EnerGuide home energy audits
- Update flood risk maps
- Implement community flood risk mitigation measures

Supported by: Intact, CMHC, SCHL, CAPS, GLOBAL FLOOD INSTITUTE.

The challenge going forward is to apply known and evolving best practices, guidelines and standards to mitigate home and community-level flood risk with a sense of urgency.

See the *Treading Water: Impact of Catastrophic Flooding on Canada's Housing Market* report at: <https://www.intactcentre.ca/treading-water-impact-of-catastrophic-flooding-on-canadas-housing-market/>

Jay Sutherland <[REDACTED]>

To: [REDACTED]

27 March 2026 at 14:10

Subject: URGENT: Municipal Bypassing of "Treading Water" Warnings & Wiped Housing Equity in Nova Scotia

From: [REDACTED]

Attachments: The email string below contains hyper links for all sources.

Dear Dr. Feltmate,

I am writing to you today because the economic warnings you and the Intact Centre outlined in the *Treading Water* report—and heavily advocated for alongside the CMHC and IBC—are currently being actively ignored by municipal administrators in Nova Scotia, resulting in the immediate financial decimation of local homeowners.

We urgently seek your economic and policy assessment regarding a dangerous precedent currently unfolding in the Municipality of the District of Lunenburg (MODL).

The Situation: Unverified Science & Blunt Zoning MODL is currently pushing through a new Municipal-Wide Land Use By-law that implements a blanket 3.97-meter coastal elevation requirement (the "Red Zone"). This blunt administrative boundary instantly renders at least 111 coastal properties completely undevelopable and forces thousands of other existing homes into a "non-conforming" status.

The core issue is that **this 3.97m metric was generated internally by municipal planning staff, without a certified stamp from a licensed coastal engineer or geoscientist.** The Nova Scotia Government previously commissioned a rigorous engineering report by CBCL Ltd., which modeled a 3.02m baseline for our region. Unqualified municipal planners bypassed this expert data, added nearly a full extra meter, and are now presenting their internal math to the public as "science" without any third-party peer review.

The Economic Decimation By choosing a blunt administrative line over precision, site-specific engineering, MODL staff are triggering the exact market shock you warned about. We are already seeing the early stages of plummeting Loan-to-Value (LTV) ratios and insurability panics. As you noted in your research, subjecting communities to sudden, unmitigated high-risk flood designations causes massive reductions in property values and listings, stalling generational wealth.

Letting the Provincial Government Off the Hook There is a darker political consequence to this municipal overreach. By allowing MODL to quietly wipe out local property equity through blunt, "undevelopable" zoning labels, the Government of Nova Scotia is being let entirely off the hook. Because the municipality is solving the coastal issue by simply decimating the property owners on paper, the Provincial Government no longer has to take responsibility for funding actual solutions, providing adaptation grants, or improving coastal infrastructure.

Our Request for Your Expert Insight We are formally challenging this policy and have reached out to the Deans of Science and Engineering at Dalhousie University regarding the lack of scientific oversight. However, we desperately need the economic perspective.

We ask for your brief policy assessment on the following: *When municipalities apply blunt, unmitigated "undevelopable" labels to thousands of homes based on un-stamped data, does it not unfairly force local property owners to absorb the entire financial burden of climate change, while allowing the provincial government to abandon its duty to fund climate adaptation and community protection?*

Your expert commentary on the necessity of proper economic oversight and transition mechanisms could be the deciding factor in forcing this municipality to pause their rollout.

I have attached the relevant data and your own *Treading Water* findings that we are using to fight this. Thank you for your time, your advocacy for Canadian homeowners, and your leadership on climate economics.

Respectfully,

Jay & Genniene Sutherland

lil HOOK Properties.

HOOK'd home

[Redacted]

www.HOOKd12.com

HOOKd Youtube

HOOKd Facebook

[Quoted text hidden]

Jay Sutherland [Redacted]
To: John Hammersley [Redacted]

28 March 2026 at 16:52

FYI, Maybe something good with come from this.

[Quoted text hidden]

Jay Sutherland <jay@lilhook.com>
To: [Redacted]

29 March 2026 at 18:02

lil HOOK Properties.

HOOK'd home

Jason Sutherland - 902.266.2309

693 Mason Beach Rd. Lunenburg NS

www.HOOKd12.com

HOOKd Youtube

HOOKd Facebook

----- Forwarded message -----

From: **Jay Sutherland** <jay@lilhook.com>

Date: Fri, 27 Mar 2026 at 14:04

Subject: SUBJECT: URGENT REQUEST FOR ACADEMIC & PROFESSIONAL OPINION: The Dangers of Unverified Municipal Coastal Zoning and the Bypassing of Geosciences in Nova Scotia

To: <[Redacted]>
Cc: <[Redacted]>
[Redacted]

[Quoted text hidden]

Rosemary Young

From: Reid Shepherd
Sent: March 26, 2026 1:21 PM
To: Elspeth McLean-Wile; Ama Lorenz
Cc: Martin Bell; MODL Planning
Subject: Re: Revise the Draft MPS

Good Afternoon Ama,

Thank you for your email.

As the Mayor mentioned, I can confirm that there is no Planning Advisory Committee meeting this evening.

The coastal protection regulations which you've mentioned in your email are already in effect and have been so for close to two years now.

MODL developed these regulations in consultation with numerous experts in areas such as coastal erosion, sea level rise and wetland protection and the process and facts behind the regulations are well-documented on the project website: <https://engage.modl.ca/coastal-protection>.

We can appreciate the concern about insurance and financing, but the new regulations are not creating new risks - they are simply reflecting the risks that already exist. In the case of the flood risk area (shown in red on the zoning map), the areas shown represent lands which are lower than 3.97m (CGVD 2013), which could be impacted by storm surge, tides and sea level rise in the future. The province did develop and release a map *after* MODL which uses older climate data and a different approach to storm surge.

I was unable to locate your property using the PID you provided below (perhaps it's written incorrectly), but if you'd like to follow up with myself or our staff, we'd be happy to walk you through more specifics about your property and detail all of the development that is still permitted within coastal areas (residential included). Feel free to email me back directly or follow up with our staff at planning@modl.ca.

Thanks,

Reid Shepherd



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Thursday, March 26, 2026 12:52 PM
To: Ama Lorenz <[REDACTED]>; Reid Shepherd <Reid.Shepherd@MODL.CA>
Cc: Martin Bell <Martin.Bell@modl.ca>
Subject: RE: Revise the Draft MPS

Thank you, Ama for getting in touch.

I am copying Reid Shepherd on this email so he can respond directly to your concerns. He is also able to speak specifically about your property should you wish to clarify information about your particular property.

You should also know that there is no Planning Advisory Committee meeting tonight, March 26. This meeting was cancelled on March 10 because there was no items for the agenda.

Please do not hesitate to reach out should there be further information required.

Elspeth

Elspeth McLean-Wile
Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive | Cookville NS | B4V 9E4
Phone: 902-541-1326 | Fax: 902-543-7123
www.modl.ca



From: Ama Lorenz <[REDACTED]>
Sent: March 21, 2026 10:06 AM
To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Martin Bell <martin.bell@modl.ca>
Cc: MODL Info <info@modl.ca>
Subject: Revise the Draft MPS

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Mayor McLean-Wile and Councillor Bell,
As a resident and taxpayer in your district, I am writing to express my serious concern regarding the “Designated Coastal Protection Area” mapping that is about to be incorporated into the new Municipal Planning Strategy (MPS) and Land Use By-laws.
I have recently learned that MODL has expanded the Province’s worst-case 2100 sea-level rise projection (3.05 m) into a much broader 3.97 metre “red zone.” By releasing this extreme mapping without conducting an economic impact assessment on existing homeowners, the municipality is effectively reducing property values. Financial institutions and insurers are already using these maps to

lower loan-to-value (LTV) ratios and increase premiums—impacting everyday Nova Scotians who rely on their home equity for retirement and financial security.

Furthermore, by significantly restricting the economic use of coastal properties, MODL may be exposing the municipality to legal risk under the Supreme Court of Canada’s precedent on de facto (constructive) expropriation (*Annapolis Group Inc. v. Halifax Regional Municipality*). Property value cannot be removed without appropriate compensation or recourse.

Before proceeding to Final Reading of the new MPS by-laws, I respectfully request that Council take the following immediate actions:

1. Adopt the Provincial Sliding Scale

Discontinue the use of a hypothetical long-term disaster scenario to guide present-day decisions. Update public mapping to reflect the Province’s realistic timelines (present day, 2050, 2100), so lenders and buyers can properly assess current risk.

2. Introduce a Mapping Override Process

Include a formal mechanism in the by-laws that allows property owners to submit certified “ground-truth” data from a Nova Scotia Land Surveyor to correct inaccuracies in provincial LiDAR mapping at the individual property level.

Residents should not bear the financial consequences of what appears to be an administrative mapping issue. I ask that you confirm this matter will be addressed at the upcoming PAC meeting in March 2026.

Sincerely,

Sabrina Ama Lorenz

[Redacted signature block]

[Redacted signature block]

Diese E-Mail kann vertrauliche und/oder rechtlich geschützte Informationen enthalten. Wenn Sie nicht der richtige Empfänger sind oder diese E-Mail irrtümlich erhalten haben, informieren Sie bitte sofort den Absender und vernichten Sie diese E-Mail. This e-mail may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Ce courriel contient des informations qui sont confidentielles et/ou protégées par le secret professionnel. Au cas où il ne vous serait pas destiné ou si vous recevez ce courriel par erreur, nous vous remercions de bien vouloir en aviser immédiatement l'expéditeur et de le supprimer.

Anna Giblin

From: [REDACTED]
Sent: March 26, 2026 6:03 PM
To: Reid Shepherd
Cc: Elspeth McLean-Wile; Martin Bell; MODL Planning
Subject: Re: Revise the Draft MPS

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

Good afternoon Reid,

Thank you for your response. I appreciate you taking the time.

I understand that the coastal protection regulations are in place and based on broader environmental assessments. However, my concern remains that the flooding issues affecting my property are not theoretical or driven by long-term climate projections, but rather by very concrete, local infrastructure challenges that have not been adequately addressed.

In my case, the issue is not simply elevation or proximity to coastal risk zones, but how water is being managed on the ground—particularly drainage, maintenance, and surrounding infrastructure. These are factors that can significantly influence flooding outcomes and should be considered alongside broader modelling.

I would therefore appreciate a closer, site-specific review of my property, taking these practical conditions into account. I'm happy to reconnect with you or your team to walk through the details and ensure the situation is properly understood.

The correct PID is [REDACTED]

Thank you again, and I look forward to continuing the conversation.

Best regards,
Ama

On Thu, Mar 26, 2026 at 12:21 PM Reid Shepherd <Reid.Shepherd@modl.ca> wrote:
Good Afternoon Ama,

Thank you for your email.

As the Mayor mentioned, I can confirm that there is no Planning Advisory Committee meeting this evening.

The coastal protection regulations which you've mentioned in your email are already in effect and have been so for close to two years now.

MODL developed these regulations in consultation with numerous experts in areas such as coastal erosion, sea level rise and wetland protection and the process and facts behind the regulations are well-documented on the project website: <https://engage.modl.ca/coastal-protection>.

We can appreciate the concern about insurance and financing, but the new regulations are not creating new risks - they are simply reflecting the risks that already exist. In the case of the flood risk area (shown in red on the zoning map), the areas shown represent lands which are lower than 3.97m (CGVD 2013), which could be impacted by storm surge, tides and sea level rise in the future. The province did develop and release a map *after* MODL which uses older climate data and a different approach to storm surge.

I was unable to locate your property using the PID you provided below (perhaps it's written incorrectly), but if you'd like to follow up with myself or our staff, we'd be happy to walk you through more specifics about your property and detail all of the development that is still permitted within coastal areas (residential included). Feel free to email me back directly or follow up with our staff at planning@modl.ca.

Thanks,

Reid Shepherd



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Thursday, March 26, 2026 12:52 PM
To: Ama Lorenz [REDACTED] Reid Shepherd <Reid.Shepherd@MODL.CA>
Cc: Martin Bell <Martin.Bell@modl.ca>
Subject: RE: Revise the Draft MPS

Thank you, Ama for getting in touch.

I am copying Reid Shepherd on this email so he can respond directly to your concerns. He is also able to speak specifically about your property should you wish to clarify information about your particular property.

You should also know that there is no Planning Advisory Committee meeting tonight, March 26. This meeting was cancelled on March 10 because there was no items for the agenda.

Please do not hesitate to reach out should there be further information required.

Elsbeth

Elsbeth McLean-Wile

Mayor

Municipality of the District of Lunenburg

10 Allée Champlain Drive | Cookville NS | B4V 9E4

Phone: 902-541-1326 | Fax: 902-543-7123

www.modl.ca



From: Ama Lorenz [REDACTED]
Sent: March 21, 2026 10:06 AM
To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Martin Bell <martin.bell@modl.ca>
Cc: MODL Info <info@modl.ca>
Subject: Revise the Draft MPS

You don't often get email from [REDACTED] [learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Mayor McLean-Wile and Councillor Bell,

As a resident and taxpayer in your district, I am writing to express my serious concern regarding the "Designated Coastal Protection Area" mapping that is about to be incorporated into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has expanded the Province’s worst-case 2100 sea-level rise projection (3.05 m) into a much broader 3.97 metre “red zone.” By releasing this extreme mapping without conducting an economic impact assessment on existing homeowners, the municipality is effectively reducing property values. Financial institutions and insurers are already using these maps to lower loan-to-value (LTV) ratios and increase premiums—impacting everyday Nova Scotians who rely on their home equity for retirement and financial security.

Furthermore, by significantly restricting the economic use of coastal properties, MODL may be exposing the municipality to legal risk under the Supreme Court of Canada’s precedent on de facto (constructive) expropriation (*Annapolis Group Inc. v. Halifax Regional Municipality*). Property value cannot be removed without appropriate compensation or recourse.

Before proceeding to Final Reading of the new MPS by-laws, I respectfully request that Council take the following immediate actions:

1. Adopt the Provincial Sliding Scale

Discontinue the use of a hypothetical long-term disaster scenario to guide present-day decisions. Update public mapping to reflect the Province’s realistic timelines (present day, 2050, 2100), so lenders and buyers can properly assess current risk.

2. Introduce a Mapping Override Process

Include a formal mechanism in the by-laws that allows property owners to submit certified “ground-truth” data from a Nova Scotia Land Surveyor to correct inaccuracies in provincial LiDAR mapping at the individual property level.

Residents should not bear the financial consequences of what appears to be an administrative mapping issue. I ask that you confirm this matter will be addressed at the upcoming PAC meeting in March 2026.

Sincerely,
Sabrina Ama Lorenz

Address / PID Number: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Diese E-Mail kann vertrauliche und/oder rechtlich geschützte Informationen enthalten. Wenn Sie nicht der richtige Empfänger sind oder diese E-Mail irrtümlich erhalten haben, informieren Sie bitte sofort den Absender und vernichten Sie diese E-Mail. This e-mail may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Ce courriel contient des informations qui sont confidentielles et/ou protégées par le secret professionnel. Au cas où il ne vous serait pas destiné ou si vous recevez ce courriel par erreur, nous vous remercions de bien vouloir en aviser immédiatement l'expéditeur et de le supprimer.

--



Diese E-Mail kann vertrauliche und/oder rechtlich geschützte Informationen enthalten. Wenn Sie nicht der richtige Empfänger sind oder diese E-Mail irrtümlich erhalten haben, informieren Sie bitte sofort den Absender und vernichten Sie diese E-Mail. This e-mail may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Ce courriel contient des informations qui sont confidentielles et/ou protégées par le secret professionnel. Au cas où il ne vous serait pas destiné ou si vous recevez ce courriel par erreur, nous vous remercions de bien vouloir en aviser immédiatement l'expéditeur et de le supprimer.

Anna Giblin

From: Laurel Darnell [REDACTED]
Sent: March 25, 2026 8:14 PM
To: MODL Planning
Subject: Input on Rural General Land Use Planning

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Hello:

I am a homeowner at [REDACTED] Indian Point. Having lived in Indian Point for 31 years and raised my children here, I have made many friends and still enjoy the neighbourhood.

I would like to give my input on the land use regulations that are being drafted:

I had a lengthy and helpful conversation with Rosemary Young, who forwarded me further information which helped me understand what is currently being proposed.

I have two comments; the first is general. I think the rural general land use plan is much too "general". I would like to see more restrictions on light and heavy industrial use.

Here is why. Across the road from us is an industrial site at [REDACTED] which would fall under "excavation, construction and landscaping services". It has been expanding and developing over the past five years or so and is dramatically changing the nature of this part of Indian Point. It is one company who had acquired several adjacent lots, creating a huge presence in a quiet, residential neighbourhood. There is year round heavy truck traffic and construction noise which has changed a rural neighbourhood to a light/ heavy construction zone. The trees have all been cleared so nothing masks the large number of dump trucks and other heavy equipment.

I think this kind of operation should fall under a development permit process that would require setback, maintenance of the trees (which would help reduce noise) and maintain the green aspect of the area.

I appreciate that this is a local business and provides employment and services for the community. I believe it could have been developed as a much less intrusive site with planning regulations.

Sincerely,

Laurel Darnell
Indian Point, NS
[REDACTED]

Anna Giblin

From: Reid Shepherd
Sent: March 25, 2026 3:10 PM
To: Elspeth McLean-Wile; David Bishop
Cc: Kacy DeLong; MODL Planning
Subject: Re: Designated Coastal Protection Area Red Zone

Good Afternoon Mr. Bishop,

Thank you for reaching out. We've captured your comments as part of our public engagement process and will include them with the others that have been submitted.

As for your specific situation, I'm very sorry to hear about the challenges you've had with your financing. Our understanding is that financial and insurance companies do not rely on municipal zoning to determine things like risk and eligibility and that they have their own data. As you mentioned in your email, it sounds like everything has been built according to the rules which applied at the time of your permits and would continue to be considered "legal non-conforming". Even in cases where people start new building projects under these new rules today, they are still allowed to legally build within the flood risk area, as long as the living spaces (kitchens, bedrooms, etc.) are elevated to a specific height.

As far as compensation, the municipality doesn't get involved in this type of role. However, we'd be happy to assist you in explaining how our regulations work or providing a zoning certificate (minimal cost involved) if either of those would assist you in your financing. If that's of interest, please let me know and I can put you in touch with my colleagues to assist with this.

Thanks again for reaching out.

Sincerely,

-Reid Shepherd



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Wednesday, March 25, 2026 10:25 AM
To: David Bishop [REDACTED]; Reid Shepherd <Reid.Shepherd@MODL.CA>

Cc: Kacy DeLong <Kacy.Delong@modl.ca>
Subject: RE: Designated Coastal Protection Area Red Zone

Good morning, Mr. Bishop
Thank you for getting in touch and sharing your concerns.

I have copied our Assistant Director of Planning, Mr. Shepherd on this email, as he can respond directly to your questions and address your concerns.

Elsbeth

Elsbeth McLean-Wile
Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive | Cookville NS | B4V 9E4
Phone: 902-541-1326 | Fax: 902-543-7123
www.modl.ca



From: David Bishop [REDACTED]
Sent: March 24, 2026 12:12 PM
To: Elspeth McLean-Wile <elspeth.Mclean-Wile@modl.ca>
Subject: Designated Coastal Protection Area Red Zone

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Mayor McLean-Wile and Councillor Kacy DeLong

I am a resident of Feltzen South and reside at [REDACTED]

The property was constructed in 2023/24. permit number [REDACTED]
The set-back from the high water mark was 23 meters. Occupancy permit was issued on 26 November 2024.

As I am 81 years old, I was relying on a reverse mortgage through the CHIP Programme for my retirement income.

After I paid to have an appraisal carried out (required by CHIP) they informed me that they will not hold a mortgage because the property has been designated a flood risk as per MODL.

Will there be compensation to me and other waterfront owners because of all the proposed changes?

Thank you for your attention regarding this very important matter

David Bishop [REDACTED]

Anna Giblin

From: MODL Info
Sent: March 25, 2026 1:51 PM
To: MODL Planning
Subject: FW: Letters to Councillor Chasidy Veinotte
Attachments: 2026-03-25 Letter to Councillor Veinotte.pdf

From: Crystal Berringer [REDACTED]
Sent: March 25, 2026 1:29 PM
To: MODL Info <info@modl.ca>
Cc: Chasidy Veinotte <chasidy.veinotte@modl.ca>
Subject: Letters to Councillor Chasidy Veinotte

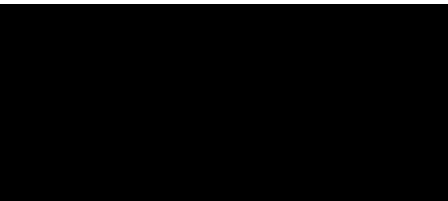
Some people who received this message don't often get email from cberringer@townoflunenburg.ca. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

I was asked to forward the attached letters to Councillor Chasidy Veinotte on behalf of Louise Strickland of Blue Rocks and Elaine DeMone of Garden Lots.

Thanks,

Crystal Berringer (she/her)
Finance Clerk – Accounting Technician



www.townoflunenburg.ca



Lunenburg Electric Utility After Hours Outage Line: [REDACTED]

Please be aware that any communications made to the Town of Lunenburg will become records that are subject to the freedom of information and protection of privacy provisions contained in Part XX of the Municipal Government Act. Depending on the nature of the information and the subject matter, such communications may become part of the public record. If you are sending confidential business information or personal information, please mark it as such.

The Town of Lunenburg is located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We are all Treaty people.

URGENT: This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's Chasidy Veinotte

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: Laurie E. Strickland

Address / PID Number _____

Your Phone Number _____

You can ,Fax this letter too: (902) 543-7123

: **Drop off to;** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & Send to the Mayor and your district council member

URGENT: This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's Chasidy Veinotte

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: _____

Elaine De Monc

Address / PID Number _____

Your Phone Number _____

You can **Fax this letter too:** (902) 543-7123

: **Drop off to;** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & **Send to the Mayor and your district council member**

Anna Giblin

From: Reid Shepherd
Sent: March 24, 2026 1:21 PM
To: MODL Planning
Subject: Fw: URGENT: Before You Vote—MODL Ignored Terrifying Insurance Warnings - reports from Engineering firm CBCL Ltd.



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Chasidy Veinotte <Chasidy.Veinotte@modl.ca>
Sent: Tuesday, March 24, 2026 1:20 PM
To: Reid Shepherd <Reid.Shepherd@modl.ca>; Tom MacEwan <Tom.MacEwan@modl.ca>
Subject: Fw: URGENT: Before You Vote—MODL Ignored Terrifying Insurance Warnings - reports from Engineering firm CBCL Ltd.

Get [Outlook for iOS](#)

From: Jay Sutherland [REDACTED]
Sent: Tuesday, March 24, 2026 12:48:47 PM
To: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>; Chasidy Veinotte <chasidy.veinotte@modl.ca>
Subject: URGENT: Before You Vote—MODL Ignored Terrifying Insurance Warnings - reports from Engineering firm CBCL Ltd.

CAUTION: This email originated from an external sender.

URGENT: Before You Vote—MODL Ignored Terrifying Insurance Warnings - reports from Engineering firm CBCL Ltd.

Dear Mayor Elspeth McLean-Wile and Members of MODL Council,
Before Council proceeds with any further votes or amendments regarding the Municipal-Wide Land Use By-law, we urge you to address a glaring factual error in your coastal planning strategy. Specifically, the rule forces new coastal builds to sit nearly **1 extra meter** higher, ignoring measured scientific recommendations gathered for the present day, the year 2050, and the year 2100, which was provided by **CBCL Ltd to protect current homeowners**. You are removing Insurance for all homeowners in the

REDZONE. You have removed the insurance Program in place to protect thousands of homeowners with the Disaster Financial Assistance Arrangements. **WHY?....**

We all want to protect our coastlines. However, by pushing this extreme restriction, MODL has ignored the foundational science, gone completely overboard, and overlooked terrifying warnings from national insurance and housing bodies. This unstudied decision is already destroying the property value of **thousands** of Nova Scotians.

Here are the verifiable facts:

1. The Financial Nightmare: Mortgages and Insurance

Why is being placed in the exaggerated "red zone" caused by this **1 Extra Meter** so terrifying for property owners? Because of how the **Canada Mortgage and Housing Corporation (CMHC)** and the **Insurance Bureau of Canada (IBC)** view flood zones. which MODL has now adopted as a REDZONE.

National insurance bodies and the federal government have modernized their frameworks—including the rollout of the National Flood Insurance Program and updates to the Disaster Financial Assistance Arrangements (DFAA). Under these policies, properties forced into high-risk hazard zones face severe consequences:

- **No Insurance:** Homes in these zones face extreme private insurance premiums or total denial of coverage.
- **No Disaster Relief:** High-risk builds will be ineligible for federal disaster financial assistance.
- **No Mortgages:** If a property cannot be insured, a bank will not issue a mortgage for it.

By pulling thousands of properties into this unstudied red zone expanded by this extra meter, MODL is effectively making these properties uninsurable and unmortgageable. You are taking land that families have invested their life savings into and making it financially worthless.

2. The Science and the "Hurricane Juan" Mistake

When the Nova Scotia Government prepared its coastal protection strategies, they relied on rigorous coastal mapping by the highly respected engineering firm **CBCL Ltd.** Council must be fully informed of what was actually in their reports before enforcing this extra meter. Who did MODL hire to contradict CBCL Ltd. findings?

- **The Hurricane Juan Fact:** MODL planning management staff cannot suggest that CBCL Ltd. failed to consider Hurricane Juan. The comprehensive modeling produced by CBCL Ltd. absolutely factored in historical data from Hurricane Juan to determine maximum upper-bound storm surges.
- **The Expert Finding:** Even when factoring in those massive historical storms alongside aggressive sea-level rise projections for the **year 2100**, the CBCL engineering reports showed that we need to prepare for extreme water levels around the **3.02-meter** mark in our region.
- **The MODL Mistake:** Instead of following the 3.02-meter expert recommendation, MODL arbitrarily added almost an entire extra meter on top of it, creating the extreme **3.97-meter** rule.

Adding an extra meter doesn't just mean building a house a little higher. Because land slopes, raising the restriction by a full meter dramatically expands the restricted "red zone" map inland. By ignoring the experts and pushing this boundary up by **1 Extra Meter**, MODL has instantly turned thousands of safe, developable properties into restricted flood zones.

3. Our Questions to Council Prior to Your Next Steps

This bylaw was implemented without consulting economists or property scientists. We urgently need Council to answer the following questions on the public record:

1. **Where is your proof?** Did MODL receive a specific report from CMHC or the IBC approving the decision to push the boundary up by **1 Extra Meter**, knowing the financial ruin it would cause to insurability?
2. **Who pays for the lost value?** What is MODL's plan for compensating the thousands of families whose land has been rendered uninsurable and valueless by this unstudied rule?
3. **Will you pause this?** Will Council immediately pause enforcement of the **1 Extra Meter** rule, return to the 3.02m scientific baseline modeled by the province's experts, and conduct a comprehensive Economic Impact Study?

Our community relies on you to make decisions based on verified facts, not guesswork or incorrect assumptions about historical storm data. We look forward to your prompt response and to working together on a fair, science-backed workaround that protects our coast without bankrupting your residents.

Here is the current petition, which is growing hourly as more **"Lunenburg County"** residents learn about this overreaching, financially harmful mistake that you **can and should fix**.

Petition - <https://modlredzone.base44.app>

AI-generated information on YouTube. - <https://youtu.be/QE0A--oayyM?si=c4t7v-IGOTv3id6V>

Please get 3rd party advice from an expert with the right license, or call **CBCL Ltd** and discover what the previous counsel did. The county is lucky, we did not suffer a hurricane or other water-based disaster. That would have been and still could be a financial disaster when the FEDS have protection in place that you have removed from thousands of residences.

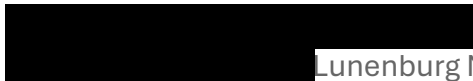
We can't help by second-guessing all your new bylaws with this example of, **"internal overreach"**. We feel it's only fair that you consider hiring third-party, impartial professionals to study and peer-review your proposed new bylaws.

Sincerely,

Jason & Genniene Sutherland

lil HOOK Properties.

HOOK'd home

 Lunenburg NS

www.HOOKd12.com

[HOOKd Youtube](#)

[HOOKd Facebook](#)

URGENT: This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor ~~& Councillor's~~ Martin Bell,

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: Greg Gromack & Debbie Senboyer

Address / PID Number [REDACTED]

Your Phone Number [REDACTED]

You can ,**Fax this letter too:** (902) 543-7123

: **Drop off to;** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & **Send to the Mayor and your district council member**

RECEIVED

MAR 24 2026

Send This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's BEN BROOKS DIST #9,

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: Melodie Blumel

Address / PID Number

Your Phone Number

You can ,Fax this letter too: (902) 543-7123

: **Drop off to:** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & your the mayor district council member

Send This Letter to Your Councillor:

RECEIVED

MAR 24 2026

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone -- Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's _____

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone." By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto (Constructive) Expropriation (Annapolis Group Inc. v. HRM)*. You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name:

NORM LACHANCE



Address / PID Number



Your Phone Number

You can Fax this letter too: (902) 543-7123

: Drop off to; 10 Allée Champlain Drive, Cookville, Nova Scotia B4V 9E4

: Email: info@modl.ca & your the mayor district council member

Send This Letter to Your Councillor:

RECEIVED

MAR 24 2026

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone - Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's _____

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone." By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto (Constructive) Expropriation (Annapolis Group Inc. v. HRM)*. You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LIDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name:

Patricia Lochange (Patricia Lochange)

Address / PID Number



Your Phone Number

You can Fax this letter too: (902) 543-7123

: Drop off to: 10 Allée Champlain Drive, Cookville, Nova Scotia B4V 9E4

: Email: info@modl.ca & your the mayor district council member

Anna Giblin

From: MODL Info
Sent: March 23, 2026 2:58 PM
To: MODL Planning
Cc: Jeff Merrill; Reid Shepherd
Subject: FW: Letter to councillor and Mayor for upcoming PAC meeting march 26th
Attachments: DOC001.PDF

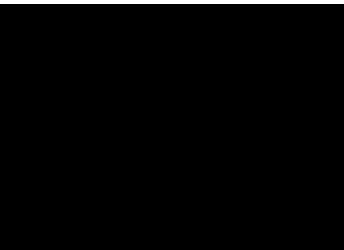
From: Carmella White [REDACTED]
Sent: March 23, 2026 2:23 PM
To: MODL Info <info@modl.ca>
Cc: [REDACTED]
Subject: Letter to councillor and Mayor for upcoming PAC meeting march 26th

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Good afternoon, can you please confirm receipt of this letter for the Mayor and my Councillor Chasidy Veinotte. I have been trying to find more information on this as well if you could send along details or links to where the information is on your website.

Carmella White



Send This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean–Wile and Councillor & Councillor's Chaddy Feinstra,

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone." By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding De Facto (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: Carmella White

Address / PID Number _____

Your Phone Number _____

You can Fax this letter too: (902) 543-7123

: Drop off to: 10 Allée Champlain Drive, Cookville, Nova Scotia B4V 9E4

: Email: info@modl.ca & your the mayor district council member

Anna Giblin

From: Reid Shepherd
Sent: March 23, 2026 2:39 PM
To: MODL Planning
Subject: Fw: Municipality Wide Planning - MODL



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>
Sent: Monday, March 23, 2026 11:38 AM
To: Bob Clark <[REDACTED]>; Morgen Reinhardt <Morgen.Reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <alison.smith@modl.ca>; Edgar Burns <edgar.burns@modl.ca>; Kacy DeLong <Kacy.DeLong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>; Reid Shepherd <Reid.Shepherd@modl.ca>
Subject: Re: Municipality Wide Planning - MODL

Thank you Mr. Clark for your comments on Draft #2 of the Municipal Planning Strategy.

Although RVs and campgrounds are not included in the provincial statements of interest we did hear from a number of areas in the District concerns about RVs and campgrounds. It was not isolated to District 1; there was feedback from residents who do not have campgrounds or RV parks in their areas. At this point we are forwarding all public input to our planning department for compilation. All the public input will come back to Council prior to finalization of the strategy.

Again, thank you for taking time

Elspeth McLean-Wile
Mayor
Municipality of the District of Lunenburg
10 Allée Champlain Drive | Cookville NS | B4V 9E4
Phone: 902-541-1326 | Fax: 902-543-7123
www.modl.ca



From: Bob Clark <[REDACTED]>

Sent: Thursday, March 19, 2026 3:41 PM

To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Morgen Reinhardt <Morgen.Reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <alison.smith@modl.ca>; Edgar Burns <edgar.burns@modl.ca>; Kacy DeLong <Kacy.DeLong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>; Reid Shepherd <Reid.Shepherd@modl.ca>

Subject: Municipality Wide Planning - MODL

CAUTION: This email originated from an external sender.

Good afternoon, MODL Council,

After listening to the meeting on March 10, 2026, I would like to comment on one particular topic of the session which was RV Parks and Campgrounds.

As an owner of several properties located in District 1 and a property owner who was impacted by the Coastal Protection regulations implemented by MODL, that I once again feel that the MODL is trying to use Municipal Wide Planning to deal with the community concerns of RV Parks and Campgrounds.

I agree with Counciller Cathy Moore who stated that where RV Parks and Campgrounds are not part of the provincial requirements for planning then why is this even being discussed at this time and if so, why are other issues not being dealt with here at the same time?

As Counciller Edgar Burns commented at an earlier session, soon MODL will have "A Shiny New Noise Bylaw" to deal with the issues that arise from RV Parks and Campgrounds.

My personal view is that MODL should be sticking to the Provincial Requirements for zoning and not clouding the process to deal with isolated district issues and residents who do not want change in their "unzoned" area.

I would also like to point out that at the opening of the meeting Reid Shepherd clearly stated "What is there today can stay" but yet when Counciller Pam Hubley, District 4 mentioned an existing Campground in District 4 it was stated that it would have to be dealt with individually as it is currently not operating as one. I would suggest that if it has sites marked, and signage then it is indeed a campground as that would be its last primary use. Perhaps the owners have reasons for not having it open?

I urge council to deal with the Provincial Statements of Interest and deal with community conflict through the appropriate by-laws, rules and regulations.

Respectively submitted

Bob Clark - District 1 Property Owner

Anna Giblin

From: Reid Shepherd
Sent: March 23, 2026 8:38 AM
To: MODL Planning
Subject: Fw: New address confirmation

Follow Up Flag: Follow up
Flag Status: Flagged



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: MODL Info <info@modl.ca>
Sent: Monday, March 23, 2026 8:32 AM
To: Reid Shepherd <Reid.Shepherd@MODL.CA>; Jeff Merrill <Jeff.Merrill@modl.ca>
Subject: FW: New address confirmation

We are continuing to receive messages regarding this letter. I have a few more to send along as well.

Zander Zwicker

From: Alex Coley [REDACTED]
Sent: March 20, 2026 3:31 PM
To: MODL Info <info@modl.ca>
Subject: Re: New address confirmation

Can I ask an unrelated follow up question?

I just got a letter with concerns about the new coastal protection regulations and how it affects folks on the coast.

Generally speaking I am in support of taking more meaningful steps to protect our coastline, but they did mention that this might affect my ability to get refinanced or access insurance. I look at the map to figure out if we are affected at [REDACTED] but we are right on the edges of the maps I looked at. Living in [REDACTED] would we be at risk of losing our mortgage or insurance?

Thanks,
Alex

On Fri, Mar 20, 2026 at 1:01 PM MODL Info <info@modl.ca> wrote:

Thanks Alex! I'll get those addresses changed.

Eric Arajs
Corporate Services Assistant
Municipality of the District of Lunenburg
[10 Allée Champlain Drive](#)
[Cookville, NS B4V 9E4](#)
902-541-1325 (phone)

From: Alex Coley [REDACTED]
Sent: Friday, March 20, 2026 10:22 AM
To: MODL Info <info@modl.ca>
Subject: Re: New address confirmation

You don't often get email from alexecoley@gmail.com. [Learn why this is important](#)

My name is Alex Coley. I have 4 properties in MODL I pay taxes for

[REDACTED] – assessment # [REDACTED]

and [REDACTED] – assessment [REDACTED]

[REDACTED] – [REDACTED] And [REDACTED]

And [REDACTED] is where I would like to receive my mail.

Thanks,
Alex

On Fri, Mar 20, 2026 at 8:13 AM MODL Info <info@modl.ca> wrote:

Hi Alex,

Thanks for reaching out. Do you have the address, Property ID, or Assessment number of the properties to be changed? Mailing addresses are linked directly to properties, not to the owners.

As of now, there is no way to access the bills electronically and they must be mailed out.

As for taxes due, they are always due at the end of May and the end of October. We don't have the capacity to alert people that taxes are due, but I know a lot of residents just set up reminders in their calendars/phones.

Thanks,

Eric

Eric Arajs
Corporate Services Assistant
Municipality of the District of Lunenburg
[10 Allée Champlain Drive](#)
[Cookville, NS B4V 9E4](#)
902-541-1325 (phone)

From: Alex Coley <[REDACTED]>
Sent: Thursday, March 19, 2026 4:09 PM
To: MODL Info <info@modl.ca>
Subject: New address confirmation

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Hi,

My name is Alex Coley and I wanted to confirm that my new address is [REDACTED]
[REDACTED] could we make sure my mail from MODL is now coming to that location? Is it possible to just receive the tax mail electronically or do I need to receive a physical copy?

Finally, can I expect some sort of reminder or alert when the next tax season comes to make sure I update everything or pay any remaining costs?

Thanks,
Alex

Anna Giblin

From: Reid Shepherd
Sent: March 23, 2026 8:37 AM
To: MODL Planning
Subject: Fw: Coastal Protection Red Zone -URGENT
Attachments: Kacy DeLong mayor wile .pdf



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: MODL Info <info@modl.ca>
Sent: Monday, March 23, 2026 8:32 AM
To: Reid Shepherd <Reid.Shepherd@MODL.CA>; Jeff Merrill <Jeff.Merrill@modl.ca>
Subject: FW: Coastal Protection Red Zone -URGENT

From: Christopher <[REDACTED]>
Sent: March 22, 2026 2:58 PM
To: MODL Info <info@modl.ca>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Kacy DeLong <kacy.delong@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>
Subject: Coastal Protection Red Zone -URGENT

You don't often get email from zinck.chris@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Hello,

See attached. Sending this letter with the expressed support and consent of 8 additional constituents of MODL who will hold current sitting council responsible for their reckless implementation of these bylaws without consideration of economic impact. We strongly urge the implementation of these bylaws be cancelled or amended.

Signed:
Conrad Mosher

With additional support of and consent from:

Darlene Mosher - district 8
Christopher zinck - district 3
Julia Mosher - district 3
Perry Zinck - district 3
Debbie Zinck - district 3
Louise Acker - district 8
Heather acker-district 8
Kevin Acker - district 8

URGENT: This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone - Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's

Kacy DeLong

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone." By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,
Name:

Conrad Mosher

Address / PID Number

Your Phone Number

You can Fax this letter too: (902) 543-7123

: Drop off to: 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: Email: info@modl.ca & Send to the Mayor and your district council member

Anna Giblin

From: Reid Shepherd
Sent: March 23, 2026 8:37 AM
To: MODL Planning
Subject: Fw: Revise the Draft MPS



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: MODL Info <info@modl.ca>
Sent: Monday, March 23, 2026 8:32 AM
To: Reid Shepherd <Reid.Shepherd@MODL.CA>; Jeff Merrill <Jeff.Merrill@modl.ca>
Subject: FW: Revise the Draft MPS

From: Ama Lorenz <[REDACTED]>
Sent: March 21, 2026 10:06 AM
To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Martin Bell <martin.bell@modl.ca>
Cc: MODL Info <info@modl.ca>
Subject: Revise the Draft MPS

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Mayor McLean-Wile and Councillor Bell,

As a resident and taxpayer in your district, I am writing to express my serious concern regarding the “Designated Coastal Protection Area” mapping that is about to be incorporated into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has expanded the Province’s worst-case 2100 sea-level rise projection (3.05 m) into a much broader 3.97 metre “red zone.” By releasing this extreme mapping without conducting an economic impact assessment on existing homeowners, the municipality is effectively reducing property values. Financial institutions and insurers are already using these maps to lower loan-to-value (LTV) ratios and increase premiums—impacting everyday Nova Scotians who rely on their home equity for retirement and financial security.

Furthermore, by significantly restricting the economic use of coastal properties, MODL may be exposing the municipality to legal risk under the Supreme Court of Canada’s precedent on de facto (constructive)

expropriation (*Annapolis Group Inc. v. Halifax Regional Municipality*). Property value cannot be removed without appropriate compensation or recourse.

Before proceeding to Final Reading of the new MPS by-laws, I respectfully request that Council take the following immediate actions:

1. Adopt the Provincial Sliding Scale

Discontinue the use of a hypothetical long-term disaster scenario to guide present-day decisions. Update public mapping to reflect the Province’s realistic timelines (present day, 2050, 2100), so lenders and buyers can properly assess current risk.

2. Introduce a Mapping Override Process

Include a formal mechanism in the by-laws that allows property owners to submit certified “ground-truth” data from a Nova Scotia Land Surveyor to correct inaccuracies in provincial LiDAR mapping at the individual property level.

Residents should not bear the financial consequences of what appears to be an administrative mapping issue. I ask that you confirm this matter will be addressed at the upcoming PAC meeting in March 2026.

Sincerely,

Sabrina Ama Lorenz

Address / PID Number: [REDACTED]

Diese E-Mail kann vertrauliche und/oder rechtlich geschützte Informationen enthalten. Wenn Sie nicht der richtige Empfänger sind oder diese E-Mail irrtümlich erhalten haben, informieren Sie bitte sofort den Absender und vernichten Sie diese E-Mail. This e-mail may contain confidential and/or privileged information. If you are not the intended recipient or have received this e-mail in error please notify the sender immediately and delete this e-mail. Ce courriel contient des informations qui sont confidentielles et/ou protégées par le secret professionnel. Au cas où il ne vous serait pas destiné ou si vous recevez ce courriel par erreur, nous vous remercions de bien vouloir en aviser immédiatement l'expéditeur et de le supprimer.

Anna Giblin

From: Gillian MULLINS [REDACTED]
Sent: March 20, 2026 11:44 AM
To: MODL Planning
Subject: Land use planning project

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an external sender.

Thank you for the interesting and helpful open house which I attended on 18th March last. I would respectfully disagree with the decision to remove all limits on livestock numbers and setbacks. As a recently retired shepherd I know that the 'animal unit' approach is well accepted in other jurisdictions and protects animals from overstocking and possibly inhumane conditions. This approach was certainly covered in the Nova Scotia sheep association rules and regulations and hopefully is addressed by other livestock associations. I was told that there was local disagreement on the proposed restrictions but I would argue that is not a sufficient reason for retreating from humane bylaws which promote good husbandry and ultimately less problems for farmers, animals and the general neighborhood. We should accept that there are possibilities/ probabilities resulting from lack of reasonable restrictions. These problems are only likely to increase with climate change involving drought and flooding. Thankyou for your attention,
respectfully,
Gillian Mullins

Sent from my iPad

Anna Giblin

From: Reid Shepherd
Sent: March 23, 2026 8:55 AM
To: MODL Planning
Subject: Fw: Municipality Wide Planning - MODL



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: Bob Clark [REDACTED]
Sent: Thursday, March 19, 2026 3:41 PM
To: Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Morgen Reinhardt <Morgen.Reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>; Pam Hubley <Pam.Hubley@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <alison.smith@modl.ca>; Edgar Burns <edgar.burns@modl.ca>; Kacy DeLong <Kacy.DeLong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>; Reid Shepherd <Reid.Shepherd@modl.ca>
Subject: Municipality Wide Planning - MODL

CAUTION: This email originated from an external sender.

Good afternoon, MODL Council,

After listening to the meeting on March 10, 2026, I would like to comment on one particular topic of the session which was RV Parks and Campgrounds.

As an owner of several properties located in District 1 and a property owner who was impacted by the Coastal Protection regulations implemented by MODL, that I once again feel that the MODL is trying to use Municipal Wide Planning to deal with the community concerns of RV Parks and Campgrounds.

I agree with Counciller Cathy Moore who stated that where RV Parks and Campgrounds are not part of the provincial requirements for planning then why is this even being discussed at this time and if so, why are other issues not being dealt with here at the same time?

As Counciller Edgar Burns commented at an earlier session, soon MODL will have "A Shiny New Noise Bylaw" to deal with the issues that arise from RV Parks and Campgrounds.

My personal view is that MODL should be sticking to the Provincial Requirements for zoning and not clouding the process to deal with isolated district issues and residents who do not want change in their "unzoned" area.

I would also like to point out that at the opening of the meeting Reid Shepherd clearly stated "What is there today can stay" but yet when Counciler Pam Hubley, District 4 mentioned an existing Campground in District 4 it was stated that it would have to be dealt with individually as it is currently not operating as one. I would suggest that if it has sites marked, and signage then it is indeed a campground as that would be its last primary use. Perhaps the owners have reasons for not having it open?

I urge council to deal with the Provincial Statements of Interest and deal with community conflict through the appropriate by-laws, rules and regulations.

Respectively submitted
Bob Clark - District 1 Property Owner

Anna Giblin

From: Reid Shepherd
Sent: March 18, 2026 1:19 PM
To: MODL Planning
Subject: Fw: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS
Attachments: Samy - MODL Coastal Zone Action Plan.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: MODL Info <info@modl.ca>
Sent: Wednesday, March 18, 2026 1:17 PM
To: Jeff Merrill <Jeff.Merrill@modl.ca>; Reid Shepherd <Reid.Shepherd@MODL.CA>
Subject: FW: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Hi Senior Planners,

Thought you should be aware of this. We'll flip them to you as they come in.

Thanks,

Eric

Eric Arajs
Corporate Services Assistant
Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, NS B4V 9E4
902-541-1325 (phone)

From: narainen samy [REDACTED]
Sent: Wednesday, March 18, 2026 1:09 PM
To: Elspeth McLean-Wile [REDACTED] Chasidy Veinotte [REDACTED] Ben Brooks

[REDACTED] MODL Info <info@modl.ca>

Subject: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Dear Mayor McLean-Wile and Councillor & Councillor's

Attached is my concerning letter requesting you consider that damaging position the previous council members have put in my asset / property. Kindly respond with your intentions and the directive within what Council can do to insure my property is not devalued.

Respectfully, Sammy

Send This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's Chasidy Veinotte & Ben Brooks,

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,

Name: Narainen Samy

Address / PID Number [REDACTED]

Your Phone Number. Please respond by email.

You can ,**Fax this letter too:** (902) 543-7123

: **Drop off to;** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & your the mayor district council member

Anna Giblin

From: Reid Shepherd
Sent: March 18, 2026 1:19 PM
To: MODL Planning
Subject: Fw: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone - Fix the Draft MPS
Attachments: Scan 4.jpeg
Follow Up Flag: Follow up
Flag Status: Flagged



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: MODL Info <info@modl.ca>
Sent: Wednesday, March 18, 2026 1:18 PM
To: Jeff Merrill <Jeff.Merrill@modl.ca>; Reid Shepherd <Reid.Shepherd@MODL.CA>
Subject: FW: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone - Fix the Draft MPS

From: nathaniel stailing [REDACTED]
Sent: Wednesday, March 18, 2026 12:33 PM
To: MODL Info <info@modl.ca>; Chasidy Veinotte <Chasidy.Veinotte@modl.ca>
Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone - Fix the Draft MPS

You don't often get email from nstailing001@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an external sender.
Please see attached the letter to be heavily considered.

Sincerely,

Nathaniel Stailing

Send This Letter to Your Councillor:

Subject: URGENT: Stop the Financial Harm of the 3.97m Coastal Red Zone – Fix the Draft MPS

Dear Mayor McLean-Wile and Councillor & Councillor's Chasidy Veinotte.

As a resident and taxpayer in your district, I am writing to express my severe alarm regarding the "Designated Coastal Protection Area" mapping that is about to be cemented into the new Municipal Planning Strategy (MPS) and Land Use By-laws.

I have recently learned that MODL has arbitrarily inflated the Provincial Government's worst-case 2100 sea-level rise projections (3.05m) to a massive 3.97-metre blanket "Red Zone."

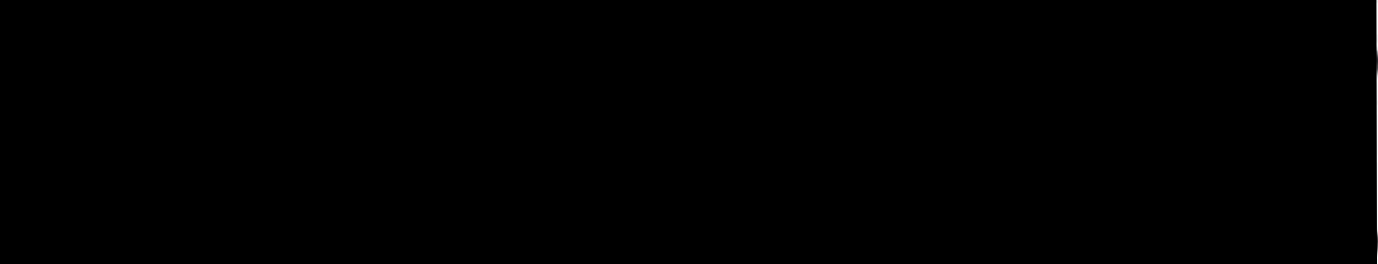
By publishing this extreme map without providing an economic impact study on how it affects existing homeowners, the municipality is actively destroying our property values. National banks and insurance companies are currently using your published maps to slash Loan-to-Value (LTV) ratios and hike premiums for everyday Nova Scotians who rely on their home equity for their retirement and future safety nets.

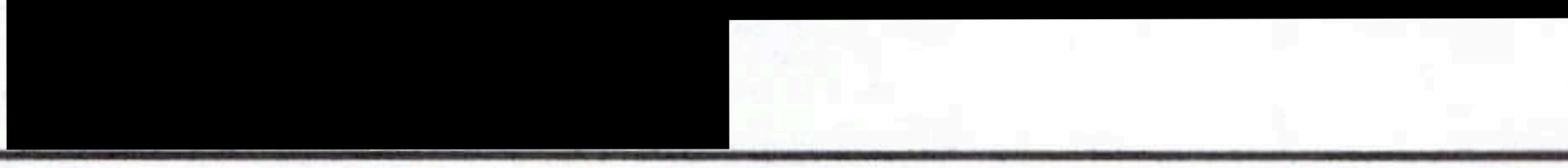
Furthermore, by severely restricting the economic use of coastal land, MODL is exposing the municipality to severe legal liability under the Supreme Court of Canada's recent precedent regarding *De Facto* (Constructive) Expropriation (*Annapolis Group Inc. v. HRM*). You cannot wipe out our land value without compensation or recourse.

Before you pass the Final Reading of the new MPS by-laws, I demand that Council takes the following immediate actions:

1. **Adopt the Provincial Sliding Scale:** Stop using a hypothetical 200-year disaster forecast to penalize us today. Update the public maps to reflect the Province's realistic timeline (Present Day / 2050 / 2100) so banks and buyers understand the actual, current risk.
2. **Introduce a Mapping Override Clause:** You must include a formal intake process in the new by-laws that allows property owners to submit certified Nova Scotia Land Surveyor "Ground Truth" data to correct the flawed provincial LiDAR maps on our individual properties.

We are holding this Council accountable for the financial devaluation of our legacy properties. Please confirm you will be addressing this administrative mapping error at the upcoming PAC meeting on March 2 2026.

Sincerely,
Name: Nathaniel Staling 

Address / PID Number 

Your Phone Number 

You can ,**Fax this letter too:** (902) 543-7123

: **Drop off to;** 10 Allée Champlain Drive. Cookville, Nova Scotia B4V 9E4

: **Email:** info@modl.ca & your the mayor district council member

Rosemary Young

From: M M [REDACTED]
Sent: March 18, 2026 2:14 PM
To: Reid Shepherd; Elspeth McLean-Wile; Cathy Moore
Cc: Rosemary Young; Tom MacEwan
Subject: Re: rentals on wheels

Thank you again for the response and answers!

That's Is great and good to know also. If all mentioned is covered it really should be effective.

I really do have to compliment you again Reid. You are very easy for a person like me, who has a bit of anxiety in speaking with people, in general, and who is not the greatest at it, to speak with. I really appreciate that!

Thanks to you all for taking the time to read, listen and converse with each other for a solution. I will leave it now, in your capable hands!

Maureen

From: Reid Shepherd <Reid.Shepherd@modl.ca>
Sent: March 18, 2026 1:45 PM
To: M M [REDACTED]; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Cathy Moore <cathy.moore@modl.ca>
Cc: Rosemary Young <Rosemary.Young@modl.ca>; Tom MacEwan <Tom.MacEwan@modl.ca>
Subject: Re: rentals on wheels

Hi Maureen,

Here is the response from our building services team:

Any structure to be used for living accommodation requires a building permit, inspections and an occupancy permit issued in order to occupy – regardless of size. This is to ensure, at minimum, life safety concerns are inspected and code compliant.

Thanks,

-Reid



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: M M <[REDACTED]>
Sent: Wednesday, March 18, 2026 1:22 PM
To: Reid Shepherd <reid.shepherd@modl.ca>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Cathy Moore <cathy.moore@modl.ca>
Cc: Rosemary Young <Rosemary.Young@modl.ca>; Tom MacEwan <Tom.MacEwan@modl.ca>
Subject: Re: rentals on wheels

Good afternoon Reid, and all others.

Thank you for the reply and understanding of the situation.

From your response: "a simple change could potentially be around the difference between a tiny home being on wheels (can't be inspected) to one that sits on posts/foundation (would have to meet the Building Code)." That does sound like an easy and effective change for them in general. If that also includes the occupancy permits rules, I think it would be very effective.

If the 2 are implemented it would also take care of the other concern of whether or not septic was approved as they would have to have provide that to you for it all. So, again, another thing that could be solved. RV's in parks staying long term set up on blocks so it is a very easy change for the person wanting to do it also.

If all things you have in place also takes care of the number of them of them per property, then I think you are looking great.

My only other question is this following:

I know inspections on buildings under a certain square footage are not required to get permits, sheds , etc. Does this also apply to those that are going to be lived in full time, and with that intent in mind? With the boom of tiny home living, which I actually think is fantastic as long as it is done right, there should be something in place for that. (it may already be done and included, forgive me if I am behind please.) .

Thanks also for responding as able, to my second part. I am not crazed about speaking with them, but will bring it to their attention in case that part hasn't been done. Even if it was done, I am not sure how NSCC could give an approval on something that does not have plans for a set amount of rooms. (I am referring to a septic being approved, or built, according to the number of rooms in a house/building). That will be an interesting bit of info gathering and learning at least. Lol.

I really appreciate everyone's interest and super response.

I have seen the push back and ire that many have over the zoning, etc. I am one that appreciates it all and sees the benefits and I think all of you have done an excellent job with it.

Thank you,

Maureen

From: Reid Shepherd <Reid.Shepherd@modl.ca>
Sent: March 18, 2026 11:56 AM
To: M M <[REDACTED]>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Cathy Moore <cathy.moore@modl.ca>
Cc: Rosemary Young <Rosemary.Young@modl.ca>; Tom MacEwan <Tom.MacEwan@modl.ca>
Subject: Re: rentals on wheels

Good Morning Maureen,

Thanks very much for these emails and the time you've put into them. You've made some excellent points and comments here that we'll summarize and bring forward, along with all the comments we receive, to the Planning Advisory Committee (PAC) and Council which will then inform changes that can be made for the final draft of the new regulations.

Graham Hopkins and I have also spoken about this today and we do have a better understanding of this type of situation and some of the safety and enforcement risk/challenges associated with it.

With respect to changes that could potentially be made to the final document - a simple change could potentially be around the difference between a tiny home being on wheels (can't be inspected) to one that sits on posts/foundation (would have to meet the Building Code). We'll be taking a look at that in the coming weeks and will bring it forward for our PAC and Council's discussion and direction.

Finally, to speak to your second email regarding septic systems and inspections - in a case like this, we wouldn't know whether there's a proper system in place, since that's a check that's done as part of the Building Permit process. I'd recommend reaching out to the Department of the Environment to inquire about that/to notify them:

81 Logan Road
Bridgewater, NS
B4V 3T3
Phone: 902-543-4685

Thanks again,

-Reid



Reid Shepherd LPP MCIP (he/him)
Deputy Director of Planning & Development
Services
Planning & Development Services
Municipality of the District of Lunenburg
Phone: (902) 527-7423

My office hours are Monday-Thursday, 8:00am – 5:15pm

From: [REDACTED]
Sent: Wednesday, March 18, 2026 11:03 AM
To: Reid Shepherd <reid.shepherd@modl.ca>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Cathy Moore <cathy.moore@modl.ca>
Subject: Re: rentals on wheels

CAUTION: This email originated from an external sender.

So sorry to bother you all again, but I thought of something else pertaining to the village of THOW's in Simpson's corner.

Has it been checked to see if there is an approved septic and water? All the units do have their own washrooms as well as he has a main unit with the "kitchen" .

I would more than likely need a foipop for that info myself and if they did not submit a building permit application to MODL because they are bypassing it, does anyone know if that important part is done?

Thanks again,

Maureen

From: M M <[REDACTED]>
Sent: March 18, 2026 10:46 AM
To: reid.shepherd@modl.ca <[REDACTED]>; Elspeth McLean-Wile <[REDACTED]>; Cathy Moore <[REDACTED]>
Subject: rentals on wheels

He Reid.

I am writing to list a few details of our conversation the other day, as you asked.

It was a pleasure speaking with you Reid, and I appreciate the info you offered along with your ear which I am sure I tired out! Lol.

I also spoke with Graham Hopkins yesterday as well and he too was very informative and helpful.

I am including my MLA , Cathy Moore and our Mayor, as well so that all are aware of this and with the hope that they too will discuss with anyone necessary to come up with a solution to this.

What I discussed with both of you was my concern about rentals on wheels, especially where it concerns Long Term Rentals, which have more legalities, rules and regs on them.

Speaking with Graham I learned that IF a building/room/rental is on wheels, the municipality and building inspections and occupancy permits, are not applicable.

I understood this to mean that it then becomes a provincial responsibility in some way, but I am incorrect on that I have found.

I have since realized that Municipalities can correct this on their own by introducing the appropriate zoning or bylaws to cover rentals and homes on wheels. This would fix that issue without even having to involve the provincial govt. Departments.

I also learned during this conversation that others have complained about one particular property I speak of which is offering multiple rentals out of a tractor trailer that has never had any inspection to ensure it is safe for people to live in.

As Graham put it, the wheels take away his ability to inspect what that person is renting to people.

When speaking with you, Reid, you explained to me that MODL did not want to make rules on homes on wheels as they don't want to restrict things too much in light of the current housing situation.

(please forgive me if my wording is not quite right, or please correct me when and if wrong.).

I do understand that to a degree, but not if it opens up issues and concerns and not if it blocks the ability of MODL staff to do their jobs and duties pertaining to it.

If MODL is getting calls and concerns about this, but cannot respond fully because MODL has nothing in place, then that is unfair to residents who have concerns, your staff who have to respond but cannot act, and also to those residents who are in situations that could cause harm to them in various ways.

I also feel there is a difference in one THOW on a person's own land with that person living in it full time, compared to someone putting multiple units on a property they don't live on, or in, and is being offered as a long term rental(s) business.

MODL should be more diligent on this when they know that the residents in these "rentals" could be at risk in all ways, safety being at the top of the list.

THOW's (tiny homes on wheels) are in a grey area, therefore the leases may not be effective, and the insurance may not be effective. Both of which, I am quite sure, are requirements for offering Long Term Rentals in NS. (again, I am not a pro here and may not be fully correct. I appreciate corrections).

I am wondering, since the zoning is not in stone yet, that you take a look at this issue and see if there is something that could be done to help with it by way of:
zoning or land use. ?

OR perhaps it may require a By Law. ?

Perhaps you don't have to outlaw them completely but instead put a limit on the number per property, as well as/or, a limit on commercial use/rental business.?

I am quite sure that anyone that owns a home and property would not appreciate a field full of tractor trailers with multiple units and no inspections next to them, if you put yourselves in that position. Not to mention all the other concerns that go with it.

I will say again, as I did in voice, I am not here to get folks in trouble that is not my aim, but I am concerned that folks may could be harmed in various way, due to the lack of rules concerning this.

I am going to put the link to the site where the rental is being offered. I will also put some info below that I have read and why I question this and have concern about it.

Thanks again for your time and help in our phone call, it's appreciated!

I hope to hear, or see more, on this subject in some form and will thank you in advance for any corrections or changes that you might have in response.

Maureen Mulcahy



This is one of the multi rental buildings on wheels being rented around simpsons corner. The link is below for the whole ad and all pics.



<https://www.facebook.com/marketplace/item/1525163288706626>

This is another one of his THOW's being offered in the same site by the looks of the ad. Which makes it seem he will be doing a village of them. Lol. :

https://www.facebook.com/marketplace/item/1393705765711477/?referral_code=undefine

d



This is some of the info that I have read. Perhaps some of it may contain some helpful info on how others are dealing with THOW's, to develop something that works for our municipality. (THOWs), as they often fall into a legal grey area between RVs and residential dwellings. While [Halifax Regional Municipality \(HRM\)](#) and other rural areas allow small homes on foundations or as accessory units, THOWs are generally restricted to mobile home parks or campgrounds rather than being allowed as primary residences on residential lots. Canada Mortgage and Housing Corporation | CMHC +3

This if from East Hants on THOW's. As you can see they allow THOW's, but only as accessory to an existing property and only one per. Perhaps this may be a less restrictive idea. "5.2.9. Tiny Homes on Wheels as an Accessory Dwelling Unit A development permit may be issued to permit a tiny home on wheels as an accessory dwelling unit providing the following requirements are met: a) A tiny home on wheels shall be located in the side or rear yard and shall adhere to the same side and rear yard setbacks as the main dwelling unit; b) There is a limit of 1 tiny home on wheels per property; c) The tiny home on wheels shall use existing on-site services or shall provide approval from Nova Scotia Environment for an alternative grey water and/or sewage treatment system. <https://www.easthants.ca/wp-content/uploads/2024/05/Part-5-Rural-Zones.pdf>

The following also has info from which I am basing my opinion on. The most pertinent part is the Safety and inspection requirements as per the residential tenancies act.

When I spoke with them about this, they stated that they only take complaints/concerns about unsafe rentals directly from the tenant. Therefore, they are not responsible to handle concerns/complaints such as this from others.

"Offering a lease on a long-term rental for a mobile tiny home in Nova Scotia that has not been inspected is highly risky and likely violates several provincial and municipal regulations.

The key legalities surround

[safety, land-use zoning, and provincial/municipal housing standards](#)

Key Legal and Safety Risks

- **Safety and Inspection Requirements:** The *Residential Tenancies Act* and provincial building codes require that rental accommodations meet minimum safety standards. A tiny home that has not been inspected lacks proof that it is safe for habitation, particularly regarding electrical, plumbing, and structural integrity.

- **Occupancy Standards (By-law M-200):** Municipalities, such as Halifax (HRM), have by-laws that outline the minimum standard to which residential buildings, including rentals, must be maintained. An uninspected unit is unlikely to have a, or comply with, the required maintenance plan.
- **Rental Registration (By-law R-400):** If the tiny home is located in Halifax Regional Municipality (HRM), the property must be registered with the Residential Rental Registry by April 1, 2024, or it is considered a violation, punishable by fines of up to \$10,000. This process requires declaring the unit's compliance.
- **Dangerous and Unsightly Property:** If a complaint is made, an uninspected unit might be classified as a "dangerous and unsightly property".
- **Lease Enforceability:** While a lease is a contract, an illegal dwelling cannot be legally rented. If a tenant discovers the unit is not properly inspected or authorized, they could potentially void the lease, request a rent refund, or vacate without penalty, and the landlord could face serious fines from the residential tenancies board. Halifax Regional Municipality +4

Anna Giblin

From: Art Moshe [REDACTED]
Sent: March 12, 2026 2:47 PM
To: MODL Planning
Subject: Land Use Boathouses

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Jeff - I note the paragraph re boathouses in the Draft. I see no point in restricting their private citizen pleasure uses. As long as they conform to environment rules established by other government agencies such as those responsible for oceans & waterways. The draft says what can go in them. Why? To what end? I see toilets specifically mentioned. Their use is restricted near the water by other agencies. Unneeded. Double regulation. Additionally they are an evolving technology. Modern electric or gas toilets have no residue & are environment friendly. - Art

Ella Gindi

From: Chuck [REDACTED]
Sent: March 6, 2026 10:36 AM
To: MODL Planning
Subject: MPS & LUB Concerns and Questions
Attachments: MPS and LUB Draft 2 Concerns and Questions.docx

You don't often get email from [REDACTED] [learn why this is important](#)

CAUTION: This email originated from an external sender.

I have also set a copy of this to Chasidy my rep for Dist 10. I am also forwarding a copy to you.

Please let me know you have received it.

Thank you
Chuck

Land Use By-law (draft 2) Concerns

Section 10.1.1(a) states that uses indicated with a 'P' are permitted as-of-right, subject to all requirements of the By-law. Section 10.1.1(b) states that uses indicated with 'SP' are permitted through Site Plan Approval and may be subject to unique site plan criteria.

What practical effect will changing a use from 'P' (as-of-right) to 'SP' (Site Plan Approval) have on property owners in terms of cost, timeline, certainty of approval, and municipal discretion?

As-of-right means: "If I meet the rules, I get my permit."

SP means: "If I meet the rules, I still go through review."

That shift from entitlement to process, the language on this suggests that we need to serve the municipality rather than serving the people. This will indeed shift complete control over to MODL, thus I have no doubt it will become a future form of overreach, or at least misused over time.

Section 6.3.5 states that the Development Officer will review applications against all applicable criteria, and Section 6.3.6 requires notification to affected properties within 100 metres. How does this expanded review and notification process change the level of control the municipality exercises over development that was previously permitted as-of-right?

In Section 10.1 (Permitted Uses in the Rural Zones), livestock and agricultural uses are regulated by zone.

Please clarify whether backyard chickens or small-scale, home-based livestock—such as goats or pigs kept for personal family use and not for retail—are classified as "agriculture" or "livestock" under Section 3 (Definitions). Additionally, please confirm whether these uses remain permitted as-of-right in the RU, RU-2, RR, and RUV zones.

Considering this is a common practice for many in MODL, I believe it should be clearly defined. It would be very upsetting for someone to discover they need a permit for just a few chickens or a couple of pigs on their own property. If this does not apply, then the language needs to be made clear.

10.5 Food Security and Food Sovereignty

How does MODL plan to implement Policies AGR-14 through AGR-16 in practice? Specifically, what steps will the council take to ensure these measures actually increase access to local food without creating barriers or disadvantages for smaller-scale farmers and local food producers? Could these policies unintentionally marginalize smaller operations in favor of larger or more commercially oriented farms?

Cluster Developments

I am not opposed to cluster developments; in fact, I think they are a positive option. However, I believe this option should be available for as few as two homes on a property.

On our property, we once wanted to build a second, separate dwelling. However, regulations required a completely separate septic system and additional infrastructure for the new unit, even though many facilities could have been shared between two homes in close proximity. The cost and limitations on size made building the second unit impossible.

If a property can accommodate multiple homes, it seems reasonable to allow shared infrastructure and smaller-scale cluster developments. Could the regulations be clarified or adjusted to allow this for properties with two or more homes?

Overall, the Land Use Draft is moving in a direction I do not favor.

Bottom Line

The biggest impacts are:

- Higher development costs
- Increased regulatory oversight
- Potential downward pressure on land values in rural areas

As I always say, more control means more oversight, which costs more money—and that means higher taxes.

Municipal Planning Strategy (Draft 2)

Concerns

12. Transportation

12.3 Public Transportation

We need to know the cost and intent of what MODL plans in this area. I will state upfront that I do not support a full public bus service of any kind across all of MODL—it is costly, will never pay for itself, and will inevitably lead to higher taxes. I prefer the existing Lunenburg Wheels program, which is more practical for our needs in rural areas.

Perhaps the draft is referring to areas like Bridgewater or joint efforts with the Town of Bridgewater or other nearby towns, but this is not clear. You cannot realistically operate a bus service in our rural areas without collaboration with these towns. If that is the intent, please provide a detailed plan outlining the costs, coverage areas, and intended scope.

A larger transportation service may have some value in Bridgewater, but it should remain focused on that area rather than expanding across rural MODL. Personally, I do not want to pay for this, as it would be a waste of money, let the towns handle it and absorb any losses, not MODL.

For example: “Halifax expects it will be up to \$22 million short in 2026”

Ref:<https://halifax.citynews.ca/2024/08/16/broke-and-broken-report-says-canadas-public-transit-in-critical-funding-state/>

12.4 Parking

This section suggests making the area more pedestrian-friendly, but some of our areas are tightly built, and many residents have mobility issues. Pedestrian-focused changes may help tourists, but they don't solve local problems. In practice, people avoid shopping where parking is limited, which is why businesses that have more parking and easy access do better—a real catch-22.

Not sure this plan addresses the actual problem, it is very unrealistic, this idea will actually hurt business rather than help them.

14. Heritage and Culture

I know this may not go over well, but maintaining heritage properties is too expensive and likely doomed to fail. MODL loves using the word “sustainable,” yet in reality, it is not sustainable. How long can we do this for?

We hear so much talk from MODL about the need for sustainable projects, yet at the same time there is a desire to preserve old, outdated infrastructure that we cannot afford or properly maintain. This approach needs to be re-evaluated and grounded in reality. If the residents of MODL want to keep that history then let them pay for it out of their own pocket, not our combined tax dollars. That will solve the problem very quickly.

15.2 Home-based Businesses

This is a troubling move by MODL to regulate home-based businesses at any level. I have a home-based business that generates a little extra income, for example, but I am not open to any regulation of that process. It is called private property for a reason. I think it foolish to ask permission from MODL to make a wooden lawn chair and sell it on my own property.

I will also make a distinction here: there is a difference between small-scale home-based businesses and larger operations with dedicated buildings and registered business names.

Where is the distinction in this policy? A small home-based business that operates under a person’s own name, earns less than \$30,000 per year, and does not require a GST number — which is my case — should not require any restrictions from MODL. Likewise, a small family-based business with only one employee, where all individuals involved live at the primary residence, should not be subject to additional municipal restrictions, regardless of income or other requirements.

Businesses operating above that level, especially those with more than one employee, would already have a registered business name, be subject to existing legal and tax requirements, and be required to obtain permits and comply with current regulations. Why is additional municipal regulation necessary?

There is a lot of regulation already in place for this process to be legal already in most businesses. What I am saying is much of this is not forcible by MODL, within the present budget, therefore the cost would outweigh the results.

Even if your goal is to address complaints and disputes related to a business between neighbors, do you really think a permit will solve the problem? What about unresolved issues with neighbors that have nothing to do with a business? Should we be creating courses like “*How to Be a Good Neighbor for Dummies*”? Every step toward more regulation only leads to **more rules and oversight, not less.**

15.5 Short-term Rentals

This is another area where MODL should keep its nose out. The province already regulates short-term rentals, so why duplicate the effort? Who will oversee this, and how much will it cost MODL beyond the existing provincial regulations? Additional staff will likely be needed to enforce rules that are already being handled by the province. By attempting to regulate this, MODL could become involved in disputes between property owners that it may not have the resources or expertise to resolve effectively.

15.6 Recreational Vehicles

If MODL wishes to issue regulations for campgrounds, that is a different matter. However, as far as private property is concerned, there should be no regulation in this regard. The language here is vague, no actual limits are provided, assuming that details will be addressed later. My suggestion: don't do it and move on. It is not MODL's business to tell me how many RVs I can have on my property.

16. Land Use Designations

Main Issues

- **Loss of property rights (downzoning) – Owners may lose subdivision, density, or development rights.**
- **Environmental / watershed restrictions – Land could become heavily limited or practically unusable.**
- **Infrastructure gaps – Growth areas designated without guaranteed sewer, water, or road capacity.**
- **More discretionary control – Increased reliance on approvals instead of clear, predictable rules.**

My concern is what effect this could have on private property, as the wording is not clear. Could someone be denied a permit to build a home or other structure based on these zoning rules? Could someone end up unable to use part or all of their property because of these designations? **If this is a possibility, you basically not only lose the use of the property but the resale value as well.**

This section appears overly controlling in scope. It would allow MODL to designate any piece of land for almost any reason, likely influenced by the climate-change narrative, as much of the council seems focused on this agenda. It gives MODL excessive power over land use,

appearing to serve an agenda rather than practical reality. The language is ambiguous; it should include clear definitions and justifications for any zoning actions.

Zoning should **not** apply to private property and private landowners should be exempt, and if it does apply, that should be clearly explained to MODL residents. For example, I do think most are going to accept that the presence of a species on their property should take precedence over their right to use their own land.

Conclusion

Some of my overall concerns relate to how these changes will be enforced. Implementing them will require hiring more inspectors and staff, which will increase costs and inevitably raise taxes. Many of the policies seem more focused on control than on genuinely improving life for MODL residents. The plan often lacks clarity, uses ambiguous language, and grants excessive power to MODL over private property, creating a risk of unnecessary overreach.

Several sections—such as heritage, home-based businesses, short-term rentals, parking, and land use designations—either duplicate existing provincial regulations or impose restrictions that conflict with the rural lifestyle most residents value. While these proposals may look good on paper, in practice they are costly, unrealistic, and could unfairly limit the rights of property owners.

Overall, the draft MPS and Land Use By-law need to be grounded in reality, with clear definitions, justified intent, and respect for private property. Without these adjustments, the plan risks creating unnecessary bureaucracy, higher taxes, and frustration among residents, while doing little to genuinely improve the quality of life in MODL.

I doubt my concerns will be taken seriously, since they don't come with the usual "what a great idea" applause. But I want to remind you that all of you were elected with less than half of MODL's eligible voters casting a ballot.

There is a reason many of us are disengaging from voting or even considering moving out of the country. It's not just because of changes in MODL, but because these issues seem to exist at all levels of government in Canada. The cost of living has reached unmanageable levels, and there seems to be no end in sight.

My goal is not to be overly critical; however, anything that adds more financial strain is difficult to absorb right now. This draft will likely lead to more taxes, more oversight, and more complications. I'm not sure if you fully understand this, but costs for everything are rising, and most of us are just hanging on by a thread.