



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

PL200007 – the Villas at Osprey Ridge PUBLIC HEARING

**Facebook Page – Municipality of the District of Lunenburg (MODL)
Tuesday, June 8, 2021 at 8:30 a.m.**

PUBLIC HEARING AGENDA

1. CALL TO ORDER at 8:30 a.m.

2. OPENING REMARKS by MAYOR BOLIVAR-GETSON

(a) Introductions

(b) Review of Agenda and Rules of Conduct

3. REPORT AND PRESENTATION from Planning Staff

4. WRITTEN AND VERBAL PRESENTATIONS from the Public

(a) Review of Written Submissions (if any)

(b) Verbal Presentations by the Public (if any)

5. REVIEW OF APPROVAL PROCESS

Municipal Council may make a decision at the Council meeting after the close of this Public Hearing. If Council deems it advisable to amend the Secondary Planning Strategy and the Land Use By-law for Lunenburg Municipal Industrial Plan Area, Council will conduct Second Reading. Once Council has approved the documents, they are forwarded to the provincial Department of Municipal Affairs for review.

Upon confirmation from Municipal Affairs that the documents do not conflict with any provincial interest, a Notice of Approval is inserted into the local newspaper advising of the adoption of these documents. The date that the Public Notice appears in the paper is the date the documents become effective.

6. CLOSING OF THE PUBLIC HEARING

RULES OF CONDUCT

Persons who wish to speak at the Public Hearing are asked to note the following:

- [a] State your name and address;
- [b] Direct all statements to the Chairperson;
- [c] Try to limit presentations to 10 minutes;
- [d] Speakers may address Council twice, but before addressing Municipal Council for a second time, speakers will be requested to wait until all others have had the opportunity to speak, before they can then address Council for a second time.

Since we are not having in-person public attendance at this time, any citizen wishing to address Council may use the chat function on Facebook Live, which is monitored by staff.



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Municipal Council
SUBMITTED BY: Byung Jun Kang, Planner
DATE: June 8, 2021
RE: PL200007: Villas at Osprey Ridge Public Hearing & Second Reading

RECOMMENDATION

That Municipal Council conduct Second Reading to adopt By-laws 005C and 006C, the amendments to Lunenburg Municipal Industrial Secondary Planning Strategy and Land Use By-law (2021), as presented at the Public Hearing.

DISCUSSION

After Council gave notice of intention to adopt By-laws 005C and 006C on May 11, 2021, a public notice was posted on a local newspaper and our website on May 19, 2021. No public comments were received as of June 1, 2021. A public hearing was scheduled for June 8, 2021, at 8:30 a.m. which will be broadcasted on the MODL Facebook Page.

The applicants were notified of this public hearing, and in response, they stated that they have “read over all the returned letters [interdepartmental correspondence] and don't see any issues with points brought forward by the concerned authorities on our proposed development.”

ATTACHMENT

Appendix A: 210429 PL200007 PAC Staff Report

Department: Planning & Development Services

Report prepared by: Byung Jun Kang, Planner

Date: 2021-06-01

Report approved by: Jeff Merrill, Director

Date: 2021-06-01

Reviewed by CAO: Tom McEwan, Chief Administrative Officer

Date: 2021-06-03



Municipality of the District of Lunenburg

Request for Decision

REPORT TO: Planning Advisory Committee
SUBMITTED BY: Byung Jun Kang, Planner
DATE: April 29, 2021
RE: The Villas at Osprey Ridge
(By-laws 005C and 006C: Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law)

RECOMMENDATION

Staff recommends the following motion:

[To the Chairperson and the members of the Planning Advisory Committee, I move] **“that the Planning Advisory Committee recommend the Municipal Council to give notice of its intention to approve By-laws 005C and 006C, the amendments to the Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law, and conduct First Reading of the same.”**

ORIGIN

MODL Resolution 2021-061: “that Municipal Council direct staff to hold a public information session and direct the Planning Advisory Committee to review the application submitted by Osprey Ridge GP Limited on March 3, 2021” (March 23, 2021).

INTRODUCTION

On March 3, 2021, Osprey Ridge GP Limited (NS Reg. Number 3296025), the landowner of Osprey Ridge Golf Club, applied to construct 16 semi-detached houses off Harold Whynot Road in 2 phases. Phase 1 involves the construction of 10 homes on PID 60489549, which is a 7-acre lot typically referred to as Lot 1000. Phase 2 includes the construction of 6 homes on part of the golf club property (PID 60253366), where a couple of existing barns are situated. This proposed development, as shown in Appendix A, is not permitted under Section 3.3 and clause 4.1 a) of the existing Land Use By-law:

(Section 3.3): “A development permit shall be issued for more than one dwelling on a lot only where the lot has sufficient area and frontage to enable the lot to be subdivided into two lots or more which meet all the applicable zone requirements and where the dwellings are located on the lot in such a way that the new lots may be created around them which meet all applicable area, frontage and yard requirements, or where a development agreement has been executed.

(Section 4.1): “In a Mixed Residential (MR) Zone, no development shall be permitted nor shall any land, building or structure be used on a lot within the Mixed Residential Zone for any other purpose than: a) One of the following Main Uses:

- i) a single-unit dwelling,**
- ii) a two unit dwelling or**
- iii) a multi-unit dwelling; and,”**

Section 3.3 provides a couple of ways to construct multiple dwellings on a lot. The first option, by subdivision design, requires each dwelling to have an on-site septic system in proximity because a sewer pipe cannot cross a lot boundary. Since the proposed houses are designed to share one on-site septic system, the proposed site cannot be subdivided in the future.

Other options are to enter into a new development agreement or to amend the Land Use By-law. The applicant requested the Municipality to amend the Land Use By-law so that the construction of multiple dwellings in a single lot is permitted as-of-right. The difference is that a development agreement applies to a specific site and imposes detailed regulations – whether it mandates vegetation buffers, hours of operation, or grading of land for stormwater. Amending the Land Use By-law applies to the entire zone or plan area and imposes general regulations.

Clause 4.1 a) lists the permitted uses in the MR zone as singular nouns, prohibiting the construction of more than 1 dwelling on a lot.

BACKGROUND

Both Section 3.3 and clause 4.1 a) in the Land Use By-law are deemed to receive its direction from Sections 2.0.3 and 3.0.2 of the Secondary Planning Strategy:

(Section 2.0.3) “Due to the incompatibility of mobile homes and mobile home parks, with the existing land uses within and surrounding the planning area, it shall be Council’s policy to prohibit mobile homes within the Mixed Residential (MR) Zone.”

(Section 3.0.2) “It shall be the policy of Council to permit office and public buildings, national defense buildings, ground search and rescue operations, emergency measure operations, warehousing, hotels, motels, manufacturing uses, residential, recreational, agricultural uses, and retail shopping facilities, excluding mobile homes or mobile home parks, within the Lunenburg Municipal Industrial Zone.”

While the Land Use By-law does not prohibit mobile home parks in an explicit way, their construction is realistically prohibited by the following provisions in the Land Use By-law:

- the definition of a single-unit dwelling excludes a mobile home; and
- the construction of multiple dwellings on a single lot is prohibited unless it is either
 - by design suitable for subdivision, which decreases the density and therefore reduces profitability to build mobile home parks, or
 - by development agreement, which imposes restrictive regulations.

Staff determined that the 2 sections in the Secondary Planning Strategy prohibiting mobile homes and their parks must be repealed to permit multiple dwellings in a single lot. This change is consistent with a direction of the Municipal Council for the following reasons:

1. Section 2.0.2 of the Secondary Planning Strategy encourages a mix of residential uses to accommodate a variety of housing types in the MR zone, where Phase 1 is situated;
2. the proposed site for Phase 1 (PID 60489549) is the last remaining vacant lot in the MR zone, so a new mobile home park is unlikely after this proposal is approved;
3. the last application to construct a mobile home park or a land-leased community was in 1977, further reducing the likelihood of mobile home park construction; and
4. a Council direction changed to halt the discouragement of manufactured homes in 2019 when the Land-Leased Community By-law was repealed.

Because this is a by-law amendment, the proposed changes would apply to the Plan Area, not just to the proposed site. Note that there are restrictive covenants in place for Danica Drive Subdivision, as shown in Appendix B, in which Section 3 prohibits the construction of more than one dwelling house.

DISCUSSION

To permit the construction of multiple dwellings in a single lot as-of-right, staff recommends repealing policy directions to prohibit manufactured homes, the implementing provisions of the policy directions, and striking out definitions that are no longer being referenced, as stated in Table 1. The proposed by-laws amending the Secondary Planning Strategy and the Land Use By-laws are attached as Appendices C and D.

Table 1

The list comparing the existing and the proposed Secondary Planning Strategy and Land Use By-law for Lunenburg Municipal Industrial Zone.

<p>Lunenburg Municipal Industrial Zone Secondary Planning Strategy (By-law 005)</p>	<p>Lunenburg Municipal Industrial Zone Secondary Planning Strategy (By-law 005C)</p>
<p>Existing Section 2.0.3</p> <p>Due to the incompatibility of mobile homes and mobile home parks, with the existing land uses within and surrounding the planning area, it shall be Council’s policy to prohibit mobile homes within the Mixed Residential (MR) Zone.</p>	<p>Proposed Section 2.0.3</p> <p>Repealed.</p>
<p>Existing Section 3.0.2</p> <p>It shall be the policy of Council to permit office and public buildings, national defense buildings, ground search and rescue operations, emergency measure operations, warehousing, hotels, motels, manufacturing uses, residential, recreational, agricultural uses, and retail shopping facilities, excluding mobile homes or mobile home parks, within the Lunenburg Municipal Industrial Zone.</p>	<p>Proposed Section 3.0.2</p> <p>It shall be the policy of Council to permit office and public buildings, national defense buildings, ground search and rescue operations, emergency measure operations, warehousing, hotels, motels, manufacturing uses, residential, recreational, agricultural uses, and retail shopping facilities within the Lunenburg Municipal Industrial Zone.</p>

Lunenburg Municipal Industrial Zone Land Use By-law (By-law 006)	Lunenburg Municipal Industrial Zone Land Use By-law (By-law 006C)
<p>Existing Section 3.3 (One dwelling per minimum size lot or parcel)</p> <p>A development permit shall be issued for more than one dwelling on a lot only where the lot has sufficient area and frontage to enable the lot to be subdivided into two (2) lots or more lots which meet all the applicable zone requirements and where the dwellings are located on the lot in such a way that the new lots may be created around them which meet all applicable area, frontage and yard requirements, or where a development agreement has been executed.</p>	<p>Proposed Section 3.3</p> <p>Repealed.</p>
<p>Existing Section 4.1 (Permitted developments in the MR zone)</p> <p>No development shall be permitted nor shall any land, building or structure be used on a lot within the Mixed Residential (MR) Zone for any other purpose than:</p> <p>a) One of the following Main Uses:</p> <ul style="list-style-type: none"> i) a single-unit dwelling, ii) a two unit dwelling or iii) a multi-unit dwelling; and, <p>b) One of the following Secondary Uses in conjunction with a single-unit dwelling or a building accessory to a single-unit dwelling:</p> <ul style="list-style-type: none"> i) subject to Section 3.18, a home occupation use 	<p>Proposed Section 4.1 (Permitted developments in the MR zone)</p> <p>No development shall be permitted nor shall any land, building or structure be used on a lot within the Mixed Residential (MR) Zone for any other purpose than:</p> <ul style="list-style-type: none"> a) residential uses and facilities; and b) One of the following Secondary Uses in conjunction with a single-unit dwelling or a building accessory to a single-unit dwelling: <ul style="list-style-type: none"> i) subject to Section 3.18, a home occupation use

<p>Existing Sections 4.2 and 5.2 (Zone requirements)</p> <p>Detached Single-Unit Dwelling</p> <p>Attached Dwellings on Separate Lots</p> <p>Two- Unit Dwelling</p> <p>Multi-Unit Dwelling</p>	<p>Proposed Sections 4.2 and 5.2 (Zone requirements)</p> <p>Detached Single-Unit Dwellings</p> <p>Attached Dwellings on Separate Lots</p> <p>Two- Unit Dwellings</p> <p>Multi-Unit Dwellings</p>
<p>Existing Part 7 (Definitions)</p> <p>Dwelling, detached single-unit, means a completely detached dwelling, other than a mobile or mini home, containing only one dwelling unit.</p>	<p>Proposed Part 7 (Definitions)</p> <p>Dwelling, detached single-unit, means a completely detached dwelling containing only one dwelling unit.</p>
<p>Existing Part 7 (Definitions)</p> <p>Mobile home means any dwelling which is pre-manufactured and designed to be transported to a site as one intergral unit on its own chassis and wheels, and where it may be located on wheels, jacks, posts, piers, blocks or permanent foundations, and which may be connected to sanitary facilities.</p>	<p>Proposed Part 7 (Definitions)</p> <p>Repealed. (This definition is no longer referenced in the Land Use By-law.)</p>
<p>Existing Part 7 (Definitions)</p> <p>Mobile home park means an establishment comprising land or premises under single ownership, designed and intended for residential use, where residence is in two or more mobile homes.</p>	<p>Proposed Part 7 (Definitions)</p> <p>Repealed. (This definition is no longer referenced in the Land Use By-law.)</p>
<p>Existing Part 7 (Definitions)</p> <p>Semi-detached dwelling - See DWELLING, SEMI-DETACHED.</p>	<p>Proposed Part 7 (Definitions)</p> <p>Repealed. (This definition was never referenced in the Land Use By-law.)</p>

IMPLICATIONS

A public information session (<https://www.facebook.com/watch/live/?v=245680837292575>) was held on April 1, 2021 for citizens to ask questions about this proposed development, and multiple stakeholders were contacted to ask whether this proposal is appropriate as shown in Appendix A.

Fire protection

The proposed site is under the jurisdiction of Oakhill & District Fire Department. Overall, the fire department is confident on its ability to provide fire protection services in the proposed site (Oakhill Fire Department, personal communication, 5 April 2021).

Although Oakhill Fire Hall is 8.0 kilometres away via Highway 325, an access gate on Highway 103 is the primary response route for the fire department to suppress fire in Pine Grove. The access gate, which is located between Exit 12 and Northfield Drive overpass, reduces the response time from 10 minutes to 5 minutes. An automatic mutual-aid agreement is also in place to request assistance from Northfield Fire Department and Bridgewater Fire Department, if more support is needed.

Recommendations from Oakhill Fire Department and the municipal Fire Services Coordinator are as follows:

- it is preferable to have one hydrant for each phase of development, if possible;
- if fire hydrants are planned, a review from Oakhill Fire Department is encouraged to provide suggestions on fire flow rating during the design phase of development;
- if fire hydrants are not planned or unable to provide sufficient fire flow of water, access to a pond by the proposed site is recommended; and
- driveways should have sufficient widths and corner radii to allow fire apparatus to pass each other.

Safety & security

Lunenburg District Royal Canadian Mounted Police (RCMP) oversees the policing activities in the Municipality. Although the proximity of the proposed site to the office of RCMP Bridgewater Detachment is not relevant to the level of service, the addition of 32 residential units to Lunenburg County will not impact police service delivery (RCMP, personal communication, 6 April 2021).

Emergency management

From an emergency management perspective, there is relatively a low risk for this proposed development (Lunenburg County Emergency Management Organization [REMO], personal communication, 13 April 2021).

The REMO advised that, in case of evacuation, Harold Whynot Road is the only way out from the proposed site. Even if Harold Whynot Road is connected to Charlie Lane or Naugler Road in the future, it would likely be private roads. A part of Harold Whynot Road may be prone to an inland flooding, which may further impede an evacuation. Highway 103, the nearby industrial area carrying chemical and hazardous materials, and the two federal police and military facilities make the proposed site fall under the evacuation zone.

Environment

In general, the on-site sewage disposal system would require either a notification or an approval through NS Environment & Climate Change, in which the system must be engineered. While the water main installation and road ditching do not require an approval, culverts and stormwater lines require a notification or an approval, if intended.

During construction, with all the exposed soils, the developer is expected to construct erosion and sedimentation controls by following provincial guidelines (NS Environment & Climate Change, personal communication, 17 March 2021).

Water infrastructure

The applicant stated that a contract for central water exists with Bridgewater Public Service Commission (PSC). Under the 1996 Golf Course Waterline Agreement between the PSC, the Municipality, and the now-dissolved Lunenburg Municipal Industrial Commission, 16 US gallons per minute of water have been allocated to a potential expansion of subdivision of 40 homes. The PSC recognizes the commitment to provide water services to the properties in the agreed quantities. (Bridgewater Public Service Commission, personal communication, 15 April 2021).

Traffic safety

The addition of 32 semi-detached homes will have an insignificant impact to traffic along Harold Whynot Road and the intersections at Cook's Lane and Pinegrove Road. The increased traffic would amount to a maximum of 25 trips in the morning or evening peak hours.

The approach speeds and stopping sight distances have been checked at this existing Golf Club entrance and found to be adequate. Although setback measurements from the Harold Whynot Road were not supplied, the scaled distances on the attached plan are also adequate.

Overall, the provincial department has no concerns with the proposed development (NS Transportation & Active Transit, personal communication, 6 April 2021).

WORK PLAN

The following is a tentative schedule for this planning process:

- Application received on March 3, 2021;
- Public information session held online on April 1, 2021;
- Planning Advisory Committee meeting to be held on April 29, 2021;
- Council conducts a first reading on May 11, 2021;
- Municipality circulates a notice of intention to approve on May 19, 2021;
- Council conducts a public hearing and a second reading on June 8, 2021; and
- NS Municipal Affairs approves the amending by-laws by July 21, 2021.

ALTERNATIVES

The Planning Advisory Committee may recommend against the amendments to the Secondary Planning Strategy and the Land Use By-law for Lunenburg Municipal Industrial Zone Plan Area. If so, the applicant cannot proceed with the construction of the proposed development as shown in Appendix A, unless by development agreement.

However, the existing Land Use By-law allows one building of 20 units by as-of-right, achieving the same level of residential density with a different structural type.

APPENDICES

Appendix A: 21-035 Villas at Osprey Ridge Concept Plan Final

Appendix B: Restrictive covenants of Danica Drive Subdivision

Appendix C: Proposed By-law 005C (Lunenburg Municipal Industrial Zone Secondary Planning Strategy)

Appendix D: Proposed By-law 006C (Lunenburg Municipal Industrial Zone Land Use By-law)

Department: Planning & Development Services

Report prepared by: Byung Jun Kang, Planner

Date: 2021-04-14

Report approved by: Jeff Merrill, Director

Date: 2021-04-15

FILE: C:\Users\Ken.Zwickler\Zareski Architecture & Planning\Projects - 2021\Projects\21-035 Kiel - Osprey Village\4_PLANN1_DWG\1_Site Plan\21-035-OSPERY_VILLAGE-100.dwg SHEET: 11x17 (2)



LEGEND

- Site Boundary
- - - Adjacent Property Boundary

SITE SUMMARY:

- PID: 60489549
- Total Land Area: 10.42Acres

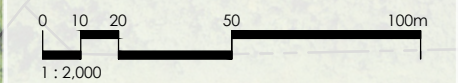
NOTES:

- Subject to survey. Property lines and topographic features are approximate only.
- Site subject to by-law review and regulations.

SOURCES:

- Property lines and topographic features are from provincial mapping.

SCALE:



DWELLING EXAMPLE



SCHEDULE "A"

██████████

Place Name: HAROLD WHYNOT ROAD OAKHILL
Municipality/County: MUNICIPALITY OF DISTRICT OF LUNENBURG/LUNENBURG COUNTY
Designation of Parcel on Plan: ██████████
Title of Plan: S/D LOT 1 - 7 & 9 - 15 ERIC WHITE CONSTRUCTION AT OAKHILL
Registration County: LUNENBURG COUNTY
Registration Number of Plan: ██████████
Registration Date of Plan: 2005-10-24 10:53:19

Together with a Right of Way from the Harold Whynot Road over Danica Drive as shown on Plan No. ██████████

1. The lands to which these building restrictions shall apply (hereinafter called the said lands) include the lot hereinbefore described in Schedule A hereto annexed.
2. The Grantee agrees not to cut down or remove from the said lands any living tree standing on the said lot, more than three (3) inches in diameter and more than ten (10) feet from the foundation, without the consent in writing of Eric White Construction Limited (which consent will not be unreasonably withheld) and that, subject to the exception aforesaid, if any tree more than three (3) inches in diameter and more than ten (10) feet from the foundation, is cut down or removed without such consent first had and obtained, the Grantee will forthwith replace the same, at his expense, under the supervision of Eric White Construction Limited.
3. The Grantee agrees that no more than one dwelling house shall be erected or stand at any one time upon the lot herein described.
4. No addition to any building shall be erected unless the plans and specifications have been submitted to Eric White Construction Limited or its agent and its approval in writing obtained.
5. No signs, billboards, notices or other advertising matter of any kind (except the ordinary signs offering the said lot or buildings thereon for sale or rent) shall be placed on any part of the said lot or in any buildings or on any tree, fence, or any kind of structure on the said lot without the consent of Eric White Construction Limited.
6. No trailer of any kind used for the purposes of living, sleeping or eating accommodation shall be parked or placed upon any part of the said lot.
7. No part of the said lands shall be used for the placing or storage or any mobile or modular home, except for the storage of an unoccupied travel trailer.
8. No part of the said lands shall be used for the dumping or storage of building waste or other material of any kind except of clean earth for the purposes of leveling in connection with the erection of a building thereon or the immediate improvements of the grounds.
9. The Grantee will not permit the condition of the surface of the lands or any part thereof to be in such a condition as to be below the standard of landscaping of the surface of lots which is normally found in a first class residential neighbourhood. Homeowners will be responsible for maintenance of ditches along the property line of each lot.
10. The Grantee will not permit the installation and use of any outdoor wood furnaces, incinerator or other refuse burning device.
11. The Grantee covenants and agrees to commence construction of the new home within a period of three (3) months from date of conveyance of the within lot from Eric White Construction Limited. In the event the Grantee has not commenced construction of the new home within the prescribed period and has not made arrangements in writing with Eric White Construction Limited for an extension or should the Grantee decide not to build on the said lot, the Grantee agrees to re-convey the said lands to Eric White Construction Limited at 75% of purchase price paid by the Grantee to Eric White Construction Limited this date. This option shall be at Eric White Construction Limited sole discretion.

██████████ ██████████

12. Eric White Construction Limited will be the exclusive builder on said lands unless other plans and specifications have been submitted to Eric White Construction Limited or its agent and its approval in writing obtained.

13. The Grantee shall not withhold its consent to the erection or installation and maintenance along the side or the rear of the lot herein described of electric, telephone and/or television poles, lines, equipment and guys and anchors, and underground cables, all for common use with all necessary access from time to time for the employees of the person, firm or corporation or persons, furnishing, maintaining or repairing same.

14. Danica Drive is a Private Road therefore pole lighting on lots Danica Drive shall be added to taxes of said lots. Paving will commence after 75% of lots are sold.

15. The Grantee agrees that no dwelling house shall be erected or stand upon the said lot or any part thereof which has in total less than the minimum area of habitable living space set out opposite the most closely applicable description of dwelling house set out below:

Description of Dwelling House Minimum Ground floor area

One Storey: 1600 sq. ft. One and One-Half Storey: 1200 sq. ft. Two Storey: 1400 sq. ft.

The measurements for calculation of the area referred to in this paragraph shall be taken as outside measurements of the main wall of the dwelling house, excluding garage, porch, verandah, sunroom, attic and unfinished basement.

16. Notwithstanding anything herein contained, no building, fence or erection of any kind shall be erected on the said lot unless the plans, dimensions, specifications and location thereof as indicated by a site plan (including the distance from the front, side and rear lines) shall have first been submitted and approved in writing by unless the plans and specifications have been submitted to Eric White Construction Limited (which approval shall not reasonably be withheld) and no building, fence or other erection shall be constructed or placed on the said lot otherwise than in conformity with such plans, specifications and site plan.

17. No part of the said lands shall be used for keeping any animals except those normally kept as household pets. No part of the said lands shall be used for breeding of pets for sale.

18. The Grantee shall not regrade or permit his property to be regraded in such a manner that it will block or impede any water course or swale or cause water to pond or build up on any adjacent property.

19. All homes built shall contain Brick, Cape Cod Wood siding or Stucco.

20. No major repairs to any motor vehicle shall be effected on the said lands save within a wholly enclosed garage.

Provided always that notwithstanding anything herein contained, Eric White Construction Limited, shall have the power by instrument or instruments in writing from time to time waive, alter or modify the above covenants and restrictions in their application to any lot or lots or to any part thereof comprising part of the said lands without notice to the owner of any other lot on the said lands.

Subject to a Nova Scotia Power Inc. utility Easement recorded at the Registry of Deeds Office for the County of Lunenburg on March 28, 2006 as Document No. 84683326.



**Municipality of the District of Lunenburg
BY-LAW**

Title: Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy (2021)	
By-Law No. 005C	Legislative Authority: Municipal Government Act, Section 216
Effective Date: TBD	Amended Date: N/A

Title

- 1** This By-law is entitled the Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy (2021).

Multiple dwellings in a lot permitted

- 2** Section 2.0.3 of By-law 005 is repealed.

Multiple dwellings permitted in the MR zone

- 3** Section 3.0.2 of By-law 005 is amended by striking out “, excluding mobile homes or mobile home parks,”.

Annotation for Official By-law Book	
Date of Adoption	June 8, 2021
Date of First Reading	May 11, 2021
Date of Advertisement of Notice of Intent to Consider	May 19 & 26, 2021
Date of Second Reading	June 8, 2021
Date of mailing to Minister a Certified copy of By-law	June 10, 2021
*Date of advertisement of Passage of By-law	TBD
*Effective Date of the By-law unless otherwise specified in the text of this By-law	
I certify that these “Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy (2021)” was adopted by Council and published as indicated above.	
_____	_____
Sherry Conrad, Municipal Clerk	Date

**Municipality of the District of Lunenburg
BY-LAW**

Title: Amendments to Lunenburg Municipal Industrial Zone Land Use By-law (2021)	
By-Law No. 006C	Legislative Authority: Municipal Government Act, Section 219
Effective Date: TBD	Amended Date: N/A

Title

1 This By-law is entitled the Amendments to Lunenburg Municipal Industrial Zone Land Use By-law (2021).

Multiple dwellings in a lot permitted

2 Section 3.3 of By-law 006 is repealed.

Multiple dwellings permitted in the MR zone

3 Clause 4.1 a) of By-law 006 is repealed and the following clause substituted:

a) residential uses and facilities; and

Zone requirements amended in the MR zone

4 Subsection 4.2(1) of By-law 006 is amended by striking out “Dwelling” as the word appears in subclauses A) and B) and substituting “Dwellings”.

Zone requirements amended in the LMI zone

5 Section 5.2 of By-law 006 is amended by striking out “Dwelling” as the word appears in a chart and substituting “Dwellings”.

Definition amended

6 Part 7 of By-law 006 is amended by striking out “, other than a mobile or mini home,” in the definition of “dwelling, detached single-unit”.

Definitions repealed

7 Part 7 of By-law 006 is further amended by striking out the definitions of “mobile home”, “mobile home park”, and “semi-detached dwelling”.

Annotation for Official By-law Book

Date of Adoption	June 8, 2021
Date of First Reading	May 11, 2021
Date of Advertisement of Notice of Intent to Consider	May 19 & 26, 2021
Date of Second Reading	June 8, 2021
Date of mailing to Minister a Certified copy of By-law	June 10, 2021
*Date of advertisement of Passage of By-law	TBD

*Effective Date of the By-law unless otherwise specified in the text of this By-law

I certify that these “Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy (2021)” was adopted by Council and published as indicated above.

Sherry Conrad, Municipal Clerk

Date