

Municipality of The District of Lunenburg
Public Hearing held by Municipal Council

in Council Chamber, 10 Allée Champlain Drive, Cookville, NS
Tuesday, March 11, 2025 – 8:30 a.m.

Attendance

Mayor Elspeth McLean-Wile
Deputy Mayor Chasidy Veinotte, District 10
Councillor Morgen Reinhardt, District 1
Councillor Martin Bell, District 2
Councillor Wendy Oickle, District 3
Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Alison Smith, District 6
Councillor Edgar Burns, District 7
Councillor Kacy DeLong, District 8 (via TEAMS)
Councillor Ben Brooks, District 9

Staff

Tom MacEwan, Chief Administrative Officer
Alex Dumaresq, Deputy CAO
April Whynot-Lohnes, Municipal Clerk
Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the Public Hearing to order at 8:31 a.m.

2. Opening Remarks

Mayor McLean-Wile reported that this was a Public Hearing for Council to receive written and verbal presentations from citizens in attendance concerning amendments to the Municipal Planning Strategy and the Land Use By-law as it relates to Cluster Development regulations.

2a Introduction of Council Members

Councillors for each district introduced themselves.

Councillor Oickle declared a conflict of interest and removed herself from the table.

2b Review of Agenda and Rules of Conduct

Mayor McLean-Wile reviewed the agenda and read the Rules of Conduct that are to be followed by members of the public who wish to speak at the Hearing. The Rules of Conduct were also printed at the bottom of the agenda.

3. Reports and Presentations by Staff

Reid Shepherd, Deputy Director of Planning & Development Services, and Ella Gindi, Planner II, were in attendance.

Ms. Gindi gave a presentation on Cluster Development (attached to Minutes), providing details on the following:

- details on cluster development process to date
- what is a cluster development
- regulations summary
- development agreement summary
- project timeline

4. Written and Verbal Presentations from the Public

4a Review of Written Submissions

Mayor McLean-Wile asked if any written submissions were received by the Municipality.

Ms. Gindi reported that 35 written submissions were received and included in the agenda package and the package of additional material, as well as a petition with 86 signatures. She advised that the majority of the submissions spoke in favour of the proposed regulations.

4b Verbal Presentations by the Public

Mayor McLean-Wile asked if there were any verbal presentations to be made by anyone in the audience.

Duncan Crowdis, Second Peninsula, spoke in support of the proposed regulations.

Matthew Oickle, a builder with ongoing projects in MODL, commented that he is not opposed to the regulations but asked that the timeline be extended to for implementation of the regulations be extended 2 years to allow his current project to be completed. Mr. Oickle showed a preliminary plan of his proposed development. It was requested that a copy of the plan be provided to Council.

Adam Wicks, owner of a construction management firm, Antler Construction, and Peter Goshen, architect with NUVO Architecture and Interiors, both hired by the owners of a proposed cluster development at Lot 4 on the William Hebb Road, requested an extension of 3 months be given to allow them to complete the designs for the development plan, due to misunderstandings in details provided by Municipal staff and the money expended to date on the project.

Duncan Crowdis, Second Peninsula, asked to address Council a second time. He noted that there were no stipulations in the regulations that would inhibit any of the issues heard from others during public input.

Tyler Veinot, Northfield, spoke against the proposed regulations noting the added costs that would be incurred by developers.

Catherine Heckman, Second Peninsula, spoke in favour of the proposed regulations and against providing exemptions explaining that everyone should follow the same regulations and that they need to be fair for both community and developers.

Mayor McLean-Wile asked three times if there was anyone else in the audience who would like to address Council on the proposed Agreement. There were no further comments.

5. Review of Approval Process

Mayor McLean-Wile reviewed the approval process, noting that Municipal Council could either call a Special Council meeting and make a decision at the close of this Hearing or the decision could be deferred to the next regular Council meeting. It was noted that the regularly scheduled Council meeting would take place immediately following the Public Hearing.

It was noted that Council has heard the concerns of the residents in attendance.

6. Closing of the Public Hearing

Mayor McLean-Wile declared the Public Hearing closed at 9:17 a.m.



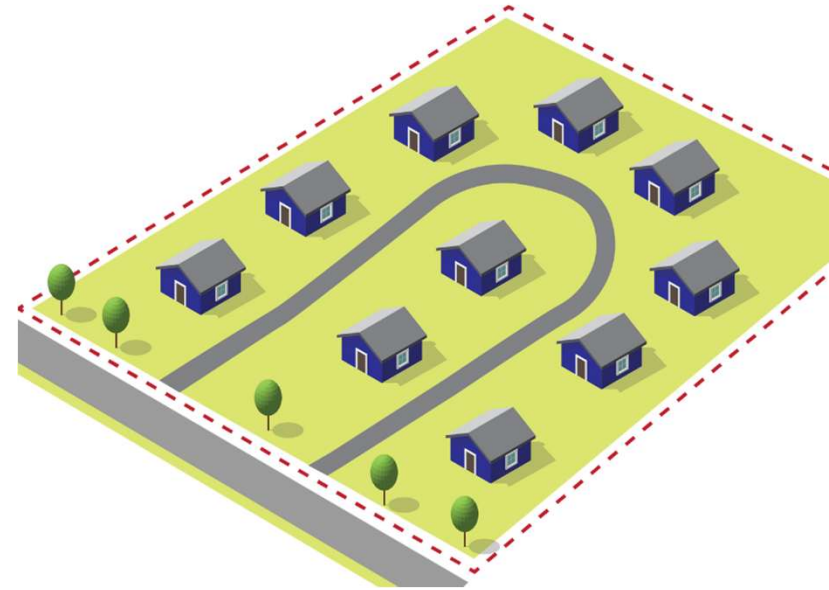
Public Hearing

Cluster Development


March 11, 2025

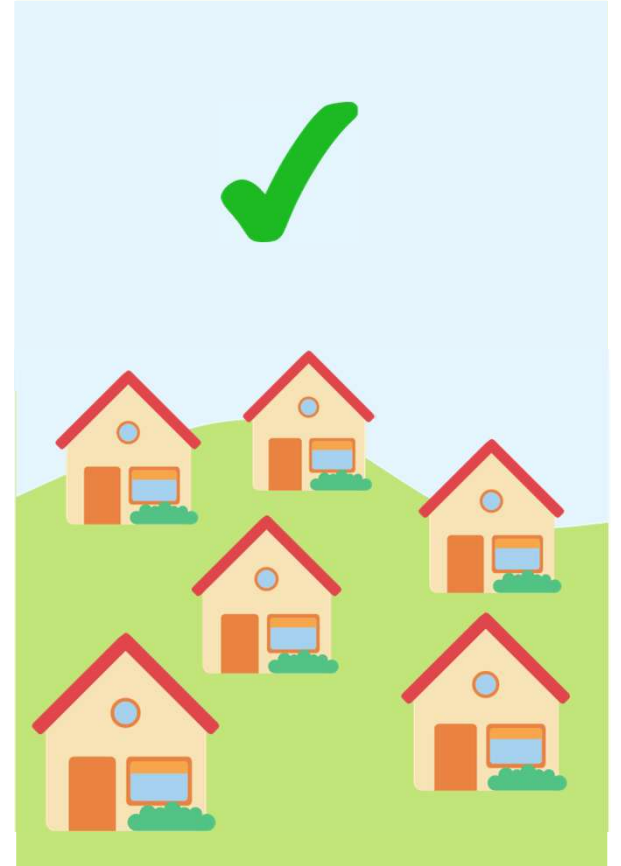
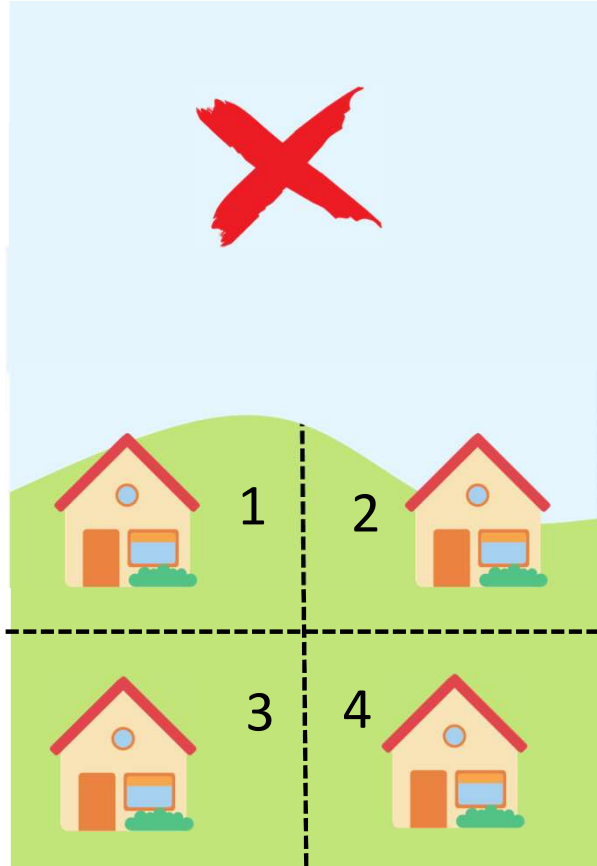
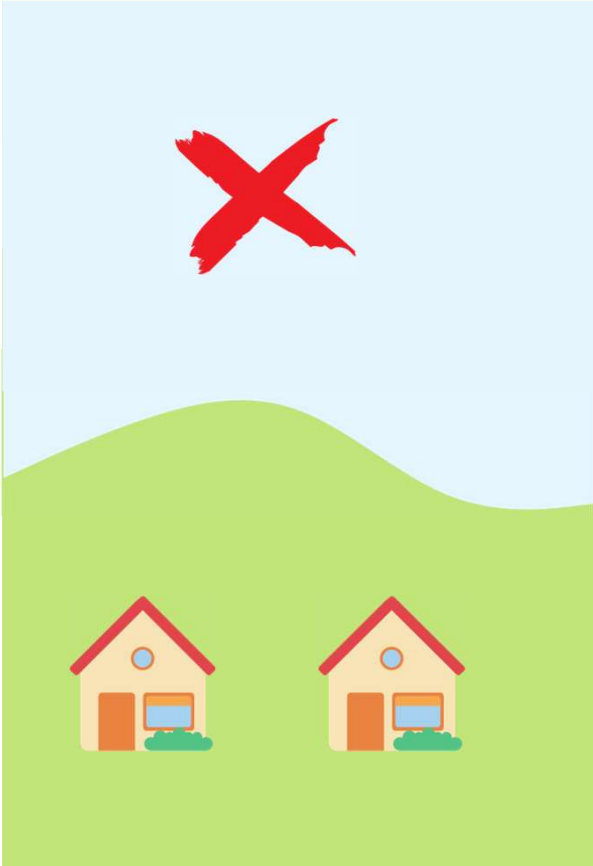
Background

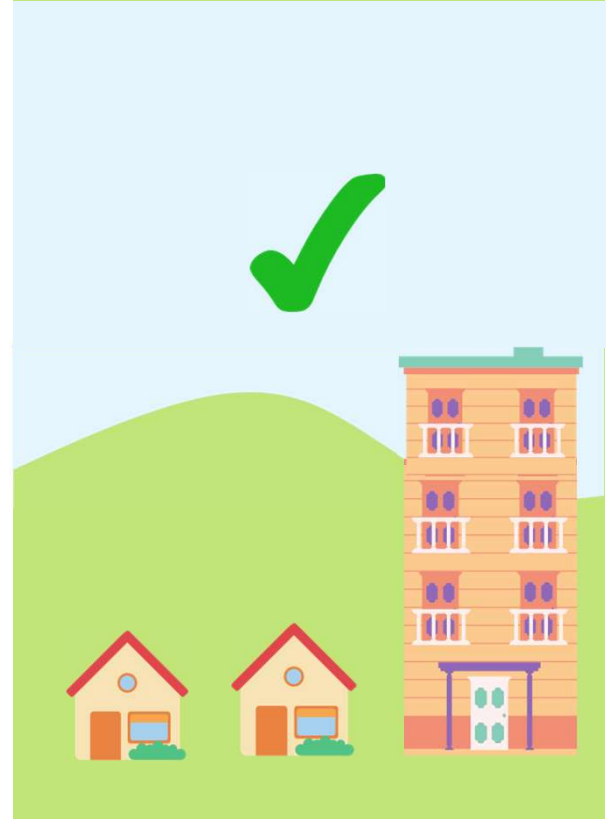
- Lack of existing development standards for this development style.
- Concerns over safety, environment, service capacity.
- First reading passed January 28, 2025
- Public Information Session March 3, 2025

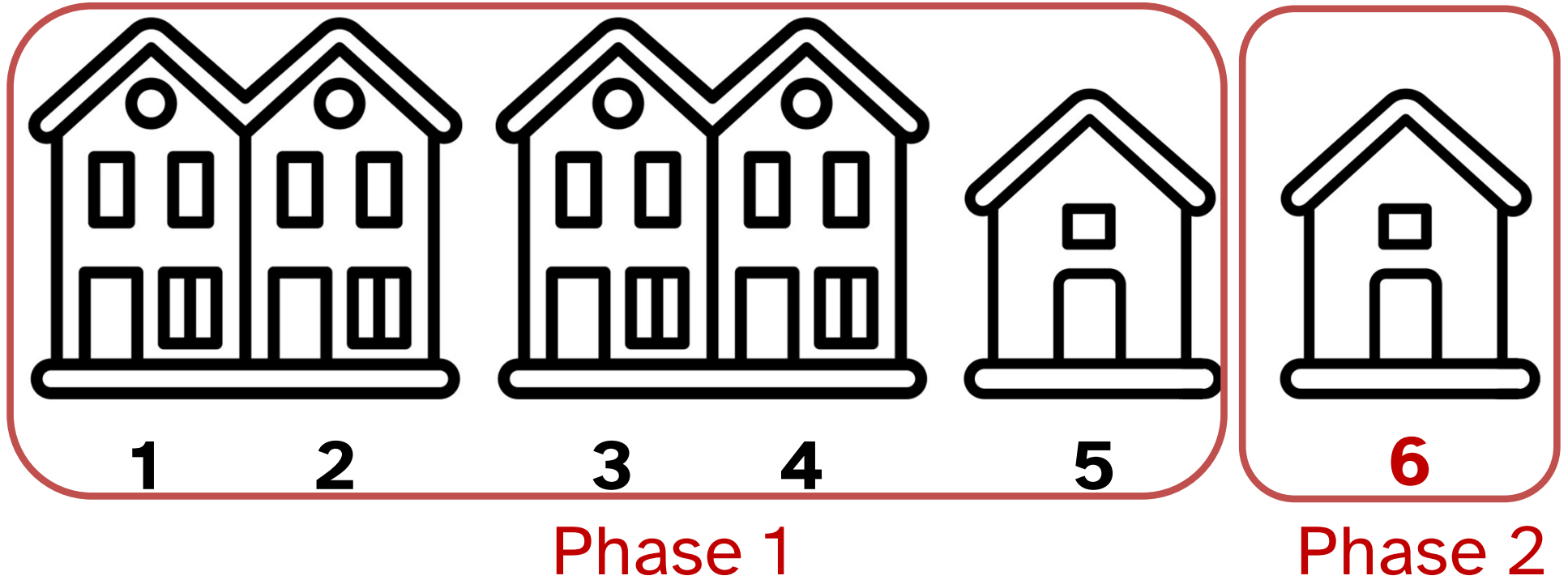


MODL's Cluster Development Definition

1. Six (6) or more Dwelling Units contained in two or more Dwellings on a single Lot
 2. that is partly or entirely un-serviced by municipal water and sewer,
 3. including new phases or units in a phased-development condominium with six (6) or more Dwelling Units overall.
 4. A Recreational Vehicle Parking Site is not considered a Cluster Development.
- 







Now it's a cluster development



Seven Lakes Community – Site Plan

A Recreational Vehicle Parking Site is not considered a Cluster Development.

- To provide distinction
- RVs are typically regulated separately



Regulations Summary

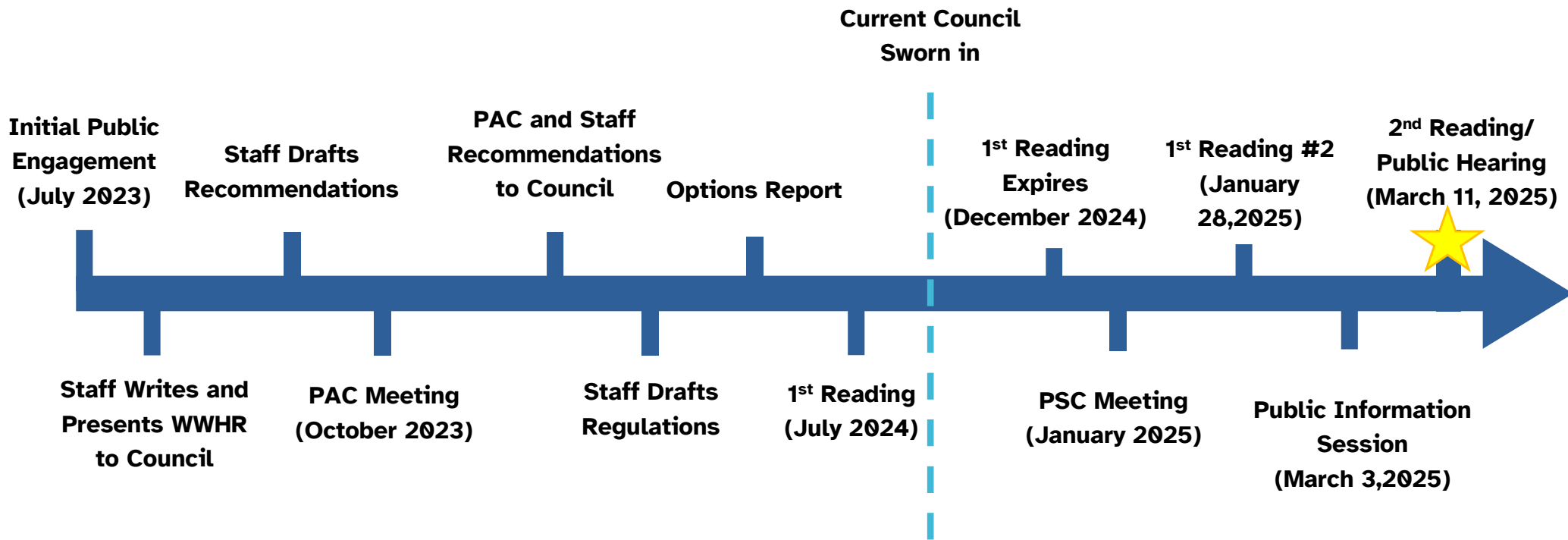
- Cluster developments: 6+ units over two structures on any single unserviced lot.
- Approved by development agreement.
- Non-conforming provision – condominium registration by December 31, 2025.
- Review every 5 years.

Development Agreement Summary

Council may consider individual proposals based on:

- Adequacy of street networks, site access, emergency access
- Adequacy of services such as water and sewer
- Availability of a safe water supply
- The suitability of the site in relation to environmental impact

Project Timeline



Questions?