

Municipality of the District of Lunenburg

Minutes of a Meeting of Municipal Council

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.

Tuesday, March 25, 2025 – 9:00 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

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 meeting to order at 9:00 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Announcements/Acknowledgements/Recognition

Councillor Brooks acknowledged the community engagement and speakers at the meeting regarding MODL planning matters at the Best Western on March 24, 2025.

Councillor Smith acknowledge Agriculture Day held in Caledonia and recognized the North Queens Fire Department and the Department of Agriculture.

Mayor McLean-Wile attended the Lunenburg County Christmas Tree Growers meeting in the Forties where much of the discussion was on upcoming tariffs and the implications on this industry.

Dep Mayor Veinotte announced that the Jennifer Collins Classic Tournament (formerly Berg Classic) was scheduled for March 28-30, and explained that the hockey tournament's goal was to raise funds to those in financial hardship. She also advised that the Lunenburg & District Fire department would be holding a breakfast.

2.1 Proclamation – Purple Day 2025

Mayor McLean-Wile proclaimed March 26, 2025 as Purple Day in the Municipality of the District of Lunenburg.

3. Public Input

Andrew Himmelman, resident of District 4, spoke on the community meeting regarding the draft Planning By-law and provided the Clerk a petition signed by residents to change the draft Municipal Wide Planning document.

Mr. Himmelman requested that Council move meetings to evenings meetings and that investigations be done on:

- how the proposed municipal wide planning document was created by an unbiased party; and
- MODL's membership with ICLEI and Partners for Climate Protection.

Mayor McLean-Wile reported that Council would be holding one evening meeting monthly, beginning April 8.

4. Approval of Agenda

It was requested that the following item be added to the agenda and moved to under Item 6.

Item 13.1 Municipal Planning Strategy & Land Use By-law

Moved by Councillor Moore, seconded by Councillor Oickle that the Agenda be approved as amended. Carried unanimously.

5. Approval of Minutes – Council February 25, 2025, Special Council March 6, 2025, Public Hearing March 11, 2025, Council March 11, 2025

The Minutes of the February 25, 2025 Council meeting were approved as circulated.

The Minutes of the March 6, 2025 Special Council meeting were approved as circulated.

The Minutes of the March 11, 2025 Public Hearing were approved as circulated.

The Minutes of the March 11, 2025 Council meeting were approved as circulated.

6. Business Arising from Minutes – Nil

13. Added Item

13.1 Municipal Planning and Land Use By-law

Tom MacEwan, CAO, reviewed the report, “Municipal Planning Strategy and Land Use By-law”, attached to the Minutes, providing details on the provincially mandatory municipal planning, and the steps taken to date. He noted that MODL was the only municipality that did not have municipal wide land use planning.

It was clarified that if the Municipality decided against moving forward with municipal planning, the Province could impose its own planning requirements. The Municipality would lose its ability to have input in any local planning.

Mr. MacEwan explained the process for approving planning documents and noted that although the proposed planning document met the provincially mandated requirements, staff and Council would review the discretionary items and prepare a new document.

Original Motion

2025-054 Moved by Councillor Bell, seconded by Deputy Mayor Veinotte that Municipal Council direct staff to prepare a second draft of the Municipal Planning Strategy and Land use By-law that is less restrictive and closer in line to the mandatory minimum planning requirements outlined in the Municipal Government Act.

Councillor Oickle requested that the motion be amended to include that the new draft document be created in collaboration with council and residents of the Municipality of the District of Lunenburg.

Motion to Amend

Moved by Councillor Oickle, seconded by Councillor DeLong that the motion on the floor be amended to add the words “in collaboration with Council and residents of the Municipality of the District of Lunenburg” to the end of the motion.

It was noted that the process for approving planning documents was followed, and that a detailed plan for moving forward will be developed and provided to Council for approval.

The Motion to Amend was voted on and defeated. Those Opposed: Councillors Reinhardt, Bell, Hubley, Smith, Burns, DeLong, Brooks, and Deputy Mayor Veinotte

It was clarified that a jurisdictional scan of rural municipalities of Nova Scotia was done and that the planning document was intended as a draft document.

The Original Motion on the floor was voted on and carried unanimously.

7. Awarding of Tenders/RFPs

7.1 Award of RFP 2024-01-405 Housing Market Data Collection Study

Reid Shepherd, Deputy Director of Planning & Development Services, reviewed the report, “Award of Housing Market Data Collection Study RFP 2024-01-405” (circulated with the agenda) providing details of the review of the proposals received for the Housing Market Data Collection Study.

Councillor Burns declared a Conflict of Interest and removed himself from table.

It was clarified that the study would provide accurate local housing market data, which could be used by the Canada Mortgage and Housing Corporation (CMHC) when determining funding of affordable housing projects for the area.

2024-055 Moved by Councillor Smith, seconded by Councillor Reinhardt that Municipal Council award Request for Proposal 2024-01-405 Housing Market Data Collection to Turner Drake and Partners Limited, for \$49,400 plus HST for the completion of the Lunenburg County Housing Market Data Collection Project. Carried Unanimously.

Councillor Burns returned to the table.

7.2 Award of RFP 2024-01-404 Water System Master Plan Study (Exit 12)

Larry Feener, Municipal Engineer, reviewed the report, “RFP 2024-01-404 Water System Master Plan Study” (circulated with the agenda) providing details on the review of the proposals received for the Water System Master Plan Study.

2024-056 Moved by Councillor DeLong, seconded by Councillor Moore that Municipal Council award Request for Proposal 2024-01-404 Water System Master Plan Study to DesignPoint Engineering in the amount of \$92,610, including a 10% contingency and net HST, with approximately 75% of the cost being funded by the Public Service Commission of Bridgewater. Carried Unanimously.

8. Presentations/Scheduled Times - Nil

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards

10.1. Policy & Strategy Committee

10.1.1 Approval of Amendments to Policy 074 Unsightly Premises Clean Up Assistance

A recommendation from the Policy & Strategy Committee, including a report titled, “Amendments to Policy 074 Unsightly Premises Clean Up Assistance Program” providing details on the proposed amendments of the policy, was circulated with the agenda.

Alex Dumaresq, Deputy CAO, gave a summary of the amendments.

2025-057 Moved by Councillor Moore, seconded by Deputy Mayor Veinotte that Municipal Council accept the recommendation of the Policy & Strategy Committee and amend Policy 074 Unsightly Premises Clean Up Assistance Policy, as presented, to increase the assistance amount to \$1500, and that the assistance not be limited to equipment or machinery.

It was requested that residents who have a current open file on their property be advised by letter of the amendment to the policy.

The Motion on the floor was voted on and carried. Opposed: Councillor Burns

10.1.2 Approval of 2025-2028 Lunenburg County Accessibility Plan

A recommendation from the Policy & Strategy Committee, including a report titled, “Lunenburg County Accessibility Plan 2025-2028” including details on the process to date and a copy of the draft Accessibility Plan, was circulated with the agenda.

Mr. Dumaresq provided a summary and advised that the accessibility plan was mandated by the Province and that the Municipality has partnered with the four other municipalities in Lunenburg County.

2025-058 Moved by Councillor Hubley, seconded by Councillor DeLong that Municipal Council accept the recommendation of the Policy & Strategy Committee and approve the Lunenburg County Accessibility Plan 2025-2028, as presented. Carried. Opposed: Councillor Brooks

10.1.3 Approval of Inter-Municipal Agreement for Joint Police Advisory Board

A recommendation from the Policy & Strategy Committee, including a report titled, “Proposed Agreement for Joint Police Advisory Board” providing details on the draft agreement required between the units to create a joint police board, was circulated with the agenda.

Mr. Dumaresq provided a summary of the requirements for the inter-municipal agreement.

2025-059 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council accept the recommendation of the Policy & Strategy Committee and authorize the execution of the Inter-Municipal Agreement, as presented, for a Joint Police Advisory Board. Carried unanimously.

It was clarified that priorities would be set by the Board based on the annual RCMP report.

The Motion on floor was voted on and carried unanimously.

10.1.4 South Shore ICE Storm Association Grant Approval

A recommendation from the Policy & Strategy Committee, including a report titled, “Major Events Grant Application Canadian National Para Hockey Championship” providing details on the grant application received from the South Shore ICE Storm Association, was circulated with the agenda.

2025-060 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that Municipal Council accept the recommendation of the Policy & Strategy Committee and provide a grant to the South Shore ICE Storm Association in the amount of \$18,000, funded from the 2024-2025 Council Approved Contingency Fund for the Canadian National Para Hockey Championship being held at the LCLC from May 14 to 18, 2025. Carried unanimously.

10.1.5 Hike Nova Scotia Major Event Grant Pre-Budget Approval

A recommendation from the Policy & Strategy Committee, including a report titled, “Major Events Grant Application Hiking Summit” providing details on the grant application received from Hike Nova Scotia, was circulated with the agenda.

2025-061 Moved by Councillor Oickle, seconded by Councillor Smith that Municipal Council accept the recommendation of the Policy & Strategy Committee and provide pre-budget approval for the Hike Nova Scotia’s application for funding through the Major Event Grant in the amount of \$3000 for the Hiking Summit. Carried unanimously.

10.1.6 Approval of Non-Profit Organization Tax Exemptions

A recommendation from the Policy & Strategy Committee, including a report titled, “Tax Exemption for Non-Profit Organizations Policy 012 Renewals” providing details on the policy regarding partial and full tax exemptions to qualifying non-profit organizations, was circulated with the agenda.

2025-062 Moved by Councillor Moore, seconded by Councillor Reinhardt that Municipal Council accept the recommendation of the Policy & Strategy Committee and approve the list of tax exemptions for non-profit organizations, as per Policy 012 Tax Exemption/Reduction, for a three year renewal term, as presented. Carried unanimously.

Council recessed at 10:13 a.m. and resumed at 10:26 a.m.

11. Staff Reports

11.1 Planning & Development Services

11.1.1 Cluster Development Options Report

Councillor Oickle declared a Conflict of Interest and removed herself from the table

Reid Shepherd, Deputy Director of Planning & Development Services, and Ella Gindi, Planner II, were in attendance. Ms. Gindi gave a presentation, "Cluster Development" (attached to Minutes) summarizing the steps taken to date and providing options for moving forward.

Ms. Gindi reviewed the following options for moving forward and outlined the concerns of and next steps for each option:

- Option 1 - Keep original recommendation
- Option 2 - Exemption for William Hebb Road Development
- Option 3 - Exemption for Trunk 10, Cookville Development
- Option 4 – Integrate Cluster Regulations into the Municipal-Wide Land Use Planning Project
- Option 5 – Exemption Date for all Cluster Developments

11.2 Administration Department

11.2.1 CAO's Response to Cluster Development Options Report

Tom MacEwan, CAO, reviewed the report, "CAO Response to Cluster Development Options Report" (circulated with the agenda) providing a response to the options outlined in the Planning Department's Cluster Development Options Report and recommending an amendment to the regulations to create a non-conforming use provision.

Mr. MacEwan explained that Council was not made aware of two housing projects that were in the early stages of development at the time of First Reading, the William Hebb Road project and the Trunk 10 project, and explained the issues around the developments of both. Mr. MacEwan further explained that creating a non-conforming use provision in the regulations would rectify the issues and permit the developers to move forward.

It was clarified that there were no other development projects in the queue that could take advantage of these proposed exemption clause.

It was noted that an amendment of this nature would be considered a substantial amendment and would trigger the requirement for doing First Reading again. Mr. MacEwan explained the current First Reading timeframe would end on the same day as the First Reading of the new proposed amendments.

14. In Camera

At 11:16 a.m., it was moved by Councillor Smith, seconded by Councillor Moore that Municipal Council go In Camera to discuss a Legal Advice matter under Section 22(2)(g) of the MGA. Carried.

Municipal Council In Camera in session.

At 11:24 a.m., it was moved by Councillor Moore, seconded by Councillor Smith that Municipal Council come out of In Camera and return to open session. Carried unanimously.

Municipal Council in session.

Discussions continued regarding Item 11.2.1 CAO's Response to the Cluster Development Options Report and the Cluster Development Options, and more specifically, the Development Agreement process.

It was explained that the CAO's recommendations were a way to address the lack of non-conforming clauses and the developers' requests for extensions.

2024-063 Moved by Deputy Mayor Veinotte, seconded by Councillor Bell that Municipal Council direct staff to draft an amendment to the Cluster Development Regulations to include a section that would permit developers a specified time period to get a building permit for a cluster development (that is not a phased development condominium) and, provided that construction commences within 12 months after the date of the permit, said development will be recognized by Council as non-conforming (and therefore not subject to the regulations). Carried unanimously.

2025-064 Moved by Councillor Moore, seconded by Councillor Burns that Municipal Council direct staff to draft an amendment to the Cluster Development Regulations as section 5.3.1 to change the date from December 31, 2025 to December 31, 2026. Carried. Opposed: Councillors Reinhardt, Smith, and DeLong

2025-065 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council direct staff to set the "grandfathering clause" at section 5.3.1 (be it the current December 31, 2025 or the recommended December 31, 2026) to also be the date set for the proposed "grandfathering clause" for cluster development. Carried. Opposed: Councillors Smith and DeLong

It was noted that a revised draft of the Cluster Development regulations would be brought back to Council at the April 22, 2025 Council meeting, and clarified that Council would deal with the current First Reading of the regulations and the First Reading of the substantive revisions to the regulations at the same time.

10.2 Regional Emergency Management Advisory Committee

10.2.1 REMO 2025-2026 Draft Operating Budget

A recommendation from the Regional Emergency Management Advisory Committee, including a report titled "2025/26 REMO Operating Budget", providing details on the REMO budget, was circulated with the agenda.

Alex Dumaresq, Deputy CAO, explained the process for approving the REMO budget and the provision of the Inter-Municipal Agreement between the five units that the Advisory Committee recommend the budget.

He noted that the following three options were reviewed by the REMO Advisory Committee, with Option 3 being recommended:

- Option 1 2 regional positions
- Option 2 1 regional position and 3 local coordinators
- Option 3 2 regional positions and 1 full time local emergency coordinator

Mr. Dumaresq explained that the full time local emergency coordinator would be based out of MODC, paid by MODC with 1/3 of the position billed to the total REMO cost, added to budget.

2024-066 Moved by Councillor Hubley, seconded by Councillor Burns that Municipal Council accept the recommendation of the Regional Emergency Management Advisory Committee (REMO) and approve Option 3 of the 2025-2026 draft budget options totalling \$405,417.06, with the Municipality's contribution being \$201,202.13. Carried unanimously.

10.3 Anti-Racism & Anti-Discrimination Advisory Committee

10.3.1 Draft Anti-Racism & Diversity Plan

Gem Roberts, Regional Anti Racism and Diversity Coordinator, reviewed the report, "Request for Decision – Draft Anti-Racism & Diversity Plan" (circulated with the agenda) and explained the steps taken towards the creation of the draft plan to increase belonging.

Ms. Roberts expected that the draft plan would be resubmitted in its final form with additional action items in early May.

Councillor Moore left the table at 11:59 a.m. and returned at 12:06 p.m.

2025-067 Moved by Councillor Oickle, seconded by Councillor Smith that Municipal Council approve the draft Anti-Racism & Diversity Plan for submission to the Province of Nova Scotia; and further that the final Anti-Racism & Diversity Plan will be developed and submitted to Council for approval. Carried Opposed: Councillor Brooks

Council recessed at 12:12 p.m. and resumed at 1:11 p.m.

A Point of Order was called regarding comments made during the discussion at Item 10.3.1. Mayor McLean-Wile explained that a Point of Order could only be called at the time the comment was made and expressed that she would not consider it.

10.4 Fire & Emergency Services Committee

10.4.1 Annual Funding re Regional Training Facility

A recommendation from the Fire and Emergency Services Committee, including a report titled, “Regional Training Facility – Continued Funding” providing details on the annual funding set aside for the regional fire training facility, was circulated with the agenda.

Chris Kennedy, Fire Services Coordinator, reviewed the report and noted that the draft training strategy included with the report identified training issues and proposed improvements.

2025-068 Moved by Councillor Bell, seconded by Councillor Smith that Municipal Council accept the recommendation of the Fire & Emergency Services Committee and approve continued funding for the regional training facility and that \$100,000 be placed into the reserve fund in the 2025-2026 budget. Carried unanimously.

10.5 Municipal Joint Services Board

10.5.1 Tipping Fees for Residential Brush

A recommendation from the Municipal Joint Services Board, including a report titled, “Brush Tipping Fees for Residents” providing details on costs associated with waiving tipping fees for residents disposing of residential brush, was circulated with the agenda.

2025-069 Moved by Councillor DeLong, seconded by Councillor Brooks that Municipal Council accept the recommendation of the Municipal Joint Services Board and cover the costs associated with the waiving of tipping fees for residents of the Municipality and include \$15,000 in operating budget to cover the fees. Carried unanimously.

11.2.2 Expropriation Resolution re PID 60592581

Tom MacEwan, CAO, reviewed the report, “Resolution to Expropriation” (circulated with the agenda) providing details on the Resolution that is required to pass to proceed with the expropriation process.

2025-070 Moved by Councillor Reinhardt, seconded by Councillor Bell that Municipal Council pass a resolution to expropriate the lands on Beach Road, Broad Cove, PID 60592581 and registered as owned by “Owners Unknown” as shown in Schedule A of the report dated March 25, 2025. Carried unanimously.

11.3 Finance Department

11.3.1 2025-2026 Draft Operating Budget Update

Elana Wentzell, Director of Finance, reviewed the report, “2025-26 Draft Operating Budget Update” (circulated with the agenda) providing details on the requested adjustments to the

draft Operating Budget and the recommended additional adjustments to finalize the draft Operating Budget.

It was clarified that the adjustments shown on the schedule attached to the report showed adjustments to the previous amounts, not the actual amount. Therefore, the bracketed amounts shown were additions to the budget.

11.3.2 Expanded Public Input

There were no public members to provide public input.

11.3.3 Council Deliberations & Direction

It was suggested that adequate staffing was required to provide strong public communication.

Ms. Wentzell explained that Council would receive the full budget package for review at the April 1, 2025 Finance Committee meeting.

12. Mayor's/Deputy Mayor's/Councillors' Matters

12.1 LCLC Update

Deputy Mayor Veinotte provided an update on the following matters of the Lunenburg County Multi-purpose Lifestyle Community Centre:

- Rising costs of operations
- Strategic planning
- User feedback survey closed – results report coming
- New website
- Development of spring advertising package
- Upcoming events
- MODL share of budget

It was noted that agendas and minutes were now being posted on the LCLC website.

12.2 Sustainability Conference Update

Councillor DeLong provided an update (attached to Minutes) on the Sustainability Communities Conference held in Fredericton on February 11 to 13, 2025.

12.3 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended the community hub engagement sessions; the LCLC Board meeting; the agenda briefing meeting; and all other councillor duties as assigned.

12.4 Mayor's Update

Mayor McLean-Wile's update is attached to the Minutes.

14. In Camera

At 1:56 p.m., it was moved by Councillor Hubley, seconded by Councillor Moore that Municipal Council go In Camera to discuss Item 14.1 Contract Negotiations under Section 22(2)(e) of the MGA. Carried.

Municipal Council In Camera in session.

At 2:16 p.m., it was moved by Deputy Mayor Veinotte, seconded by Councillor Hubley that Municipal Council come out of In Camera and return to open session. Carried.

Municipal Council in session.

14.1 Happy Communities Project

2024-071 Moved by Councillor Hubley, seconded by Councillor Smith that Municipal Council rescind Resolution 2024-168

'that Municipal Council award \$8,000 to the Good Neighbour Builders Project from the Recreation Budget, and that these funds be contingent upon the project receiving sufficient funding from other partners to enable the project to be implemented in MODL, and further, approve the requested in-kind and staff support.

Carried unanimously.

15. Adjournment

There being no further business, the meeting adjourned at 2:19 p.m.

PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNENBURG

Petition Summary & Background	As a resident deeply affected by egregious government overreach, this issue is personal to me. I write this with regard to the proposed implementation of Municipal-Wide Land Use Planning and Zoning Regulations by the Municipality of the District of Lunenburg. I believe it's of utmost importance to preserve our individual and collective rights to land use. Acknowledging that these proposed laws are expected to impact everyone differently, it is critical to remember that regulation can often lead to infringement on personal freedoms. The implementation of these new zoning and land use regulations often has implications far beyond just organizing a community. The Pew Charitable Trusts reports that strict zoning rules can lead to economic segregation and limit economic mobility (Pew Charitable Trusts, 2015). Furthermore, a study from the Brookings Institution found that excessive land-use regulations can create barriers to affordable housing (Brookings Institution, 2019). Our common goal must be to encourage the balanced growth of our community. However, this should not come at the expense of individual rights and freedoms. I urge both our citizens and officials to reconsider implementing these regulations that could potentially disrupt the lives of many and further complicate our social fabric. Stand with me against unnecessary government overreach and sign this petition. Let's pass the message that we advocate for responsible, fair, and freedom-conserving guidelines for land use planning and zoning in our municipality and we reject the implementation of the proposed Municipal-Wide Land Use Plan. By signing this petition I am requesting that the Municipality of the District of Lunenburg change the implementation of their egregious Planning and Zoning bylaws.
Action petitioned for:	We, the undersigned are concerned citizens who urge our leaders to act now to change the Municipal-Wide Land-Use plan in the Municipality of the District of Lunenburg.

**Signing also will be available online through [change.org](https://chng.it/rv4mHKBgDz)*

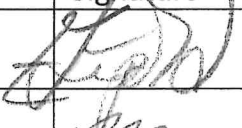
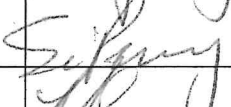
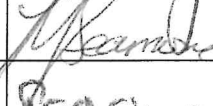
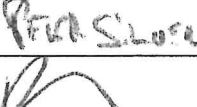
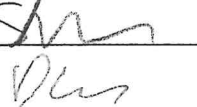
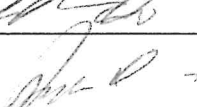
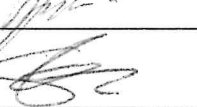
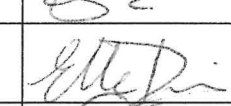
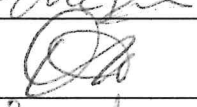
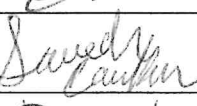
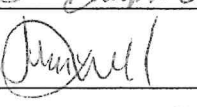
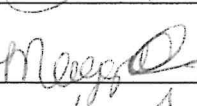
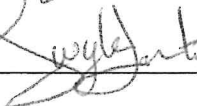
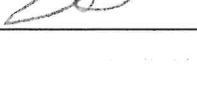
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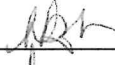
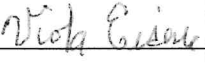
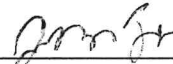
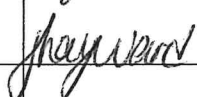
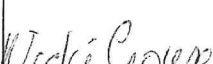
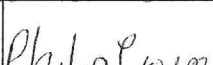
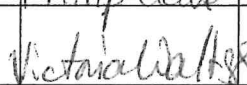
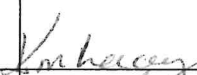
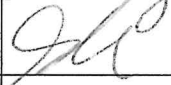
PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNenburg

Printed Name	Signature	Address	Email
Lewis Veinot	Lewis Veinot	COAPT IV Baiss Corner	sewy@live.ca
Paul Boylan	Paul Boylan	Farmville	
Scot Hunter	Scot Hunter	Hemford	
Spencer Hawkins	Spencer Hawkins	Farmville	
Janet Aulenback	Janet Aulenback	Farmville	
Jeremy Johnson	Jeremy Johnson	Wileville	
Lorise Boehm	Lorise Boehm	Laconia	
John Bruce Boehm	John Bruce Boehm	Laconia	
Darlene Mosher	Darlene Mosher	New Elm	
Allison Morris	Allison Morris	New Elm	
Noah Mosher	Noah Mosher	New Elm	
TODD JEFFERSON	Todd Jefferson	WEST LAHARE	
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Allison Cortum	Allison Cortum	1407 New Cumberland	
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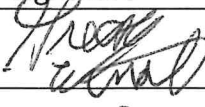
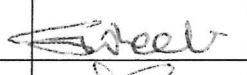
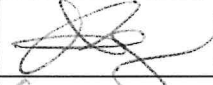
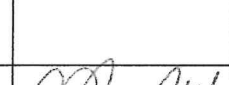
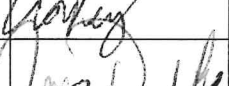
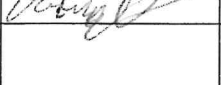
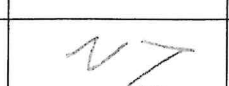
PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNenburg

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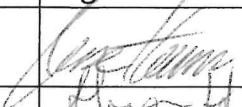
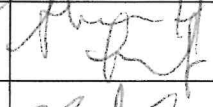
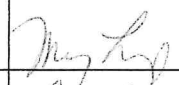
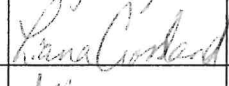
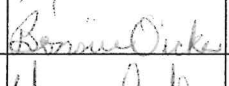
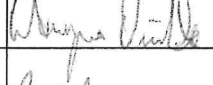
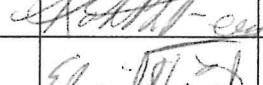
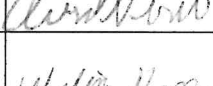
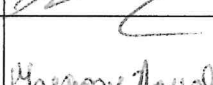
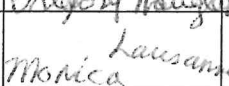
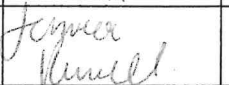
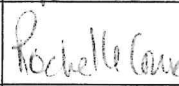
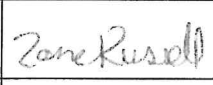
PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNenburg

Printed Name	Signature	Address	Email
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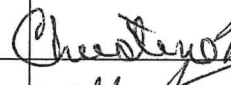
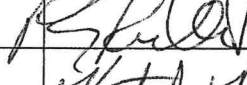
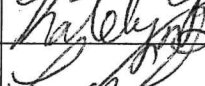
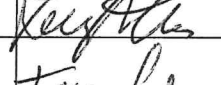
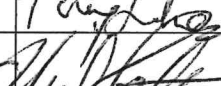
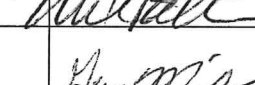
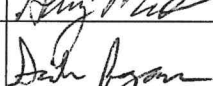
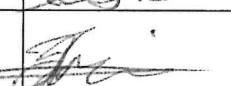
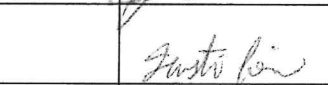
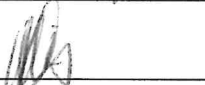
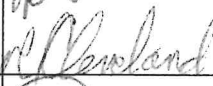
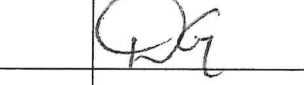
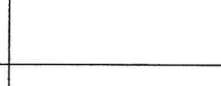
PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNenburg

Printed Name	Signature	Address	Email
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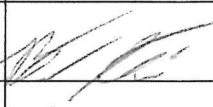
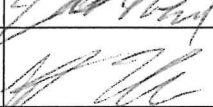
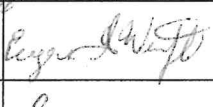
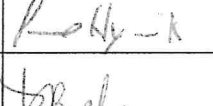
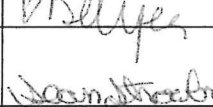
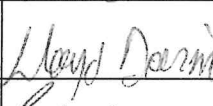
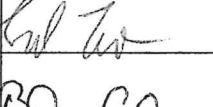
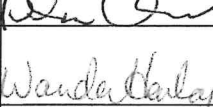
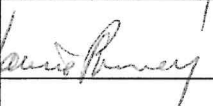
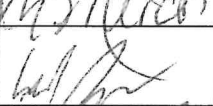
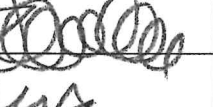
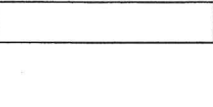
PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNenburg

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PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNENBURG

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PETITION TO CHANGE THE LAND-USE PLAN IN THE MUNICIPALITY OF THE DISTRICT OF
LUNENBURG

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Jarrett Medzer		11634 Hwy 3. Lund	
Jonathan Barthouze		2307 Hwy 325 Onthill	
Eugene Wentzell		1204 Compendon Road Compendon	
Paul Hynick		3152 Northfield Rd. upper Northfield	
Daneeka Belyea		Hebbville	
Sean Stroudbridge		Riverport	
Lloyd Dearing		Lake Centre	
Sarah Taylor		New Elm	
Bob Cole		249 Auburne Point	
Wanda Henley		16695 Hwy 103	
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Curtis Soudrey		6300 Hwy 331, NS	
Matthias Lange		2879 Barss Lane Road	
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Kathy Vander Zwaag		82 Lazy River Rd Conquerall Mills.	



The Municipality of the District of Lunenburg

Report to Council

Report To: Mayor & Municipal Council
Submitted By: Tom MacEwan, CAO
Date: March 25, 2025
Re: Municipal Planning Strategy & Land Use By-law

Recommendation

Council directs Planning Staff to prepare a second draft of the Municipal Planning Strategy and Land Use By-law that is less restrictive and closer in line to the mandatory minimum planning requirements outlined in the **Municipal Government Act**.

Mandatory Municipal Planning

In the fall of 2018, the Provincial Government introduced changes to the **Municipal Government Act (MGA)** which made planning mandatory for all land within the boundaries of the Municipality. As a result of these amendments, municipalities are required to have comprehensive planning documents for all parts of the Municipality.

At the time of the amendments to the **MGA** (2018), approximately 14 rural municipal units (including HRM and CBRM) had what was considered comprehensive land-use planning; that is, an MPS that covers the entire geographic area of the municipality and addresses all major topics concerning development and is reasonably consistent with the Statements of Provincial Interest.

In addition, there were approximately 10 rural municipalities that had what was referred to as limited scope land-use planning; which means having an MPS that only dealt with one or a few specific land-use issues and did not address all Statements of Provincial Interest.

In 2018, there was only 1 rural municipality that did not have an MPS for its geographic area and which did not address the Statements of Provincial Interest on a municipal wide basis.

That lone municipality was MODL. See attached map.

Today, while there are local planned areas such as Block House, Hebbville, Hemford Forest, Oakland, Osprey Village, Princes Inlet & Area, and Riverport & District, MODL still does not have comprehensive planning documents for all parts of the Municipality.

MODL 2040, Coastal Protection & Cluster Development

Our municipal-wide comprehensive planning project is called MODL2040, and we have been progressively working on land use planning over the last several years.

The Project was launched in 2020 and it was planned as a multi-year campaign which would eventually see the creation, adoption and implementation of a municipal-wide Municipal Planning Strategy and Land Use By-law.

While we have made some progress on MODL2040, in 2023, there was a shift in focus from the municipal-wide planning project to coastal protection land use planning and cluster developments.

In 2023 and 2024, our planning resources were focused on engaging with residents on the issue of coastal protection and developing our coastal protection regulations which were adopted by Council on June 18, 2024.

In 2024 and into 2025, we have been continuing to work on the Cluster Development Land Use Regulations which have yet to receive 2nd Reading.

With the Coastal Protection Regulations in place and with the Cluster Development Bylaw nearly set for 2nd Reading, our focus has returned to the mandatory municipal wide planning project.

Draft Municipal Planning Strategy & Land Use By-law

On or about March 13, 2025 (two weeks before the scheduled Planning Advisory Committee Meeting where the documents would be reviewed with the Committee), the draft Municipal Planning Strategy and Land Use By-law were released to the public.

Our intention was to release the documents to the public well in advance of the meeting to ensure that people had ample time to review the documents. We then planned to present the documents (at a high level) at the Planning Advisory Committee and, with direction from the Planning Advisory Committee, engage in a detailed and thorough schedule of community engagement (which was planned to last for several months).

Public Response

The public has made it abundantly clear that they have serious concerns with the documents as currently drafted.

An overwhelming majority of comments expressed great concern over possible restrictions to small scale agricultural and hobby farms. There were also general concerns that the draft documents go well beyond minimum planning and are too restrictive.

MODL Response

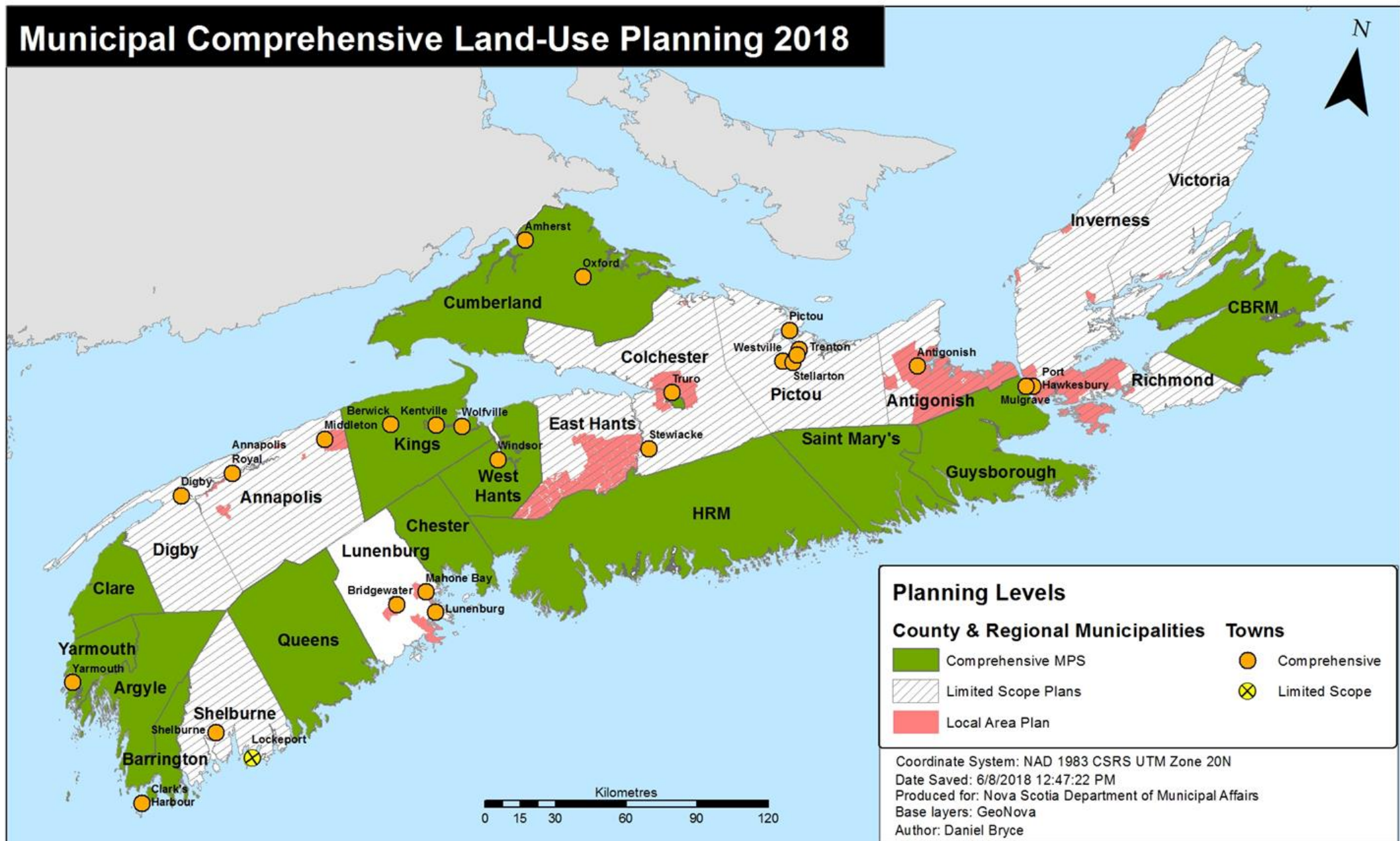
We heard the concerns (and the anger and upset) expressed by residents and, in discussions with the Mayor, it was decided that this matter would be added to the Council Agenda on March 25, 2025, and that a Staff Report and Recommendation would be presented recommending that Council directs Planning Staff to prepare a second draft of the Municipal Planning Strategy and Land Use By-law that is less restrictive and closer in line to the mandatory minimum planning requirements outlined in the **Municipal Government Act**.

When the revised, less restrictive documents are ready for public review, we will share this news widely and release our plan for community engagement.

Report Preparation	
Department	Administration
Report Prepared by	Tom MacEwan, CAO
Report Approved by	
Date Reviewed by C.A.O.	

Municipal Comprehensive Land-Use Planning 2018

4





Public Hearing

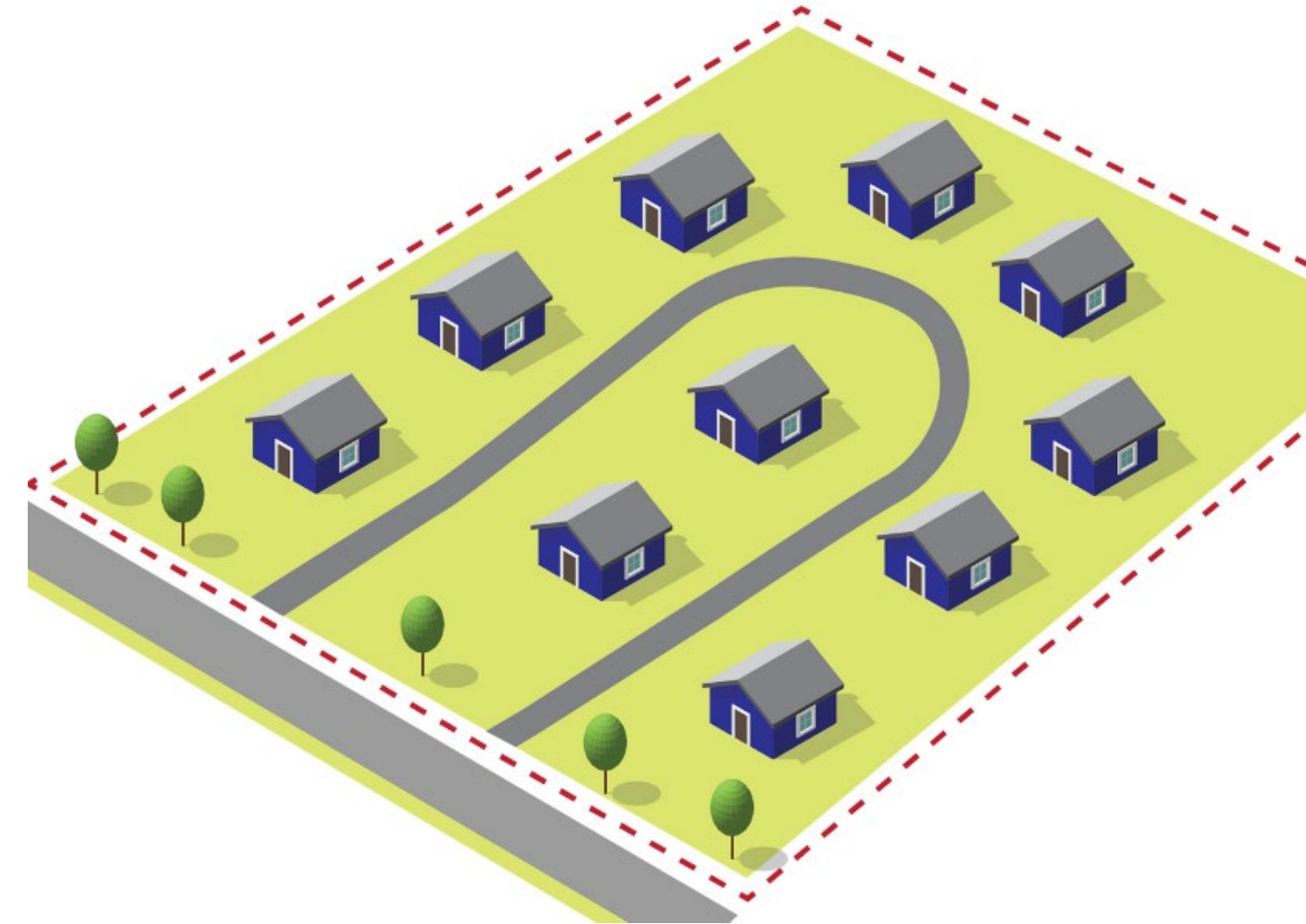
Cluster Development

March 25, 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
- Public hearing March 11, 2025.



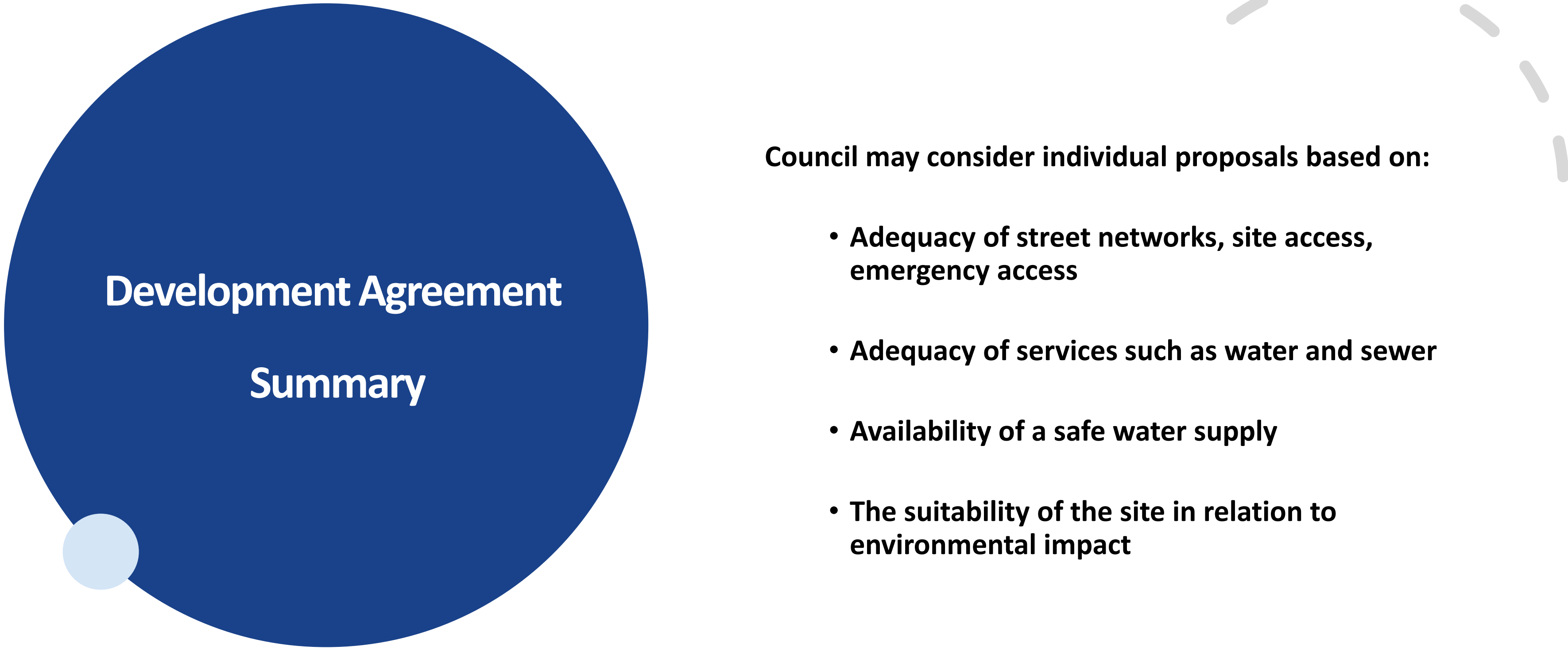
Regulations Summary

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**

Option 1: Keep Original Recommendation

Key Features:

- **Mandatory Development Agreement for cluster developments**
- **Review Considerations:**
 - Adequacy of street networks, site and emergency access
 - Availability of water and sewer services
 - Environmental impact

Rationale:

- Supports sustainable growth while preventing undue strain on the community
- Ensures municipal oversight without delaying development
- Maintains a public review process for transparency

Next Steps:

- **Council may proceed to Second Reading as no changes are made to the original regulations.**

Option 2: Exemption for William Hebb Road Development

Alternative Exemption Options:

- 1. Complete Exemption** for PID 60711116.
- 2. Time-Limited Exemption** until Dec 31, 2027.
- 3. Time-Limited Exemption** until Dec 31, 2026.
- 4. Partial Project Exemption** (Phase 1 exempt, Phases 2 & 3 subject to development agreement).
- 5. No Exemption** – Subject to bylaw requiring a Development Agreement (Recommended by Planning Staff).

Concerns with Granting an Exemption:

- **Lack of Policy Framework**
- **Inequitable Approval Process**
- **Potential Precedent**

Next Steps:

- **First Reading and a new Public Hearing are required due to the substantive change.**

Option 3: Exemption for Trunk 10, Cookville Development

Alternative Exemption Options:

- **Complete Exemption**
- **Exemption for PID 60197944 with Conditions** (Extended Deadline – Increase from Dec 31, 2025, to Dec 31, 2027 (2-year extension))
- **Extended Deadline** – Increase from Dec 31, 2025, to Dec 31, 2026 (1-year extension)
- **No Exemption Beyond Dec 31, 2025** (status quo recommended by Planning Staff)

Concerns with Granting an Exemption:

- **Lack of Policy Framework**
- **Inequitable Approval Process**
- **Potential Precedent**

Next Steps:

- **First Reading and a new Public Hearing are required due to the substantive change.**



Option 4: Integrate Cluster Regulations into the Municipal-Wide Land Use Planning Project

Alternative Option:

- Cluster development regulations would be **integrated into the Municipal-Wide Land Use Planning Project.**

Concerns:

- **Unregulated Growth & Environmental Risks**
- **Traffic & Emergency Access Issues**
- **Infrastructure & Service Strain.**
- **Does Not Align with Council's Direction**

Next Steps:

- **First Reading and a new Public Hearing are required due to the substantive change.**

Option 5: Exemption Date for All Cluster Developments

- **Delay regulations until a future date:** allowing cluster development without a development agreement.
 - Council will pick a date for Cluster Development to be in effect.
 - Gives developers more time to finalize permits, ensuring legal non-conforming status when regulations take effect.

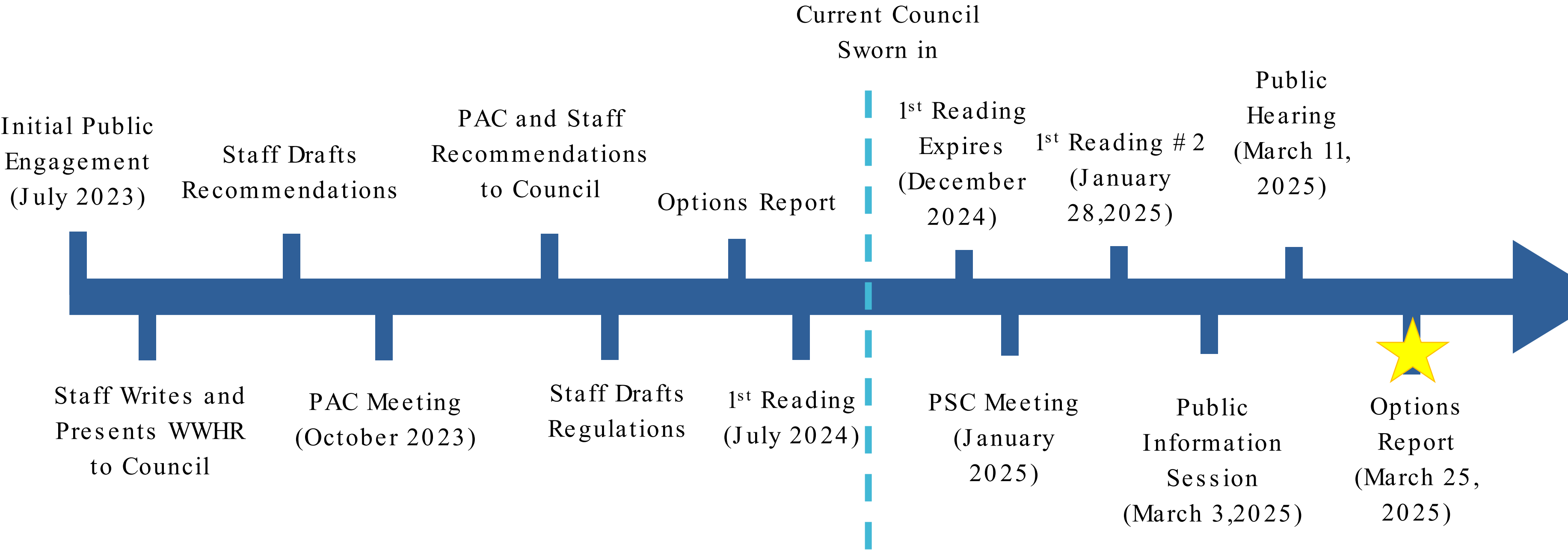
Concerns:

- **Unregulated Growth:** Potential infrastructure strain, water supply issues, and environmental degradation.
- **Safety Risks:** Increased traffic could overwhelm roads and affect emergency access.
- **No Public Input:** Bypassing community involvement, leading to lack of transparency and feedback.
- **Long-term Impact:** Delays could conflict with broader municipal planning objectives.

Next Steps:

- **First Reading and a new Public Hearing are required due to the substantive change.**

Project Timeline



Questions?

SCC 2025 (informal) Report to Council:

Submitted by Kacy DeLong



Executive Summary:

Councillors Bell, Oickle, and DeLong attended the Sustainable Communities Conference 2025 which took place from February 11-13th. We each took part in a different study tour, and separate concurrent workshop sessions.

There is a learning hub on the conference website that gives resources and slide decks:

[SCC 2025: Learning Hub | Green Municipal Fund](https://greenmunicipalfund.ca/sustainable-communities-conference/learning-hub?_cldee=bsQAxhAbAz5nkjgtv8vtH9BRr9W7O6W17XF5C8hA7AULrPirWrJMp2ghSeQBk0fQ&recipientid=contact-8e44383b2c0bec1180da005056bc7996-06230c877e1f482b943807e71a3e0105&esid=44e0d143-60f0-ef11-80e8-005056a3e2c0)
https://greenmunicipalfund.ca/sustainable-communities-conference/learning-hub?_cldee=bsQAxhAbAz5nkjgtv8vtH9BRr9W7O6W17XF5C8hA7AULrPirWrJMp2ghSeQBk0fQ&recipientid=contact-8e44383b2c0bec1180da005056bc7996-06230c877e1f482b943807e71a3e0105&esid=44e0d143-60f0-ef11-80e8-005056a3e2c0

Overview:

I'm very grateful to have had the opportunity to attend SCC. Carpooling with Councillors Oickle and Bell was a great decision. If I'm honest, I downloaded 10 hours of podcasts as preparation for the trip, which turned out not to be necessary. As C. Bell remarked, some of the best networking of the conference happened during our journey there and back. I've worked with these two for over four years; now I feel like I actually know them.

We arrived in Fredericton and got to work. There were many familiar colleagues there. Abhi Jain, MODL's Sustainability Manager, joined us. From Bridgewater, there were staff and Council reps, along with Mayor Mitchell, who were receiving an award for their work on the Energize Bridgewater project. I saw many other participants from NS municipalities, along with organizations such as Clean Foundation and CLIMAtlantic. The networking opportunities were phenomenal. Municipalities, big and small, from across the country had sent elected members and staff.

The speakers, panels, workshops, and study tours were all very high caliber, from the opening keynote with First Nations writer, reporter, and activist, Tanya Telaga, right to the closing Q&A with reporter Laura Lynch, who's podcast, What on Earth, is a weekly listen for me.

Speaker highlights and key takeaways:

Kate Rogers, the mayor of Fredericton spoke following local First Nations dignitaries. The conference was launched with teachings about real reconciliation and grounding ourselves in the local context of the climate crisis. The Wolastoq/St John River floods are becoming more severe and costly with each passing year.

Keynote: Tanya Telaga, award-winning Investigative journalist at the Toronto Star for 20 years, part of the delegation that finally motivated an apology from Pope Francis for historic wrong committed against Indigenous people of Turtle Island/Canada. She received an invitation to be the journalist who broke the story about the burial of First Nation children at a residential school in Kamloops. She wove a story about the disappearances of her people dating from back when the Hudson's Bay Company was first launched clear through to modern day.

Hon. Erskine-Smith, Minister for Housing, Infrastructure and Communities

Politics south of the border affect us here at the municipal level. One election is all it takes to make the work disappear.

Funding requirements for infrastructure grants is all locked up in climate, so strong climate plans are crucial. Climate-proof builds, don't under build. Focus on natural assets.

Book recommendation: Leadership in a Time of Collapse

Hon. Steven Guilbeault, Minister for Environment and Climate Change

Canada's emissions targets were submitted to UN today. Emissions today are at their lowest point in the past 27 years. Even if we're moving away from a consumer carbon tax, a price on pollution for industrial polluters still key to GHG reduction at national scale. The federal government can't do it alone, need to work with municipalities, improve wastewater, roads, access to services etc.

Federal government very limited in their ability to address land use planning; incentive through CMHC to adopt national building codes.

Silver lining: Seize the opportunities that the climate crisis brings. Current funding available of up to \$1M for projects that protect infrastructure.

For the first time ever, pollution levels are dropping while economic growth is still happening.

Closing Keynote: Laura Lynch, CBC reporter for What on Earth. The key takeaways for her closing address: Tell a story, a personal story. Connect with your voters and understand their stories. Globally, we are breezing past 2 degrees, half a degree past what scientists tell us is habitable. We need to adapt to survive now as opposed to 10 years ago when we still had the option to focus on mitigation. Choose hope over optimism. Hope is something that can be acted upon.

Councillor Submissions:

I've included within this report a section from each of the three councillors who attended. The conference schedule was very full. Between the three of us, we tried to divide and conquer as much as possible. We attended different study tours and concurrent workshops.

Submitted by Councillor Wendy Oickle:

How can we sustainably address systemic challenges such as poverty and homelessness in our communities?

- Invest in development not just relief
- Do things with people not just for people
- Start with strengths not deficits
- Address reasons for the poverty not just the poverty of circumstances
- Help people see they are of value as individuals
- Housing first but not only add services

Study tour - I visited the "12 Neighbor Community" a community of single unit tiny homes. It had a community commercial facility with supportive enterprises as part of the community. Residents are expected to move on but it is not necessary. Rent based on an income formula.

Workshop -Accommodating the Future

- Do public engagement out in the public
- Find out what the communities' vision -values -ideas are for their community
- Working group made up of residents (include youth 14-18, young adults)
- What is needed – not just what the municipality can provide but what is truly needed for the community to thrive and accommodate more residents
- Consider Climate events with the infrastructure of the community and future buildings
- Have a municipal growth strategy plan
- Look at the entire process for permits /development agreements and see how it can be streamlined
- Give advice to developers about the community and their goals and the culture of the community
- Include neighboring municipalities in plans , what are they doing ?, how does it effect you ?, how are you effecting them?
- **Personal thought: what do individual communities see happening by 2040
Remember at age 15 they will be 30 in 2040, anyone 65 will be 80 in 2040)**

Panel Discussion : Collaborative Climate Solutions

Maybe very simple – what do an apartment building of people do if the power goes out another emergency?– Meet in the Lobby- have a muster station , trained residents with info on the next step

- Building communities -Communities need to know each other to support each other , this takes work , meeting , seeing your neighbor, making friends
- Have residents know the protocols for climate event management
- Address energy deficiency
- **Personal thoughts: Address the reason for the problem too cold , too warm , no power, Why are roads flooded : no trees for shade, need for heat pumps (cost} Drilled well, warming and cooling centers, bigger culverts needed, ditches need to be cleaned, etc....**

Workshop -Building the case for Healthy equity in climate adaptation efforts Tools and strategies for resilient communities :

- Involve business in solutions for the community such as cooling / warming areas
- For public information sessions give personal invites not just on social media or radio
- Build communities help them to know each other

- Doctors in Ontario can write prescriptions for landlords to provide services such as air conditioners due to effects of climate event on resident
- Acknowledge the risk factors – housing , transportation, loneliness, food security, energy poverty , language ect....
- Personal thoughts Not to throw out the plans from the previous council because 6 of the present council were on the previous council. They all offered to remain, and they were either acclaimed or elected by the residents. The work they did is relevant and supported by the residents as shown in their re-election.
- Climate will not be ignored

Workshop- Harnessing local resources for community energy solutions .

- Solar or wind – encourage such solutions in various communities. Support companies who want to reach residents with information
- Partner with companies or other municipalities
- Support community centers, churches, fire halls who want to have energy savings refits, solar panels, charging EV stations, drilled wells, with grants
- Having partners will help municipality move forward with energy savings for their communities.

Panel – A new Era of Climate Action

- Build stronger communities- where economic opportunities and cost savings in climate adaptations and resilience are considered rather than GHG reductions
- Projects like Public Transit, bike paths, E bike loans
- Reduce the cost of living, electrical usage and have rebates available through solar, wind or refits
- Tech is not just available for the wealthy but for all with financial support
- Look outside the box for new building to be net zero the tech is there but thinking is not
- Develop Climate action screening tools
- Climate action needs to be in place because it is a health issue, an economic issue, a financial issue
- Climate action is needed because we care about the future

AS I stated above Climate will not be ignored

Submitted by Councillor Martin Bell:

The argument might be why do we really want to have our future projects looked at through a climate change lens? The trend lines of disasters are on the climb every year in the last five years. Climate change is responsible for floods, intense storms, sea level rise, advanced erosion, and wildfires just the name a few. We got to a point where now insurance companies don't want to necessarily insure things that we built and things that we own. We cannot insure our way out of climate change damage. We need to limit damage and prepare infrastructure for the changes that we see now and the changes that we will see coming in future years.

How we live with nature is important. The world around us is always changing. Nature is always changing. It is us that think things stay the same, but we need to ensure our actions and responses stay in pace with change and ahead of climate change. Investing in nature can be a tool to help with mitigation.

Extreme heat is a health impact for humans and the animals in our community. The more we can help to offset heat dangers then we need to act and there's a term that the indigenous people use called "land back" actions like replanting our forests and this can help advance reconciliation as a municipal act by working with the first nations on asking to work with the indigenous people. Even planting native grasses can be a simple move to increase biodiversity. Silver maple trees soak up massive amounts of water and if you want to save wetlands do not fill them in. Wetlands are nature's way of coping with excessive water and rainwater. We need these wetlands now more than ever. We can take wetlands and incorporate them into park properties or protected areas.

Advancing social economic benefits in your community

When doing municipal wide planning you should really think beyond your municipal borders. Think about the forests, think about that river coming through, and think about the wetlands. Energy policy is the first step in sustainability. Climate impacts are what people remember; major floods, ice storms, or wildfires. A lot of communities do not see themselves in a conversation about climate change. We have talked about this for about 10 or more years, but talk does not fix or prepare us so actions that need to be taken and the talking just does not do it. When we speak in groups, start with community, then speak about the municipality. Begin with small talk and expand to climate solutions. One size does not fit at all. Not everyone can drive an EV because of the cost. We can't just think of ourselves because climate change is much bigger.

Many projects or decisions are made by a group of counsellors. Sometimes discussions take years to develop, relying on long-built relationships. Then, suddenly, during elections,

many counsellors may change, disrupting established connections. Don't think that you need to start over. Trust that a change in direction will have impacts, building relationships take years and so don't throw it all away. You sometimes need to be brave enough to go out at the end of the diving board and take that leap of faith.

How do you keep Council focused on the climate emergency amid competing projects seeking attention and funding? Appreciate those who engage. Even though climate projects may not always be the most visible to the community. They will be the ones that overtime long-term will send you back the most benefits.

Building relationships with people from the land should include the indigenous people of the area. This is where you'll get your best input because they are the closest to the land and many have been here generation after generation and have seen the changes firsthand. Citing limited resources as a reason for inaction means nothing will be accomplished. Spending even \$0.20 per dollar/on the dollar on starting a solution can inspire others to contribute more. Anything worth doing is worth starting. Allowing negativity to dominate our mindset hinders advancement. A little action is better than none.

Submitted by Councillor Kacy DeLong:

Day 1:

I kicked off the day with “**Fredericton green buildings tour** – Explored the conference site itself in a *behind the scenes* tour of the Fredericton Convention Centre, a LEED silver certified building. They employ many green practices such as using vegetable oil to lubricate elevators. It is built over the deep well water system below the city, and so they don't use any chemicals they would be mandated to clean if spilled. They have an incredibly energy efficient heating and cooling system. The collect rooftop water to flush toilets.

They incorporate behavioral practices as well, that are intended to reduce waste. One example is their event catering. They put out smaller portions that are replenished as needed. That way, any leftovers are still food-safe and don't need to be thrown out. They work with the local high school to distribute for children in need. These children's families are contacted through summer so that they are still covered in the off season.



Then visited the Grant Harvey Recreation Centre. We got to explore the whole building, its mechanical guts, the electric Zamboni, both the Olympic and NHL size ice surfaces, the walking track with in-floor heating, and they also walked us through their plans to build a pool next door which would benefit from the same heating and cooling system.

There was a lot that was familiar when compared with the Lunenburg County Lifestyle Centre (LCLC), such as the geothermal heating and cooling system. There were other components that were much different, such as their potassium formate brine system as opposed to the chemical system used here. With the brine, they don't need to have a hazardous gas monitoring system. They had a lot of growing pains with sediment and air infiltration which led to the decision to switch to brine after 5 years of fighting with the system. The cost for this along with replacing the pipes was \$750,000. Having also gone on a tour of the LCLC this week



The chief operator, Bruce Good, was knowledgeable and generous with his time. He said that he's been in the industry for 30 years. Bruce said he came onboard with Fredericton 5 years ago and it is the most complex system he's encountered. He gave his contact info should anyone wish to follow up to learn more about the facility. Bruce.good@fredericton.ca



Concurrent workshops:

These sections are all written from the vantage of a listener, they are a synopsis of what was presented.

The Mind and Heart in the Midst of a Climate Crisis

The heart is the piece of the climate discussion that we're missing. How do we keep doing this work if it's costing us so much? Physical symptoms of overwhelm and mental anguish are vast. Driven by passion, crushed by weight. Risk of burnout and paralysis. The climate crisis is also a relational crisis; it should not be polarizing yet has been made to be so by financial interests. How do we cultivate deep discussions, locally, with people with whom we don't see eye to eye?

Advice: Share vulnerability and people may reflect it back to you. Find outlets, practices, art, music, tell the story of climate change and make it personal. This is a marathon. The shortest path to positive action is staying healthy. Stand on grass, take time for movement, breath work. Don't just do these exercises by yourself. Talking more about climate change with everybody is one of our best chances to change our path. Take them with you in your practice of staying grounded and sane.

We engaged in an exercise designed to show us ways to find instant connection with people so you can do stronger work together. By the end, it had most of the room crying. (I'm happy to demonstrate this activity to anybody.)

Day 2:

Building our Collective Future: Partnerships for Equitable Climate Action

Addressing climate action and meeting community-wide goals requires coordinated and inclusive cross-sectoral efforts.

Look outside your boundaries, watersheds don't know municipal boundaries. Building community is building relationships. Welcome newcomers and know your neighbours. HRM panelist: HRM was 5th to sign on to Partners for Climate Protection, lots of historical climate actions such as HalifACT - Acting on climate together. Big tent, engaged all sectors, created inclusive community, youth engagement key.

This work requires you to have different perspectives at the table, diversity of voices, passion is as important as knowledge.

Important takeaway: An implementation plan is **key**, not just strategic plan. Celebrate your region and its actions. Engage with the same people on planning team to implement climate plan.

Especially in rural areas with fewer resources, lean on each other. Once dollar signs start coming up, it's easy to go off track. Aim for progress not perfection, time is short.

In all its policy development, Toronto gives extra weight to projects that reduce GHGs and practices of multi solving adds competitiveness for departments' budgets ie does this budget item solve problems across departments?

Ask the experts: Now what? Building community support for climate action in uncertain times - Presented by Re.Climate

Rising misinformation, organized pushbacks, and shifting political and public priorities are making it increasingly difficult for local governments to implement climate plans and programs.

Climate issues are being pushed out by other concerns. Survey found Canadians still care, just their attention is focused on new emerging crises. It's electeds job to keep focus on the climate crisis while ALSO responding to housing, tariffs, affordability....

Residents are experiencing effects of climate change in real time, there's nonetheless an understanding gap, people think that it is a future problem. It's a now problem. Less than half of Canadians know that burning fossil fuels is driving climate change. If this understanding isn't strengthened, we run the risk of further wedging people on either side of debate when it should no longer be a debate. Currently many Canadians believe climate action is unfair. Carbon pricing misinformation campaign has succeeded, consumer carbon tax is dead. Good example of why we need to help our residents believe and know that climate action is fair.

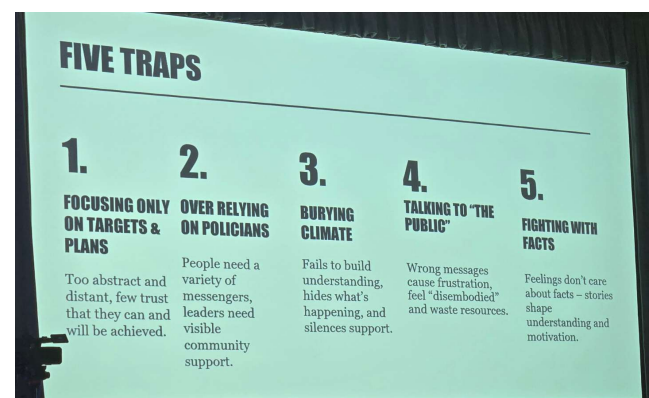
People are witnessing/acknowledging the changes, ie noticing less snow, seeing wilder storms etc. Most important thing we can do is talk. Talk about the climate crisis in our communities, find shared values, for instance gardeners, hunters, fishers all care about nature. Bring people together. This is the pathway to getting projects done.

On trust and communication: People are vulnerable to misinformation and disinformation in this time of media fragmentation, then forming echo chambers and share harmful ideas. We're in a time of declining trust, rising fatalism, and finite attention budgets. Our job is to build people's sense of control, fairness, trust.

Generally, municipalities over-rely on traditional public relations techniques, also assume that if info is put things out on usual channels, people will see it. Not so.

Scientists and environmentalist used to be highly trusted. Now it's close friends and family. Creates an opportunity to bring back focus on community, not online. How do we reinvigorate public spaces?

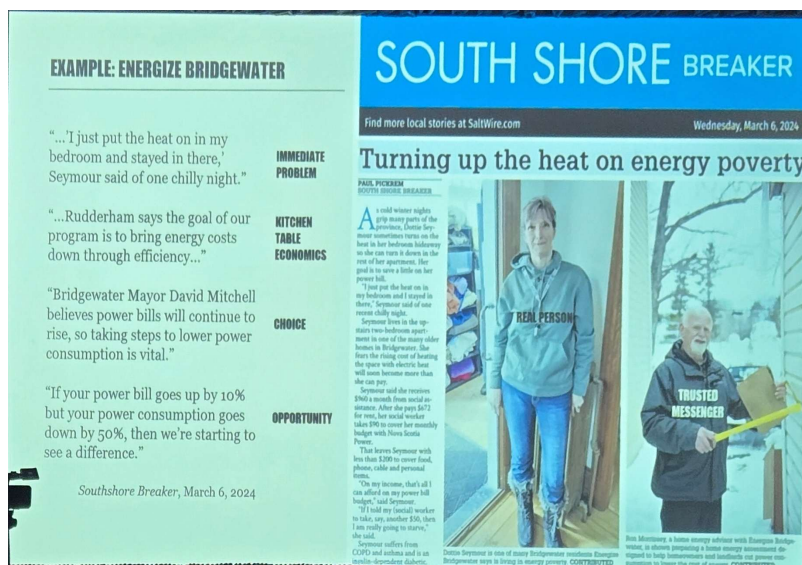
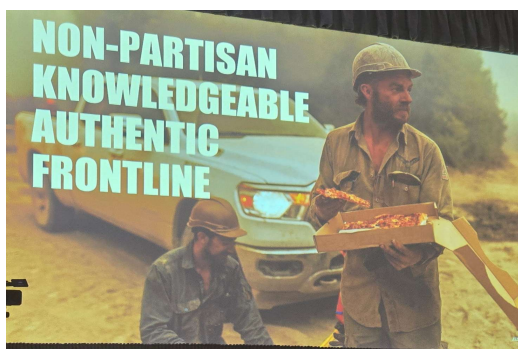
Municipal government is still the most trusted order of government, still ranked lower than friends and family. Suggested that we don't promote municipal gov as gov, more about service providing, close to the people. Residents may not care about the policy as much as who works in the specific departments at the human level. People want to hear from our experts! Frontline message delivery agents, for instance, commercial installers who understand our PACE program can be some of our best storytellers. Engage with construction industry and builders, invest in these relationships.



In our messaging: Focusing on targets can be a mistake. Targets are abstract and conceptual. People may not know what carbon emission targets are or how they apply to their lives. Focus on the now. Policy isn't language. Focus on people. Feelings don't care about facts.

Energize Bridgewater highlighted as great storytelling example.

Don't show a forest fire, show somebody fighting a forest fire.



Can't just put out a press release, we don't live in that world anymore. The people working against climate message are well funded. Pay to have produced content put in people's feeds. But spend only 10% of budget on that. Spend 90% on finding the two people in the community who can fill a room with activated neighbours, then bring them donuts and let them lead. Some municipalities make up Communications Kits with items like topic cards and other goodies to distribute to local communicators. Find ambassadors from a broad spectrum, train them up a little, then send them out in the community to "pre-bunk".

Workshop: Natural Asset Management in Canada

CSA "we don't just approve hockey helmets"

Guidance document from CSA on natural asset and other nature-based solutions:

Managing Flooding and Erosion at the Watershed-Scale

Nature-Based Solutions for Coastal and Riverine Flood and Erosion Risk Management

CSA W234: Watershed-based flood and erosion management using natural and nature-based solutions

Green infrastructure is designed, engineered, made to mimic nature. Natural assets serve many functions to a municipality, but are also act as biodiversity shelters.

Natural asset management needs to be community focused and draw from local voices who understand the significance of the asset. Natural assets are key to managing risks like flooding and erosion, so get nature into financial reporting. Need to pre-emptively map and survey natural service providers.

Day 3:

Panel: Risk and Resilience, Planning for the Impacts of Climate Change

Megan Leslie, CEO of World Wildlife Federation, says “Catastrophes teach us that we need to draw together to protect our communities. We build resilience together.”

The soil and understory in a forest store carbon, absorb flood water. Rich forests, messy natural forests slow down burns and are the best natural service providers. Wildlife populations are on the dramatic decline. If we invest in nature, we also support biodiversity. Municipalities have a key role, engaging with residents and, critically, underserved communities, thereby empowering them. Nature restoration allows us be nature protectors and promoters.

If there are First Nations communities already doing the work in your area, ask how can your municipality support the work.

WWF biodiversity case study example: a municipality planting native grassland species under powerlines, 10x increase in biodiversity. Ripple effect, they did 1 acre, then neighboring town say the mini project and replicated it on 50 acres.

Another case study: Welustuk/St John River, used to be cleared to the edge for farming. Silver maples being replanted, restoration of forest ecosystem. Can soak up incredible amounts of water per hour, more than concrete culverts can move even. WWF is working with Fredericton on this project.

Adaptation projects are often not just reducing risk, they create green spaces, improve air quality, really activate public. Financial disclosures can alter our decision making. Embed this practice in asset management policies.

Final Thoughts:

A 12 page report doesn't capture all we learned and experienced. If you would like any more details on any of the presentations listed above, to see any pictures from slide decks of conference presenters, or to hear more about our thoughts on specific topics covered, please contact:

Kacy.delong@modl.ca or Martin.bell@modl.ca or Wendy.oickle@modl.ca

Mayor's Report

March 25, 2025

The last ten days has been a learning experience on public engagement. The release of the Municipal Planning Strategy unleashed the opinion of our community on the value of small scale agriculture, food security, protection of agricultural land and the protection of the independence of our residents.

There are several lessons learned. Most importantly, that we need to clearly define the steps going forward and insure we give plenty of time for our residents to understand and consider a revised planning document.

We know we are required to have a district wide planning strategy; we will not meet the deadline as outlined by the province. The risk is that if we do not complete this exercise the province could impose a strategy and I think that is what we want to avoid. It may take us longer than anticipated and I remain optimistic that we can have a plan that most of our residents can live with and have as a base to develop and work from for the future.

The Regional Emergency Measure Advisory Committee proposed a budget that recognizes the concerns raised by one of the partners for more autonomy for their district and provides additional resources for the region. It is a compromise that secures the five municipal units in Lunenburg County working together. There will be a need in the months to come to consider the governance structure and further rebalance the decision-making power.

The CAO Committee began its work and agreed to a timeline and process that will provide more meaningful feedback to our CAO. We intend to have quarterly conversations as part of the process with an annual review using updated templates.

Alison and I met with Sheila Woodcock from the Lunenburg Foundation for the Arts to explore opportunities for the Foundation to partner with MODL on potential projects in the future.

I attended the two meetings on the Community Hub which provided useful information on the potential development of a Farmers Market or “not”, the opportunities for a community kitchen and the broader needs of our community for meeting space and co-working space for entrepreneurs working from home. Many groups are looking for inexpensive meeting space for use on a monthly basis. The complication of having a multiuse space is the effective and efficient management – bookings, set-up, cleaning, etc. This will need to be viewed as an investment in the community's quality of life as we do not want to be in competition with private sector operators in the community providing space for conferences and events.

Councillor Smith and I also met with the Chief Librarian for the South Shore Regional Library. We discussed the service and programming offered in the community and limitations they are experiencing due to lack of funding.

I attended the annual meeting of the Lunenburg County Christmas Tree Growers. Plenty of discussion around the uncertainty facing their exports to the US.