

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

in Council Chamber, 10 Allée Champlain Drive, Cookville, NS

Tuesday, May 13, 2025

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 Ben Brooks, District 9

Regrets

Councillor Kacy DeLong, District 8

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 5:30 p.m.

Councillor Oickle declared a Conflict of Interest and left the table.

2. Opening Remarks

Mayor McLean-Wile explained that the Public Hearing was for Council to hear presentations on the amendments to By-law 035 Municipal Planning Strategy and By-law 049 Municipal-Wide Land Use By-law, which include new sections outlining regulations for cluster development.

(a) Introduction of Council Members

Councillors introduce themselves and noted their respective Districts.

(b) 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

Ella Gindi, Planner II, gave a presentation on the proposed amendments to By-law 035 and Bylaw 049 regarding Cluster Development Regulations (attached to Minutes).

4. Written and Verbal Presentations from the Public

(a) Review of Written Submissions

Mayor McLean-Wile asked if any written submissions were received by the Municipality. No written submissions were received.

(b) Verbal Presentations by the Public

Mayor McLean-Wile asked three times if there were any verbal presentations to be made by anyone in the gallery who would like to address Council on the proposed new Cluster Development Regulations. There were no members of the public in attendance.

5. Review of Approval Process

Mayor McLean-Wile reviewed the approval process and explained that a decision on the proposed amendments would take place at the regular Council meeting scheduled to begin after the closing of the Public Hearing.

6. Closing of the Public Hearing

Mayor McLean-Wile declared the Public Hearing closed at 5:42 p.m.



Cluster Development

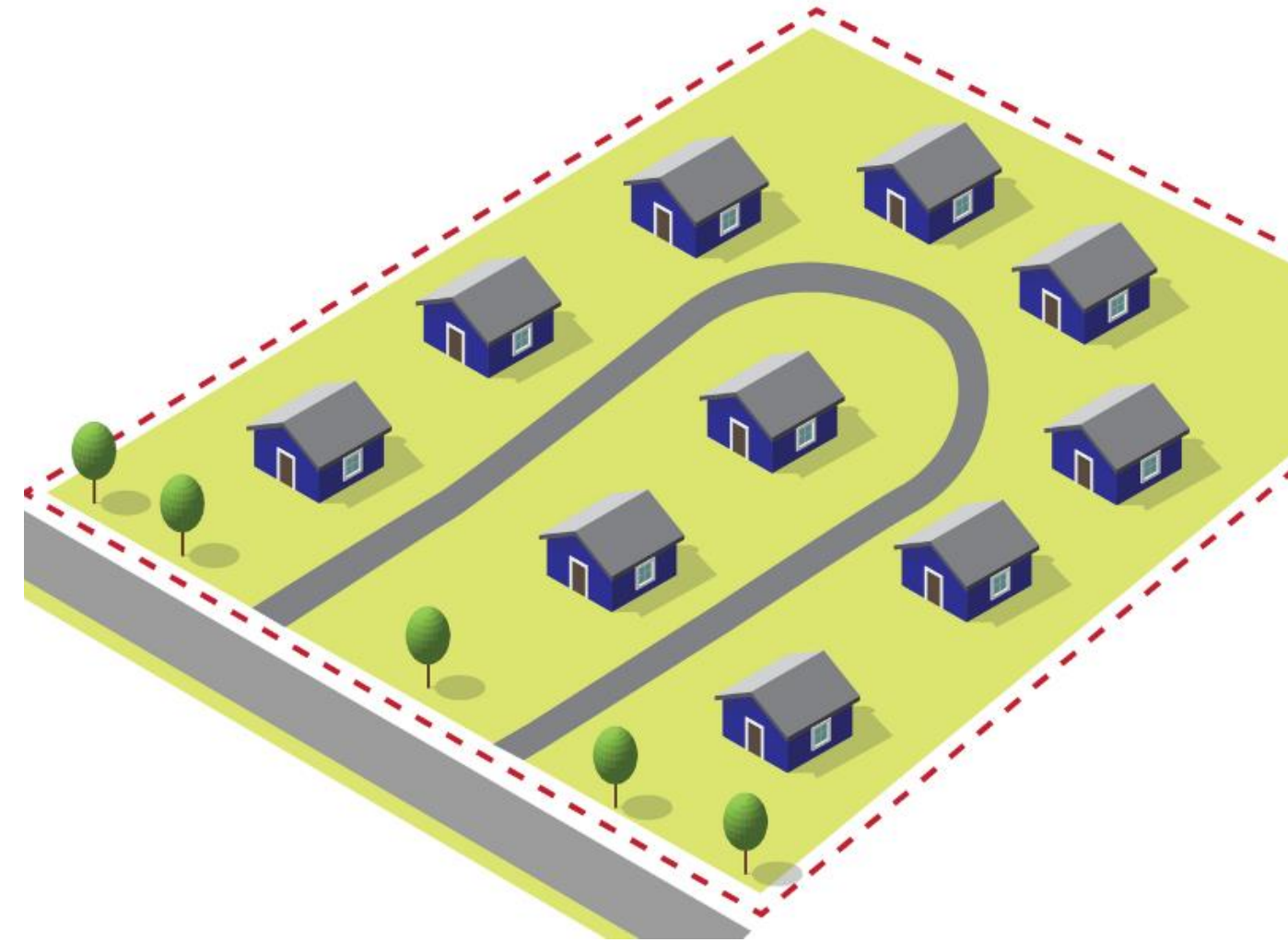
May 13, 2025



Background

Context: No existing standards for this development style

- **1st Reading:** Passed July 28, 2023 (expired Dec 27, 2024)
- **Reintroduced & Passed:** Jan 28, 2025
- **Public Info Session & Hearing:** March 3 & 11, May 6, 2025
- **Options Report:** March 25, 2025
- **Council Motion:** Directed MPS/LUB revisions
- **3rd First Reading:** Passed April 22, 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.

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

Municipal Planning Strategy (Section 5.3)

Revised subsection:

5.3.1 As outlined in the Municipal-Wide Land Use By-law section on Non- Conforming Uses, it will be a policy of Council that, for cluster developments being developed as bare land condominiums or phased land condominiums, all units that have been accepted for registration by the Registrar of Condominiums as evidenced by their being registered at the appropriate Land Registration office established under the Land Registration Act by December 31, 2026, will be recognized by Council as non-conforming.

New subsections added:

5.3.2 Council will recognize cluster developments as non-conforming if they are not phased development condominiums. To qualify, a developer must have submitted a complete building permit application for the development by December 31, 2026.

5.3.3 Despite subsection 5.3.2, Council may allow cluster developments to be approved by development agreement prior to December 31, 2026 if it determines that the proposed development cannot be completed within the building permit timeframe.

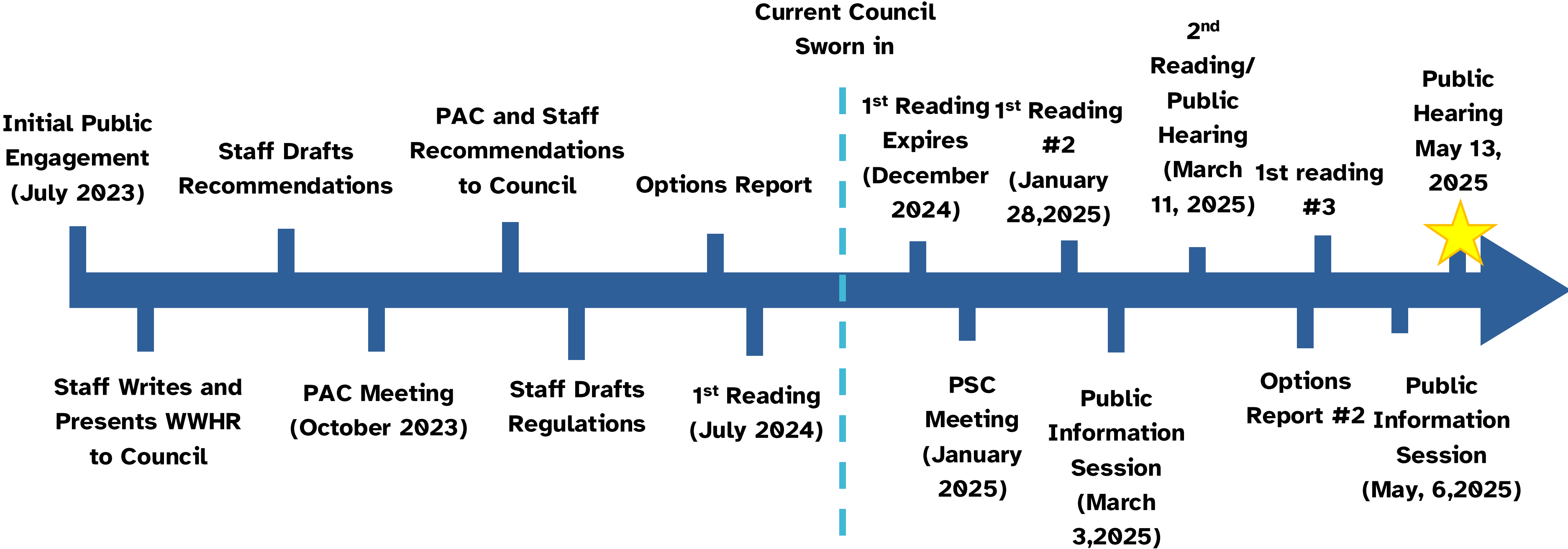
Municipal Wide Land Use Bylaw (Section 4.6)

Revised subsection:

4.6 Non-Conforming Cluster Developments

For cluster developments established as bare land or phased land condominiums, all units registered with the Registrar of Condominiums by December 31, 2026—as evidenced by registration at the appropriate Land Registration Office under the *Land Registration Act*—will be recognized by Council as non-conforming. For non-bare land condominium cluster developments, Council will extend the same recognition to those that obtain a complete building permit application by December 31, 2026. In the case of phased condominium developments, only the units registered by December 31, 2026, will be considered non-conforming, regardless of whether the approved Condominium Declaration anticipates additional phases.

Project Timeline



Questions?