



Municipality of the District Of Lunenburg

Proposed Amendments to the Osprey Village Secondary Planning Strategy & Land Use By-law

**Council Chambers District of Lunenburg
Tuesday, June 10, 2025 at 5:30 p.m.**

Public Hearing Agenda

- 1. Call to Order**
- 2. Opening Remarks by Mayor Elspeth McLean-Wile**
 - (a) Introductions
 - (b) Review of Agenda and Rules of Conduct
- 3. Report and Presentation from Planning Staff**
- 4. Written and Verbal Presentations from the Public**
 - (a) Review of Written Submissions
 - (b) Verbal Presentations by the Public
- 5. Review Of Approval Process**
- 6. Closing of the Public Hearing**

Rules of Conduct

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

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

Municipality of the District of Lunenburg
10 Allée Champlain Drive,
Cookville, N.-É. B4V 9E4

4 juin 2025

Attention: Planning & Development Services

Subject: Concerns regarding proposed changes to zoning

Bonjour,

Thank you for advising us of the proposed zoning amendments in Cookville. I am writing to express the concerns of the Conseil scolaire acadien provincial (CSAP) regarding the proposed rezoning near the CSAP school Centre scolaire de la Rive-Sud (CSRS).

With respect to proposed amendments to area 2 to permit residential and commercial uses, we have concerns about risks to student safety and future school development. In our view, commercial use near the school presents a risk to student safety, and we object to the proposed amendment on this basis. While a modification to allow residential use would not present a similar level of risk, we note that zoning changes to the Institution Zone would limit our ability to expand the school in the future in response to population growth. The school is close to maximum capacity, and it is reasonable to expect an expansion in coming years.

I note that the CSAP and the provincial government selected the site of the CSRS, after a lengthy selection process, based on its safety for students and the potential for future school development. Thank you for your consideration of our concerns. Please don't hesitate to contact me for any further information or to discuss these concerns.

Regards,



Superintendent, Conseil scolaire acadien provincial