

Municipality of The District of Lunenburg
Public Hearing held by Municipal Council
in Council Chamber, 10 Allée Champlain Drive, Cookville, NS
Tuesday, June 10, 2025 – 5:30 p.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 Cathy Moore, District 5
Councillor Alison Smith, District 6

Regrets

Councillor Pam Huble, District 4
Councillor Kacy DeLong, District 8
Councillor Ben Brooks, District 9

Absent

Councillor Edgar Burns, District 7

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.

2. Opening Remarks

Mayor McLean-Wile reported that Public Hearing was for Council to receive written and verbal comments regarding the proposed amendments to the Osprey Village Secondary Planning Strategy and the Land Use-By-law.

(a) Introduction of Council Members

Mayor McLean-Wile noted, for the records, the Council members that were present. She further gave regrets from Councillors Huble and Brooks, noted that Councillor DeLong was on a leave of absence, and that Councillor Burns was absent.

(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

Carin Mahone, Planner I, gave a presentation on "Osprey Village Planning Amendments Secondary Planning Strategy & Land Use By-law Amendment" (attached to Minutes) providing details on the proposed amendments to the permitted uses and rezoning proposals for three areas within the planned area.

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.

Ms. Mahone reported that one written submission was received from the Conseil scolaire acadien provincial raising safety concerns on the proposed amendments to Area 2, the municipally-owned vacant lot along Allee Champlain Drive.

(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 audience. There were no members of the public in attendance to speak on the matter.

5. Review of Approval Process

Mayor McLean-Wile reviewed the approval process, noting that Municipal Council could make a decision at the Council meeting scheduled to begin at 6:00 p.m.

6. Closing of the Public Hearing

Mayor McLean-Wile declared the Public Hearing closed at 5:41 p.m.



Osprey Village Planning Amendments Secondary Planning Strategy & Land Use By-law Amendment

Public Hearing

May 13, 2025

Carin Mahon, Planner 1

Agenda

- Site overview
- Proposed amendments for each area
- Motions

Recommended amendments from First Reading (May 13th, 2025)

Area 1 (Harold Whynot Rd properties):

Permit lower-density residential development on four unserviced industrial-designated lots in Area 1

Area 2 (MODL owned vacant property zoned Institutional):

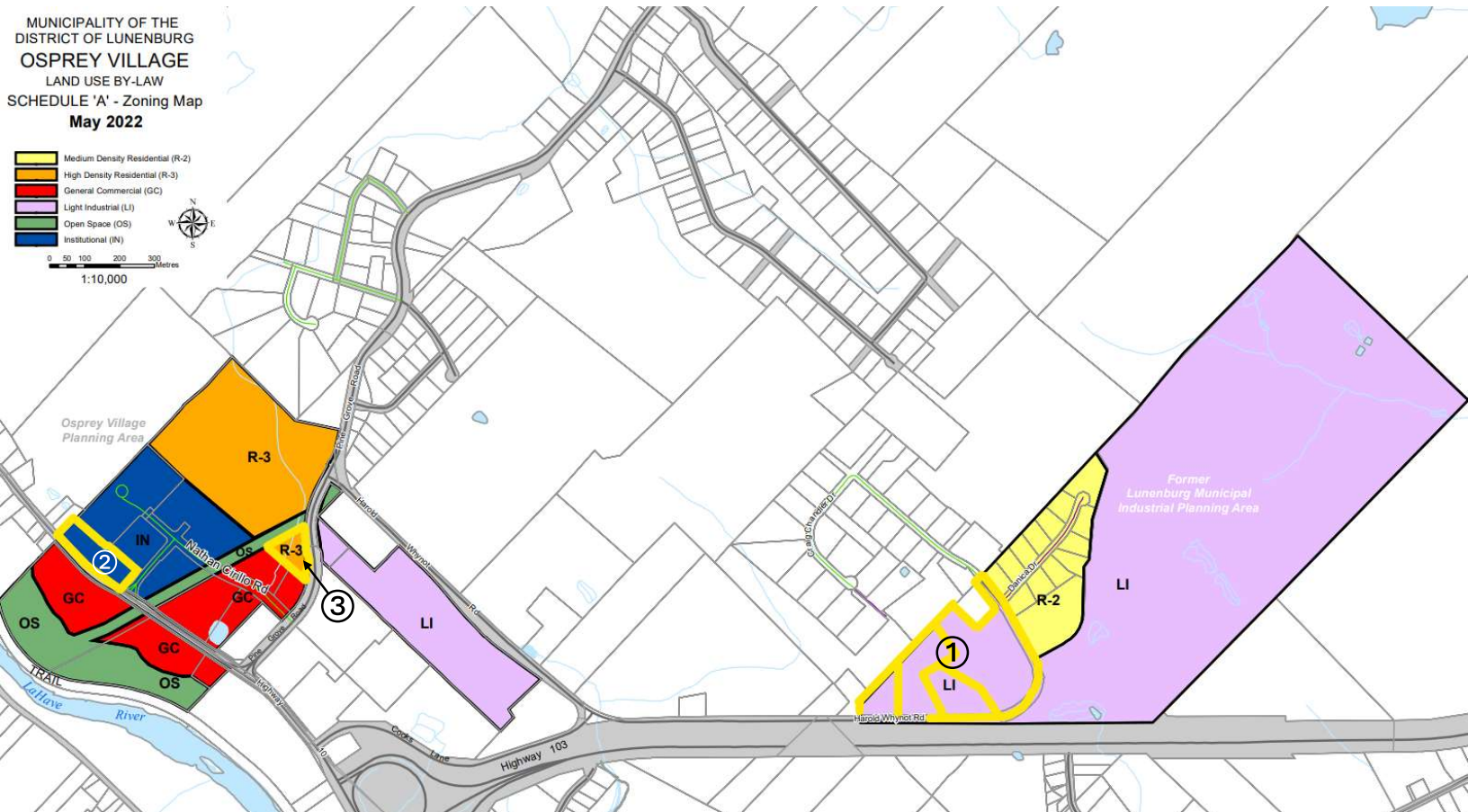
Rezone municipally-owned parcel near Allée Champlain Drive (Area 2) from Institutional to General Commercial to enable mixed-use development

Area 3 (High-density to open space zone):

Rezone a constrained high-density residential parcel (Area 3) to Open Space to protect natural features.



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Overview of affected areas

Area 1 (Harold Whynot Rd properties)

- Zoned as Light Industrial (LI), but potential for residential use
- Currently only permits high-density residential in an unserviced area (25units/hectare)

Proposed amendment 1:

Amend the Land Use Bylaw (LUB) to remove the high-density residential requirements to PIDs specifically in this area



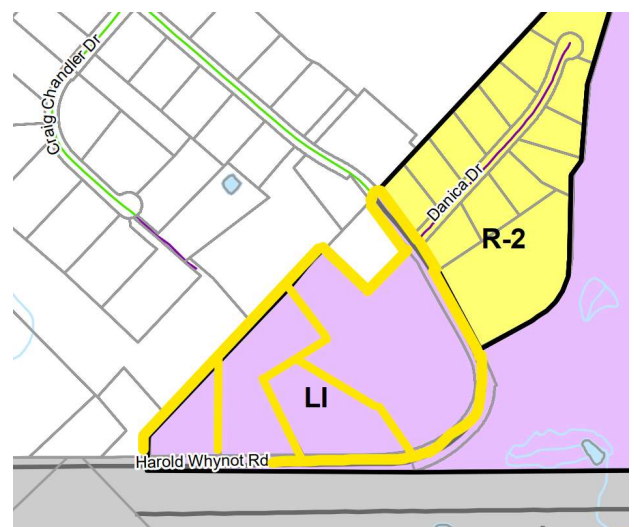
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Planning and Development Services

Area 1 Amendment

Osprey Village Land Use By-law

Lands that would be exempt from the High Density Residential requirement of minimum 25 units per hectare:

PID	Civic Address
60431913	371 Harold Whynot Road
60582566	391 Harold Whynot Road
60253374	417 Harold Whynot Road
60487824	Harold Whynot Road



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Overview of affected areas

Area 2 (Current Institutional Zone)

- Zoned as Institutional (IN), but undeveloped property has potential for commercial/residential use
- Current permitted uses are restrictive

Proposed amendment 2:

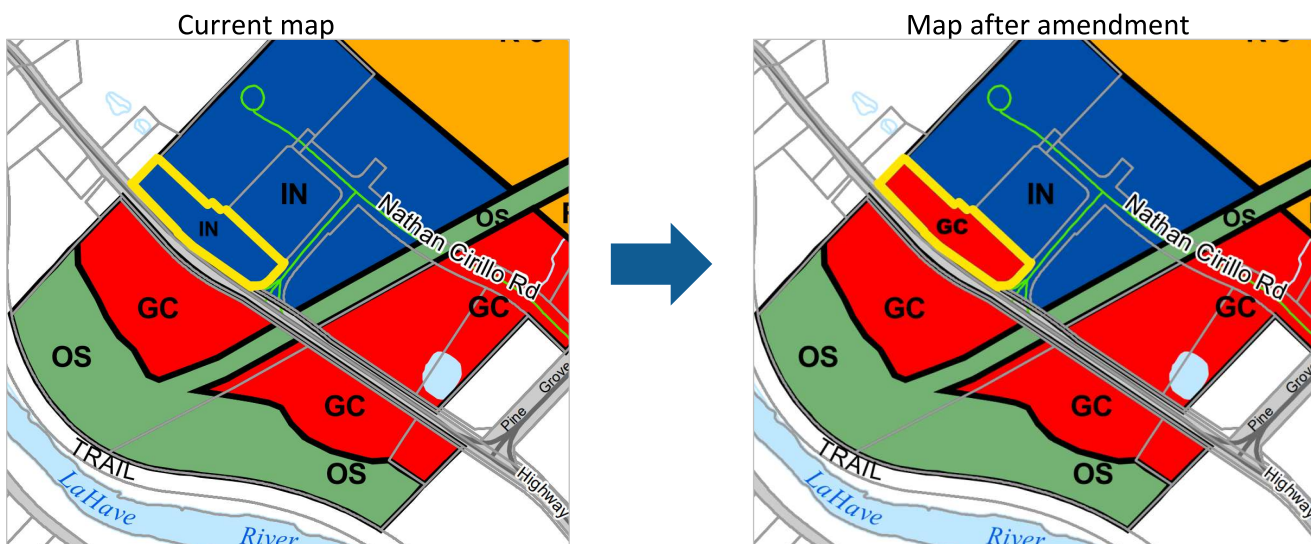
Rezone undeveloped MODL owned property from Institutional (IN) to General Commercial (GC)



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Area 2 Amendment

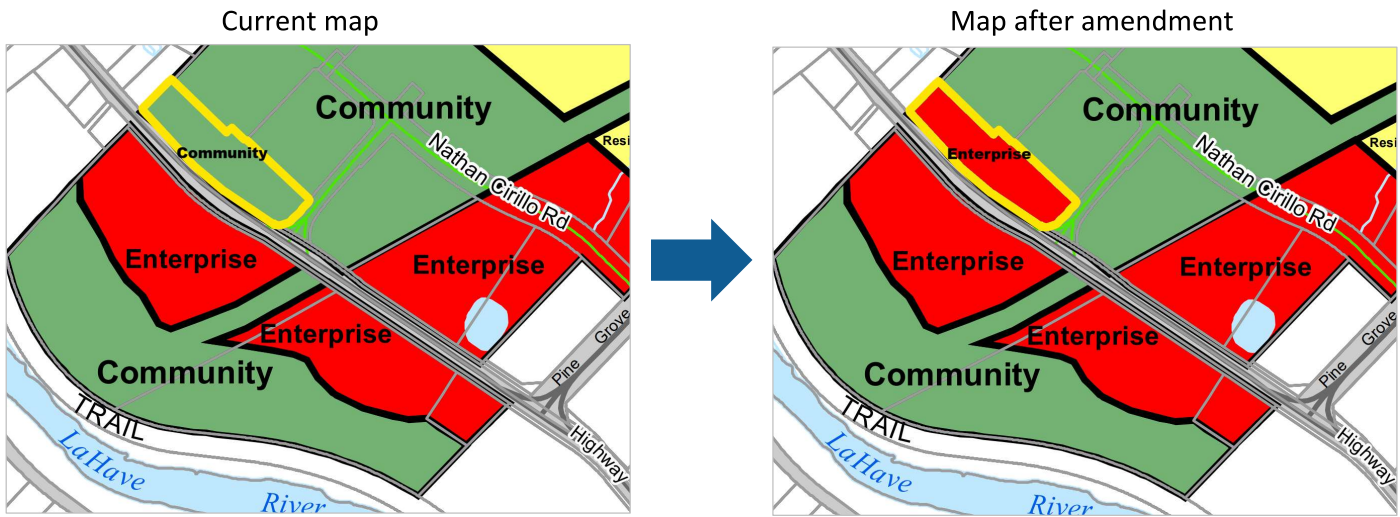
Osprey Village Land Use By-law – Zoning Map



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Planning and Development Services

Area 2 Amendment

Osprey Village Secondary Planning Strategy – Future Land Use Map



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Overview of affected areas

Area 3 (High-density to open space zone)

- Zoned as High-Density Residential (R-3), but development constraints (property size, soil, etc.)

Proposed amendment 3:

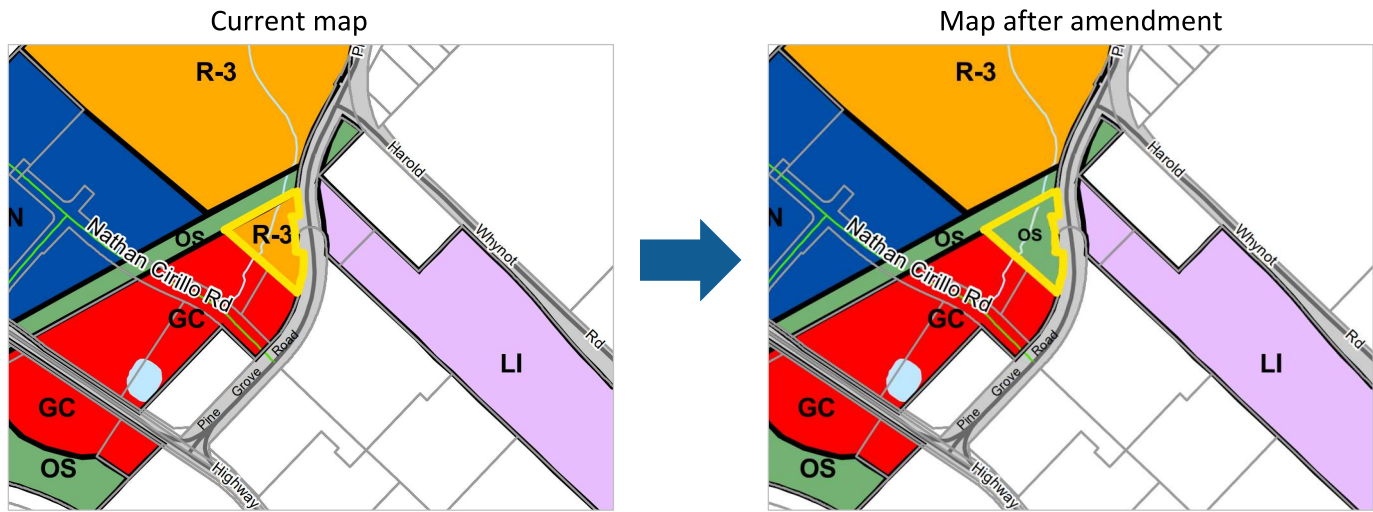
Rezone the property to Open Space (OS)



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Area 3 Amendment

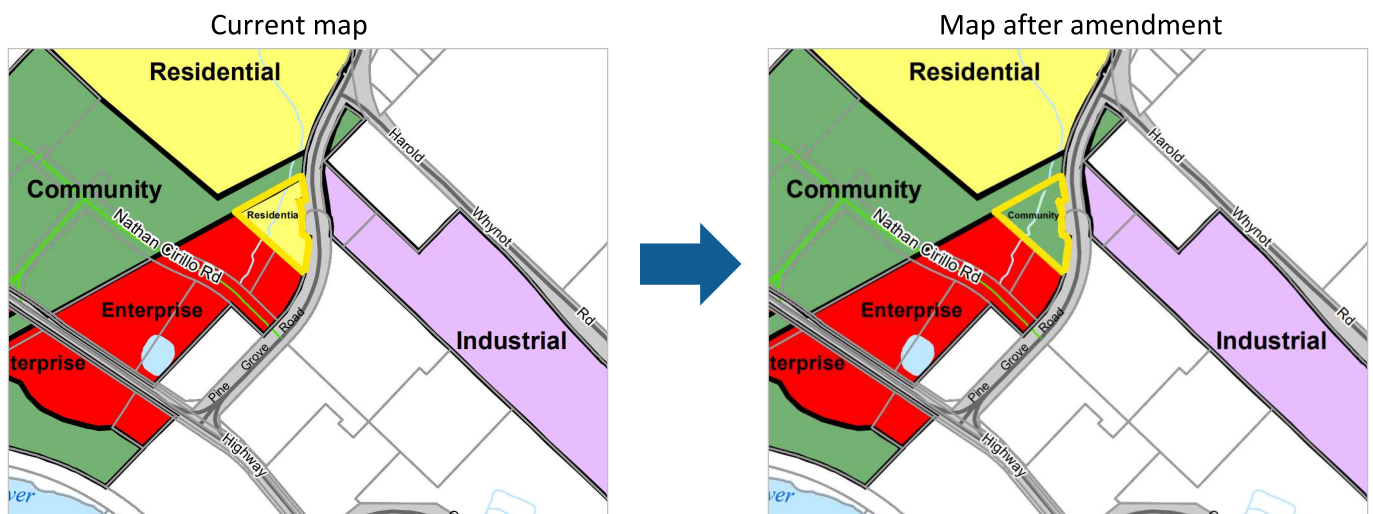
Osprey Village Land Use By-law – Zoning Map



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Area 3 Amendment

Osprey Village Secondary Planning Strategy – Future Land Use Map



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Meetings

- Public Information Session: Feb 5th, 2025
- Planning Advisory Committee (PAC) Meeting 1: Feb 20th, 2025
- PAC Meeting 2: April 24th, 2025
- Council First Reading: May 13th, 2025



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Stakeholder Engagement



NS Environment & Climate Change;
NS Public Works;
NS Health;
Royal Canadian Mounted Police;
Emergency Health Services;
Bridgewater Public Services Commission;
Northfield District Fire Department;
Oakhill District Fire Department;
South Shore Regional Centre for Education
CSAP (Conseil Scolaire Acadien Provincial)
MODL Department of Recreation
MODL Department of Engineering
MODL Fire Services



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Stakeholder Engagement

The planning implications that shall be considered by Council during an amendment:

Planning implication	External agency feedback	Result
The impact of the proposed use and uses permitted in the zone on traffic with respects to traffic hazards, congestion, and pedestrian hazards	<ul style="list-style-type: none"> • NS Public Works • MODL Department of Engineering 	Satisfied
The impact on the natural environment	<ul style="list-style-type: none"> • NS Environment & Climate Change 	Satisfied
The adequacy of municipal services	<ul style="list-style-type: none"> • Bridgewater Public Services Commission • RCMP 	Satisfied
The adequacy and proximity of community facilities for education, recreation and emergency services as well as other amenities	<ul style="list-style-type: none"> • EHS • South Shore Regional Centre for Education • CSAP • MODL Department of Recreation • MODL Fire Services • Northfield District Fire Department • Oakhill District Fire Department • NS Health • RCMP 	Satisfied
The adequacy of street networks	<ul style="list-style-type: none"> • NS Public Works • MODL Department of Engineering 	Satisfied
The suitability of the site regarding grades, soils, geological conditions, location of watercourse, flooding, marshes, bogs, swamps, and proximity to natural or man-made hazards or land uses that could present a health risk or result in a poor quality living environment	<ul style="list-style-type: none"> • NS Environment & Climate Change • NS Health • MODL Department of Engineering 	Satisfied



Motions



Council conducts Second Reading of

- By-law 020G, Amendments to the Osprey Village Secondary Planning Strategy 2025, and
- By-law 021I, Amendments to the Osprey Village Land Use By-Law 2023,

as presented at the June 10, 2025 Public Hearing, and hereby adopt the amendments.

