

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 – 5:00 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 Hubley, District 4
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 Public Hearing to order at 5:00 p.m.

2. Opening Remarks

Mayor McLean-Wile reported that the Public Hearing was for Council to receive written and verbal presentations regarding Council entering into a Development Agreement with Jaylynn Enterprises Limited for the proposed land-lease cluster development on Lot FE-1, MacCulloch Road.

(a) Introduction of Council Members

Mayor McLean-Wile noted, for the record, the Council members that were present. She further gave regrets from Councillors Hubley and Brooks, noted that Councillor DeLong was on a leave of absence, and explained that Councillor Burns had a Conflict of Interest with the matter.

(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 "Development Agreement: Lot FE-1 MacCulloch Rd (Land Lease Community)" (attached to Minutes) providing details on the development at MacCulloch Road and the steps taken to date towards finalizing the Development Agreement between MODL and Jaylynn Enterprises Ltd.

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 was anyone in the audience who would like to address Council on the proposed Development Agreement.

There were no members of the public in attendance.

5. Review of Approval Process

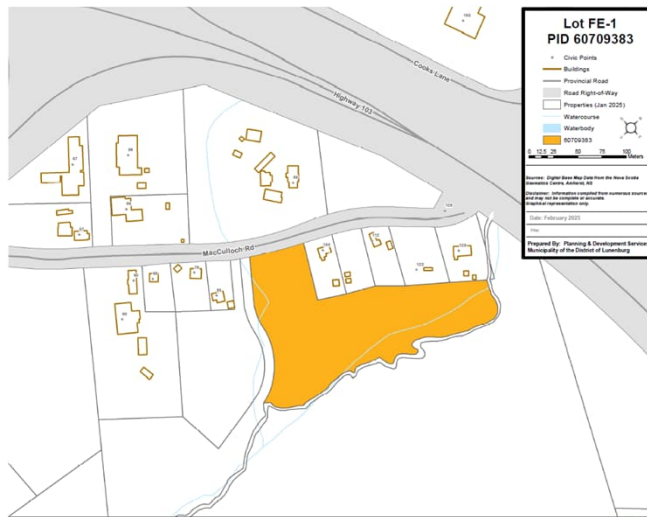
Mayor McLean-Wile reviewed the approval process, noting that Municipal Council could make a decision at the Council meeting scheduled to begin at 6:00 p.m.

6. Closing of the Public Hearing

Mayor McLean-Wile declared the Public Hearing closed at 5:07 p.m.

Development Agreement: Lot FE-1 MacCulloch Rd (Land Lease Community)

Ella R. Gindi, Planner II
Public Hearing
June 10, 2025



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Agenda

- Proposed Development
- Development Agreement process steps



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Development overview

- Applicant: Jaylynn Enterprises Ltd.
- Proposal: Cluster development (land-lease community)
- Number of Units: Up to 23 modular single-family dwellings
- Location: MacCulloch Road, Cookville (Unzoned property)

Process Timeline:

- First Reading of Cluster Development Regulations: January 28 and April 22, 2025
- Public Information Session: March 19, 2025
- Planning Advisory Committee Recommendation: Positive recommendation issued on April 24, 2025
- Next Steps: Council motion to proceed with a Development Agreement, followed by a public hearing



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Policy & Regulatory Framework

Aligns with:

- Sections 5.3– Cluster Development
- Section 6 – Development Agreement process

DA can regulate:

- Access, servicing, phasing, stormwater, environmental impact
- Completion timelines, site suitability, traffic, and fire safety



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Development Agreement Steps

1. Municipality receives development application
2. Staff holds public information session – Month 19th, 2025
3. Staff provides feedback from Information session to Planning Advisory Committee
4. Planning Advisory Committee meeting (PAC) –April 24, 2025
 - PAC makes recommendation to Council
5. Council declare their intent entering into a development Agreement May 13, 2025
6. Public Hearing
7. Council may decide to enter or not enter into a Development Agreement with developer
8. 14-day appeal period
9. If no appeals, application is approved



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Conclusion

- Supports Statement of Provincial Interest on Housing
- Increases affordable housing options in a serviced area
- Aligns with Council's strategic priorities (economic development, climate change, quality of life and growth)
- DA process ensures long-term regulatory alignment
- Staff confirm preliminary compliance with policies and criteria
- PAC recommendations:

"That the Planning Advisory Committee recommend that Municipal Council approve entering into the Development Agreement for the land-lease cluster development on Lot FE-1, MacCulloch Road (PID 60709383), as it is consistent with the Development Agreement requirements outlined in the Municipal Planning Strategy"



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