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SPECIAL Municipal Council Meeting Agenda

Wednesday, September 3, 2025 – 9:00 a.m.

MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Changes/Approval of Agenda (as circulated)**
- 3. Staff Reports**
 - 3.1 Planning & Development Services**
 - 3.1.1 Municipal Wide Land Use Planning Zoning Framework 1-20
- 4. Adjournment**

Zoning Framework



September 2, 2025
Planning & Development Services

What is Zoning?

- Zoning regulates land use by dividing areas into zones focused on different types of uses (ie. residential, commercial, conservation, etc.)
- Each zone has unique permitted uses and regulations

Why is Zoning Important?

- Zoning helps communities grow in a safe, planned, and predictable way
- Zoning can help protect property values, protect the environment, support businesses, and help maintain the character of existing places
- Directs new development to align with the goals of the community and residents

MGA Section 212 (3): "All land within a municipality must be the subject of a municipal planning strategy."



The Zoning Approach

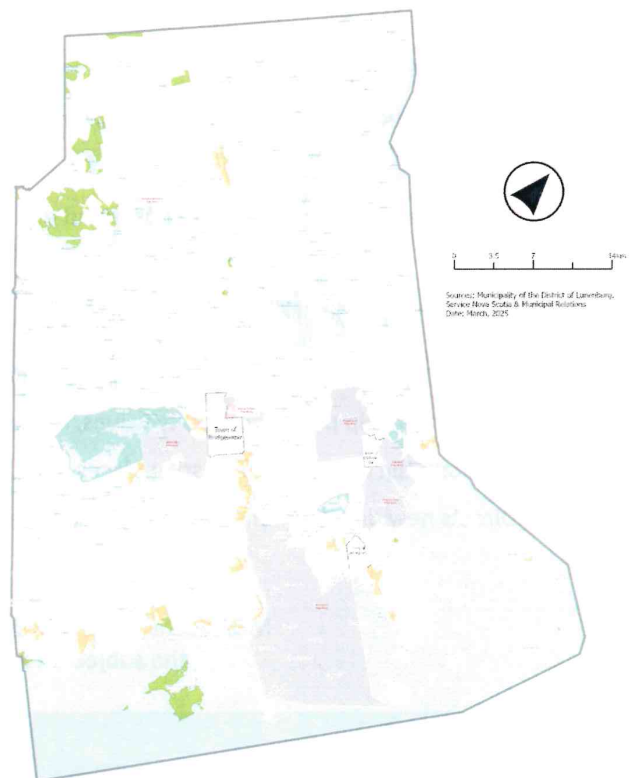
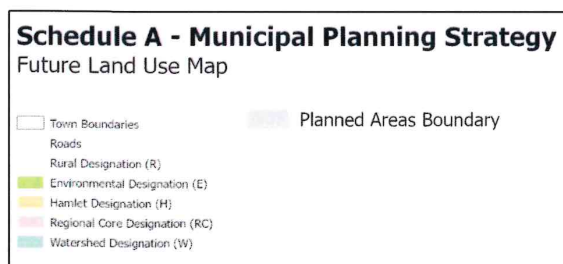
- Flexibility as guiding principle
- Existing uses can continue
- Community based zoning versus property by property
- Equitable/non-discriminatory (not distinguishing between housing types or styles)
- Establishing thresholds based on the intensity of a use (ie. dwelling units, tourist accommodation units, gross floor area, etc.)



Land Use Designations

Generalized Future Land-use Map (GFLUM)

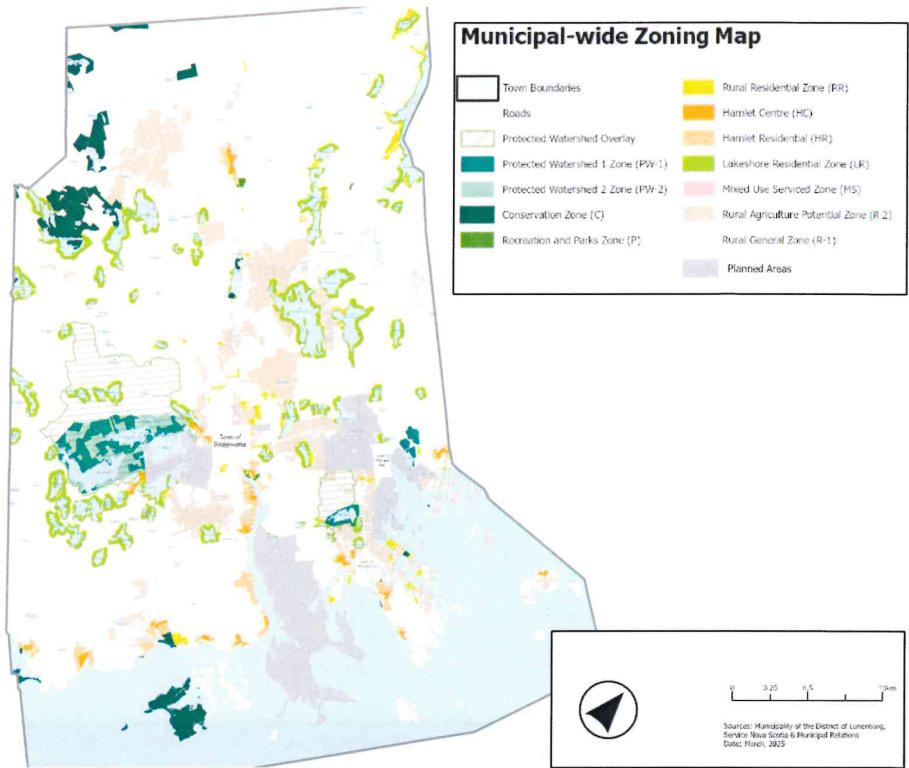
- Land use designations categorize land
- Reflect existing land uses or identifies the intended future use of a parcel
- Each land use designation includes a set of zones
- The designations must align with the policies and direction of the MPS



Proposed Zones

- Zones shown on map:**
 Mixed Use Serviced Zone
 Hamlet Centre Zone
 Hamlet Residential Zone
 Rural General Zone
 Rural Agricultural Potential Zone
 Rural Residential Zone
 Lakeshore Residential Zone
 Conservation Zone
 Protected Watershed One Zone
 Protected Watershed Two Zone
 Protected Watershed Overlay
 Recreation and Parks Zone

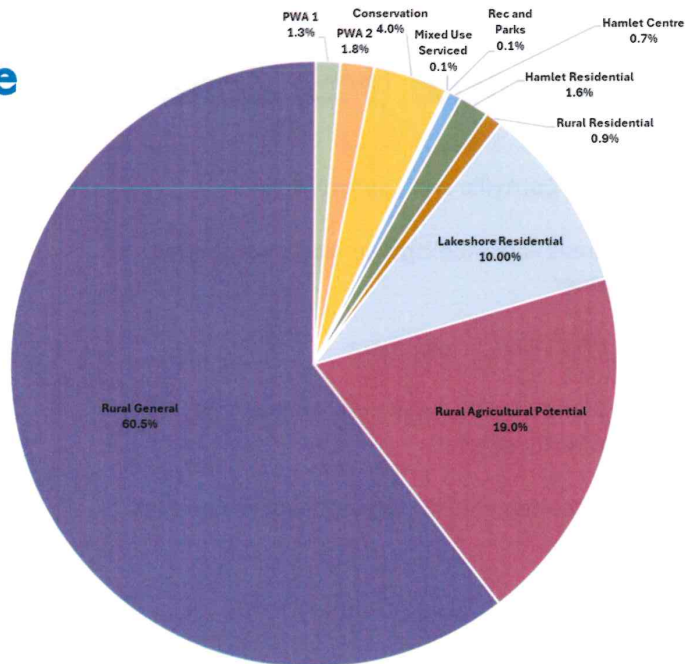
- Zones not shown on map:**
 Commercial Recreation Zone
 General Commercial Zone
 Comprehensive Development District Zone
 Light Industrial Zone
 Heavy industrial Zone
 Fisheries and Marine Zone



Zone Land Coverage

Amount (%) of land included in each zone

- Zones with 0% of land**
 Commercial Recreation
 General Commercial
 Comprehensive Development District
 Light Industrial
 Heavy industrial
 Fisheries and Marine



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Growth Centre Designation

- Centrally located areas that have access to municipal water and wastewater
- Have potential for growth and development intensification
- Provides commercial and institutional services to residents and visitors

Zones included in Growth Centre Designation:

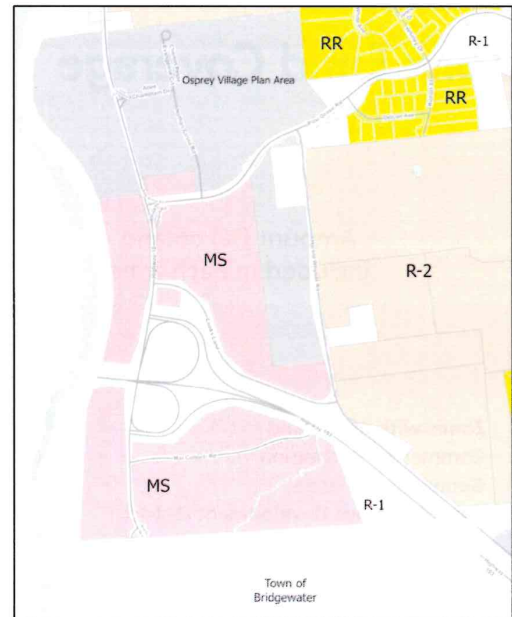
Mixed Use Serviced Zone



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Mixed Use Serviced (MS) Zone

- Applied to lands near Cookville and Osprey Village
- Centrally located areas with municipal services - centralized water and wastewater
- Requires denser, mixed-use development
- Permits a range of land uses (ie. large-scale commercial, residential, and institutional uses)
- Minimum density requirements for residential developments - 25 units per hectare



Cookville



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Hamlet Designation

- Applied to well-defined communities (ie. Petite Rivere, Lahave, Blue Rocks, etc.)
- Hamlets serve as commercial, service, and community hubs for surrounding residents
- Contains a denser mix of commercial, residential, and institutional land uses with some industrial activities
- Areas that are well-suited for future growth and expanded public services
- Helping to maintain the unique character of hamlets (may be historically significant)

Zones included in Hamlet Designation:

Hamlet Centre Zone

Hamlet Residential Zone



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Hamlet Centre (HC) Zone

- Intended to support and guide the growth of hamlets
- Applied to the centre areas of hamlets
- Permits a range of compatible land uses including commercial, small-scale retail, institutional, residential, tourist accommodations, and some natural resource activities, etc.

Hamlet Residential (HR) Zone

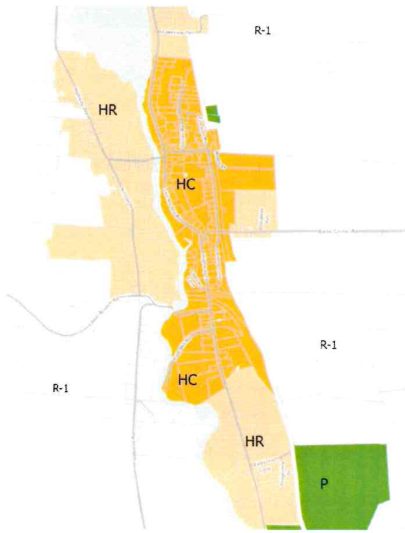
- Intended to support the residential areas within/surrounding a hamlet
- To allow for housing diversification and to protect residential character
- Applied to existing residential areas that are near hamlet centres
- Permits low to medium density residential uses, and other compatible land uses (ie. home based businesses, tourist accommodations, institutional uses, and some agricultural uses)



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Hamlet Centre (HC) Zone & Hamlet Residential (HR) Zone

*18 Hamlets total



New Germany



Voglers Cove, Broad Cove, Petite Riviere



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Rural Designation

- Intended to support the continuation of traditional rural activities without extensive controls
- Ensuring that sensitive ecosystems and certain land uses are protected from unsuitable forms of development

Zones included in Rural Designation:

Rural General Zone

Rural Agricultural Potential Zone

Rural Residential Zone

Lakeshore Residential Zone

* Approximately 90% of land included in the Rural Designation



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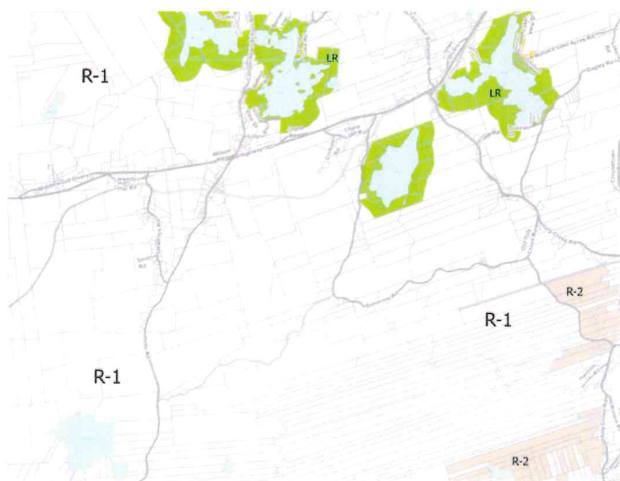
Rural General (R-1) Zone

- Intended to preserve rural character by accommodating a wide range of rural based land use activities with regulation
- Applied to lands that are either undeveloped, low-density, associated with resource-based activities, or lands that have not been identified as having substantial agricultural potential
- Permits lower density residential development, and a wide range of other land uses (ie. natural resource related land uses, commercial, industrial, institutional land uses, etc.)
- Most lenient zone

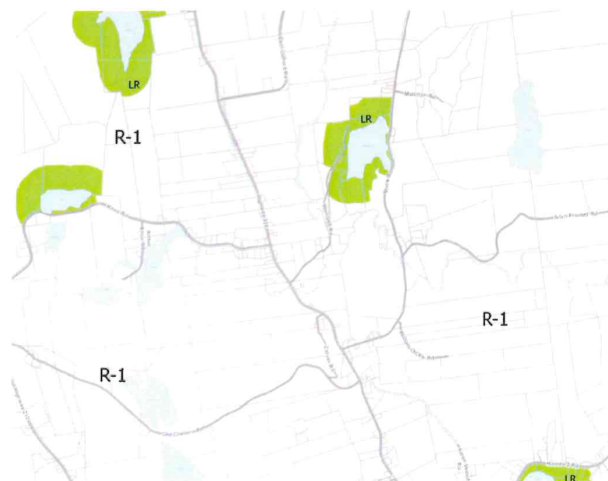


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Rural General (R-1) Zone



Crousetown, Middlewood



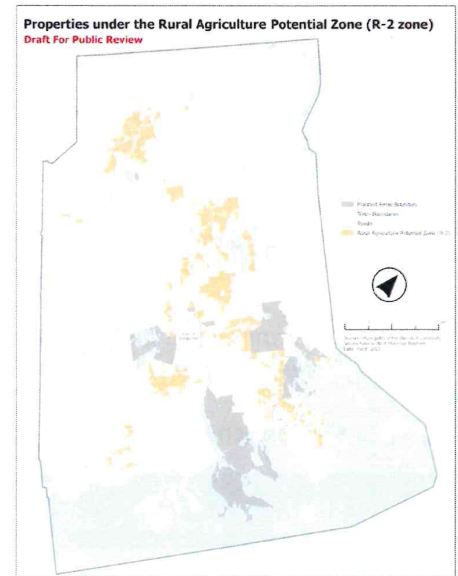
Bakers Settlement



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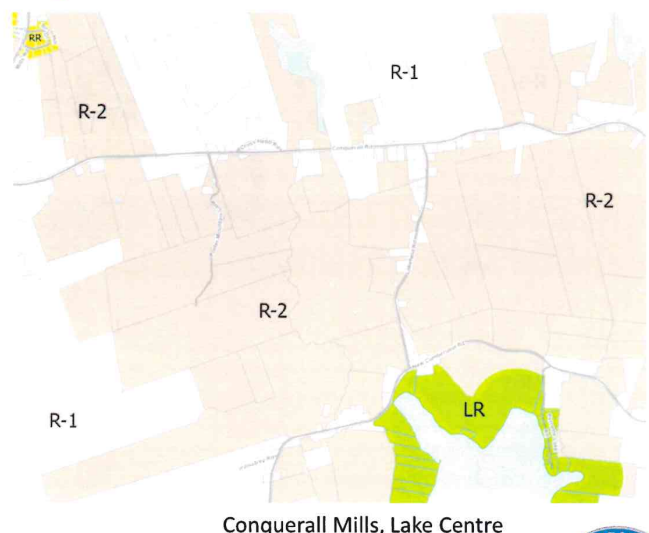
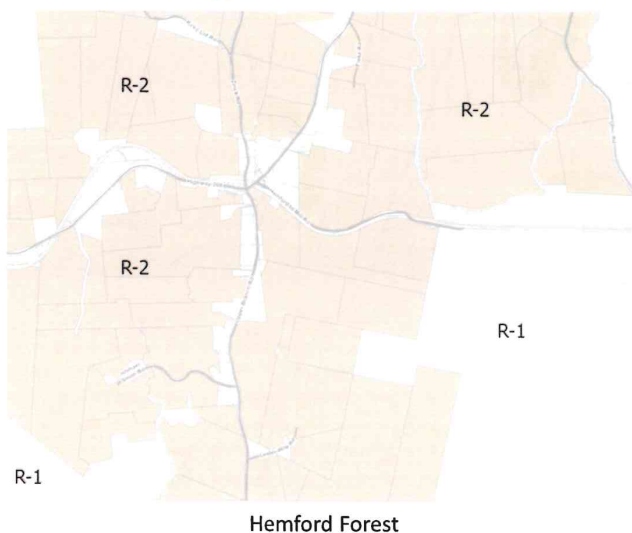
Rural Agricultural Potential (R-2) Zone

- Intended to protect large parcels of valuable agricultural land from development
- Applied to lands located outside of settlement or watershed protection areas, lands that are larger than four hectares, and consist of at least 60% of Class 3 soils
- Restricts new private roads and flag lot developments, and limits the subdivision of agricultural lots to 2 new residential lots per year (max of 6 lots)
- Permits a wide range of land uses
- Similar to the Rural General Zone
- Rezoning considered based on agricultural impact assessment report



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Rural Agricultural Potential (R-2) Zone



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Rural Residential (RR) Zone

- Intended to protect residential neighbourhoods/character throughout rural areas
- To ensure that new residential developments are suitably located with adequate groundwater supplies – To ensure that neighbouring properties are not negatively impacted by new development
- Applied to rural compact neighbourhoods where residences are the predominant use (outside of Hamlet areas or Lakeshore Residential Zone)
- Permits low density residential development, some institutional uses, and other compatible land uses such as home-based businesses
- Future residential developments exceeding 6 or more lots with an internal road would require rezoning

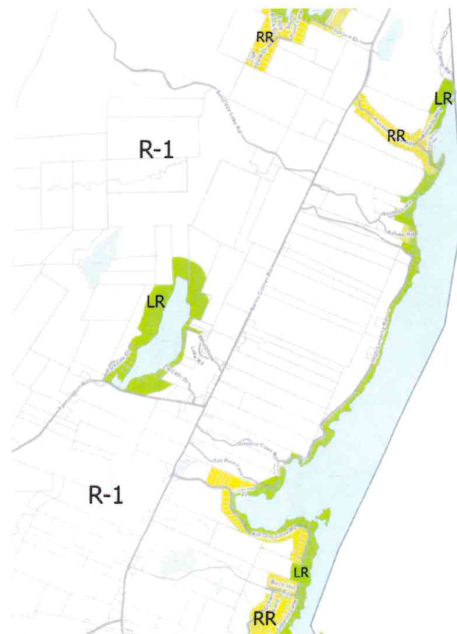


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Rural Residential (RR) Zone



Pine Grove



Parkdale, Franey Corner



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Lakeshore Residential (LR) Zone

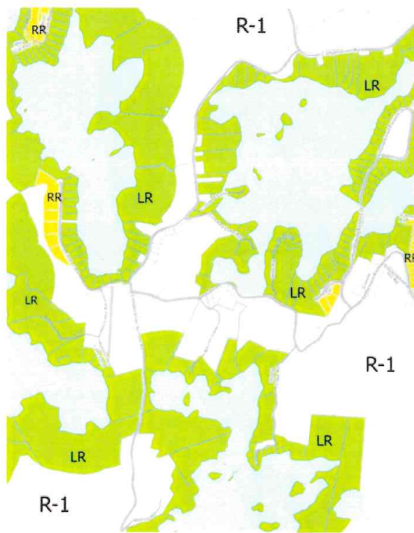
- Intended to protect the health of lakeshore ecosystems while enabling low density development
- Applied to lands surrounding lakes that are subject to development or have development potential, located near transportation routes or populated areas
- All properties included in this zone have some amount of waterfrontage
- Minimum lot frontage requirements (50m) and larger lot size requirements
- Limited range of permitted uses to protect water quality (ie. max 2 dwelling units, max 3 tourist accommodation units, marine related uses, some institutional uses, and some agricultural uses, etc.)

*Proposed watercourse and wetland setbacks apply to all areas and are not specific to this zone

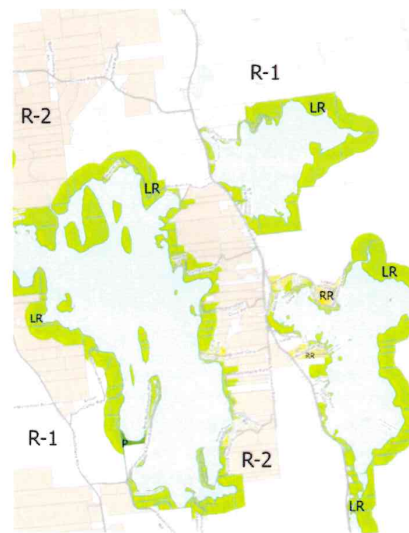


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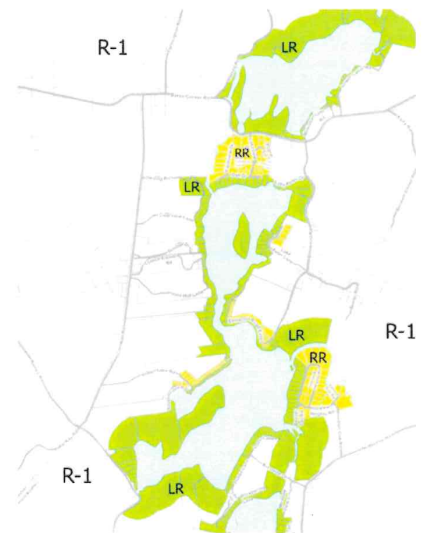
Lakeshore Residential (LR) Zone



Spectacle Lake, Crooked Lake,
Island Lake (Camperdown)



Big Mushamush Lake,
Little Mushamush Lake, Caribou Lake



Lake William, Lake Peter,
Indian Lake (Elmwood)



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Conservation Designation

- Intended to protect and preserve critical habitats and ecologically significant areas
- Very limited permitted uses to minimize disturbance on land

Zones included in Conservation Designation:

Conservation Zone



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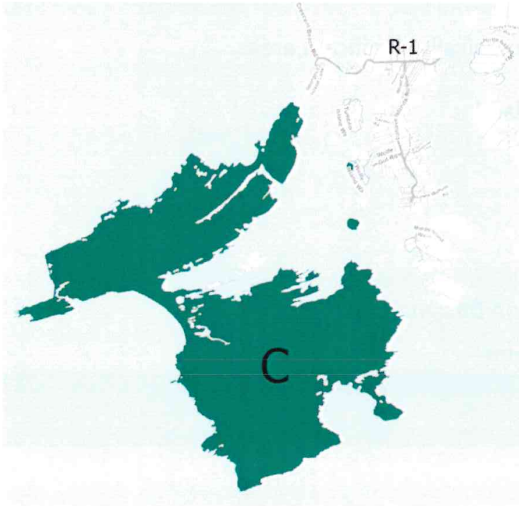
Conservation (C) Zone

- Intended to safeguard the ecological integrity of lands entrusted, donated, or designated for environmental conservation
- Very limited permitted uses: low-impact recreation, education and research related to land conservation
- Applied to existing federally, provincially, or municipally protected lands, and all public and privately-owned lands recognized under the Beaches Act

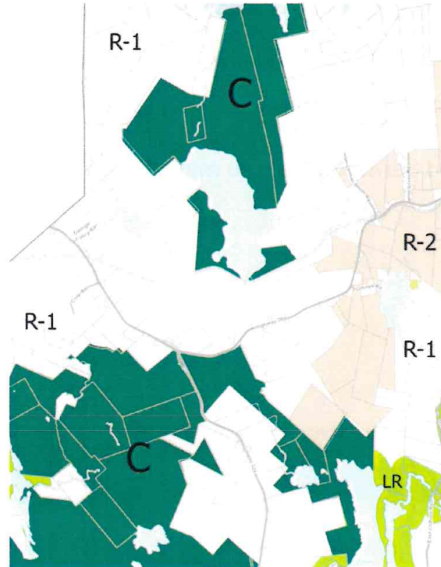


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Conservation (C) Zone



Cape Lahave Islands



Colpton



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Protected Watershed Designation

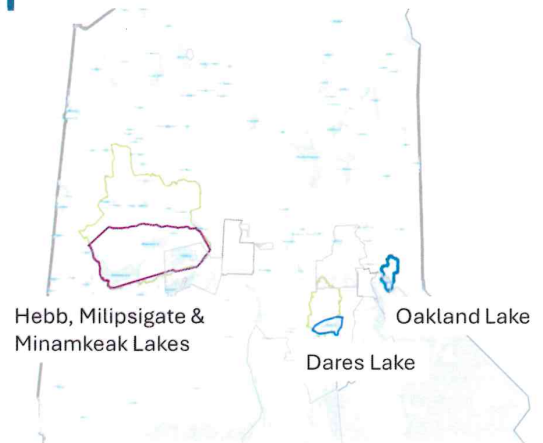
- Intended to protect the three watersheds located in the municipality and to safeguard drinking water supplies
- To establish zone provisions that will mitigate harmful land uses that can negatively impact water quality

Zones included in Protected Watershed Designation:

Protected Watershed One

Protected Watershed Two

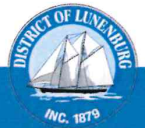
Protected Watershed Overlay



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Protected Watershed One (PW-1) Zone

- To protect the smaller water bodies with higher contamination risk and lands purchased by government for conservation
- Only permits municipally owned water treatment or distribution facilities
- New public and private roads prohibited
- Applied to Dares Lake Watershed, Oakland Lake Watershed, and government owned lands in the Hebb, Milipsigate, and Minamkeak Watershed



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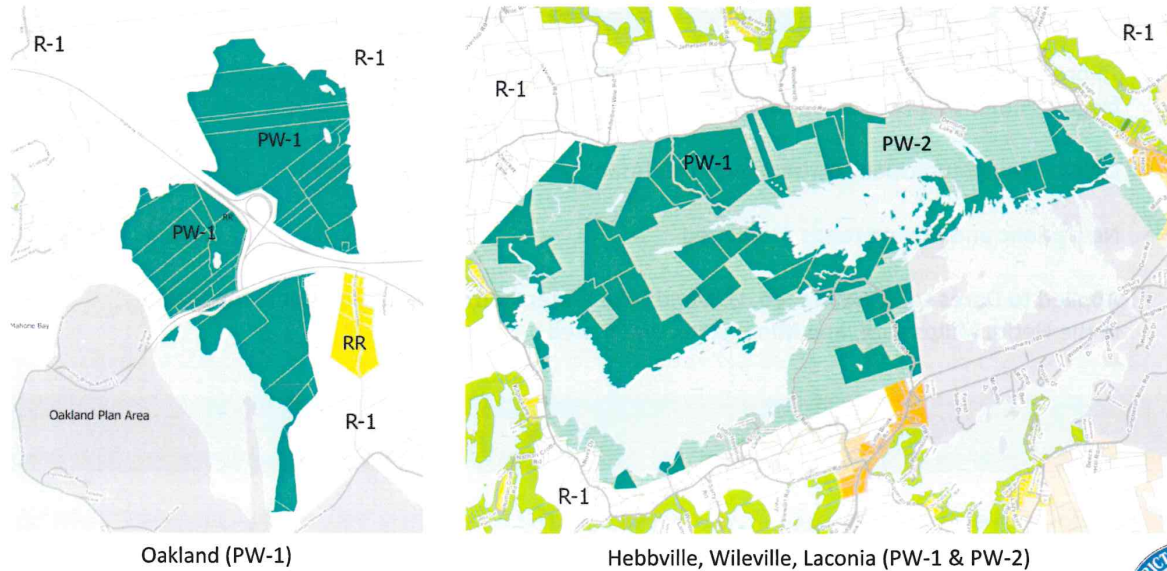
Protected Watershed Two (PW-2) Zone

- Intended to protect privately-owned parcels of the Hebb, Milipsigate, and Minamkeak Watershed
- Limited permitted uses: municipally owned water treatment or distribution facilities, low density residential uses (max of 2 units), conservation uses, etc.
- Lot size requirement (40,468m²), lot frontage requirement (150m), greater horizontal setbacks and vegetative buffer requirements
- New public and private roads prohibited
- Applied to all non-government owned lands in the Hebb, Milipsigate, and Minamkeak Watershed



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Protected Watershed One (PW-1) Zone & Protected Watershed Two (PW-2) Zone



Oakland (PW-1)

Hebbville, Wileville, Laconia (PW-1 & PW-2)

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Protected Watershed Overlay

- Intended to protect drinking quality throughout identified natural watershed boundaries
- Requirements for livestock fencing (100m)
- Applied to lands in the natural watersheds outside of the Hebb, Milipsigate, and Minamkeak Watershed and Dares Lake Watershed

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Commercial Recreation (CR) Zone

- Intended to reduce land use conflicts with commercial recreational uses and other uses
- Permits high-impact indoor and outdoor land uses and large-scale tourist accommodations
- Campgrounds and RV Parks permitted through site plan approval
- Outdoor racetracks, shooting ranges permitted through development agreement
- Larger setbacks required
- No lands pre-zoned, new uses require rezoning



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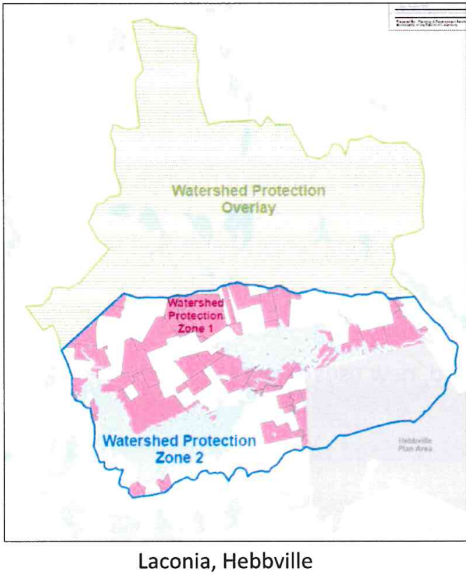
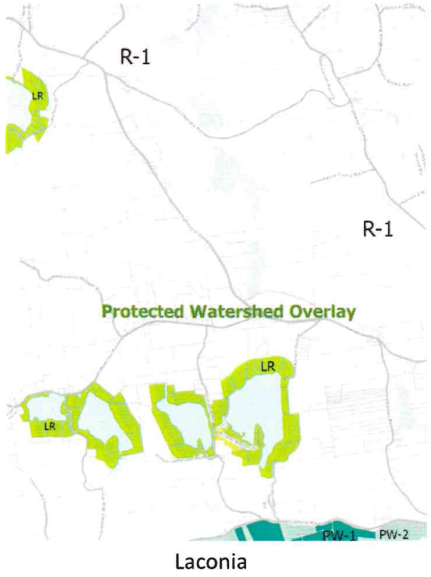
General Commercial (GC) Zone

- To support a variety of commercial operations
- Permits a wide range of commercial land uses, small-scale industrial uses, some natural resource related activities , and accessory residential uses
- No lands pre-zoned
- Rezoning required if a commercial use is not permitted in an existing zone



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Protected Watershed Overlay



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Zones Throughout the Plan Area

- Commercial Recreation Zone
- General Commercial Zone
- Recreation and Parks Zone
- Comprehensive Development District Zone
- Light Industrial Zone
- Heavy Industrial Zone
- Fisheries and Marine Zone



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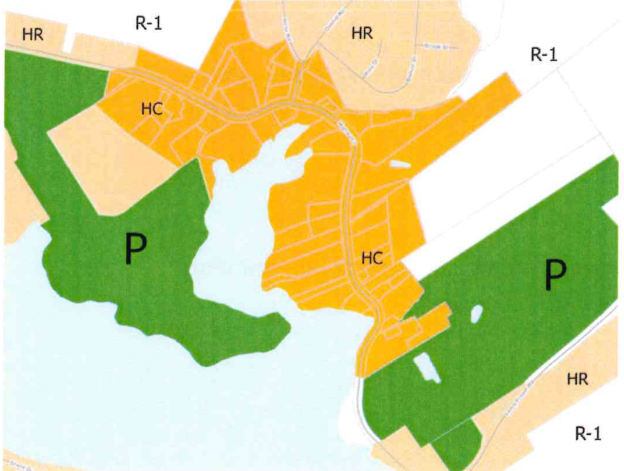
Recreation and Parks (P) Zone

- To protect parklands and open spaces
- Permits a range of recreational activities, institutional facilities, community gathering spaces, and commercial food services that are part of the recreational use
- Applied to existing provincial and municipal parks

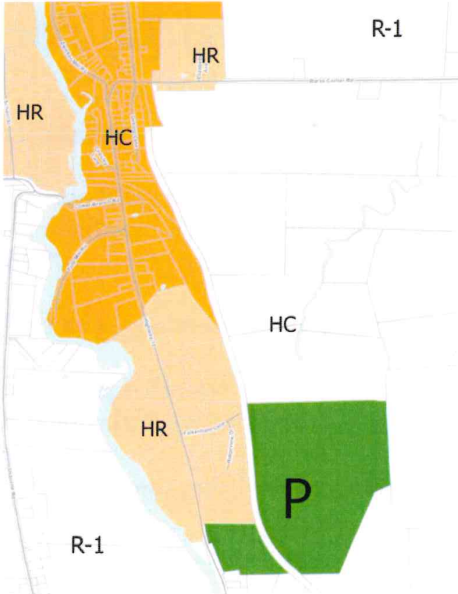


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Recreation and Parks (P) Zone



The MARC, Miller Point Peace Park (Dayspring)



River Ridge Common (New Germany)



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Comprehensive Development District (CDD) Zone

- Intended for instances when a large development is proposed for a single site
- Development permitted only by Development Agreement
- Provides additional oversight for large-scale development with criteria to ensure the development is appropriate
- No lands pre-zoned



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Light Industrial (LI) Zone

Light Industrial Use: a land use that **IS NOT regularly obnoxious** and does not create nuisances (ie. fumes, odours, noises, etc.)

- Intended to accommodate **low-impact industrial** land uses
- Permits a range of light industrial uses and other non-hazardous or non-obnoxious uses (ie. automobile related uses, excavation and construction services, heavy equipment sales and rentals, service and repairs shops, self-storage facilities, etc.)
- Accessory residential uses also permitted
- Additional setbacks, vegetative buffer, outdoor storage, parking, and loading requirements when next to a residential, institutional, or parkland use
- No lands pre-zoned, new uses require rezoning



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Heavy Industrial (HI) Zone

Heavy Industrial Use: a land use that IS **regularly obnoxious** and creates nuisances (ie. fumes, odours, noises, etc.)

- Intended to accommodate **high-impact industrial** land uses
- Permits a range of heavy industrial land uses, other types of high impact land uses, and accessory commercial uses
- Accessory residential uses NOT permitted
- Additional setbacks, vegetative buffer, outdoor storage, parking, and loading requirements when next to a residential, institutional, or parkland use
- No lands pre-zoned, new uses require rezoning



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Fisheries and Marine (FM) Zone

- Intended to accommodate/support fishing and marine-related land uses
- Permits a range of fishing and marine-related industrial uses, fish processing facilities, land-based aquaculture operations, and commercial uses that are directly related to the fishing industry
- Accessory residential uses also permitted
- Additional setbacks, vegetative buffer, outdoor storage, parking, and loading requirements when next to a residential, institutional, or parkland use
- No lands pre-zoned, new uses require rezoning



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Thank you.

Any questions?



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