

Municipality of the District of Lunenburg

Minutes of a Special Meeting of Municipal Council

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.

Wednesday, September 3, 2025 – 9:00 a.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 Pam Hubley, District 4

Councillor Cathy Moore, District 5

Councillor Alison Smith, District 6

Councillor Edgar Burns, District 7

Regrets

Councillor Kacy DeLong, District 8

Councillor Ben Brooks, District 9

Staff

Tom MacEwan, Chief Administrative Officer

Alex Dumaresq, Deputy CAO (left at 10:35 a.m.)

Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the meeting to order at 9:00 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Approval of Agenda

It was requested that the agenda be amended to add Public Input as Item 4.

Moved by Councillor Hubley, seconded by Councillor Bell that the Agenda be approved as amended with the addition of Public Input. Carried unanimously.

3. Staff Reports

3.1 Planning & Development Services

3.1.1 Municipal Wide Land Use Planning Zoning Framework

Reid Shepherd, Deputy Director of Planning & Development Services, and Anna Giblin, Planner I, gave a presentation on “Zoning Framework”, (circulated with the agenda). Mr. Shepherd explained that the presentation would provided details on the first draft of regulations and that

public engagement would take place in October, followed by a Council meeting in November to receive Council's direction on the various parts of the regulations.

The presentation provided details on the following:

- explanation of what Zoning is and why it is important
- approach to zoning

It was noted that there would be special provisions to allow existing businesses to continue operations as usual, as well as expand operations. New businesses would follow the new regulations, and the existing uses in the zones would eventually phase out.

- Proposed Zones
- Zone Land Coverage
- Growth Centre Designation
 - Mixed Use Service Zone (MS)

It was noted that existing zones may change with the new regulations as the strictest rule would take precedent.

- Hamlet Designation
 - Hamlet Centre Zone (HC)
 - Hamlet Residential Zone (HR)
- Rural Designations
 - Rural general zone (R-1)
 - Rural agriculture potential zone (R-2)
 - Rural residential zone (RR)
 - Lakeshore residential zone (LR)
- Conservation Designation
 - Conservation Zone (C)
- Protected Watershed Designation
 - Protected Watershed One (PW-1)
 - Protected Watershed Two (PW-2)
 - Protected Watershed Overlay

Concerns were raised that there were too many zones. Mr. Shepherd explained that both residential and commercial zones are required and that the challenges with a lack of zoning is that residents have less say on what developments can move forward in their communities. Although complex, it is easier to manage because rules are tailored to fit the areas.

Council recessed at 10:26 a.m. and resumed at 10:40 a.m.

Mr. Shepherd noted that the map in the presentation shown as "Hemford Forest" was incorrectly defined and should just be shown as "Hemford".

It was clarified that under the Lakeshore Residential Zone, the 50m lot requirement was the width of the parcel, not the depth.

- Commercial Recreation Zone (CR)
- General Commercial Zone (GC)
- Recreation and Parks Zone (P)
- Comprehensive Development District Zone (CDD)
- Light Industrial Zone (LI)
- Heavy Industrial Zone (HI)
- Fisheries and Marine Zone (FM)

Mr. Shepherd gave a summary of the next steps, attached to Minutes.

Mayor McLean-Wile noted that more in depth details of the day's discussion was available on the recording of the meeting which can be found at the Municipality's YouTube channel @modInvascotia.

4. Public Input

Tony Cox, Middle Cornwall, requested information on the regulations surrounding privies. Mr. Shepherd explained that privies are regulated by the Department of Environment. The Municipality's regulations permit privies with a septic system approved by the Department of Environment.

5. Adjournment

There being no further business, the meeting adjourned at 11:49 a.m.

Next Steps

- Following public engagement in Apr/May/June staff met with stakeholder groups:
 - Agriculture
 - Development/real estate
 - Environment
 - Affordable housing
- Staff currently focused on analyzing feedback from public, stakeholders
- Late October: Presentation of What We Heard Report to Council and public
- November: Key Council direction will be needed on several specific aspects to help inform Draft #2

Project Timeline

