

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.
Monday, October 27, 2025 – 6:00 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 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

Absent

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 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

Moved by Councillor Oickle, seconded by Councillor Hubley that the Agenda be approved as circulated. Carried unanimously.

3. Staff Reports

3.1 Planning & Development

3.1.1 Municipal-Wide Land Use Planning – What We Heard Report

Ella Gindi, Planner II, Rosemary Young, Planner I, and Anna Giblin, Planner I, gave a presentation on the “What We Heard Report Municipal-Wide Land Use Planning Project” (circulated with the agenda) highlighting details on the following:

- Background on MODL 2040 project
- Purpose & Objectives of project
- How the What We Heard Report will be used
- Project Timeline
- Public Engagement Objectives
- Summary of Engagement Events
- Analysis Approach – Quantitative and qualitative feedback
- Data Limitations
- Key Findings on What We Heard Report – 9 Major Themes
 - Planning
 - Agriculture
 - Environment & Climate Change
 - Housing
 - Transportation & Infrastructure
 - Economic Development
 - Public Spaces & Culture
 - Zoning & Planning Process
 - Public Engagement Process
- Additional Topics & Feedback outside of scope of project
- Key Takeaways
- Next Steps

4. Public Input

Pierre Gadbois, Lilydale, attended public input to provide comments about the current draft of the land use by-law and how it relates to the enjoyment of his property. More specifically, that the by-law address the ability of residents in residential areas being permitted to have roosters for non-commercial purposes.

Harold Whalen, New Germany, attended public input to provide comments regarding the difficulties he has experienced due to environmental pollutants such as salt in drinking water, fumes from school buses, and smoke from wildfires, and not receiving any help from housing departments.

3. Staff Reports (Continuance)

3.1 Planning & Development

3.1.1 Municipal-Wide Land Use Planning – What We Heard Report

Discussions were had regarding the following:

- Stakeholders who participated in housing engagement
- Survey results
- Home based businesses and private roads

Mr. MacEwan explained that the project would not be completed by the December 31, 2025 provincial deadline and proposed a revised timeline for completion of the project, details of which are attached the Minutes. He noted that the proposed timeline may need to be adjusted as the project moves forward.

It was noted that having minimum standards as the base would not restrict communities from having more stringent regulations as secondary planning strategies would provide for this.

Staff were directed to move forward with draft 2 using the proposed timeline as presented.

5. In Camera - Nil
6. Adjournment

There being no further business, the meeting adjourned at 7:27 p.m.

Revised Timeline

- **Tonight's Special Council Meeting – Oct 27, 2025**
 - **Staff Presents the What We Heard Report**
 - **Council's Direction on Draft #2**
- **2 or 3 Council Workshops, each focusing on a specific topic**

- **Draft #2 Released**

- **Circulated to Council – January 30, 2026**
- **Public Release – February 6, 2026**
- **Council Meeting – February 10, 2026**

- **Draft #2 Public Sessions**

- **1 meeting in late February 2026**
- **1 meeting in early March 2026**

- **Draft #2 Initial Review: Special Council Meeting – April 21, 2026**
 - **Direction from Council on Draft #2**

- **Planning Advisory Committee – April 23, 2026**

- **Council 1st Reading – May 12, 2026**

- **Public Hearing – May 26, 2026 (or Special Council June 2, 2026)**

- **Council 2nd Reading – May 26, 2026 (or Special Council June 2, 2026)**