

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.
Tuesday, December 9, 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
April Whynot-Lohnes, Municipal Clerk
Tina Robichaud-Bond, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the meeting to order at 9:01 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Changes/Approval of Agenda

Moved by Councillor Oickle, seconded by Deputy Mayor Veinotte that the agenda be approved as circulated.

3. Staff Reports

3.1 Planning Services

3.1.1 Public Input re Municipal Wide Planning

There were no members of the public in attendance for public input.

3.1.2 Municipal Wide Planning Options Report (continued)

A report from the Municipality's Planning Staff titled "Municipal-Wide Land Use Planning – Council Direction Report #2", was circulated with the agenda.

Reid Shepherd, Deputy Director of Planning & Development Services, Ella Gindi, Planner II Rosemary Young, Planner I, and Anna Giblin, Planner I were in attendance to give a presentation on "Municipal-Wide Land Use Planning –Direction Discussion #3".

Mr. Shepherd gave a recap of Council's decisions from the Finance Committee meeting of December 2, 2025 and provided details on the following:

- Provincial requirements
- What is zoning
- The Zoning approach from Draft #1 of the planning document
- Overview of zones proposed in Draft #1

Mr. Shepherd also gave a summary of the following zones:

- General Rural Zone
- Mixed Use Services Zone
- Rural Residential Zone
- Conservation Zone
- Protected Watershed Zones (One & Two)
- Protected Watershed Overlay
- Recreation & Parks Zone
- Commercial Recreation Zone
- Light Industrial Zone
- Heavy Industrial Zone
- Fisheries & Marine Zone

Ms. Young gave an overview of the following zone and reviewed the options:

Osprey Village & Cookville – Council chose Option 3

Mr. Shepherd explained that the entire area should have consistent planning regulations.

Ms. Gindi provided clarification on the option Council chose to move forward with for the Lakeshore Residential Communities zoning.

Ms. Giblin gave an overview of the following proposed zones and reviewed the options.

Rural Subdivisions – Council chose Option 2

Council reviewed the proposed options and discussed the following:

- Rural Subdivision zone would cover for all subdivisions, not just those located in lake areas.

- A zoning amendment application would be required for property owners to appeal zoning regulations on their property.

Villages/Hamlets – Council chose Option 2

Council reviewed the proposed options and discussed the following:

- Zoning designation covers development, not governance.
- Clarified that Option 2 would enhance and protect the area
- Possibility of a plebiscite to have public decide where boundaries would be for division of Hamlet/Village and rural.

Council recessed at 10:23 a.m. and resumed at 10:34 a.m.

Ms. Gindi provided details on the Environmental Protected Areas, i.e., the protected watershed zoning and the conservation zone, and gave an overview of and reviewed the options for the following areas:

Drinking Water – Council chose Option 2

Council reviewed the proposed options and discussed the following:

- Municipality does not have authority to license quarries
- Science behind watershed areas

Conservation Zone – Council chose Option 2

Council reviewed the proposed options and discussed the following:

- Conservation designation adds an additional level of protection against development
- Regulations will help to identify special protection areas
- Concerns raised regarding how regulations would affect the 22 privately owned parcels. It was requested that consultation be done with private landowners.
- It was noted that the privately owned parcels had existing provincial restrictions.

Ms. Young gave an overview of the following zone and reviewed the options.

Future Uses - Council chose Option 1

Council reviewed the proposed options and discussed the following:

- Concerns raised over the use of the word “some” when referring to the industrial and commercial uses. It was explained that analysis on what the specific uses would be done as the work moved forward to Draft #2 of the planning document.

4. Adjournment

There being no further business, the meeting adjourned at 11:36 a.m.