

Municipality of The District of Lunenburg

Public Hearing held by Municipal Council

in Council Chamber, 10 Allée Champlain Drive, Cookville, NS

Thursday, June 25, 2026 – 6:00 p.m.

Attendance

Mayor Elspeth McLean-Wile

Deputy Mayor Chasidy Veinotte, District 10

Councillor Morgen Reinhardt, District 1

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

Councillor Kacy DeLong, District 8

Regrets

Councillor Martin Bell, District 2

Absent

Councillor Ben Brooks, District 9

Staff

Tom MacEwan, Chief Administrative Officer

April Whynot-Lohnes, Municipal Clerk

Lisa Andrews, Executive Assistant

1. Call to Order

Mayor McLean-Wile called the Public Hearing to order at 6:00 p.m.

2. Opening Remarks

Mayor McLean-Wile stated that this is a Public Hearing for Council to receive written and verbal presentations from citizens in attendance on the repeal and replacement of the Municipal Planning Strategy (035) and Land Use By-law (049).

(a) Introduction of Council Members

Councillors for each district introduced themselves.

(b) Review of Agenda and Rules of Conduct

Mayor McLean-Wile reviewed the agenda and read the Rules of Conduct 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 Planning Staff

Planning & Development staff including Jeff Merrill, Director of Planning & Development, Ella Gindi, Planner II, Rosemary Young, Planner I and Ezra Saunders, Planning Student gave a presentation on the Municipal-Wide Land Use Planning Project (attached to Minutes).

Highlights of the presentation on Draft 3 included:

- Key zoning changes between Draft 2 and Draft 3 and general provisions
- Affects on residential properties
- Non-conforming structures and uses
- Where we are and next steps

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.

Ms. Gindi reported that eight written submissions were received and included in the agenda package and the additional two late submissions were circulated to Council members and would be attached to the minutes. She advised that most submissions raised concerns with the agricultural zone and that the desire was to have Council consider amendments.

(b) Verbal Presentations by the Public

Mayor McLean-Wile asked if there were any verbal presentations to be made by anyone in the audience.

Richard Wentzell, Maders Cove, spoke against the proposed land-use changes, expressing his concern that they would restrict private property rights. He urged Council to reconsider the proposed changes.

Andre Terrio, Maitland, shared his concern with roosters in residential areas, citing noise impacts on nearby neighbours and would like to see minimum lot size or setback requirements for keeping roosters.

Suzanne Kutach, Hemford, expressed concerns the proposed regulations for RVs and tiny homes could reduce affordable housing options. She asked for clarity on the definition of a

dwelling, specifically the difference between an RV and a tiny house on wheels and urged Council to ensure residents who rely on RVs for housing are not negatively impacted.

Bill Sampson, Pine Grove, President and Co-Owner of Osprey Ridge Golf Course, opposed the proposed agricultural designation on portions of their property. Stating the land is unsuitable for farming due to its terrain and geology, and noted significant investments have already been made toward future development plans. He requested that the lands designated as future agricultural lands be reconsidered. He also noted the communication of the proposed plans was lacking.

Barry Dorey, Pleasantville, expressed concerns with a portion of his property in Pine Grove being rezoned to agricultural as much of it is unsuitable for agriculture, and it may devalue his property and impede on his future development plans. He urged Council to reconsider the mapping and provide a process for affected landowners to seek amendments. He also expressed concern that information about the proposed zoning changes was not communicated clearly.

Craig Silver, Pine Grove opposed the proposed future agricultural designation on lands he owns, arguing that much of the affected property consists of lakefront land, wetlands, and former shale pits that are unsuitable for agriculture. He expressed concern that the designation would reduce property values, restrict future development opportunities, and negatively affect long-term plans for the property. He also felt that affected landowners should have received more direct notification about the proposed changes.

To address comments regarding the timeline, the rationale for implementing municipal wide planning, communication and public engagement, Mr. Merrill explained that provincial legislation required land-use planning across 100% of municipalities, that MODL previously had limited planning coverage, and that work on the Municipal Planning Strategy and Land Use By-law has been underway since 2020 with multiple rounds of public engagement. He also outlined the engagement efforts, including mail outs, postcards with meeting dates, online notices, newspaper notices, tax bill inserts, radio advertisements, public meetings, and municipal newsletters.

A question was raised about whether amendments to the proposed mapping could be considered based on site-specific conditions, existing development plans, or soil suitability. Mayor McLean-Wile advised that the purpose of the public hearing was to gather comments and concerns from residents and that Council would consider the feedback received when determining next steps for the proposed planning documents.

Jonathan Veinotte, West Northfield, expressed his concerns regarding the proposed agricultural zoning, stating that it relies on outdated soil data and does not accurately reflect current agricultural use. He noted that some active farmland is not included in the designation while large areas of forested land are and that subdivision restrictions could limit future opportunities

for landowners and their families. He encouraged Council to carefully consider where agricultural protection and future growth are most appropriate.

Mayor McLean-Wile asked three times if there was anyone else in the audience who would like to address Council on the proposed Agreement. There were no further comments.

5. Review of Approval Process

It was noted that Council has heard the concerns of the residents in attendance.

Mayor McLean-Wile reviewed the approval process, noting that Municipal Council will meet, discuss, and make a decision at a Special Council meeting immediately following the Public Hearing.

6. Closing of the Public Hearing

Mayor McLean-Wile declared the Public Hearing closed at 6:59 p.m.

Welcome to the Public Hearing

Municipal-Wide Land Use Planning Project



Why is this project needed?

The Province required that **all lands must be zoned**, and that every municipality must have land use planning documents that address the **Statements of Provincial Interest**.

The statements are housing, infrastructure, flood risk, agricultural land, and drinking water.



What is being introduced?

Municipal Planning Strategy (MPS)

Sets a vision for the municipality through policies.



Land Use By-law (LUB)

Implements the vision by regulating land uses and development.



Zoning

Regulates land use by categorizing lands.



How will this affect residents & properties?

All properties will be zoned

Zoning in existing planned areas remains largely unchanged

Zoning rules can and will be changed over time as needed



Project Launch
2020



Initial Engagement
2020/2021



Draft #1 Released
March 2025



Public Engagement
April - June 2025



What We Heard Report
Fall 2025



Draft #2
Winter 2025-2026



Public Engagement on Draft #2
Spring 2026



Approvals Process
Spring - Summer 2026

Where are we in the process?

- Council passed first reading of Draft #3 on June 9, 2026
- We had held two public information sessions:
 - June 16
 - June 18 (virtual)
- Received written feedback
- That brings us to today's public hearing

What happens at the public hearing?

A public hearing is an opportunity for the public to share feedback with Council on the proposed planning documents.



- Unlike engagement events, Council can only hear feedback and ask questions for clarification.
- After the public hearing, Council may choose to conduct the second reading on the same night.

What's in Draft #3

What are the Zones?

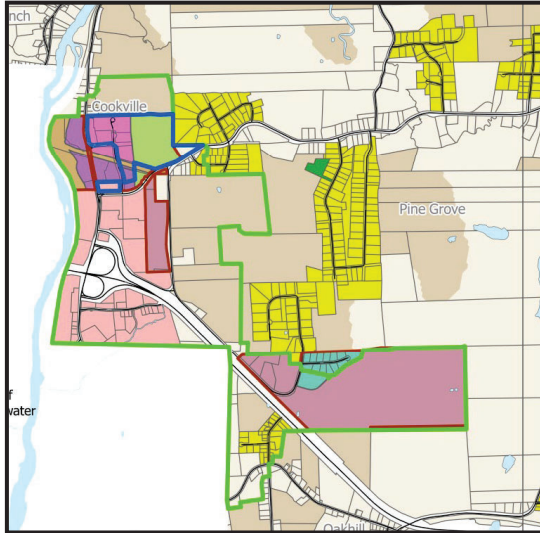
Rural Zones: Rural General Zone, Rural Agricultural Potential Zone, Rural Residential Zone, and Rural Village Zone

Environment and Recreation Zones: Conservation Zone, Protected Watershed One Zone, Protected Watershed Two Zone, Recreation and Parks Zone

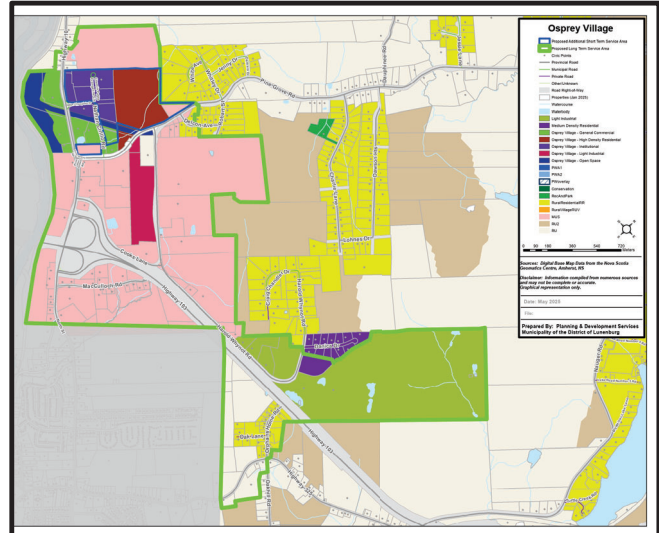
Growth Centre Zones: Mixed Use Serviced Zone (MUS)

Key zoning changes between Draft 2 and Draft 3

Some lands previously proposed as Rural Agricultural Potential (RU-2) were redesignated and rezoned to the Mixed-Use Serviced Zone or Rural General Zone based on water study findings.



Draft 2 Zoning



Draft 3 Zoning

General Provisions

There are general provisions that may also apply.

For example:

- There is a 20-meter horizontal setback from inland watercourses and wetlands.
- Habitation of an RV is permitted for more than 180 days with a permit
- Home-based businesses regulated in the Rural Residential Zone



How will this affect residents & properties?

- **Existing uses and buildings can continue to exist without any need to change.**

These are referred to as “Lawfully Existing Uses” in the documents

- Future uses and buildings need to follow the new rules.



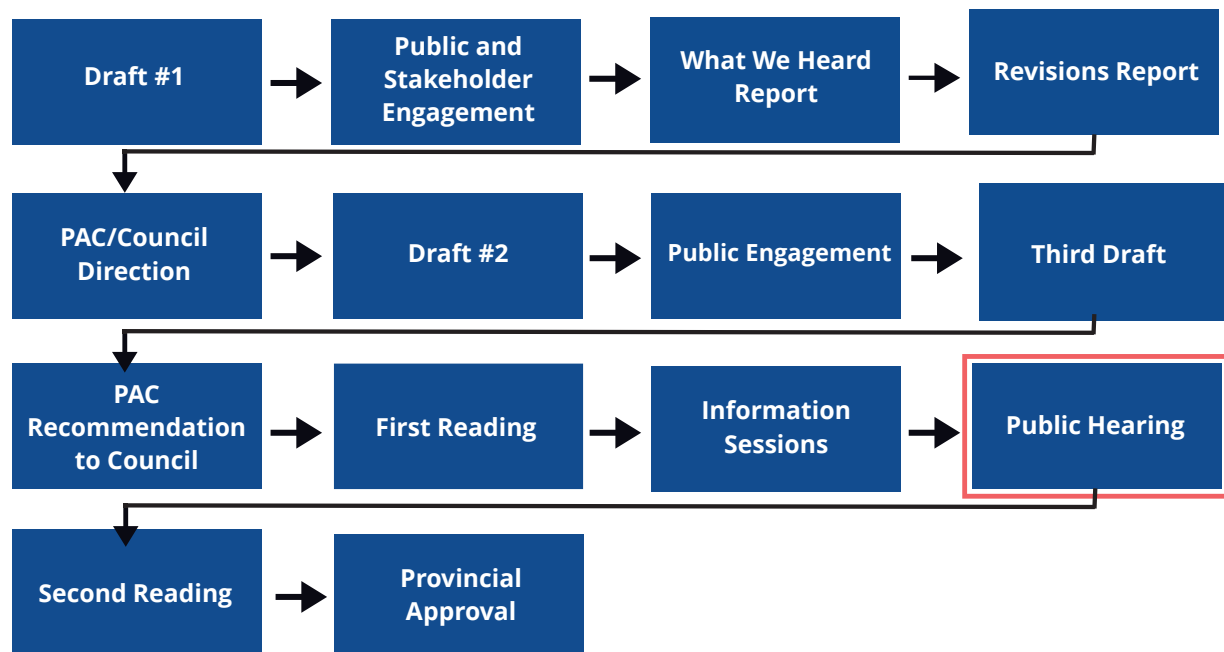
Non -Conforming Structures and Uses

- A “Legal Non-conforming” use or building, often called “**grandfathered**”, existed before the new rules were put in place but doesn’t meet the new rules. **These buildings and/or uses are still allowed and can be fixed, expanded, or rebuilt**
- Non-conforming structures may expand provided that the expansion does not further reduce the setback that does not conform to the requirements



Next Steps

Next Steps



Thank you for attending the Public Hearing

For more information, scan the QR code or visit:

engage.modl.ca/modl2040



For the record: Municipality of the District of Lunenburg Planning Department

Subject: Objection to Proposed Agricultural Zoning Designation – Osprey Ridge Golf Course and lands owned by Osprey Ridge surrounding the Golf Course.

Dear Members of Council and Planning Staff,

Following a meeting with MODL staff members on June 23, 2026, I am writing to formally object to the proposed zoning changes that would designate lands in the Osprey Ridge Golf Course area as Agricultural Resource or Farming Land.

I wanted to highlight some of the limitations that this zoning prohibits the golf course from providing residential development. I have pulled a few excerpts from the MODL Land Use By-Law and the MODL Municipal Planning Strategy.

I wanted to note that Osprey Ridge Golf Course, through their joint water agreement between the PSCB and MODL, has access to significant amounts of town water, therefore, should not be limited through zoning for gaining access to the appropriate development type(s) because of zoning restrictions. Our request aligns with the adjacent properties.

From the MODL Land Use By-Law:

Section 10.1 for Residential Uses in the Rural Zones (RU-2 is the only zone that doesn't allow cluster developments)

Land Use	Rural General (RU)	Rural Agricultural Potential (RU-2)	Rural Residential (RR)	Rural Village (RUV)	Special Requirements
Cluster Developments	DA	-	DA	DA	Section 7.6

From the MODL Municipal Planning Strategy:

Section 16.3.3 -> Council has established the Rural Agricultural Potential (RU-2) Zone which is intended to accommodate the rural way of life by permitting a wide range of land uses, while protecting agricultural lands from development by restricting new private roads and limiting subdivision. (we are all for the protection of lands for agricultural purposes, however, it does not align with our lands and its potential)

Policy LUD-14 Council will, through the Land Use By-law, establish a Rural Agricultural Potential (RU-2) Zone. This zone is intended to limit new development and preserve large parcels of agricultural land throughout the rural areas of MODL to ensure that agriculture can persist (we don't want to be limited, if the opportunity arises to access the town water supply)

Policy LUD-15 Council will, through the Subdivision By-law, maintain agricultural lands in the Rural Agricultural Potential (RU-2) Zone by restricting the creation of new flag lots and private roads, and limiting the subdivision of lots containing valuable agricultural soils. (we can extend off of existing public roads)

Policy LUD-19 Council may consider applications to rezone lands from the Rural Agricultural Potential (RU-2) Zone to another zone where the property owner demonstrates that the lands can be partially or fully serviced by municipal services. In considering such applications, Council will consider: (a) the availability of existing or proposed municipal water and/or sewer services; (b) the compatibility of the proposed development with surrounding land uses; (c) the suitability of the lands for future growth, infrastructure investment, and development. (we should default to LUD-19 and not be limited by this zone)

Policy AGR-4 Council will, through the Subdivision By-law, minimize the fragmentation of agricultural lands considered as having significant agricultural potential by limiting the subdivision of lots to a maximum of six lots total from a lot as it existed on the effective date of the approval of this Plan. (this is concerning for development)

Policy AGR-5 Council will, through the Subdivision By-law, minimize the fragmentation of agricultural lands by prohibiting the creation of new private roads and flag lot development on lands with significant agricultural potential. (we don't have significant agricultural potential)

Our recommendation is to remove the lands owned by Osprey Ridge GP Ltd and/or any affiliated companies from the RU-2 zone to not limit the opportunity for residential development of the golf course and affiliated lands. We are surrounded by less constraining zoning, so we recommend our request to be considered.



Fwd: FW: MODL

From barry dorey <[REDACTED]>

Date Thu 6/25/2026 8:05 AM

To Edgar Burns <edgar.burns@modl.ca>; MODL Planning <planning@modl.ca>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Tom MacEwan <tom.macewan@modl.ca>

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

I sent this Tuesday but I guess it did not send, so I am trying again from this company gmail. So if it can be added for the Public Hearing, great.

If it cannot be, please add to your consideration of the zoning decision.

Sheldon

----- Forwarded message -----

From: <[REDACTED]>

Date: Thu, Jun 25, 2026 at 7:55 AM

Subject: FW: MODL

To: <[REDACTED]>

From: [REDACTED] <[REDACTED]>

Sent: June 23, 2026 3:51 PM

To: '[REDACTED]' <[REDACTED]>

Subject: MODL

To: Mayor McLean-Wile, Planning Staff Jeff Merrill, Norma Schiefer, Coun. Edgar Burns, CAO Tom MacEwan

Re: Municipal Planning Agriculture Zone Change

Sheldon Statton: co-owner of PID: [REDACTED]

Hello,

My name is Sheldon Statton, I have lived on [REDACTED] and [REDACTED] most of my life and also own land here with friends of mine. I am writing to stand against the zoning restriction that appears to have been put in place to facilitate future farm use on our lands here.

While we all love farmers and people have farmed here in the past, the spaces where this new restricted area is reaching is not traditional or logical for farm use or preservation. I understand the province has stated there is prime farm soil here although I am pretty sure there is none where I have hunted and driven four-wheelers and scratched up gravel for trails.

Regardless, the places where this new agriculture zone crosses our properties are inaccessible, criss-crossed with shale outcroppings and swamps and in my opinion will never serve any agricultural purpose. It certainly never will on my watch, it just doesn't make sense. You would have to build roads to get back there, farming is not super profitable, you probably do not want to start your farming business spending millions of dollars on roads in order to get to your land. Then cut down the trees, then excavate all the granite, maybe there is good ground down there someplace.

But blocking usage of these lands is not a harmless decision. The agriculture zone will for sure interfere with plans we have in that area, because as I understand it, there are hard restrictions on road building or subdividing and other uses. So instead of doing something positive by protecting or preserving farm land which is your objective, you are instead stopping other landowners from doing things that will benefit the community. Said another way, there is positive to come out of relaxing this zone in this area and only negative to come out of enforcing one.

In my discussions with my colleagues, we understood there were no meaningful zoning changes planned or expected in this area that would curtail or derail the various plans we have been working on. Maybe this is not a zone change. Maybe it's a usage restriction within the same zone. Whatever the case, the result appears to be a hard stop on development in or through four of our properties that are partially browned out of our control. It severely diminishes the value of our investment here as well.

As one of my colleagues will request (and I believe other businesspeople and property owners as well), I respectfully propose that the map pushing farm restrictions into our particular lands be amended or edited to remove this block in the middle of our lands. It has never been and realistically never will be farmland and I strongly suspect the soil makeup in this area is not what the old maps or soil surveys from the 1950s suggests. In that case, this really is a moot point, arguing over farm land soils that are not even really farm land soils.

I am happy to walk the property with anyone from council or staff or take a spin on four-wheeler trails across shale and granite trails we made as kids in the 1980s. We can see that the land this plan aims to protect as agriculture land is far from viable and therefore not deserving of the designation. And with that restriction removed, we can proceed with plans and applications. This is a good idea generally and I support the idea, but this is the wrong place for it because of the land and the location.

Thanks for your time and interest and hopefully your positive consideration of this change.

Sheldon Statton