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Special Municipal Council Meeting Agenda

Tuesday, April 28, 2026 – 6 p.m.

MODL Council Chambers – 10 Allée Champlain Drive, Cookville

- 1. Call to Order**
 - 1.1 Mi'kma'ki Territorial Acknowledgement
- 2. Public Input**
- 3 Staff Reports**
 - 3.1 Planning & Development**
 - 3.1.1 Municipal-Wide Land Use Planning Project Draft #2 Engagement Overview and Next Steps 1-4**
- 4. Adjournment**



The Municipality of the District of Lunenburg Information Report

Report To: Mayor and Municipal Council
Submitted By: Ella Gindi, Planner II
Date: April 28, 2026
Re: Memo: Municipality-wide Land Use Planning Project – Draft #2
Engagement Overview and Next Steps

Executive Summary

Public engagement for Draft #2 of the Municipality-wide Land Use Planning Project was carried out between March and April 2026, providing residents with multiple opportunities to review the proposed Municipal Planning Strategy (MPS) and Land Use By-law (LUB) and share feedback. Engagement included a combination of in-person sessions across the Municipality, virtual participation options, and online and written submissions, supported by plain-language materials to improve accessibility and understanding.

Overall, the engagement process demonstrated continued public interest, with strong participation across multiple formats. Feedback received will inform refinements to the draft documents.

The project is now entering its final stages. A detailed summary of engagement findings and recommended changes will be presented to the Planning Advisory Committee, with input informing the preparation of Draft #3 and the formal adoption process.

Background

The Municipality-wide Land Use Planning Project was initiated to establish consistent land use planning policies and zoning across the Municipality, in alignment with provincial requirements.

Since its launch in 2020, the project has progressed through multiple phases of drafting, Council direction, and public engagement.

Following Council's direction to refine the approach taken in Draft #1, Draft #2 of the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) was released in February 2026, accompanied by a second phase of public engagement and supporting materials to help residents understand the proposed framework.

Public Engagement- Draft #2

Public engagement on Draft #2 was carried out between March and April 2026 and focused on ensuring residents had multiple opportunities to review the documents, ask questions, and provide input.

Planning staff hosted eight public information sessions across the Municipality, including both in-person and virtual formats. Three sessions were held as drop-in sessions at the Municipal Building (Council Chambers), where residents could attend between 3:00–7:00 p.m. to ask questions. An online session was also held to support those unable to attend in person. Additional open houses were held at the LaHave & District Fire Hall, New Germany Legion, Northfield, and Big Tancook Island.

These sessions were designed to be accessible and interactive, allowing residents to engage directly with staff and better understand how the proposed zoning framework may apply to their properties.

Each session typically included:

- A short presentation outlining the purpose of Draft #2 and key changes from the first draft.
- Large-format zoning maps for the entire Municipality and individual communities.
- Opportunities for one-on-one discussions with planning staff.
- Handouts summarizing proposed zones and permitted uses.

In addition to in-person engagement, residents were able to participate through:

- The Municipality's online engagement platform.
- Email submissions.
- A physical comment box at the Municipal building.
- A staffed display at the Municipal building with project materials available for review.

Supporting materials were developed to improve accessibility and understanding, including plain-language summaries, a “What Changed” document, and frequently asked questions.

Engagement Statistics

Engagement was supported through the Municipality’s online engagement platform, which allowed residents to review materials and participate throughout the project.

Between February 2025 and April 15, 2026, the project received approximately 17,800 visits to the Engage page. During this time, 268 people actively participated, 5,700 people reviewed project information, and 10,300 people visited project pages.

During the Draft #2 engagement period (February 3 to April 15, 2026), the Engage page received approximately 3,100 visits, including 6 people who actively participated, 1,000 people who reviewed information, and 1,800 people who visited project pages.

In addition, there were over 10,900 document downloads and 364 survey responses received across the full engagement period (February 2025 to April 2026), demonstrating continued public interest and participation.

Tancook Islands Engagement

Engagement on the Tancook Islands was tailored to reflect the Islands’ unique context and prior feedback received during earlier phases of the project. The intention is to return to the Islands to develop and establish Tancook-specific land use policies through a more customized planning process.

Rather than focusing on detailed proposed policy and zoning review, the Tancook session emphasized:

- Gathering input on preferred engagement methods and timing
- Understanding community priorities and values
- Identifying how residents would like to participate in future planning work

Interactive tools such as feedback boards, open-ended questions, and token voting were used to encourage participation. This approach helped staff understand better how to design a future, more customized planning process for the Islands.

At the April 28, 2026, Special Council meeting, Planning staff will provide a presentation to further elaborate on public input received and key considerations emerging from the engagement process.

Next Steps

The project is moving into its final stages.

Planning Advisory Committee (PAC):

Staff will present a detailed report to the Planning Advisory Committee on May 5, including a summary of public comments and recommended changes to inform the final draft. PAC will review this information and provide a recommendation to Council.

Final Draft and Adoption:

Following PAC’s recommendation, staff will finalize Draft #3 of the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) and proceed through the formal adoption process, including First Reading, a Public Hearing, and Second Reading.

Conclusion

The Draft #2 engagement phase focused on accessibility, transparency, and providing residents with meaningful opportunities to participate in the planning process. Through a combination of in-person, virtual, and written engagement methods, staff were able to connect with residents across the Municipality and support informed participation.

The input gathered through this process will inform the final stages of the project to be embedded in draft #3, with further details to be provided through upcoming presentations and the Planning Advisory Committee review.

Report Preparation	
Department	Planning and Development Services
Report Prepared by	Ella Gindi, Planner II
Report Approved by	
Date Reviewed by C.A.O.	