

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, April 28, 2026 – 6:00 p.m.

Attendance

Mayor Elspeth McLean-Wile
Deputy Mayor Chasidy Veinotte, District 10
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 (via Teams)

Regrets

Councillor Morgen Reinhardt, District 1
Councillor Edgar Burns, District 7
Councillor Kacy DeLong, District 8
Councillor Ben Brooks, District 9

Staff

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 6:00 p.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Public Input

There were no residents in attendance for 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

A report titled “Municipality-wide Land Use Planning Project – Draft #2 Engagement Overview and next Steps” was circulated with the agenda.

Reid Shepherd, Deputy Director of Planning & Development Services, Ella Gindi, Planner II, and Rosemary Young, Planner I, were in attendance to give a presentation on “Municipal Wide Land Use Planning, Draft #2 Planning Documents” (attached to Minutes).

Ms. Gindi reported on the following:

- Engagement activities
- 6 main themes of public feedback noting that there was general support for Draft Two but with concerns regarding:
 - increased regulation;
 - property rights and clarity of permitted uses;
 - preservation of rural character;
 - environmental protection and implementation questions;
 - agricultural use and need for clearer definitions; and
 - issues related to mapping clarity and coastal protection regulations.
- Engagement on Tancook Island
 - preference for a tailored approach that reflected local values and limited development
- Review of next steps

Discussions followed on:

- Agricultural land classification is done and process to rezone
- Detailed engagement feedback addressed at Planning Advisory Committee
- Upcoming Planning Advisory Committee procedures
- Clarification on how land uses are defined in By-law
- Balancing public interest with property rights
- Implementation of the plan after provincial approval
- Plan review requirements

It was noted that public comments could still be submitted, and that detailed recommendations would be presented at the Planning Advisory Committee.

4. Adjournment

There being no further business, the meeting adjourned at 6:47 p.m.

Municipal-Wide Land Use Planning Draft # 2 Planning Documents

April 28, 2026
Planning & Development Services



Today's Agenda

- Engagement Overview
- Level of Engagement & Participation
- Key Themes from Engagement
- Tancook Islands Engagement
- Next Steps

WELCOME TO THE MUNICIPAL OPEN HOUSE

Read on: What to expect today

Brief welcome statement

Staff will provide brief opening remarks at the start of the open house. A short presentation will also run on a loop throughout the event.

Read handouts & boards

Please take a handout and review the information boards displayed around the room and zoning maps.

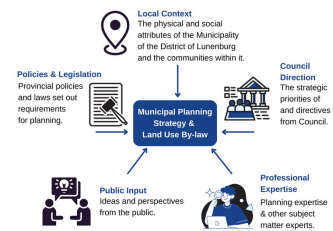
Provide input

Share your thoughts by completing a comment card and placing it in the submission box. Feedback can also be provided at any time through engage.modl.ca/modl2040, by email, or by phone.

Speak with staff & Council

Councillors and MODL staff are available to answer questions about the process and land use planning.

How does your input factor into the decision-making process?



How did we get here?

- The Province required all municipalities (2018) to adopt comprehensive planning documents; MODL is creating a unified MPS and LUB covering all lands and guiding future growth.
- The new documents must meet the Statements of Provincial Interest and Minimum Planning Requirements, with additional opportunities to address topics such as environmental protection, heritage, and transportation.
- MODL is the last Municipality in the Province to implement this requirement.



Engagement Overview

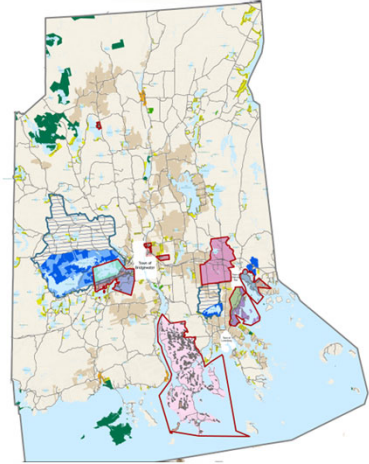
Overview

Public engagement for Draft #2 (March–April 2026) provided residents with multiple opportunities to review the proposed Municipal Planning Strategy (MPS) and Land Use By-law (LUB) and share feedback.

How we Engaged

Accessible, flexible, and multi-format engagement approach supported broad participation

- 8 public information sessions (in-person + virtual)
- Online engagement platform
- Email and written submissions
- In-person Plain-language materials and displays



Level of Engagement & Participation

Engagement showed strong awareness and continued interest across the Municipality.

Overall Project Engagement (February 2025- April 2026)

- 17,800 total page visits
- 5,700 reviewed information materials
- 10,300 project page visits
- 268 active participants
- 364 Survey Responses
- 10,900 + dicuments downloads

Draft #2 Engagement (February - April 2026)

- 3,100 page visits
- 1,000 reviewed informaation materials
- 1,800 project visits
- 6 active participants

Draft#2 level of engagement cont.

- Planning staff received a total of 27 emails
- 7 online comments
- 13 physical comments from the open houses.

Social Media
Total Posts
Total Impressions
Average Impressions per
Total Reactions
Total Comments
Total Shares
Total Clicks

Public Information Sessions

A total of 8 sessions were held across the Municipality.

Format

- Short presentation
- Large zoning maps
- One-on-one discussions
- Take-home materials

Location
LaHave and District Fire Hal
Municipal Services Building sessions)
New Germany Legion
Northfield Fire Hall
Big Tancook Island

Key Engagement Themes

Emerging Themes from Public Feedback

Public feedback on Draft #2 included a mix of support, questions, and concerns, with many comments focused on how the proposed policies and zoning would apply in practice.

Main Themes

1. General Direction of Draft #2
2. Property Rights & level of Regulation
3. Rural Character and Local Context
4. Environment and Natural Resources
5. Agriculture and Rural Uses
6. Coastal Protection Regulations (IN EFFECT)
7. Mapping & Clarity

Theme 1: General Direction of Draft #2

Participants shared overall impressions of Draft #2 and how it compares to Draft #1.

Feedback included:

- General view that Draft #2 is an improvement from Draft #1
- Appreciation for a more streamlined and simplified approach
- Continued interest in a “minimum planning” framework
- Some concerns that the draft still represents a significant shift from current practices



“Draft #2 - so comprehensive, impressive + the entire process of engagement – very thorough.”

“Significant improvements have been made from Draft #1, but the overall feel is that we are moving away from a rural plan to an urban one.”

Theme 2: Property Rights & Level of Regulation

Feedback focused on how the proposed framework may affect private property use and decision-making.

Feedback included:

- Concerns about increased regulation and approval processes
- Questions about the shift from as-of-right to discretionary approvals
- Desire for clarity and predictability in how decisions are made
- Interest in understanding how the framework will affect existing property use

“So my property is really not MY property? I can't do what I want without permission.”

“It is important to ensure mechanisms are in place to ensure respect to all land owners i.e. noise, odor, etc.”



Theme 3: Rural Character & Local Context

Residents emphasized the importance of maintaining the Municipality's rural identity.

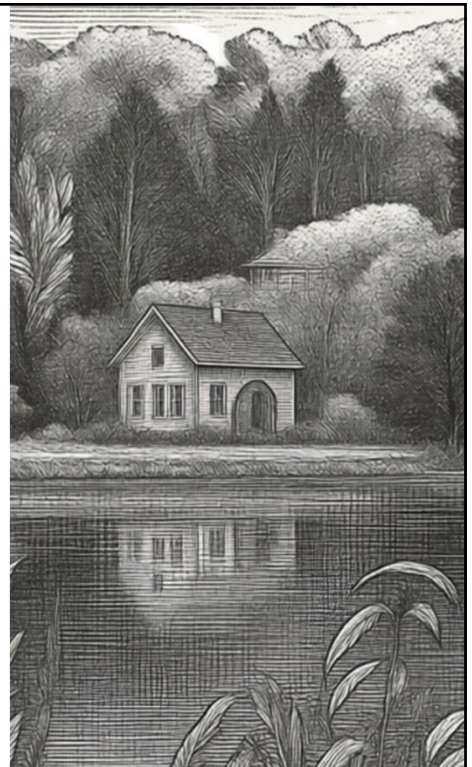
Feedback included:

- Strong interest in preserving rural lifestyle and land use practices
- Concerns that some aspects of the draft feel more urban in nature
- Desire for policies that reflect local context and lived experience
- Recognition that some level of structure may be needed as the Municipality grows



“The direction of the plan feels more urban than rural.”

“MODL residents value the ability to have enjoyment of their properties and the ability to use their land as they always have.”

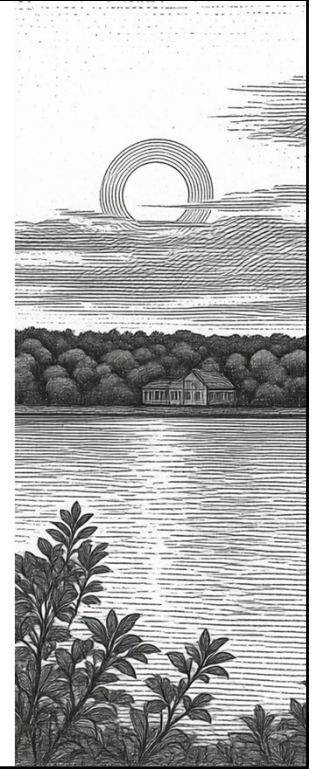


Theme 4: Environment & Natural Resources

There was general support for environmental protection, with a focus on how regulations apply in practice.

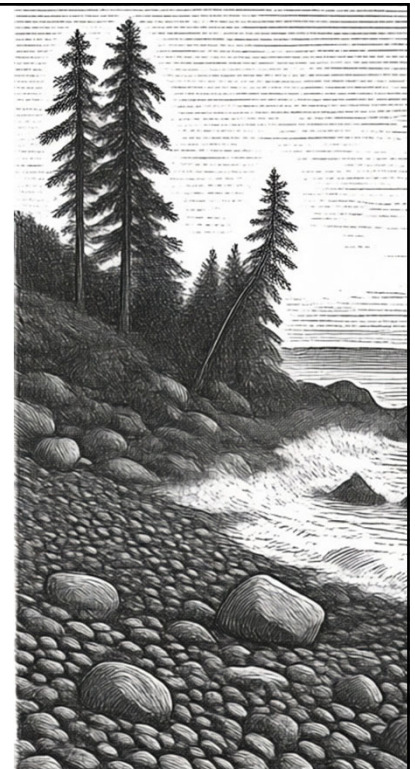
Feedback included:

- Support for protecting wetlands, watercourses, and watersheds
- Questions about how regulations apply to existing development
- Interest in how existing flexibility is applied in practice
- Consideration for non-conforming properties and established uses
- Suggestions related to setbacks and how they are applied



“When renovating an existing property on a lake... I would like to be able to renovate ‘no closer to the waterline’ ...”

“Wetlands are a major concern for us. We see infilling along several waterbodies + wetlands.”

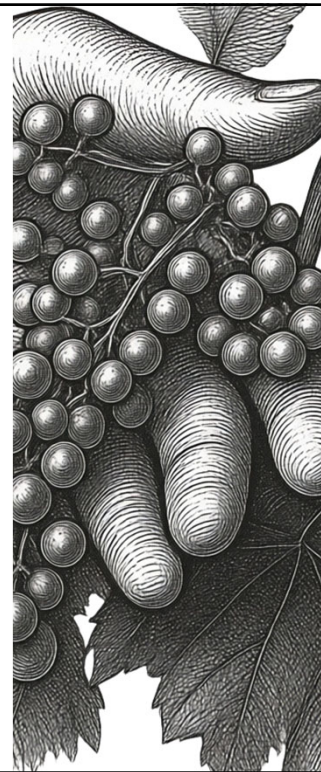


Theme 5: Agriculture & Rural Uses

Residents expressed interest in supporting agriculture and protecting farmland, with mixed perspectives on livestock and rural uses.

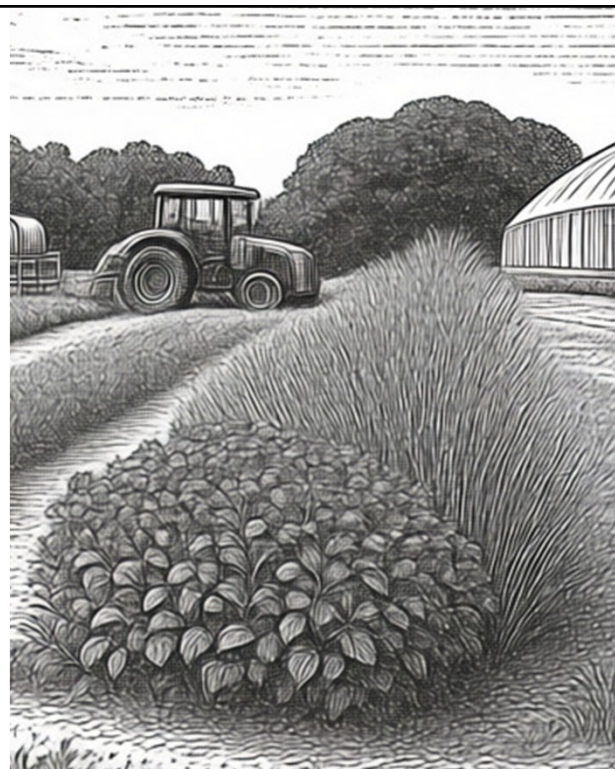
Feedback included:

- Interest in protecting farmland and supporting local food production
- Requests to clearly define and list livestock and agricultural uses in the by-law
- Perspectives supporting limits on the number and type of livestock
- Questions about how regulations apply to small-scale and personal-use farming



“Farming land protection... is a start but not enough to keep developers from taking farmland.”

“I would respectfully disagree with the decision to remove all limits on livestock numbers and setbacks.”

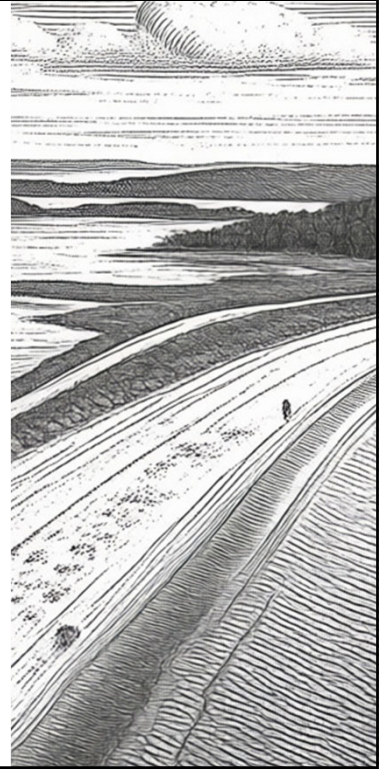


Theme 6: Coastal & Flood Risk (Already in effect)

Concerns raised about coastal flood mapping and elevation requirements.

Feedback included:

- Questions about property value, insurance, and financing
- Interest in how development and land use is affected
- Questions about how flood risk is determined



Theme 6: Mapping & Clarity

Participants noted challenges in interpreting zoning maps and supporting materials.

Feedback included:

- Need for clearer zoning maps, including legends and abbreviations
- Requests for maps to include road names, lakes, and better context
- Questions about how mapping was developed
- Interest in improving how environmental features (e.g., wetlands, watercourses) are shown



Tancook Islands Engagement

Engagement on the Tancook Islands was tailored to reflect their unique context, with future planning to be customized and community-driven.

Focus

- Community values and priorities
- Preferred engagement methods
- Future participation approach

What We Heard

- Strong desire to protect:
 - Quiet, private, close-knit character
 - Low levels of development

Preferred engagement:

- In-person, interactive formats
- Seasonal timing (summer preferred)



Next Steps

Following the April 28, 2026, Special Council meeting, the project is entering its final stages.

