

Municipality of the District of Lunenburg Minutes of a Meeting of Municipal Council

Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.
Tuesday, June 9, 2026 – 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 (via Teams)
Councillor Kacy DeLong, District 8

Regrets

Councillor Ben Brooks, District 9

Staff

Tom MacEwan, Chief Administrative Officer
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. Announcements/Acknowledgements/Recognition

Councillor Reinhardt recognized Kate Wright for being awarded the Freda Vickery award by the Nova Scotia College of Social Workers.

3. Public Input - Nil

4. Approval of Agenda

Councillor Oickle requested that Item 12.1 MJSB Update be removed from the agenda.

Moved by Councillor Moore, seconded by Councillor Smith that the Agenda be approved as amended by removing Item 12.1 MJSB Update. Carried unanimously.

5. Approval of Minutes – May 26, 2026

The Minutes of the May 26, 2026 Council meeting were approved as circulated.

6. Business Arising from Minutes - Nil

7. Awarding of Tenders/RFPs

7.1 Award of Base Network & WIFI Equipment – Community Hub

Dave Waters, Director of Economic Development, reviewed the report, “Community Hub – Base Network and WIFI Equipment” (circulated with the agenda), providing details on the base network and WIFI needs for the community and business hub located in the WellTide Health building.

Mr. Waters noted a correction in the report under the section named “Alternative” explaining that the alternative would be to go directly to CDW Canada for the equipment rather than through Municipal Joint Services but that it would still be responsible for the set up.

It was clarified that the project would cover the base network and WIFI equipment requirements for the business hub, and the programming space.

Discussions followed regarding:

- WIFI capabilities extending beyond the building to the outside perimeter. Mr. Waters advised that he would reach out to the IT department to confirm.
- WIFI would extend to all indoor spaces including the café space and the public entertainment space.

2026-080 Moved by Councillor DeLong, seconded by Councillor Bell that Municipal Council approve the base network and WIFI equipment project for the Community Hub to the Municipal Joint Services in the amount of \$27,531.66, excluding HST, to be funded from the Community Hub budget.

It was noted that if WIFI does not reach the outside perimeters of the building, there was a contingency to cover the cost to make it capable of doing so.

The Motion on the floor was voted on and carried unanimously.

8. Presentations/Scheduled Times - Nil

9. Consideration of Correspondence - Nil

10. Recommendations from Committees & Boards - Nil

11. Staff Reports

11.1 Planning & Development Services

11.1.1 First Reading, Municipal Wide Planning Strategy & Land Use By-law

A report from the Planning Staff titled “Municipal Wide Land Use Project – First Reading”, providing background on the project and a summary of the latest revisions was a circulated with the agenda.

Jeff Merrill, Director of Planning & Development, Ella Gindi, Planner II, and Rosemary Young, Planner 1, were in attendance to give a presentation on the Municipal Wide Planning Strategy & Land Use By-law (attached to Minutes).

The key changes reviewed between Draft 2 and Draft 3 of the document were as follows:

- Clearer and expanded definitions (e.g., dwellings, short-term rentals, agriculture).
- Increased flexibility in development rules (e.g., redevelopment, undersized lots, recreational vehicle use extended to 180 days).
- Adjustments to environmental protections near watercourses.
- Changes to agricultural policies to better preserve farmland and manage subdivision lot creation.
- Improved mapping, updated population projections, and refined growth areas.

11.1.2 Expanded Public Input

There were no public members in attendance to give public input on this matter.

Council Discussion

Council raised the following concerns with the housing, agriculture and environmental policies:

- Restrictions on tiny homes on wheels: Staff explained they must either meet RV safety standards or be built on foundations to ensure safety.
- RV regulations regarding occupancy restrictions: Staff confirmed that allowable occupancy was increased from 90 to 180 days.
- Late addition of new policy for rural (RU2) zones: Staff explained that these were added to allow potential rezoning where municipal services (water/sewer) could expand in the future and assists in meeting provincial interest related to density.
- Environmental buffers and wildfire risk with discussion on balancing vegetation protection near water with FireSmart practices: Staff noted flexibility exists to remove hazardous vegetation, and future wildfire studies may be considered.

- A mismatch between the agricultural lands, particularly Class 3 soils and what is currently proposed for protection.

2026-081 Moved by Councillor Bell, seconded by Councillor Hubley that Municipal Council give notice of its intention to repeal the existing Municipal Planning Strategy (By-law 035) and the Municipal Wide Land Use By-law (By-law 049), including all subsequent amendments thereto, and replace them with the proposed new Municipal Planning Strategy and the Municipal-Wide Land Use By-law, both dated June 2, 2026, as presented; and further, conduct First Reading of the proposed planning documents. Motion carried. Those Opposed: Councillors Burns and Smith

Moved by Councillor Moore, seconded by Councillor Hubley that Municipal Council set a date and time for Public Hearing regarding the adoption of the new Municipal Planning Strategy and Municipal Wide Land Use By-law on June 24, 2026 at 6:00 p.m. in Council Chambers; and further, direct the Planning Staff to undertake additional public information sessions prior to the Public Hearing to help inform residents about the proposed regulations and how they may apply to properties throughout the Municipality.

It was requested that the June 24, 2026 date be changed to accommodate scheduling.

Motion to Amend

Moved by Councillor Moore, seconded by Councillor Oickle that the date of the Public Hearing be moved to June 25, 2026. Carried unanimously.

Amended Motion

2026-082 Moved by Councillor Moore, seconded by Councillor Hubley that Municipal Council set a date and time for Public Hearing regarding the adoption of the new Municipal Planning Strategy and Municipal Wide Land Use By-law on June 25, 2026 at 6:00 p.m. in Council Chambers; and further, direct the Planning Staff to undertake additional public information sessions prior to the Public Hearing to help inform residents about the proposed regulations and how they may apply to properties throughout the Municipality. Carried unanimously.

11.2 Recreation, Parks & Tourism

11.2.1 Designated Community Fund – Lunenburg Yacht Club

Elana Wentzell, Director of Finance, reviewed the report, “Designated Community Fund Project – Lunenburg Yacht Club” (circulated with the agenda), providing details on the donations received for the Lunenburg Yacht Club and the Designated Community Fund policy.

2026-083 Moved by Councillor DeLong, seconded by Deputy Mayor Veinotte that Municipal Council grant the Lunenburg Yacht Club \$13,685, as per the criteria outlined in the Policy 048 Designated Community Project Fund. Carried unanimously.

11.3 Finance Department

11.3.1 2025-2026 Proposed Capital Funding & 4th Quarter Capital Variance

Elana Wentzell, Director of Finance, reviewed the report, “2025-26 Proposed Capital Funding & 4th Quarter Capital Variance” (circulated with the agenda), providing details on the financing of the capital projects for the 2025-2026 fiscal year and a summary of the completed projects compared to the budget.

2026-084 Moved by Councillor Oickle, seconded by Councillor Bell that Municipal Council approve the funding of the 2025-2026 completed criteria projects and CCBF investment as presented and summarized on the 2025-2026 Capital Project & CCBF Investment Plan.

It was clarified that the project was not fully completed by the fiscal year-end, so the remaining funds were carried over into the 2026-2027 budget to finish the work.

The Motion on the floor was voted on and carried unanimously.

12. Mayor’s/Deputy Mayor’s/Councillors’ Matters

12.1 MJSB Update

This item was removed from the agenda.

12.3 Correspondence Policy

Councillor Smith proposed that staff prepare an options report on developing a correspondence policy to improve communication, transparency and public engagement.

Matters raised were as follows:

- Privacy concerns regarding resident’s personal correspondence.
- Risk of larger, more burdensome agenda packages.
- Competing priorities and staff workload.
- Correspondence actioned by council not provided publicly, and would give transparency (e.g. provincial related)

A request to introduce a proposed motion was made by Councillor Smith. Point of Order was raised seeking clarification on the distinction between providing direction and bringing forward a motion to direct staff, and whether a motion could be introduced from the floor.

Staff clarified that, while best practice is to provide advance notice of a motion, motions may still be introduced during a meeting.

The motion was permitted to be brought forward for consideration.

Moved by Councillor Smith, seconded by Councillor DeLong that Municipal Council request that staff prepare an options report for a Correspondence Policy. Motion defeated. Those Opposed: Councillors Burns, Bell, Hubley, Moore, Deputy Mayor Veinotte and Mayor McLean-Wile.

12.3 Deputy Mayor's Update

Deputy Mayor Veinotte advised that she attended agenda briefings and to cheque signing; and attended the Annual Ceremonial Review for 62 Niobi Royal Canadian Sea Cadet Corps.

12.3 Mayor's Update

Mayor McLean-Wile's update is attached to the Minutes.

13. Added Items – Nil

14. In Camera - Nil

15. Adjournment

There being no further business, the meeting adjourned at 7:57 p.m.

Municipal-Wide Land Use Planning

First Reading

June 9, 2026

Planning & Development Services



Today's Agenda

- Background
- Timeline
- What Changed?
- Next steps
- Questions throughout

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.

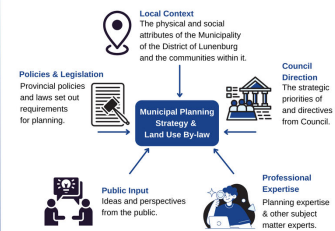
Provide input

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.

What's involved in this project?

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 will largely remain unchanged
- Zoning rules can and will be changed over time as needed

How will this affect residents & properties?

- Existing uses and buildings can continue to exist without any need to change.
 - Referred to as “Lawfully Existing Uses” in the draft documents.
- **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 and rebuilt, and in most cases, also expanded.**
- Future uses and buildings will need to follow the new rules.

Where are we in the process?



What's Changed

Defintions

Definitions

- Clarified definitions for dwellings, recreational vehicles, tiny houses, and short-term rentals.
- Added definition for places of assembly and foundation.
- Replaced “Farm Supportive Use” with “Agriculture Use” to better reflect permitted agricultural activities.
- Updated the definition of “Heavy Equipment Sale and Rentals” to include repair and maintenance activities.



Land Use and Development Regulations

Land Use and Development Regulations

- Added flexibility for redevelopment projects in the Mixed Use Serviced Zone.
- Expanded flexibility provisions for undersized lots within the Protected Watershed Overlay.
- Increased the number of days a recreational vehicle may be occupied before requiring a development permit.



Land Use and Development Regulations

- Clarified provisions related to setbacks, non-conforming structures, fencing, and home-based businesses.
- Legal non-conforming provisions - clarified allowances for side additions to existing structures near inland watercourses and inland wetlands.
- Established a minimum setback of seven (7) metres for existing undersized lots near inland watercourses and wetlands.



Agricultural and Rural Policies

Agriculture & Rural Policies

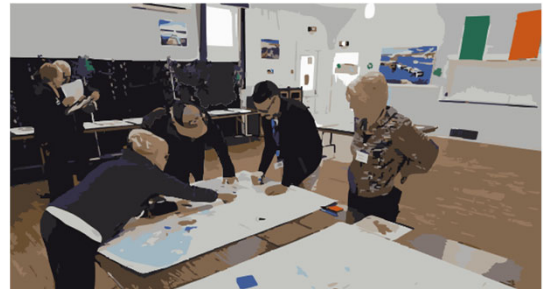
- Prohibited cluster developments in the Rural Agricultural Potential (RU-2) Zone.
- Removed the phased timing restriction on permitted subdivisions within the Rural Agricultural Potential Zone.
- A policy was added to enable rezoning of lands zoned Rural Agricultural Potential where they can be partially or fully serviced.



Mapping and Administrative Updates

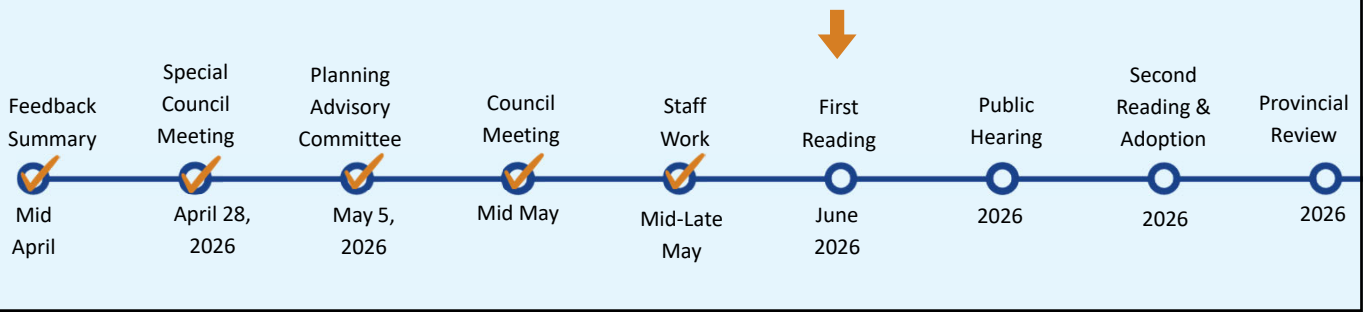
Mapping & Administrative Updates

- Improved clarity of environmental features mapping.
- Updated inset map labelling.
- Updated population projections based on the Fall 2025 Housing Market Study.
- Revised Growth Centre Designation boundary to align with long-term water servicing analysis and projected servicing capacity over the next 10-20 years.



Next Steps

Council may pass the motion, setting a date and time for a Public Hearing.



Recommendations

1 That Municipal Council give notice of its intention to repeal the existing Municipal Planning Strategy (bylaw 035) and Municipal Wide Land Use By-law (049), including all subsequent amendments thereto, and replace them with the proposed new Municipal Planning Strategy, dated June 2, 2026 (Appendix A) and Municipal-Wide Land Use By-law, dated June 2, 2026 (Appendix B), and further conduct First Reading of the proposed planning documents.

2 That Municipal Council set a date and time for a Public Hearing regarding the adoption of the new Municipal Planning Strategy and Municipal-Wide Land Use By-law on June 24, 2026, at 6:00 p.m. in Council Chambers, and further direct Planning Staff to undertake additional public information sessions prior to the Public Hearing to help inform residents about the proposed regulations and how they may apply to properties throughout the Municipality.

Thanks

Mayor's Report - June 9, 2026

Over the past two weeks I attended a conference on Gender-Based Violence hosted by Mount Saint Vincent University and Be the Peace Institute. The conference brought together municipal leaders, researchers, and staff from not-for-profit organizations from across the Halifax region. Presentations focused on current research as well as approaches to addressing the root causes of gender-based violence.

The discussions were challenging and, at times, difficult to hear as presenters shared the complexity of the issue and its connection to poverty, education, and disability. One of the key themes was the importance of education and prevention as transformative tools, rather than focusing solely on criminal justice responses. I was particularly interested in learning about peer-to-peer education programs at the university level that help young people identify, understand, and address gender-based violence. A recurring message throughout the conference was that we have significant data and research available; what is needed now is continued leadership and action.

I also attended another session of the "Beyond Band-Aids" community conversations. These meetings are facilitated by Public Health staff, community volunteers, the Lunenburg County Community Health Board, and supported through a Feed Nova Scotia Changemakers Grant. The discussions provide residents with an opportunity to explore issues affecting our communities. During this session, I participated in conversations about public transit and what is needed to create a more inclusive and connected community.

There were also several opportunities to celebrate the remarkable talent that exists within our region. I attended a concert by the Lunenburg County Community Orchestra in Lunenburg. Although only two years old, the orchestra delivered an impressive performance featuring both contemporary pieces and works by classical composers. It was wonderful to see local residents involved, including Municipal staff member Jamie Keddy, who provided outstanding percussion accompaniment.

I also attended the Gimme Shelter concert, organized by East LaHave resident Pat Watson and Chester resident Cynthia Meyers. The concert served as a fundraiser for Second Story Women's Centre and Be the Peace Institute and featured a talented lineup of women musicians and singers. It was an enjoyable evening that also supported important organizations doing valuable work in our communities.

The CAO Evaluation Committee met and continued its work to advance the municipality's Chief Administrative Officer evaluation process. I would like to thank Councillor Reinhardt for his leadership of this committee and the thoughtful work being undertaken by its members.

As part of Access Awareness Month, Ellen Johnson organized a First Voice Panel that highlighted the lived experiences of people with disabilities. The panelists were Amy Bennetlan Gillis and Terry Lynn Almeda, They shared personal stories, challenges, and successes while also

discussing the importance of advocacy and accessibility. It was an informative and impactful event. I would encourage anyone who was unable to attend to watch the recording available on the Municipality's YouTube channel until June 30.

Finally, we had strong representation from Council at the Federation of Canadian Municipalities Conference in Edmonton. Councillors Bell, Burns, Hubley, Moore, and I attended as delegates. More than 1,500 municipal leaders from across Canada participated in discussions on issues affecting local governments. I have provided additional details on the conference in a separate report.

The activities of the past two weeks reflect the broad range of issues municipalities are involved in today!