

INDEX

| Date received | Name | Page number |
|----------------------|------------------------------|--------------------|
| 2026.04.21 | Jonathan Veinotte | 1 |
| 2026.05.13 | Jay Sutherland | 3 |
| 2026.06.20 | Wayne Feener | 15 |
| 2026.06.22 | Bill Sampson | 16 |
| 2026.06.23 | Barry Dorey | 18 |
| 2026.06.23 | Craig Silver & Angela Veinot | 26 |
| 2026.06.23 | Michael & Chantale Mitchell | 28 |
| 2026.06.23 | Wayne Feener | 31 |

Ella Gindi

From: CITI Online Service Portal <[REDACTED]>
Sent: Thursday, June 11, 2026 3:18 PM
To: Ella Gindi
Subject: Fw: Draft #2 planning

You don't often get email from balsaminvestments@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

Get [Outlook for Android](#)

From: CITI Online Service Portal <[REDACTED]>
Sent: Tuesday, April 21, 2026 10:52:47 PM
To: planning@modl.ca <planning@modl.ca>
Cc: elspeth.mclean-wile@modl.ca <elspeth.mclean-wile@modl.ca>; Edgar.Burns@modl.ca <Edgar.Burns@modl.ca>; Morgen.Reinhardt@modl.ca <Morgen.Reinhardt@modl.ca>; martin.bell@modl.ca <martin.bell@modl.ca>; Wendy.Oickle@modl.ca <Wendy.Oickle@modl.ca>; Pam.Hubley@modl.ca <Pam.Hubley@modl.ca>; cathy.moore@modl.ca <cathy.moore@modl.ca>; Alison.Smith@modl.ca <Alison.Smith@modl.ca>; Kacy.DeLong@modl.ca <Kacy.DeLong@modl.ca>; ben.brooks@modl.ca <ben.brooks@modl.ca>; Chasidy.Veinotte@modl.ca <Chasidy.Veinotte@modl.ca>
Subject: Draft #2 planning

Hello Planning Department,

I am following up from the meetings on the most recent draft #2 for the municipal wide land use planning.

I am not in favor of some of this draft, mainly the rural agriculture potential zone. I have some property that this will greatly affect the future potential for development. This change will greatly affect some of the areas within MODL. I will highlight the "potential farmland" and not land that is currently being farmed. Our Mayor has said to me numerous times "that we have to protect our farm land".

I am a registered farmer with the NSFA and have been involved in farming all my life and farming as part of my business since 2010 with Christmas trees and hay production in West Northfield. I do agree that yes local farmland is important for our future but this proposal is not going to protect so much land that is currently being farmed. I cannot believe that farms within MODL that actually put food on peoples tables will not be included or affected by these changes. So that is not protecting very much **active farm land**. Of the land that I am farming, these maps capture less than half and I expect that is the same through out the rest of MODL.

I own pid [REDACTED] which will be affected by these changes. Neighbouring property's close by Pid# [REDACTED] and [REDACTED] are also listed on the mapping to be potential farmland but to me are very different, lower elevation, rocky, less soils, low wet land and don't have near the potential as farmland. I would offer for anyone to come see these differences in person and shows the data that these maps were made from are not accurate. My property on and near lake mush a mush in 2018/19 was subdivided as some of my Fathers last wishes for myself and two brothers to have lots on the lake. A subdivision and engineered road to get to three lots was needed, approved and created, Allen Evrin Lane in Lower Northfield. These 3 lots currently have an

assessed value of 1.1 million added to the MODL tax base. This change reduced a 38 acre piece of "potential farm land" to 34 acres with 3 lots now paying much more in yearly taxes. This would not be possibly under the new proposal in draft #2, and this will keep others from doing to same. Subdivision's aren't always for big development and developers to sell. In my situation as a kid I spent a lot of time at my Grandparents cottage on Silver cove road and now I have space for my daughter to do the same. These changes will keep land in the future from family members looking to build a home or enjoy their families land, land that is not currently being farmed.

Farm land for the future may be more important than the current reality but there may be more suited places for it. An example is what used to be the Cook farm, a dairy farm in Cookville that is now the Walmart and area, heavily built and highly assessed within the MODL. Some of these areas that have been zoned for potential farmland may best suited to offer more growth to the MODL in the future. Some of this potential farm land would be great for farming in the future but currently the costs to make it into farmable land do not justify making more. Some of these lands near the TOB, lakes and rivers or major highways may serve as better future development potential.

So many farms locally have downsized or no longer actively farming. This could change but instead of what I feel is punishing us for owning this "potential farmland" I would ask council to look at this differently. So many farms have just disappeared, the dollars and cents. From costs of running things getting higher by the year, on maintaining or replacing equipment, buildings, other farming necessities, land values, etc. A better way to approach this may be to offer farmers some benefits or help to continue farming. Things like funding to repair farm buildings, offer property tax breaks on buildings used for farming, funding to help bring back fields that have grown up or to create new farm land, etc.

The next problem, there is a lot of land within the MODL that is inactive farm land but it is rated as farming and owners have zero property taxes. Any land not being used for farming proposes should be subject to appropriate property taxes and if that were to happen that would encourage farming activities to restart and continue.

I do hope you reconsider the rural agricultural potential farmland restrictions and consider ways to promote and encourage farming within the MODL,

Jonathan Veinotte

Ella Gindi

From: Jay Sutherland [REDACTED]
Sent: Wednesday, May 13, 2026 11:52 AM
To: [REDACTED]
Cc: Genniene Sutherland; nathaniel stailing; Tom MacEwan; Ella Gindi
Subject: BRAID.com Fred Scott : PAC members info package following yesterdays meeting : Fw: MODL - MAY 5th 2026, Meeting request, Urgent Trapping Owners & Financial Review: Mitigating Constructive Expropriation Risk and Protecting Coastal Property Equity
Attachments: PRESENT DAY - 2736 - David property. .pdf

Fred,

Thanks for the call today.

Below is the email to the PAC & MODL counsel requesting they consider the CBCL report. I have CC'd the CAO, Tom, to confirm the data below is what you need for your estimate for the project at [REDACTED]

municipality used to justify the 3.97m Coastal Flood Risk Area:

- **Sea Level Rise (2050/2100 Projections):** The municipality used the **IPCC AR6 report** (the newer report from the UN Intergovernmental Panel on Climate Change), specifically looking at the emission scenario for the year **2100**. They did not use the older AR5 report.
- **Storm Surge Data:** They used a storm surge factor based on **Hurricane Juan** (1.63 meters), considering it the most historic storm surge measured in the region.
- **Tidal Data:** They factored in the **Higher High Water Large Tide (HHWLT)**, which they generally refer to as "spring tides." Specifically, they used a reading of **0.70 meters** taken from a Department of Fisheries and Oceans (DFO) tide gauge located right in Riverport.
- **Wave Occurrence:** The youtube recording explicitly states that the 3.97m calculation **does not include wave occurrence or wave run-up factors**. The staff member noted that if wave recurrence were included, the number would have been even higher.

How to Use This Information Strategically:

The admission that their 3.97m number **does not include wave run-up** is a massive vulnerability in their argument. They are applying a flat, horizontal water level increase without factoring in the physics of how waves actually behave when they hit the shore (which the CBCL engineering report specifically mandates).

Furthermore, by combining the worst-case 2100 sea level rise projection (AR6), a historic Hurricane Juan storm surge, and the highest possible lunar tide (HHWLT) into a single, simultaneous event, they are regulating based on a statistically near-impossible scenario, just as we argued in our previous email communications below.

Have a good conference. I will confirm with Tom that the information above is correct for you to provide your quote.

Thanks in advance, J
lil HOOK Properties.
HOOK'd home
Jason Sutherland - [REDACTED]
[REDACTED]

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

From: **Jay Sutherland** [REDACTED]
Date: Wed, 6 May 2026 at 15:06
Subject: PAC members info package following yesterdays meeting : Fw: MODL - MAY 5th 2026, Meeting request, Urgent Trapping Owners & Financial Review: Mitigating Constructive Expropriation Risk and Protecting Coastal Property Equity
To: Tom MacEwan <Tom.MacEwan@modl.ca>
Cc: Jeff Merrill <Jeff.Merrill@modl.ca>, Reid Shepherd <Reid.Shepherd@modl.ca>, Elspeth McLean-Wile <Elsbeth.McLean-Wile@modl.ca>, MODL Planning <planning@modl.ca>, Chasidy Veinotte <chasidy.veinotte@modl.ca>, Edgar Burns <edgar.burns@modl.ca>, Morgen Reinhardt <morgen.reinhardt@modl.ca>, Martin Bell <martin.bell@modl.ca>, Wendy Oickle <wendy.oickle@modl.ca>, Pam Hublely <pam.hublely@modl.ca>, Alison Smith <alison.smith@modl.ca>, Kacy DeLong <kacy.delong@modl.ca>, Ben Brooks <ben.brooks@modl.ca>, Susan Berry <Susan.Berry@modl.ca>, April Whynot-Lohnes <april.whynot-lohnes@modl.ca>, Ella Gindi <Ella.Gindi@modl.ca>

SUBJECT: URGENT PAC & COUNCIL BRIEFING: Certified Evidence, CMHC Warnings, and the Case Against the Blanket 3.97m Red Zone

TO: Members of the Planning Advisory Committee (PAC) and MODL Council
CC: Tom MacEwan (CAO), Reid Shepherd (Deputy Director of Planning), Ella Gindy (Planner II) PAC members B'cc'd.

Dear Members of the Planning Advisory Committee and Council,

Thank you for hearing us yesterday and allowing us time at the meeting.

We are submitting this master evidence briefing ahead of your deliberations regarding Draft 2 of the Land Use By-law (LUB) and the proposed 3.97m Coastal Flood Risk Area.

The current proposal to enforce a blanket 3.97m vertical flood zone is an aggressive administrative overreach. It contradicts standard coastal engineering, relies on extreme worst-case scenarios, and actively reduces the property values of every homeowner blanketed in this MODL flood mapping *today*. As CAO Tom MacEwan rightfully acknowledged on the record, the administrative door is open, and Council absolutely has the legislative authority to reconsider the science and amend this document.

Before you vote to freeze the economic value of our coastline for the next four to five years, we formally request that you review the following certified engineering reports, federal financial warnings, and proven zoning alternatives.

MASTER EVIDENCE TAB: Engineering Data, Financial Warnings, & Solutions

To ensure the PAC and Council have immediate access to the facts, we have compiled the exact engineering statements, report locations, and professional authorities that contradict the current un-engineered 3.97m mapping.

| Year / Date | Document Title & Direct Link | Page / Section | Key Statement / Finding in Report | Professional / Engineer Sign-Off |
|----------------|---|---------------------------------|--|--|
| March 2021 | <i>Development of a Coastal Erosion Risk Factor Assessment Standard (CERFA)</i> Link | Page 1, Sec 1.1 | Error Identified: Due to the intricate diversity of the NS coastline, " <i>blanket regional horizontal setbacks would not be appropriate, and situations need to be examined on a case-by-case basis.</i> " | CBCL Limited (Provincial Standard) |
| 2016 | <i>Mahone Harbour Flood Prevention and Shoreline Enhancement Plan</i> Link | Page 21 & 27 (Tables 2.2 & 3.4) | Error Identified: Open ocean waves reach 14m, but drop to 0.32m–1.01m inside sheltered coves. Safe building elevations vary from 2.9m to 4.1m in the <i>same harbour</i> . A blanket 3.97m is scientifically invalid. | Alexander Wilson, M.Eng., P.Eng. Vincent Leys, M.Sc., P.Eng. (CBCL) |
| Feb 2022 | <i>Treading Water: Impact of Catastrophic Flooding on Canada's Housing Market</i> Link | Executive Summary | Financial Warning: Catastrophic flood designations cause an 8.2% reduction in the average sold price of homes and a 44.3% reduction in homes listed for sale . | Intact Centre on Climate Adaptation (Supported by CMHC) |
| 2024 | <i>Nova Scotia Coastal Hazard Map User Guide</i> Link | Entire Guide | Solution Identified: The Province provided a sliding scale (Present, 2050, 2100) allowing for adaptation. MODL ignored this and enforced 2115 worst-case models today. | NS Environment and Climate Change |
| 2019 / Ongoing | <i>BC Riparian Areas Protection Regulation (RAPR)</i> Link | Streamside Protection Area | Solution Identified: Uses a 30m (approx. 100ft) horizontal vegetation buffer to protect the coast <i>without</i> triggering a banking crisis by labeling the land a vertical flood hazard. | Government of British Columbia |

1. The Real-World Impact: Locking Out Young Families & Crashing Supply

To understand why this is a crisis today, look at the immediate housing market impact.

CMHC programs often support buyers who have not owned a principal residence in the last 4 years. For example, Genniene and Jay have not bought a personal residence in over 4 years. Under normal circumstances, they—and young families trying to buy homes under \$500,000—could use government incentives and qualify for a standard CMHC-insured mortgage.

However, because MODL has blindly stamped properties like [REDACTED] (and every home within the 3.97m mapping) inside an extreme "Red Zone," CMHC is denying mortgage insurance. Without CMHC

backing, banks demand a 20% to 40% cash deposit. By drawing this un-engineered line, **MODL has instantly locked young, working-class families out of the local housing market.** Genniene and Jay, despite qualifying for CMHC, now cannot buy a waterfront home anywhere in Lunenburg County. This directly removes thousands of affordable and mid-range homes from the active housing supply.

2. Waste of Taxpayer Funds & The Un-Engineered Overreach

Why is MODL spending municipal tax dollars to re-map the coastline when the Nova Scotia Government has already published the official Nova Scotia Coastal Hazard Map?

The Province spent millions developing interactive, scientifically grounded tools. Instead of using this data—which provides a measured, sliding scale for adaptation (Present Day, 2050, 2100)—**MODL planning staff without engineering degrees ignored it and arbitrarily added a full meter to create an un-engineered 3.97m zone.**

Official Provincial Resources:

- **Nova Scotia Coastal Hazard Map:** <https://nsgi.novascotia.ca/chm/>
How to use it, <https://www.youtube.com/watch?v=u6BBUBBCjTI>
- **Coastal Hazard Map User Guide (PDF):** <https://novascotia.ca/coastal-climate-change/docs/coastal-hazard-map-user-guide.pdf>
- **NS Government Video Guide:** <https://youtu.be/ipW3s6T7dMM>

3. The NS Government "Approval" Paradox

Planning staff have attempted to state that the NS Government signed off on these municipal regulations. However, a critical question arises:

Did the NS Government approve these new heights under the assumption that a licensed Coastal Engineer provided peer review? Does the NS Government truly understand that by signing off, they have ensured that CMHC will not finance thousands of homes within the 3.97m Red Zone, directly contradicting the Province's own CBCL engineering reports from 2021? Neither Natural Resources Canada (NRCan) nor the Province signed off on an un-engineered 3.97m municipal boundary.

4. The Provincial Engineering Standard Strictly Opposes "Blanket" Zoning

In 2021, the Province commissioned CBCL Limited to create the *Coastal Erosion Risk Factor Assessment (CERFA)*. Ironically, MODL hosts this exact document on its own website to justify horizontal setbacks, but ignores its core scientific warnings regarding vertical elevations.

- **The CBCL Warning (Page 1, Sec 1.1):** The report explicitly states that due to the "intricate diversity of the NS coastline, **blanket regional horizontal setbacks would not be appropriate, and situations need to be examined on a case-by-case basis**".
- **Direct PDF Link:** https://www.modl.ca/images/Coastal_Erosion_Risk_Assessment_Guide.pdf

See David Collins at 2036 Highway 332—for example, he was at the meeting presenting the impact of REDZONE on his property. We have provided a PDF showing MODLS 3.97 versus CBCL Engineering recommendations and the current NS Province Has maps. 5 Pages attached.

5. Localized Science vs. Blanket Zoning (The Mahone Bay CBCL Report)

MODL is assuming a wave acts the exact same way out in the open ocean as it does inside a sheltered bay. Physics does not support this.

- **Proof of Wave Dissipation (Page 21, Table 2.2):** The CBCL engineering report for Mahone Bay proved that while open ocean waves reach 10.8 to 14.3 meters, friction reduces them to between **0.32m and 1.01m** by the time they hit a sheltered shore.
- **Proof of Varying Elevations (Page 27, Table 3.4):** Safe crest elevations required for structures within a single harbour vary drastically in 2115 —from **2.9m up to 4.1m**.
- Even if older development data ages, professional coastal engineers do not design models under the assumption that humanity will do absolutely nothing to adapt or curb emissions.
- **Direct PDF Link:**
[https://www.townofmahonebay.ca/uploads/1/3/0/6/130665195/flood_prevention_and_shoreline_enhancement .pdf](https://www.townofmahonebay.ca/uploads/1/3/0/6/130665195/flood_prevention_and_shoreline_enhancement.pdf)

6. Punishing Proactive Adaptation (The 693 Mason Beach Road Reality)

At 693 Mason Beach Road, we spent **\$450,000** to raise our property, proactively future-proofing it to meet the Province's published 3.02m benchmark so all the home owners would be protected..

- **Our Geographic Reality:** MODL arbitrarily added a full meter to create an un-engineered 3.97m zone that would only be reached if an open-ocean hurricane directly hit us. But we are in Lunenburg Cove. We are highly protected by a large peninsula, a mountain, Corkums Island, and a causeway that act as massive barriers blocking wave run-up. If properly measured by a Coastal Engineer, our property would likely require a safe building elevation of **2.6m or less** in the year 2100.
- **Cost-Effective Resilience:** 9 of our 14 homes are built on **piers**, not concrete foundations. If sea levels drastically rise by 2075, raising a home on piers costs approximately \$7,000, compared to upwards of \$60,000 to lift a concrete foundation. We are highly adapted, yet we are being penalized by inaccurate LiDAR mapping.
- **The Flaw in LiDAR Mapping:** The Provincial Government acknowledged that airborne LiDAR mapping is not 100% accurate, originally planning to allow homeowners to hire Wave Run-Up Engineers to correct the maps. If MODL cannot offer an appeals process to fix inaccurate LiDAR data, how can you legally adopt worst-case models without giving homeowners a mechanism to use actual science?
- We have physical proof of this devaluation: Look at [REDACTED], which can no longer be developed based on a recent building letter from the Planning Department. The county has erased their equity without offering a cent of compensation.

7. Ignoring Green Energy & The Statistical Impossibility of the 3.97m Threat

Planning Staff is justifying the 3.97m line using outdated AR5 data and the RCP8.5 emissions model. Let's be clear about what that math actually represents: Staff is regulating our homes today based on the assumption that a catastrophic 100-year Fall Hurricane hits exactly during a Lunar "Spring Tide" (a Full or New Moon), in the year 2115, under a scenario where the world does absolutely nothing to reduce carbon emissions.

- **Ignoring the Green Transition:** The RCP8.5 "business-as-usual" model completely ignores the massive, global shift toward green energy, including the major wind and solar projects currently rolling out in our own province. It ignores the proven emission drops we saw during COVID-19.

- **The Math on Spring Tides & Hurricanes (2050 to 2100):** Hurricane season is roughly 3 months. Over the 50 years between 2050 and 2100, there are 150 months of hurricane season. Because a "Spring Tide" occurs twice a month, there are exactly **300 Spring Tides during hurricane season over a 50-year period**. The statistical probability of a 100-year catastrophic storm making direct landfall in Lunenburg Cove during the exact 3-to-4 day window of one of these specific lunar phases in the year 2115 is practically zero. Regulating today's property taxes on a 90-year, stacked worst-case anomaly is statistical panic.
- **Data Sources for Lunar Phases:** U.S. Naval Observatory (USNO) Moon Phases Data Services and AstroPixels 2001-2100 Ephemeris.

8. Federal Warnings on "Over-Planning": The Devaluation Crisis

Federal reporting by Public Safety Canada regarding rising flood risks, as well as the Intact Centre (supported by CMHC), warns governments against the exact error MODL is making.

- **The Economic Damage:** Branding a community as a severe flood hazard results in an **8.2% reduction in the average sold price** of homes and a **44.3% reduction in homes listed for sale**.
- **Direct PDF Link:** https://www.intactcentreclimateadaptation.ca/wp-content/uploads/2022/02/Treading-Water_Impact-of-Catastrophic-Flooding-on-Canadas-Housing-Market.pdf
- **Public Safety Canada Flood Risk Report:** <https://www.publicsafety.gc.ca/cnt/rsrscs/pblctns/dptng-rsng-flt-rsk-2022/dptng-rsng-flt-rsk-2022-en.pdf>

9. The Simple, Immediate Solution: The "Green Buffer" Pivot

A simple wording and color change makes this entire financial crisis go away instantly.

The crisis with CMHC and the Insurance Bureau of Canada is triggered by the terminology you are using. Stop legally branding our properties as a "Flood Risk Area" with red mapping.

There is a safer, proven planning tool to protect the coastline *without* triggering a banking crisis: **A 100-foot Horizontal Setback, rebranded as a "Coastal Green Buffer" (similar to a Riparian Setback used in British Columbia)**.

- **Environmental Benefit:** A vegetated horizontal buffer protects wildlife, stops erosion, and prevents new concrete from being poured directly on the water's edge.
- **Economic Benefit:** Unlike a vertical "Flood Zone" label, a Green Buffer is viewed by banks and insurers as environmental stewardship, *not* a severe hazard zone. It protects the coastline while ensuring properties remain fully insurable and eligible for CMHC mortgages.

Conclusion and Official Requests for the PAC

The Mayor has stated that there have been 18 months of public consultation regarding this By-law. However, during those 18 months, **Planning Staff never disclosed or calculated the CMHC, mortgage, or insurance ramifications** of branding our properties as Severe Flood Zones.

Before this committee votes to lock in the Draft 2 Land Use By-law, we formally request that Planning Staff and the Committee answer the following questions on the public record:

1. **PAC; The Simple Solution:** Why can't MODL drop the "**RED**" Flood Zone maps, change the color to **GREEN**, and call it a "Vegetation Buffer" to secure homeowners for years to come? Why isn't this simple wording change being utilized as an immediate, valid solution?

2. **PAC; The CMHC Housing Crisis:** What is the direct cost for thousands of houses not being able to be sold via CMHC mortgages? Has the PAC considered how restricting these properties will vastly decrease the supply of affordable housing for young families in the County?
3. **PAC; The Engineering Stamp:** Can Planning provide the PAC with the stamped report from a licensed Coastal Engineer (P.Eng.) that scientifically justified adding an entire extra meter to the Province's measured rollout?
4. **PAC; The Tax Revenue Reality:** At [REDACTED], the county collects [REDACTED] in property taxes. If values are reduced by 50% due to lost CMHC financing, MODL loses \$35,000/year. Can Planning provide the mathematical calculation of the total tax revenue loss the county will suffer across all **Red Zone** properties over the next 5 years?
5. **PAC; Tax Season Appeals:** During the next tax season, can and will thousands of homeowners be successful in appealing and reducing their taxes because the Planning Department completely failed to consider these CMHC loan impacts in their zoning?
6. **Retroactive Credits and Legal Liability (The Annapolis Precedent):** If Council refuses to adopt a Green Buffer Setback and insists on freezing the economic value of our land, property owners will be forced to immediately petition the Property Valuation Services Corporation (PVSC) to slash the assessed land values of all properties trapped in the 3.97-meter Red Zone. Furthermore, you will be formally asked to provide a retroactive municipal tax credit for the years 2024, 2025, and 2026 to reflect the severe devaluation this zoning has already caused. What is the direct mathematical impact of providing these credits on the county's tax income?

This next point should be asked of PAC, so they can determine the solutions and consider the exposure that planning and the previous council did not address.

This is not a direction anyone wishes to take, but it's an important question that needs consideration. Please read it as being informative rather than aggressive.

Hard conversations required all the facts to be presented for reasonable, fair outcomes.

7. **PAC; LEGAL consideration,** the PAC must consider the recent landmark Supreme Court of Canada ruling in *Annapolis Group Inc. v. Halifax Regional Municipality*.

In the case of [REDACTED]—and all other properties losing their functional use, insurability, and value due to this **extreme zoning**—has the PAC considered that these costs, credits, and massive financial damages could inevitably be forced upon the municipality by a legal judgment?

We believe all of this can be avoided by maintaining the **GREEN** intentions and Changing the **RED** mapping **Flood zone** to **GREEN** Vegetation buffer. MODL gets what it needs, the general public receives coastal protection, homeowners are protected, and because the **Federal Government warns of planning overreach**, all issues have a better outcome for everyone.

We respectfully request that Draft 2 be amended tonight to change the "**Flood Zone**" mapping to a horizontal "**Green Buffer**," and to include an **Engineering Override Clause**, allowing property owners to rely on certified professional coastal engineers rather than unverified administrative estimates.

Attached is the Zip Drive containing 13 documents referenced above and David's examples for Highway 332 (3.97 Vrs.). CBCL 3.02 measured timeline.

Sincerely,

Jay Sutherland, Genniene Sutherland & Nathan Stailing

Representing the owners of

██████████ and;

a Coalition of as of today, **72 Lunenburg County Property Owners;**

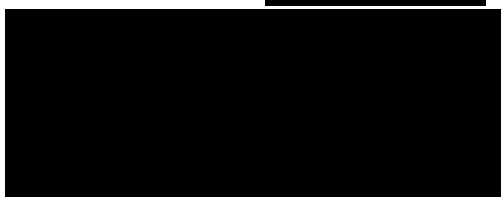


Archive.zip

lil HOOK Properties.

HOOK'd home

Jason Sutherland - ██████████



On Mon, 4 May 2026 at 16:23, Tom MacEwan <Tom.MacEwan@modl.ca> wrote:

Good Afternoon

The attached email was provided to Members of Council by Jay Sutherland but, in discussing the email with Mr. Sutherland today, we agreed that we wanted to ensure that the public members of the Planning Advisory Committee also had the information contained in the email including the links.

I will have a copy of the 2 attachments available at the PAC Meeting. If you require a printed copy please let me know and I will ensure that additional copies are available.

Cheers

Tom

From: Jay Sutherland ██████████

Sent: Monday, May 4, 2026 11:38 AM

To: Elspeth McLean-Wile <Elspeth.McLean-Wile@modl.ca>; Chasidy Veinotte <chasidy.veinotte@modl.ca>; Edgar Burns <edgar.burns@modl.ca>; Morgen Reinhardt <morgen.reinhardt@modl.ca>; Martin Bell <martin.bell@modl.ca>; Wendy Oickle <wendy.oickle@modl.ca>; Pam Hublely <pam.hublely@modl.ca>; Cathy Moore <cathy.moore@modl.ca>; Alison Smith <alison.smith@modl.ca>; Kacy DeLong <kacy.delong@modl.ca>; Ben Brooks <ben.brooks@modl.ca>; Tom MacEwan <tom.macewan@modl.ca>; Susan Berry <Susan.Berry@modl.ca>; April Whynot-Lohnes <april.whynot-lohnes@modl.ca>

Subject: MODL - MAY 5th 2026, Meeting request, Urgent Trapping Owners & Financial Review: Mitigating Constructive Expropriation Risk and Protecting Coastal Property Equity

CAUTION: This email originated from an external sender.

SUBJECT: MODL - MAY 5th 2026, Meeting Request: Urgent Trapping Owners & Financial Review: Mitigating Constructive Expropriation Risk and Protecting Coastal Property Equity

Dear Mayor McLean-Wile and Members of MODL Council,

We are writing to you ahead of the upcoming May 5th Planning Advisory Committee (PAC) meeting. We were initially very encouraged to hear during a recent Council meeting broadcast on YouTube that Council was actively discussing these coastal property concerns and bringing them forward to PAC for review.

However, we were deeply disappointed to read in the official May 5th PAC Agenda that planning staff is officially recommending Council reject any adjustments to the 3.97m Coastal Flood Risk Area. Staff has advised Council to delay any formal review of these regulations for another three to four years, citing a "five-year" review cycle policy.

While we appreciate the staff's desire to adhere to a scheduled review cycle, we respectfully urge Council to carefully consider the immediate legal and financial implications of delaying this review until 2029. We bring this forward not to be adversarial, but to ensure Council is fully aware of the unintended, real-world consequences currently impacting your constituents and the potential legal exposure for the municipality.

1. The Departure from the Provincial "Slow Rollout" When the Provincial Government produced the Coastal Hazard Map, it intentionally provided a tiered, measured rollout (Present Day, 2050, and 2100). This sliding scale was designed in alignment with Canada Mortgage and Housing Corporation (CMHC) and Insurance Bureau of Canada (IBC) guidelines. It was a measured approach engineered to allow financial markets to absorb the data gradually, giving property owners time to plan and mitigate risk as mortgages come due. (Reference - Nova Scotia Coastal Protection Guidelines & CBCL Engineering: <https://novascotia.ca/coast/>) - <https://www.youtube.com/watch?v=u6BBUBBCjTI>,

a. Why is MODL spending money on mapping when the Nova Scotia Province already has it complete?

By bypassing this scientifically vetted 3.02m provincial guideline and instantly enforcing a 3.97m boundary, the municipality has inadvertently bypassed the financial sector's transition period.

2. Unintended Impacts on Mortgages and Insurance: The original provincial reports heavily consulted national financial bodies to prevent a housing market shock. In contrast, MODL planning staff have acknowledged on the record that the 3.97m line was implemented without consultation with CMHC, national lenders, or the IBC.

By enforcing this boundary without financial sector alignment, a crisis has been triggered. As mortgages come due, banks are viewing the municipal "Severe Flood Risk" map and instantly reacting, creating severe lending hurdles for local families. (Reference - Intact Centre "Treading Water" Report on Flood Risk & Housing Markets: <https://www.intactcentreclimateadaptation.ca/wp-content/uploads/2022/02/Treading-Water-Impact-of-Catastrophic-Flooding-on-Canadas-Housing-Market.pdf>)

3. The Real-World Casualties of the 3.97m Zone The financial damage is happening to legacy owners and developers right now. Bypassing the Province's 3.02m guidelines is actively impacting:

- **Legacy Properties & Retiree Equity:** Consider the situation of [REDACTED] on Corkums Island. As a retired legacy owner relying on the sale of his property to fund his retirement, his land has been rendered completely undevelopable by the overlapping of the 3.97m Red Zone and Wetland Buffer zoning. Rather than working collaboratively with a retired couple to find adaptive solutions, the current framework blocks them from utilizing a licensed Wave Run-Up scientist to study the property and establish its true, site-specific safety profile. This rigidly freezes their life savings without recourse.
- **701 Mason Beach Road:** A fully prepared property where a protective rock wall is already in place and a Nova Scotia Environment-approved septic system is installed. Because a previous permit expired, the planning department is currently blocking further development, completely negating the provincial environmental approvals already secured.
- **693 Mason Beach Road:** A high-performing property where commercial banks are actively slashing Loan-to-Value (LTV) ratios solely because of the newly drawn municipal lines.
- Council members, You are trapping private land in a 3.97m uninsurable zone without an engineering override until 2029. The municipality is inadvertently removing the reasonable economic use for all owners within the Redzone mapping today without allowing a reasonable workaround.

4. Attached Community Petition for the Official Record: Attached to this letter, please find a formal petition signed by dozens of residents, business owners, and property owners across Lunenburg County who share these severe concerns regarding the financial harm of the 3.97m Red Zone.

We respectfully request that this petition be officially entered into the public record and immediately circulated to all PAC members and all members of Council prior to the May 5th meeting so they may fully understand the community's stance on this issue.

5. Highly Recommended Actions for Council To protect the municipality from legal liability and to save your constituents from immediate financial harm, we highly recommend Council adopt the following measures rather than delaying until the next review cycle:

- **Reinstatement of Engineering Overrides:** We strongly advise amending the by-law now to allow property owners to utilize licensed Wave Run-Up and Coastal Engineers. Permitting professionals to override the 3.97m map with stamped, site-specific data ensures the municipality is protected by verified science rather than administrative estimates.
- **Concurrent Property Tax Reassessments:** If the 3.97m zone remains inflexible for the next several years, we highly recommend that MODL coordinate with the Property Valuation Services Corporation (PVSC) to proportionately reduce the assessed property taxes for all affected lands. If zoning reduces a property's bank-appraised LTV by 50%, it is ethically appropriate that the property tax burden is adjusted to reflect the municipality's devaluation of that land.

We respectfully request that Council consider these recommendations to prevent further financial harm to your constituents and to protect the municipality. We look forward to working collaboratively with you to find a balanced, science-based solution.

Sincerely,

Jason Sutherland ([REDACTED]) & **Genniene Sutherland** ([REDACTED]) lil HOOK Properties

Nathan Stailing () Narainen Samy () Ilse Barns & Ken Barns () Cathy Carreau ()
Tom Walker ()

The Board of Directors Condominium Corporation No. 0038 (Lunenburg) *Representing the collective owners at*

Enclosure: Signed Community Petition: "*MODL RED ZONE & Economic Freeze in Lunenburg County*"

1. The Financial Warnings (CMHC, IBC, & Treading Water)

The warnings about how municipal "Red Zones" trigger banks to drop Loan-to-Value (LTV) ratios and insurers to hike premiums come directly from the major academic and economic report you sent to Dalhousie and Waterloo.

- **The Report:** "*Treading Water: Impact of Catastrophic Flooding on Canada's Housing Market*" (Authored by Dr. Blair Feltmate, Intact Centre on Climate Adaptation, University of Waterloo).
- **Official Link:** [Intact Centre - Treading Water Report](#)
- **The Evidence:** This report quantifies exactly how catastrophic flood mapping drops property values and impacts mortgage arrears. You also have this as the infographic PDF attachment in your email thread.

2. The Provincial Science & Engineering (CBCL Ltd.)

When we reference the fact that the Province used a "slow rollout" (Present Day, 2050, 2100) and that the actual engineered baseline was roughly 3.02m to 3.05m, this comes from the engineering framework commissioned by the Province.

- **The Report:** *Coastal Erosion Risk Factor Assessment (CERFA) Technical Background and Guidance* (Prepared by CBCL Ltd. for Nova Scotia Environment).
- **The Map:** *Nova Scotia Coastal Hazard Map*.
- **The Evidence:** You can find the summary of CBCL's findings on the [Nova Scotia Government Coastal Protection webpage](#). This proves MODL bypassed the provincial engineers to arbitrarily add the extra meter.

3. The Specific Property Casualties

The data regarding the specific local casualties— on Corkums Island, the blocked permit at , and the LTV drop at —came directly from you in your previous prompt.

The Main Provincial Hub

- If you need to access the interactive **Coastal Hazard Map** or direct real estate agent checklists, the Province's new centralized landing page for all of this data is:

- **Web Link:** <https://novascotia.ca/coastal-climate-change/>

-

We respectfully request that Council consider these recommendations to prevent further financial harm to your constituents and to protect the municipality. We look forward to working collaboratively with you to find a balanced, science-based solution

Sincerely

The Undersigned Coalition of 56 Lunenburg County Property Owners, NOTE* Plus 11 property owners who wish their information to remain private, is represented by:

A total of 67 property owners require your attention.

[REDACTED] (Condominium Corporation [REDACTED])

Jason Sutherland ([REDACTED]) & Genniene Sutherland ([REDACTED]), lil HOOK Properties

Nathaniel Stailing ([REDACTED])

Narainen Samy ([REDACTED])

Ilse Barns & Ken Barns ([REDACTED])

Cathy Carreau ([REDACTED])

Tom Walker ([REDACTED])



Ru2 map

From wayne feener <[REDACTED]>

Date Sat 6/20/2026 8:15 PM

To MODL Planning <planning@modl.ca>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an external sender.

I am have an issue finding thr potential agriculture ru3 zone map and I do not understand the rational ss I understand it that will reduce the options of what I am allowed to do on my land because of some overlaid map.

If is current farmland then protect it but basing some topsoil study and calling it potential farmland is asinine in my option please make it easy for thr public to find this map

Sent from my iPhone



FW: proposed zoning changes objection letter

From Jeff Merrill <Jeff.Merrill@modl.ca>
Date Tue 6/23/2026 8:22 AM
To MODL Planning <planning@modl.ca>
Cc Tom MacEwan <Tom.MacEwan@modl.ca>

Please include with the public hearing written submissions.

Jeff Merrill, LPP, MCIP (he/him)
Director
Planning & Development Services
Municipality of the District of Lunenburg
10 Allée Champlain Drive |Cookville NS | B4V 9E4
Office: (902) 541-1340 |Cell: (902) 521-0925



My office hours are Tuesday-Friday, 8:00am – 5:15pm

From: Bill Sampson <[REDACTED]>
Sent: Monday, June 22, 2026 7:13 PM
To: edgar.burns@modli.ca; Jeff Merrill <Jeff.Merrill@modl.ca>; MODL Mayor <mayor@modl.ca>
Cc: Jeff Kielbratowski <[REDACTED]>; Victor Kiel <[REDACTED]>
Subject: Fwd: proposed zoning changes objection letter

CAUTION: This email originated from an external sender.

Date: June 22, 2026

To: 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,

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.

Having extensive firsthand knowledge of this property and the surrounding area, I believe this designation does not accurately reflect the physical characteristics, capabilities, or historical use of the

land.

The majority of the lands surrounding Osprey Ridge Golf Course consist primarily of exposed bedrock, shallow soils, glacial till, and heavily forested terrain. In many locations, bedrock is found immediately below the surface, making conventional agricultural activity impractical and, in many cases, impossible. The reality on the ground is that these lands possess little to no agricultural capability. In many areas, it is difficult to penetrate the soil with a shovel due to the abundance of rock and the minimal depth of topsoil. As a person who has done lots of work, especially on the southwest side towards Dawson Heights and Charlie Lane, I would profess that I know that property better than anybody as I have worked over there and travelled there numerous times since we purchased it.

Agricultural zoning is generally intended to protect lands that have demonstrated agricultural value or possess reasonable potential for agricultural production. In my view, this area does not meet those criteria. The designation appears inconsistent with both the physical landscape and the historical use of the property.

I respectfully request that Council and Planning Staff review the soil capability, topography, bedrock conditions, and existing land-use patterns before proceeding with the proposed designation. A site inspection would quickly demonstrate the significant limitations that exist for agricultural use.

Applying an Agricultural Resource designation to lands that have little practical farming potential may unnecessarily restrict future land-use opportunities without providing any meaningful agricultural benefit to the Municipality or residents.

I fully support the protection of genuine agricultural lands within the Municipality. However, planning policies should be based on the actual capability and characteristics of the land being designated. In this case, I believe the proposed agricultural classification is inappropriate and should be reconsidered. Thank you for your consideration of these comments. I respectfully request that this letter be included in the public record regarding the proposed zoning amendments.

Sincerely,

Bill Sampson, President
Osprey Ridge Golf Course
Pine Grove, Nova Scotia



Pine Grove Agriculture Zone

From Barry Dorey <[REDACTED]>

Date Tue 6/23/2026 4:59 PM

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

1 attachment (1 MB)

MODL.docx;

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

CAUTION: This email originated from an external sender.

For Mayor Elspeth, CAO Tom, Councillor Edgar and planning department folks Norma and Jeff.

Attached some comments and concerns and questions about the farm zone issue that we recently uncovered. I have been editing for a while and now its 5 p.m. so i need to send it.

The intent is meant to be productive and collaborative and the tone is meant to be professional and respectful - so if my editing missed a word or comes across as anything other, my apologies.

You folks need to be my allies in attempting what I want to tackle on the lands I have acquired so i am trying to find a way to politely and constructively navigate a change here that protects your interests and process but doesn't trample mine (or others who are in a similar boat as me).

Thanks, sorry for the long message.

Barry Dorey [REDACTED]

Re: the Zoning and Environmental Constraints Map

To: Mayor Elspeth, CAO Tom, Coun. Edgar Burns, planning staff, councillors

It's Barry Dorey in Pine Grove, I have met and chatted with most of you over the past year or two since I moved back after 35 years away. I grew up on Naugler Road, moving there with my family in 1975 as an eight-year-old so I have a long history here and an honest interest in protecting some areas as well as respectfully growing others. In my discussions with MODL folks in recent years, we have chatted about land that I own through a company I started with a couple of local friends. We have chatted about our tentative plans for the land and you have obliged my whining about property taxes (that's another story for another day).

These comments and objections relate to a Friday meeting where I learned about the 'Future Potential Agriculture Land' overlay that crosses much of the MODL map including large chunks of my land and entire chunks of land belonging to some of my neighbours. I was advised that notices were on the MODL app and in the newspaper and that the map and details are on the website. And I understand now that this new Environmental Constraints Map is now the law of the land since February.

For what its worth, I spoke with 10 different Pine Grove property owners since Friday, all of whom are affected by this change and none of whom were aware of it. This MPS process has been a long winding one over several years, so perhaps we have all missed this important change. I can't imagine there would be no objections and protests if all landowners were aware of the restrictions this new zone 'constraint' places on them.

I preface my comments by conceding I am not a geologist, farmer nor soil expert. Nor am I developer or a municipal planner. So, my comments are respectful anecdotal and experiential observations and requests and based on opinions from people who are more knowledgeable about these things than me. And while I fully support preserving real farmland and agree we do not need a subdivision in every hay field, I also support landowner rights to develop or make changes where it is appropriate and in line with existing rules and uses. Especially where it serves the community good and advances or enhances services and housing to the citizens.

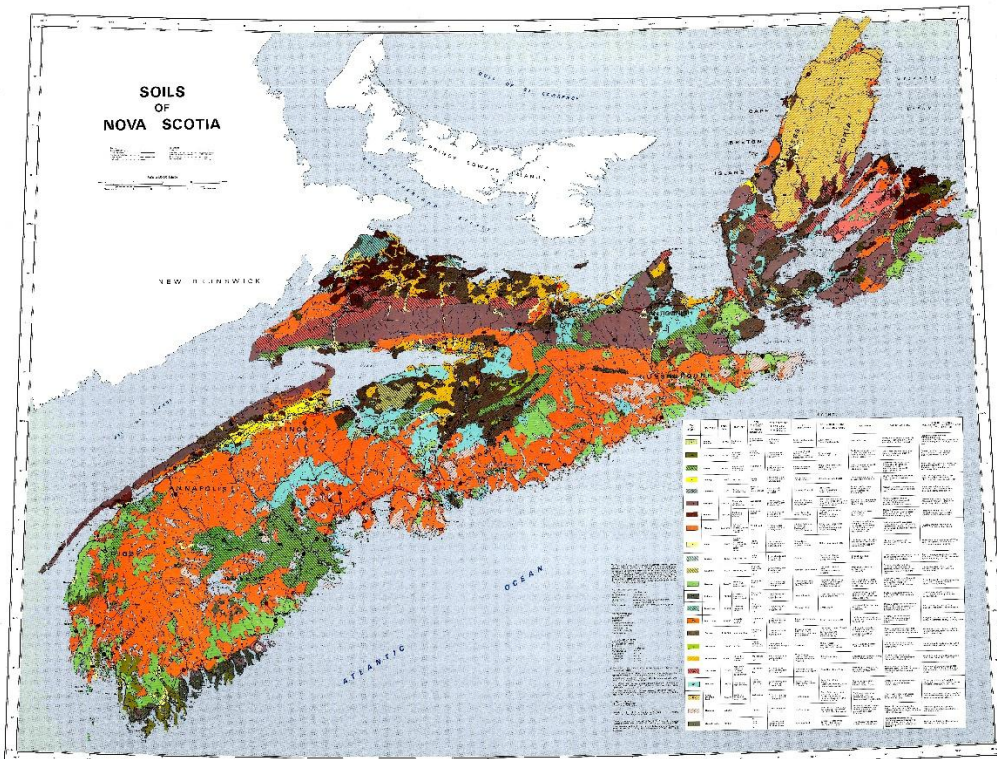
People who have lived and worked here for generations know there is plenty of useful farmland where families have historically (and heroically maybe even hysterically) worked the land. I don't agree with trying to force a designation where it doesn't need to be and hasn't historically belonged. And certainly not if that change doesn't actually achieve the desired outcome but instead artificially and improperly restricts other uses that may be desired and required by the municipality and its residents.

Who Has Assessed the Areas? How Did This Map Happen?

After we move past the question of how everyone managed to miss this and are now freaked out by it, the next questions relate to how was the map arrived at, who produced it and what science or geological testing is it based on? Because viewing the map and knowing the land from having explored it, known it and crashed bicycles on it since 1975 in my case, the brown shading indicating the presence of optimal Grade 3 soil is possibly based on flawed information or ancient mapping.

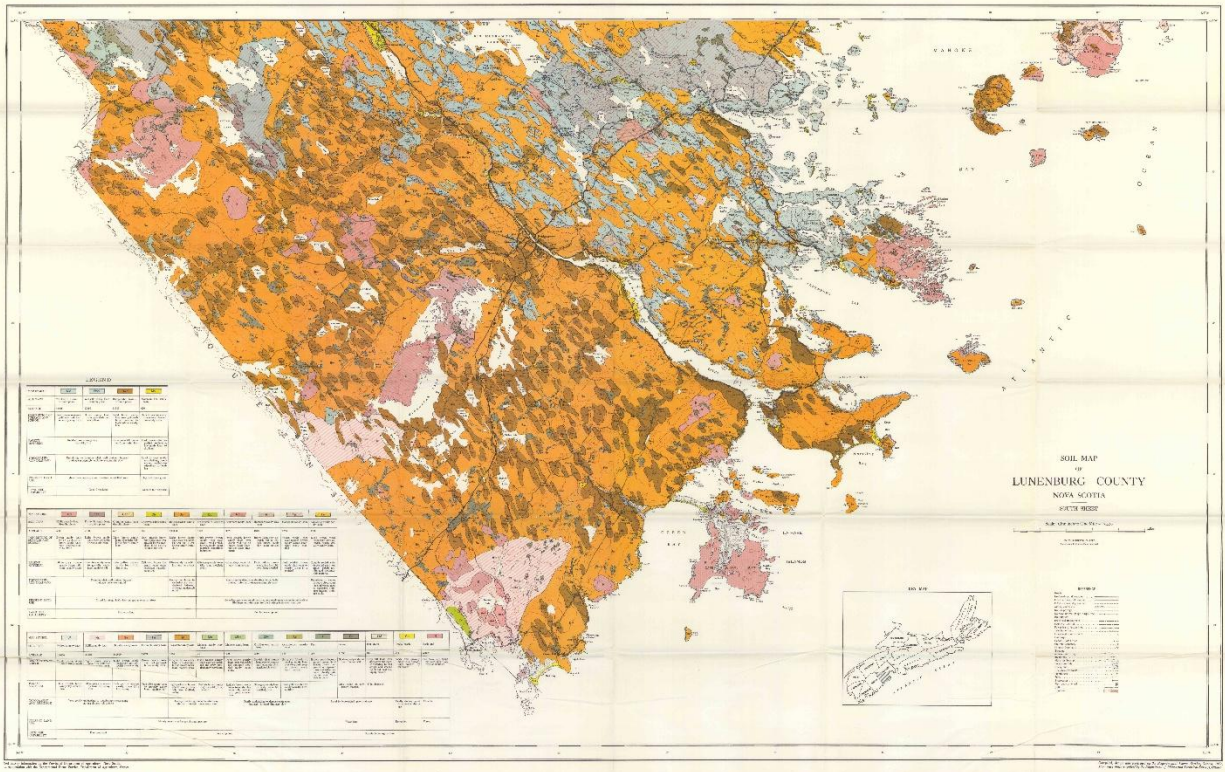
I have checked some old provincial and federal soil resources, finding the Canadian Soil Information Service for example. It lists a very broad breakdown of rocks and soil type from previous estimates or surveys from 1958 that apparently went around the province and dug holes and reported on the findings.

https://sis.agr.gc.ca/cansis/publications/surveys/ns/ns7/ns7_report.pdf



Another source (below) appears to be the basis for your map and concludes that all soil in Lunenburg County is either great for crops or good for crops. Everything brownish or orange-ish is considered very good farmland, according to the legend. The blue patches are the best possible farm land, leaving only a few pink pockets of rocky soil.

https://sis.agr.gc.ca/cansis/publications/surveys/ns/ns7/ns7_map_south.jpg



Again, regardless of the broad characterization of soil or whether an area could possibly support future farming (usually with a lot of remediation and work according to the old surveys I read), it doesn't mean specific chunks of land within these broad areas meet that standard. Because according to the map above, almost every speck of land in the county is valuable, even though only selected PIDs were chosen for your zones.

Nor does it make real-world sense (and this is a real situation with a real piece of land) to have half of one 50-acre parcel mapped as appropriate for development because it sits adjacent an existing subdivision while the other half is restricted as future farm use. Especially in one case I noted where the only access road into the developable half would need to cross the farm half (which is now not permitted), thereby prohibiting that landowner from developing his own land in an appropriate way. And if you walk the 'farmable' half of this land which I did with the permission of the landowner, you will find 95% rock, gravel and shale. Maybe all the great farm soil described in the maps is hiding underneath all the granite.

Confusion/Inconsistency in the Mapped Areas

I had cropped a few snapshots of the new mapping to illustrate my concerns and inconsistencies. However, I have deleted it from this document because the lots are not

mine and I do not wish to call public attention to private lands. In a private confidential meeting, I am happy to identify and point these things out if desired.

Example: There is a PID of 37 acres that is shaded brown for farmland. It stretches along a road for half a mile, half of which is pure swamp (the road is sometimes under water during extreme rains), half is steep hillside with mostly granite and clay. This is designated future farmland, yet directly next to it sits a 15-acre parcel, which is still being actively used for farming purposes as a hay field. It is NOT designated as farmland. And drive a half mile further up this road is another active farm that is not designated farmland.

The observation in a very small sample area raises questions about the accuracy and credibility of the rest of the mapping and land restrictions as well as why they were chosen by MODL. While I am happy to fight for the rights of all property owners who may be affected or surprised to learn their land now has restrictions on it, I am selfishly more interested in the impact on my own land and plans.

My Specific Situation and Concern

I have an ownership interest in hundreds of acres in Pine Grove across numerous parcels. In various areas, we have already built some storage buildings, the start of some roads. We envision some trails, possibly a ball field and recreational things (one business partner thinks a drive-in theatre would be a terrific idea), maybe some homes, who knows. It is our land and we have been advised that - despite the ongoing planning and zoning efforts - no zone changes were envisioned or planned that would materially impact our use of the land to do whatever appropriate activities we wished. We proceeded with planning and an additional recent land purchases with that assessment in mind. Maybe this doesn't count as a 'zone' change and is why its titled a 'constraint' but the effect is the same - I can no longer make a road or plan development options through one area of my land to the other part of my land. Those areas are newly blocked because, in the middle of our lands, there are large rocky, swampy areas suitable for other uses but which are now designated as restricted future farmland.

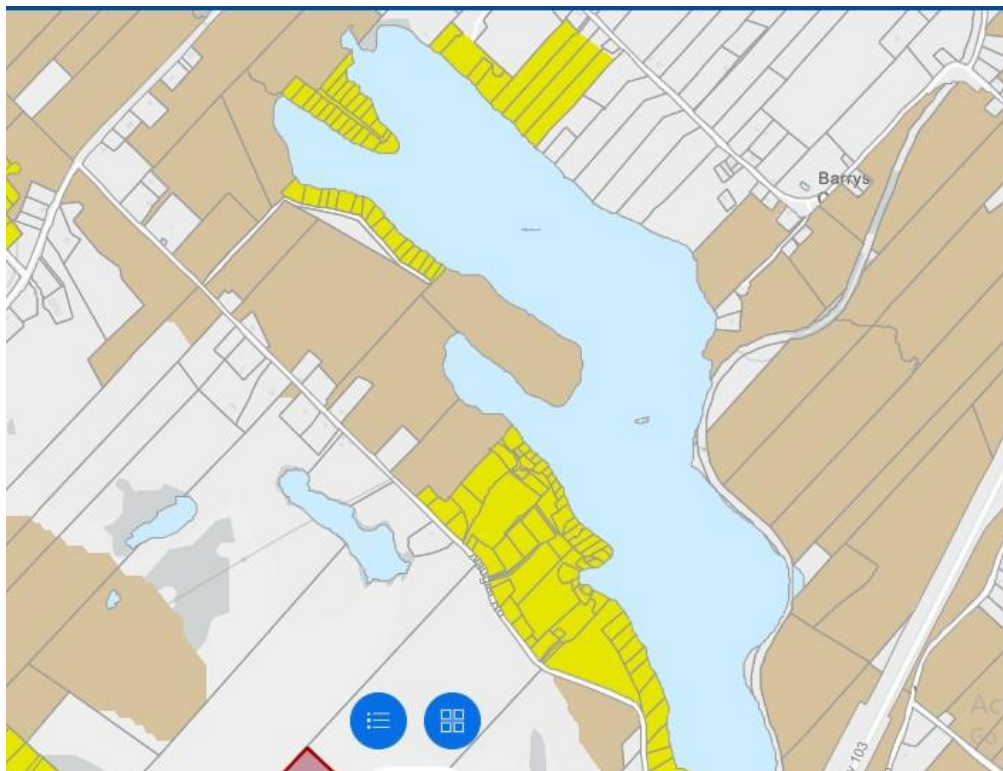
I realize the counterpoint will be that Barry and non-experts have no proof that the areas are not viable farm dirt. Locals who have driven four wheelers, dug shale pits and hauled gravel and stone since the 1970s would argue its hardly optimal farmland. Ignore the fact that the land is effectively blocked from entry points due to brooks and swamps and rock walls. Ignore that the land is adjacent existing housing developments whereby the land may be better suited from a planning strategy for additional homes and recreational opportunities. Ignore that there are so many areas of the county where farming currently happens and where the land is far more easily accessed and superior to these properties.

Even ignoring all the practical reasons of why the land would never be farmed, reality is that the land itself is rocky, swampy and only accessible if someone builds roads into the area.

The new designation seems to inadvertently prevent - or significantly restrict or slow down - current owners from developing land for other uses, all of which should be appropriate and approvable given the proximity to existing neighbourhoods and services and roads.

What about Investment Lands?

Aside from my own personal and business interests, what about folks with land they hope to develop later or prime real estate around local lakes? I don't own any, but the map below shows that many people do own this prime real estate.



All the brown, with the accompanying new land-use restrictions. What if I had just paid \$1 million for lake frontage on Blysteiner Lake hoping to develop cottage lots and now discover I am prevented or severely restricted from building a road or subdividing? My expensive property is now a single-family lot? Or just a few lots which don't allow me to recoup my investment? Is a farm in the middle of a lake even permitted or does fertilizer run off or erosion prevent that from even happening? Again, it's a harsh, impractical and unfair unintended consequence of a good intention - this blanket zone consideration can create more real-world harm and loss of value than any future potential goodness and value gains.

So now what?

So, the questions start with: Is this a done deal or can the brown shading be changed or edited before it becomes official? Can landowners request a common-sense physical review of the lands to assess whether it deserves the restriction or not? Must the 1958 determination that these properties contain this choice Grade 3 soil – the best soil found anywhere in the county – be challenged by geologists to get restrictions relaxed?

Even if it were perfect soil, should be saved for farm purpose if similar land is found elsewhere in the county? Our location near the highway and French school and new medical centre and close to Dawson Heights and Charlie Lane means its better suited for residential or recreational development?

If it's too late in the process and if MODL has no power in challenging or amending the Environmental Constraints Map, then what do property owners have to do? I personally have invested here with still-evolving plans – I have shared them and never been advised that this planning review would block anything in my area. I know other property owners have still-evolving plans and development ideas which, until Friday when I stumbled upon this information, are further along than my own. What about those property owners whose land is an investment for their future or an inheritance for their children and now the land's value and uses have dwindled?

Conversely, maybe a landowner feels his property qualifies and prefers to have the farm designation, just as someone like me objects to the designation and feels it is wrong and unfairly restricts me. That should be permitted as well?

My Request

I raise a lot of questions and mention a lot of areas. For my own purposes, I believe its appropriate and productive to remove the brown shading and accompanying 'constraints' from all areas between Naugler Road, Dawson Heights and the golf course. Hopefully this can be done by agreement or decision of staff and council that keeps your planning strategy on course. This request is nibbling around the edges, not taking a huge bite out of the plan or causing material change to the overall plan or even the overall objective of safeguarding some future agricultural areas.

Its an honourable attempt and a useful objective by the province but my particular land is the wrong spot and probably the wrong science, which is not MODL's fault. The result however is that you are not really saving anything, but at the same time you are killing something – which is our plans and investment to bring forward some very cool and meaningful ideas and projects.

Other property owners can take up the discussion as well on similar or different terms as they see fit. They will have their own reasons and plans for challenging or disputing this change.

This was a surprise to myself and subsequently a surprise to everyone I spoke with. Had I known this was possible, I would not have invested in land this year or commenced planning as I did.

Thanks for your attention, I look forward to discussing and hopefully resolving my concerns, which are concerns shared by many.

Barry Dorey



Municipal Planning Agriculture Zone Change

From Angela Veinot <[REDACTED]>
Date Tue 6/23/2026 3:20 PM
To MODL Planning <planning@modl.ca>
Cc Edgar Burns <edgar.burns@modl.ca>; Elspeth McLean-Wile <elspeth.mclean-wile@modl.ca>; Tom MacEwan <tom.macewan@modl.ca>

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This email originated from an external sender.

To: Planning Staff Jeff Merrill, Norma Schiefer, Counc. Edgar Burns, Mayor

Re: Municipal Planning Agriculture Zone Change

Craig Silver, owner PID: [REDACTED] on Blysteiner Lake and other lands affected

I object very strongly to news I heard this weekend that the municipality has already changed rules on land in my area and elsewhere that makes large areas agriculture zones for the future.

I am told that council votes on it this week and property owners must speak up to stop or change this rule which restricts our rights on our own land. And in many cases, I am sure it devalues the land greatly because we are no longer allowed to use the land or develop the land in ways that we want.

I think this is unfair and was also not known to people. We would have complained and protested this idea long ago but apparently everybody missed the boat on what was happening. Pine Grove has some old farming areas but the entire area was not farming and never will be. And many areas are shale pits and gravel and granite. Much of my land is surrounded by this as well as swamps and bogs around Blysteiner Lake.

Seeing the map and all the brown farm land zone basically covers my entire property there. And the land has always been cottage country type of land with many fulltime residents there as well. It should not be suddenly blocked from any future roads or houses or cabins simply because the province or county now says it all needs to be saved for the future in case we need more farming.

My main property lot listed above is a valuable piece of land. It has been in my family for decades and decades. It has so far mostly remained wilderness with some cabins in the middle of the lake. It has never been farmed and in order to make it farm land, you would need to cut down all the trees and bring in topsoil. And somehow make sure that nothing got too close to the lake or spilled into the water because then it would be big trouble. And people would complain and try to stop you from putting a farm in the middle of their beautiful lake and next to the expensive homes on the lake.

This is not to mention that value loss to me personally. I do not intend to put more cottages and cabins there but I own 40 acres there. Maybe my kids would want to build there or sell lots when I am dead and gone. Now I can't do it and they can't do it forever?

My neighbours tell me this is about preserving land for the future. And that anywhere particular soil exists, the land should be restricted. Maybe there is some of that soil here I don't know, but there is also a lot of gravel and granite and swamp that would make farming all but impossible to do. At the very least, the municipality should need to verify if lands are suitable instead of just relying on a map which nobody quite knows who made it or when.

Everyone agrees some land should be protected and certainly the land that is already farm land or has real potential for farming. And not land that has better potential for different things or developments. This is not the only land in the county. It is land that has been used for other things and for homes and everyone who lives here and owns land here should be able to do things within reason that they want to do.

I will attend the council meeting on Thursday and hope to hear that councillors agree that this new map should be changed. It covers too large an area of no-farming land and it improperly restricts us ad the value of our land.

Please contact me if you have any questions or if I can do anything here to constructively protest against this change.

Craig Silver

Sent from my iPhone




Outlook

Land Use By-Law

From Michael & Chantale Mitchell <[REDACTED]>

Date Tue 6/23/2026 4:26 PM

To MODL Planning <planning@modl.ca>

 1 attachment (10 MB)

Municipality of the District of Lunenburg.pdf;

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an external sender.

Please see attached letter prior to public engagement scheduled for June 25, 2026

Regards,

Michael and Chantale Mitchell
Sent from my iPhone

Municipality of the District of Lunenburg
10 Allée Champlain Drive
Cookville, NS
B4V 9E4

ATTN: Land Use By-Law Planning Department

Tuesday June 23, 2026

Dear Sir/Madam,

We are the owners of [REDACTED] We purchased our piece of land in April of 2025, and being new to the area, we immediately visited the MODL office to ensure that any plans to build would not in any way, impede on the beauty and conservation of the surrounding wetlands. Our understanding has always been that if we do not impose, alter, fill, or destroy the wetlands, we are fine to build. Furthermore, if we obtained permits (even if we had to ask for an extension or renewal) we would be okay as the new by-laws would be in the draft stage and not implemented.

One of the motivations to purchasing this property was to continue to provide healthy habitation for the many salamanders, turtles, frogs, birds and fish that utilize the wetlands year-round. Danny Shannon, Environmental Inspector with Environment and Climate Change, came to our property at which time we sought to further identify boundaries and where the safest and least impactful area to build (cabin) would be. We have moved forward, investing much of our savings, sold our home in Shelburne County (with the intention of renting in Bridgewater) and doing much of the work ourselves to lessen the impact on the land, planning for our cabin, at 10 metres from the wetland.

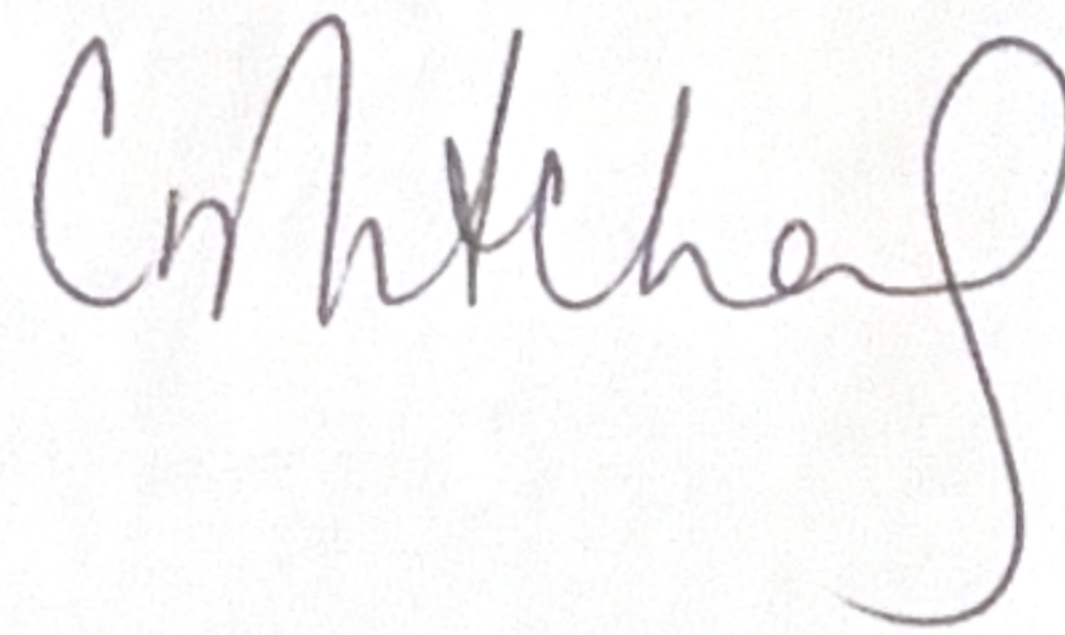
With this proposed 20 metre buffer, in addition to the wetland edge, we now have even less area to work with as now our entire buildable space is only 20 metres. So essentially half of our lot is now unusable. While we understand MODL's motivation to rush these changes through, we feel it's unfair to penalize landowners who are in the middle of moving forward. To implement changes that are still in the draft stage is extremely frustrating to landowners. This rush to implement is now leaving us with the impression that building (and therefore increasing collectable land taxes) with the intention of retiring here isn't what MODL wants. The financial impact on us, when we have followed every single rule, is unjust. We would never be able to recoup the costs we've doled out if we now must sell as it's unusable.

We have considered requesting an amendment, but the \$1025.00 fee is just an additional penalty against us considering the apparent messaging that MODL is going to push this forward regardless, as noted in the response email we received today from Rosemary Young. It's still in draft form but MODL is implementing it anyways. Interestingly, we went to MODL to renew our permit. At no time were we informed that our permit would be cancelled due to these changes, in fact, we were told that the computer system was being changed over and the permit couldn't be renewed. Coincidentally, we've only now received an answer after the June 9th reading passed.

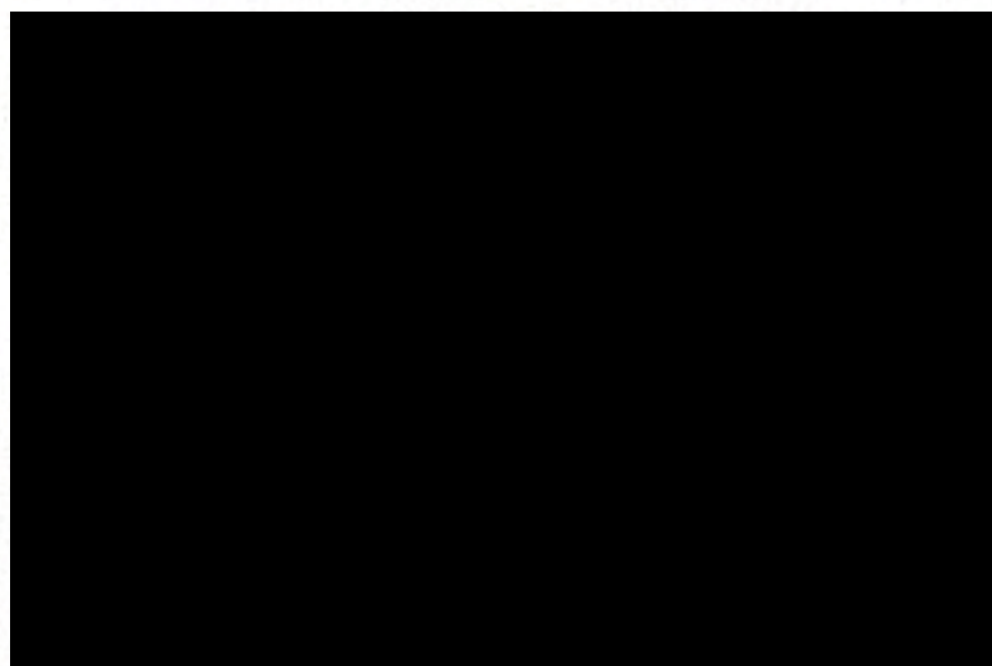
As volunteers through Ground Search and Rescue, Women's Hospital Auxiliary, and Disability Services, our motivation has always been to support the community. We just want to be able to live peacefully as conservators of the land. The response received today has left us emotionally reeling and feeling like we are not in fact going to be able to stay here.

We would ask that consideration be given to grandfathering our property to allow us to use a 10-15 metre buffer rather than the proposed 20 metres.

Respectfully,



Michael and Chantale Mitchell





RE: MODL

From Jeff Merrill <Jeff.Merrill@modl.ca>
Date Tue 6/23/2026 12:22 PM
To wayne feener <[REDACTED]>
Cc MODL Planning <planning@modl.ca>

Mr. Feener,

I acknowledge receipt of your correspondence and will include with the written submissions for Council.

Regards,

Jeff

Jeff Merrill, LPP, MCIP (he/him)
Director
Planning & Development Services
Municipality of the District of Lunenburg
10 Allée Champlain Drive |Cookville NS | B4V 9E4
Office: (902) 541-1340 |Cell: (902) 521-0925



My office hours are Tuesday-Friday, 8:00am – 5:15pm

From: wayne feener <[REDACTED]>
Sent: Tuesday, June 23, 2026 12:18 PM
To: Jeff Merrill <Jeff.Merrill@modl.ca>
Subject: Fwd: MODL

You don't often get email from [REDACTED]. [Learn why this is important](#)
CAUTION: This email originated from an external sender.

Sent from my iPhone

Begin forwarded message:

From: wayne feener <[REDACTED]>
Date: June 23, 2026 at 12:13:26 PM ADT

To: Edgar Burns <edgar@edgarburns.ca>
Subject: Fwd: MODL

Sent from my iPhone

Begin forwarded message:

From: Barry Dorey <[REDACTED]>
Date: June 23, 2026 at 12:08:59 PM ADT
To: [REDACTED]
Subject: Fwd: FW: MODL

my email is not playing nice today

----- Forwarded message -----
From: <[REDACTED]>
Date: Tue, Jun 23, 2026 at 12:07 PM
Subject: FW: MODL
To: <[REDACTED]>

Hey sir,
If you want to copy and paste the note below and send an email to Edgar and planning department, they will get it by end of day:

edgar.burns@modli.ca; Jeff.Merrill@modl.ca planning@modl.ca

Councillor Burns and Planning Staff,

My name is Wayne Feener, I live in Pine Grove and own PID [REDACTED]. I recently learned of some changes to the zoning in the area that affect our lands and what we can do on them.

I strongly object to changes that restrict our use of land to do the legal and reasonable things that we have always done. I understand the motivation is to protect farmland from getting over-developed and to preserve it for future generations and I agree with that. But I don't agree with the government making rules that don't seem to be appealable which can restrict us or lower the value of our land. While I know this Municipal Planning thing has been going on for years, I do not recall any notices or protests about this change and nobody else back here knew about it either.

This is an important change that probably affects other people a lot more than it does me and I know there would be much more problems with it if people knew exactly what it all meant. My friend told me this was agreed in February and now is getting approved for certain this week, but I hope there is a delay and a way to have that future farm ruling changed in

areas where it does not belong. I will take part or sign petitions in any way that helps to make this more fair.

There are many areas in this county where real farming takes place and has always taken place and it should be those areas that are protected or preserved, not areas like mine where I may happen to have a field or some soil back in the forest. Do they want people cutting down all the trees to make farm land everywhere?

It has to make sense. This doesn't seem to make sense as a general rule for all this land.

Thank you for your time to reconsider this, it is not what residents want and not what I want.

Wayne Feener