

TOWN OF LUNENBURG
PLANNING ADVISORY COMMITTEE
MEETING AGENDA
Monday, October 6, 2025 at 6 p.m.
Council Chamber, 120 Townsend Street

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

Acknowledgement of Mi'kma'ki the ancestral and unceded territory of the Mi'kmaq People.

3. APPROVAL OF AGENDA

Recommendation: That the Committee approve the agenda for the October 6, 2025 Planning Advisory Committee meeting as presented.

4. APPROVAL OF MINUTES

Recommendation: That the Committee approve the minutes of the July 29, 2025 meeting of the Planning Advisory Committee meeting as presented.

5. NEW BUSINESS

5.1. Revised Presentation: Rezoning of PIDs 60703881 and 60703899 – *Jennifer Corson, Solterre Inc.*

5.2. LUB Amendment: Rezoning of PIDs 60703881 and 60703899 (Brook St.)

Recommendation: That PAC make a recommendation to Council regarding the rezoning of PIDs 60703881 and 60703899

5.3. LUB Amendment: Rezoning of the Salt Meadows Subdivision Area

Recommendation: That PAC make a recommendation to Council regarding the rezoning of the Salt Meadows subdivision.

6. NEXT MEETING

Monday, November 3, 2025 at 6 p.m.

7. ADJOURNMENT

**PLANNING ADVISORY COMMITTEE MEETING
TOWN OF LUNENBURG**

July 29, 2025 | 6 pm

Lunenburg Town Hall - Council Chamber



Present Chair Deputy Mayor Rachel Bailey, Councillor Alex Greek, Councillor Renea Babineau, Colin Whitcomb, Bill Fleming

Absent Rachel Martin

Also present Marc Kiely, Director of Community Development
Kayla Byrne, Legislative & Policy Advisor
Jamie Deans, Communications Coordinator
Kaylee Jensen, Recording Secretary

Call to Order The Chair called the meeting to order at 6:01 p.m.

Land Acknowledgment The Chair recognized Lunenburg’s location on the unceded territory of the Mi’kmaq people.

Approval of Agenda Moved and seconded that the Audit Committee approve the agenda for the July 29, 2025 meeting as presented.

Motion carried unanimously

Approval of Minutes Moved and seconded that the Audit Committee approve the minutes from the July 7, 2025 meeting as presented.

Motion carried unanimously

Public Participation Meeting As a part of the public participation meeting, Jennifer Corsen of Solterre Design, the applicant, made a presentation about their proposal to amend the Land Use Bylaw to permit a residential development on Brook Street. The project includes a multi-unit residential building and requires two amendments: one related to height and setbacks, and the other to ground-floor residential use.

Eleven speakers shared a range of perspectives on the proposed rezoning and 65-unit apartment development. Several expressed opposition, raising concerns about the building’s height, limited parking, increased traffic congestion, infrastructure strain, and negative impacts on the character, heritage, and livability of the area. Questions were raised about the adequacy of waste management, sewage capacity, mechanical noise, and the handling of flood risks and environmental contamination. Others felt the project does not align with current zoning regulations or the scale of surrounding residential

areas. Some speakers supported the proposal, highlighting the urgent need for rental housing to retain workers, support families, and accommodate newcomers, emphasizing the project’s potential long-term benefit to the town’s sustainability and economy. There were also calls for clearer information on affordability, use of modern planning tools, and ensuring developments are guided by community planning rather than developer-led proposals.

The Chair concluded the Public Participation Meeting and invited committee discussion.

Recess

The Chair called a recess from 7:50 p.m. until 8 p.m.

Business Arising from the Public Participation Meeting

Following the PPM, Committee members discussed the proposal. One member recommended that the Town adopt advanced digital planning tools, such as 3D visualization, impact analysis software, and GIS-based systems, to better evaluate large-scale proposals and strengthen negotiations with developers. Several members expressed interest in creating a comprehensive master plan for the Foundry lands to coordinate development across multiple ownerships, address parking and traffic flow, and enhance pedestrian connections. Concerns were raised about the building’s proposed height and density, with suggestions that reducing the height to 34 feet or decreasing the number of units could improve parking ratios and better align with the character of the community. Parking shortages and traffic congestion were recurring issues, with members and councillors noting the potential impact of increased density on local traffic patterns. The discussion also touched on inconsistencies between “form zone” and “use zone” designations, questioning whether the requested rezoning aligns with the intent of the Municipal Planning Strategy for marine industrial and commercial mixed-use areas. While some members voiced concerns about these issues, others emphasized support for the broader objective of increasing housing supply, particularly affordable rental units, provided that location-specific and density-related matters are resolved.

A motion was made to recommend approval of the rezoning application, including changes to form and use zones, subject to Council receiving a master plan for the entire Foundry lands showing the street grid, traffic considerations, and parking provisions. However, this motion was not seconded and therefore did not proceed to a vote.

Moved and seconded that the applicant’s request to rezone PIDs 60703881 and 60703899 move forward to Council for further discussion and consideration.

Motion carried unanimously

Rezoning of the Salt Meadows Subdivision Staff provided a brief overview of the request to rezone the “Salt Meadows” subdivision to Lower Density Residential use.

Moved and seconded that PAC hold a Public Participation Meeting on the request to rezone “Salt Meadows” subdivision to Lower Density Residential use.

Motion carried unanimously

Next Meeting The next meeting is scheduled for Monday, September 8, 2025 at 6 p.m. in Council Chambers.

Adjournment There being no further business, the Council meeting adjourned at 8:43 p.m.

Minutes were read and approved.

FALKLAND & BROOK

NEW HOUSING INSPIRED BY HERITAGE
DESIGNED FOR THE FUTURE

HISTORY

1891 FOUNDRY STARTS

SUCCESSFUL ENTERPRISE,
OUTFITTING FISHING FLEET

500 EMPLOYEES AT THE HEIGHT
OF WAR TIME EFFORTS



FALKLAND & BROOK

65

SHORT FALL IN UNITS
AT THE END OF 2022

23%

OF RESPONDENTS HAVE CONSIDERED
LEAVING THEIR COMMUNITY DUE TO
HOUSING ISSUES

120

TOTAL UNITS
REQUIRED BY 2027

"We need all kinds of housing, but multi-unit buildings should be the priority."

"Employers are now buying up the housing to house their staff."

"Many seniors are being forced to move out of town. Lots of them are moving to Bridgewater."

"TOWN OF LUNENBURG HOUSING NEEDS REPORT". 2023.

OUR DEMOGRAPHIC:

- EMPLOYEES (WORKING WATERFRONT, BUILDING TRADES, HEALTHCARE , TEACHERS AND TOURISM) WITH HOUSING THAT IS WALKABLE TO THEIR WORK (STELIA, HARBOURVIEW, FISHERMAN'S HOSPITAL, HB STUDIOS, ABCO, LUN. DAYCARE, BLUENOSE ACADEMY)
- YOUNG PROFESSIONALS AND SMALL FAMILIES BEFORE THEIR 1ST PURCHASE
- DOWNSIZING SENIOR OVER-HOUSED IN LARGE, UNACCESSIBLE LUNENBURG HOMES

FALKLAND & BROOK

COMMON AMENITIES

- SECURITY ENTRANCE WITH ARRIVAL AREA
- MULTI-PURPOSE ROOM FOR ENTERTAINING
- GYM INCLUDING FREE WEIGHTS AND MACHINES
- YOGA ROOM
- PARKING (CAR, CAR SHARE, BIKE AND E-BIKE)
- STORAGE UNITS
- ELEVATOR ACCESS TO ALL SUITES

IN-UNIT AMENITIES

- ARCHITECTURALLY DESIGNED, OPEN CONCEPT UNITS FLOODED WITH NATURAL LIGHT
- UNOBSTRUCTED AND BREATHTAKING VIEWS OF THE HARBOUR AND TOWN SCAPE
- LUXURIOUS HIGH-QUALITY FINISHES AND LIGHTING
- IN-SUITE LAUNDRY AND STORAGE
- ENERGY-EFFICIENT APPLIANCES
- FULLY ACCESSIBLE UNITS AVAILABLE

EXTERIOR AMENITIES

- RAISED BED GARDENS
- E-BIKE PARKING
- ONSITE RECYCLING
- FLAGGED CROSSWALK TO PARK, TENNIS AND OLD TOWN



FALKLAND & BROOK

Consolidated 3- & 6-storey



48-52 UNITS

**INCLUDING 16
(OR 30%)
AFFORDABLE
UNITS**

44,000 SF TOTAL

**SHARED
AMENITIES SPACES**

**STUDIO, 1, 2 & 3-
BEDROOM UNITS**

\$28 M PROJECT

**PARKING RATIO
0.5 spaces on site**

FALKLAND & BROOK

Consolidated 3- & 6- Storey

TRAFFIC STUDY

ELECTRICAL
SERVICING BRIEF

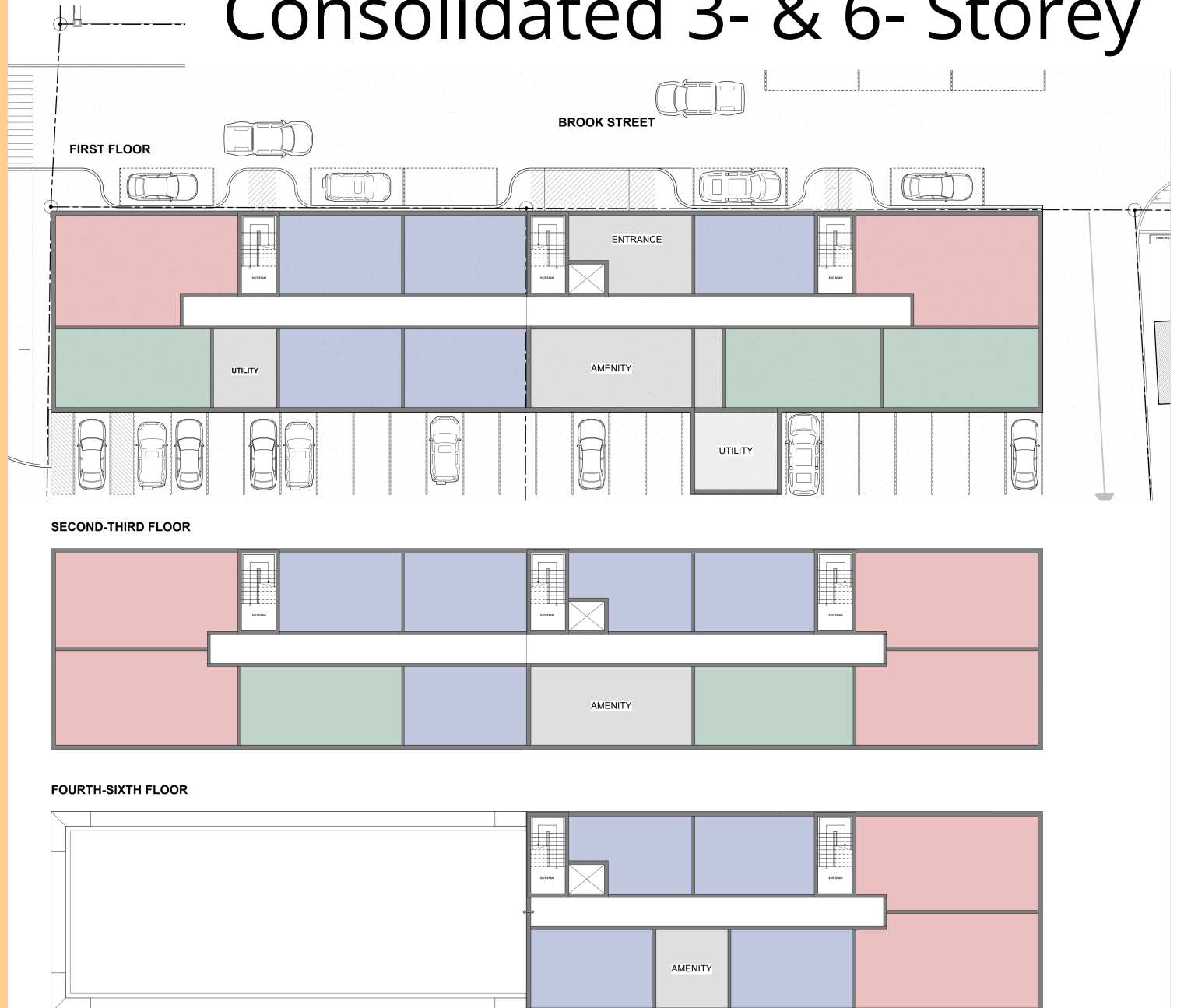
DEVELOPMENT
SCHEDULE

NSE REMEDIATION
DOCUMENTATION

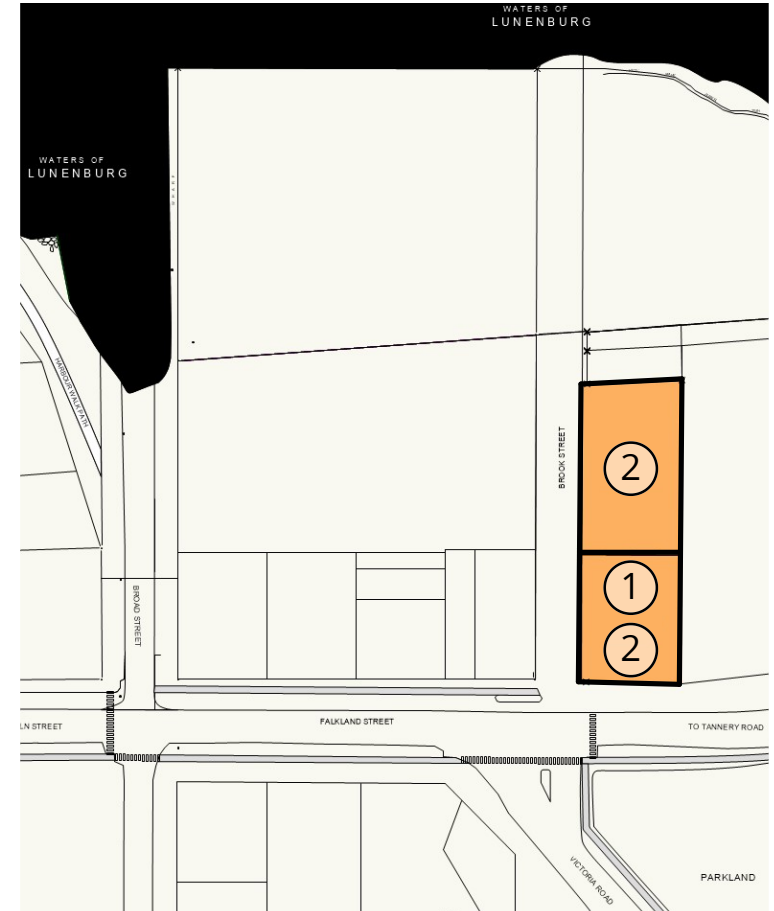
SERVICING
ASSESSMENT

STORMWATER
MGMT PLAN

SITE GRADING
PLAN



REQUESTED AMENDMENTS



① FORM ZONE REQUEST

NO HEIGHT CHANGE REQUIRED.
AMENDMENT SETBACK CHANGE FROM
OLD TOWN/NEW TOWN 1 (**ONT1**) TO
MATCH MARINE ZONE (**MA**)

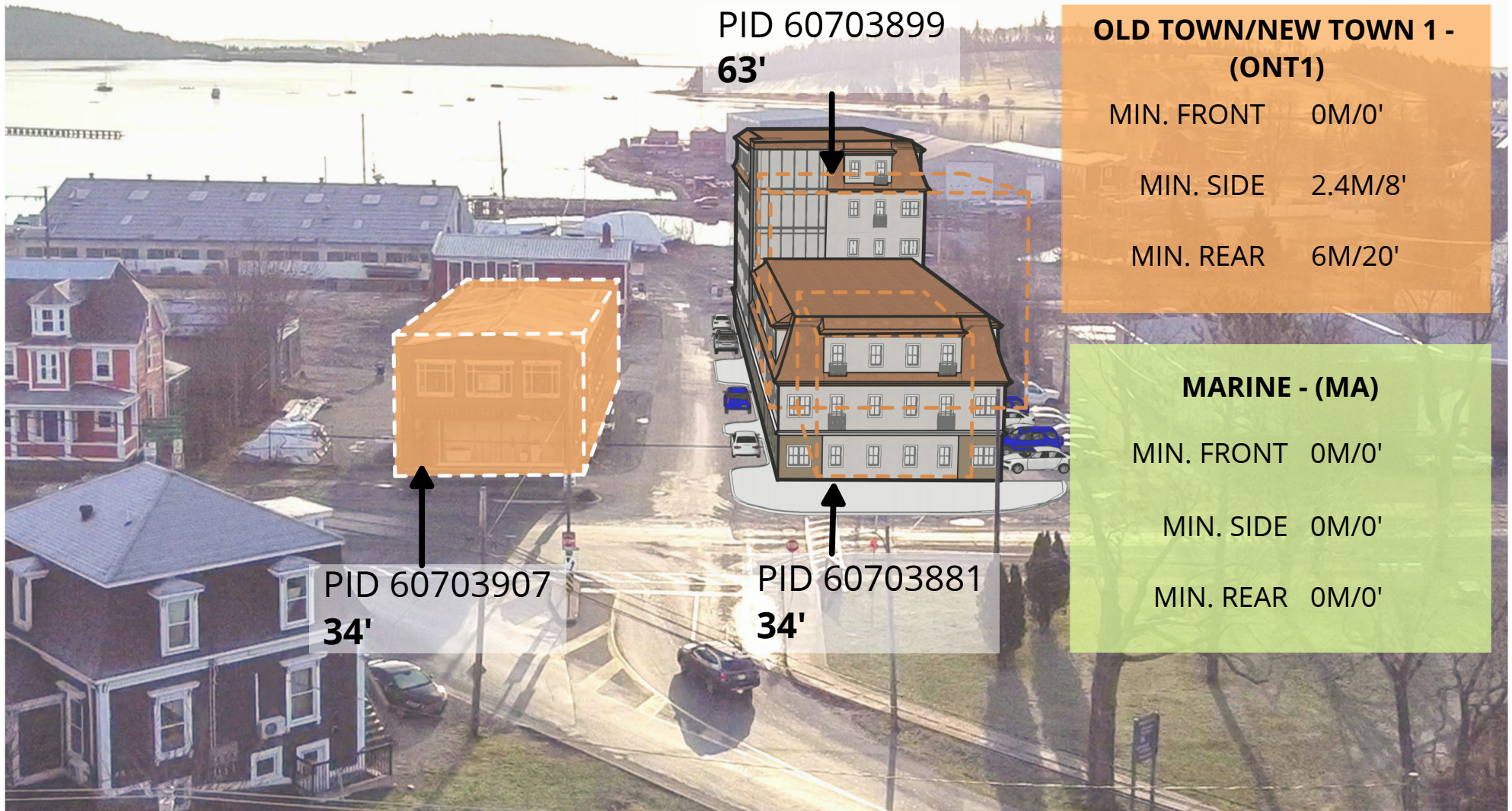
② USE ZONE REQUEST

AMENDMENT USE CHANGE FROM MIXED
USE (**CM**) TO GENERAL COMMERCIAL (**CG**)
ON BOTH LOTS TO REMOVE MAIN FLOOR
COMMERCIAL USE REQUIREMENT

1

FORM ZONE REQUEST - SETBACKS

Consolidated 3- & 6-storey



PID 60703899
63'

PID 60703907
34'

PID 60703881
34'

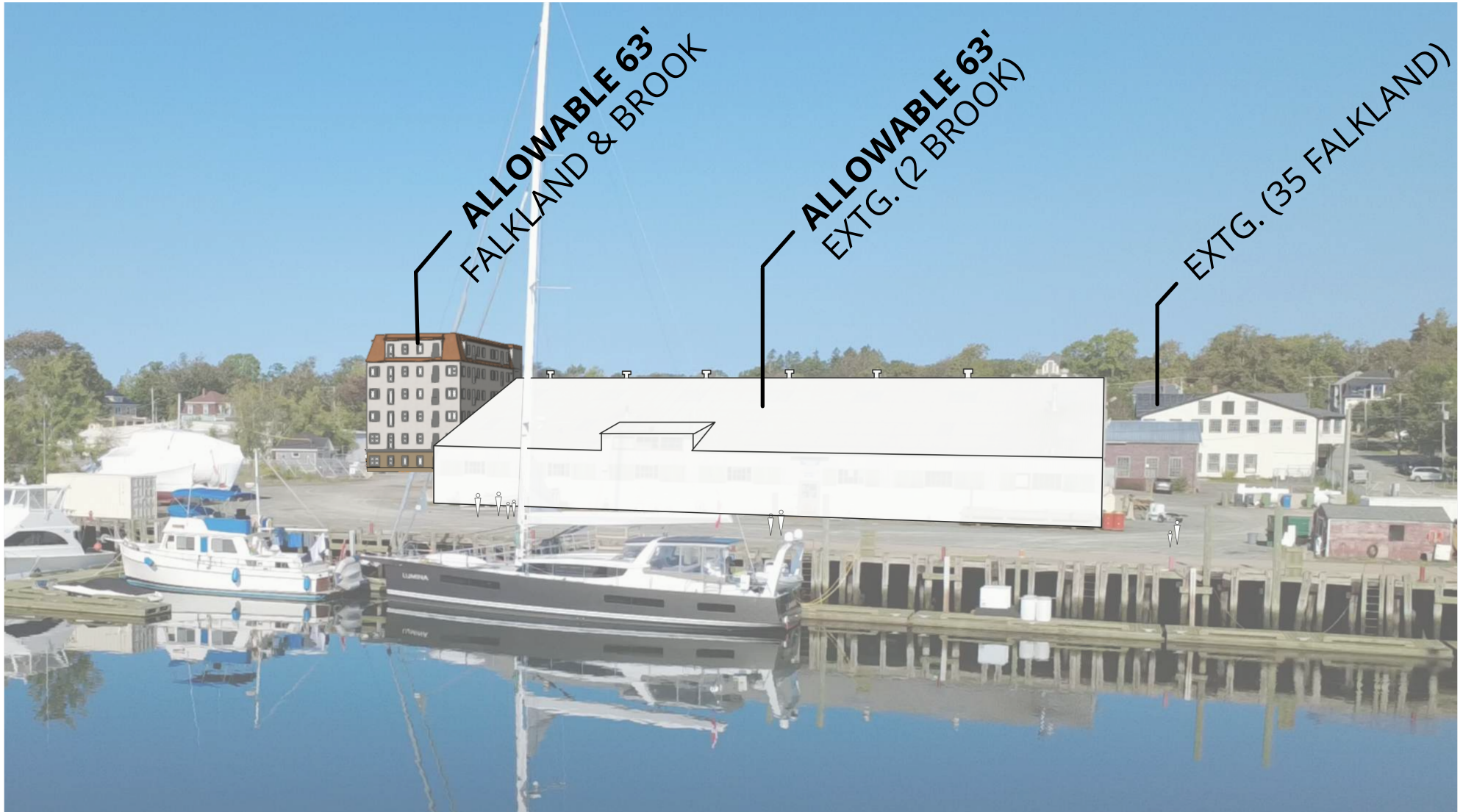
OLD TOWN/NEW TOWN 1 - (ONT1)	
MIN. FRONT	0M/0'
MIN. SIDE	2.4M/8'
MIN. REAR	6M/20'

MARINE - (MA)	
MIN. FRONT	0M/0'
MIN. SIDE	0M/0'
MIN. REAR	0M/0'

HEIGHTS & SCALE

Consolidated 3- & 6-storey

INCLUDING ADJACENT PROPERTY FORMS





PARKING

OUTSIDE OF OLD TOWN
WALKABLE
CARSHARE
BICYCLE PARKING
LUN. COUNTY WHEELS

23 FALKLAND & BROOK

6 SOLTERRE-OWNED
at 51 FALKLAND

ON SITE = 29 PARKING

11 BROOK ST PARKING

10 CARSHARE 1=10

TOTAL = 50 PARKING

1:1 PARKING RATIO

PROJECT BENEFIT SUMMARY

48-52 NEW HOUSING UNITS
16 UNITS (30%) AS AFFORDABLE

MIX OF UNIT TYPE



**CENTRAL WALKABLE
LOCATION**

**STORAGE FOR
TENANTS**

1:1 PARKING

**ACCESSIBLE
DESIGN**



**NET-ZERO
ENERGY
BUILDING**

**E-BIKE
FRIENDLY**



**DESIGNATED CAR
SHARE PARKING**

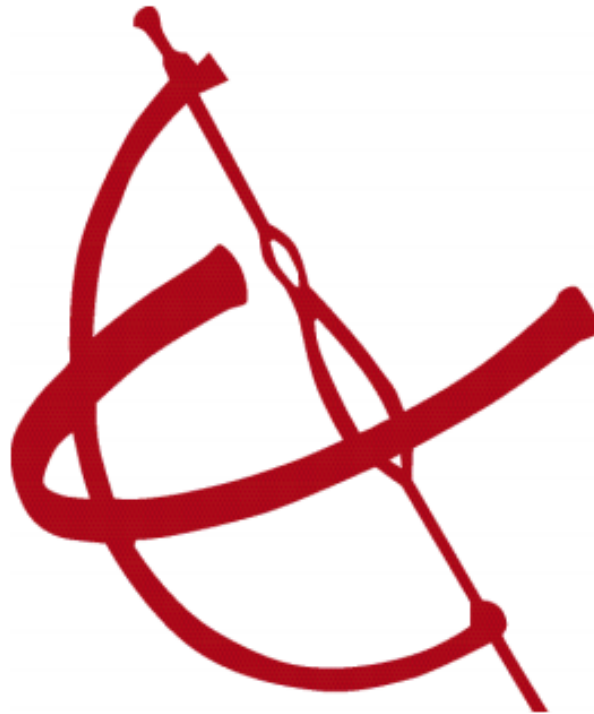
**EST. \$220K/yr
PROPERTY TAX
REVENUE**

**EST. \$1M+ IN
LOCAL
ECONOMIC
ACTIVITY**

**TRAIN LOCAL
BUILDING
SECTOR
IN NET-ZERO**

**\$28M PAID TO
LOCAL
SUPPLIERS
AND TRADES**

Solterre Design



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K'jipuktuk / Halifax, NS B3L 2W5

South Office

53 Falkland St, Suite 102
(Brook St. Entrance)
E'se'katik / Lunenburg, NS B0J 2C0

E info@solterre.com

W solterre.com

T (902) 492-1215

Subject: LUB Amendment – PAC Referral: Rezoning of PIDs 60703881 & 60703899 (Brook St)

From: Marc Kiely, Director of Community Development

Date: Oct. 6, 2025



Staff Recommendation

That PAC provides a recommendation to Council on Solterre Inc.'s revised application for rezoning of PIDs 60703881 and 60703899.

Procedural Summary

Staff will be holding a separate Public Participation Meeting and will report back to Council regarding the proposal including the recommendation from PAC and report on public input prior to first reading of the proposed amendment.

Applicant Request Synopsis and Key Evaluation Consideration Overview

- **Summary of Request:**

Solterre Inc. has proposed a use-rezoning for parcels PID 60703881 and PID 60703899 from Mixed Use Commercial to General Commercial and proposed a form zone rezoning for parcel PID 60703881 from Old Town/New Town 1 to Marine Form. These rezonings would ensure zoning requirements are met to facilitate a proposed 'stepped' 3 and 6 storey design, multi-unit residential building from the applicant.

In summary, the specific changes required to facilitate this proposal are related to: building setbacks, lot coverage, and the ability to have residential units throughout the ground level.

- The current application is the revision of a previous application that intends to respond to concerns raised by PAC and the Public about the earlier proposed development, particularly related to parking provisions and scale/height.
- Staff have reviewed previous plans and materials provided by the applicant regarding servicing, parking & access, traffic, and electrical demand. Given that the scope of the proposed development has changed, Staff may need to reassess some elements of the design from a technical servicing standpoint but note that the project revision is scaled down from the original submission, and staff can reasonably expect that the previous staff analysis is appropriate for this stage of development planning.

- The project site is comprised of two parcels that will require consolidation prior to construction
- As noted, there are two components of the requested change: a ‘use-zone rezoning’ and a ‘form-zone rezoning’:
 - The parcel adjacent to Falkland Street (PID 60703881) requires a form zone change from Old Town New Town 1 form zone to Marine to match the second parcel and allow for the setback and lot coverage needs of the project.
 - Both parcels are requesting a use zone change from Mixed Use Commercial (CM) to General Commercial (CG) which would remove the requirement to provide ground floor commercial space under Section 6.4.8 of the Land Use By-law which prohibits dwelling units on the ground floor within 15 metres (50 feet) of the front lot line. For greater clarity, uses accessory to dwellings, such as residential lobbies and amenity space, may be permitted on the ground floor.
 - CG allows for a similar breadth and type of uses as CM, including larger scale residential uses, but removes the need for a commercial use in a residential building.
 - CG would still allow for future commercial use.

MPS Policy Compliance

- The Use zone rezoning is consistent with MPS Policy 6-10
- The Form Zone rezoning is consistent with MPS Policy 6-13 (see Attachment A).

Infrastructure Considerations

- **Parking/Traffic:** The Town does not currently mandate minimum parking space requirements; however, staff note the level of onsite parking provision for the development may put increased pressure on the surrounding public street areas if significant street parking is required to meet the development’s requirements. Staff note the stated rationale in the planning documents for not mandating onsite parking requirements as: ‘residential developers have a strong incentive to provide adequate parking to meet the needs of their target market.’ Staff acknowledge that in the latest concept iteration the developer has made meaningful changes to the level of parking available onsite.
 - See evaluation criteria 6-19 (c) (ix) on traffic and parking congestion, that is: *Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal does not allow: the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;*

- Staff note that the applicant has submitted its own Theoretical Servicing Review commensurate with the level of detail that would be required at this stage, and further detailed study will be required as the project proceeds. Generally speaking:
 - the Water Utility's system is expected to have sufficient capacity within the current water distribution system for domestic use based on the submitted review, however, hydrant flow testing and fire flow analysis will need to be performed by the Developer during the detailed design phase to confirm available fire flow and any required contingencies that may be required.
 - The Town's sewer system is expected to be sufficient for the wastewater projections detailed in the Theoretical Servicing Review, with some considerations for modified connection points in consultation with the Town Engineer
 - In reviewing the Transportation Impact Statement and associated documents submitted by the Developer, again, Staff acknowledge that there will be an increased level of detail forthcoming as the project proceeds to the detailed design phase but note the following for consideration as the developer moves into that phase:
 - the low volume street cross section depicted may not be appropriate due to its lesser widths and with the expected usage and type of vehicle using the roadway to access the working waterfront, additional consideration to this is advised as the project proceeds
 - the available street right of way width of Brook Street fronting the development does not conform to current Town standards, consideration of this is advised in further design work
 - Staff advise for further consideration given to the proposed secondary exit to Falkland Street and ensuring compliance with the Town's Specifications and Driveway Access Policy or approval by TOL Public Works
 - Staff advise careful consideration in design to placement of sidewalks on public vs. private property (ownership and maintenance concerns)

Background

Figure 1 – Site Location

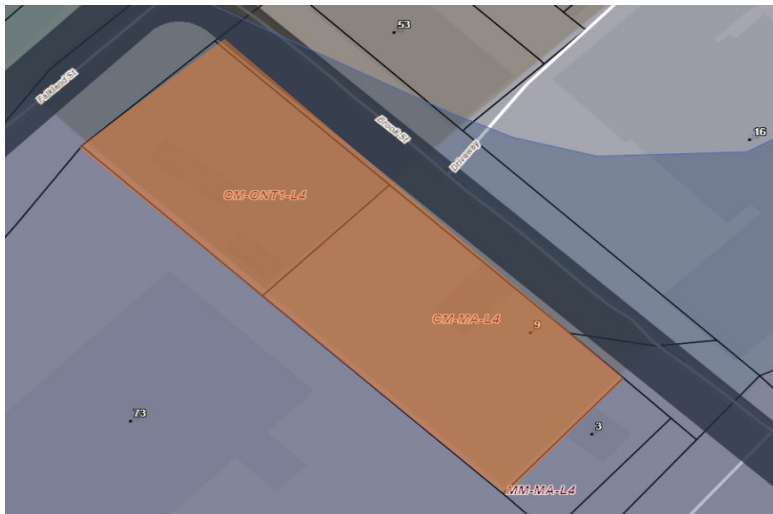


Figure 2 – Site Parcels

Proposed Mapping Change and Enabling Policy

The proposed mapping change to the Use Zone Map and Form Zone Map of the LUB can be found in Attachment C.

- The proposal is a rezoning only, requiring no text changes to the LUB. The first change is a mapping change to the Form Zone Map Zone Map in the LUB affecting PID 60703881 to change from Old Town/New Town 1 to Marine Form.

- The second proposed change is to the Use Zone map of both parcels from CM to CG.
- MPS Policy 6-10 (Attachment B) anticipates requests like this one. This policy identifies three avenues to rezone properties notwithstanding Policy 4-2. Council has recognized that no planning document is perfect and nor can it anticipate every possibility or special case.
- MPS Policy 6-11 enables Council to consider an amendment to the Use Zoning Map, Schedule C, of the Land Use By-law (LUB) if the proposed amendment is consistent with this MPS and meets the general evaluation criteria for amending the LUB, as set out in Policy 6-19. Policy 6-10, 6-11 and 6-19 are reviewed in Attachment C.

Relevant Legislation

The *Municipal Government Act* (MGA) outlines the required process for amendments to the Land Use By-law.

Financial

There are no direct financial impacts to the Town.

Attachments

- A. Policy 4-2 & 6-13
- B. Evaluation of Policy 6-10, 6-11 and 6-19
- C. Amendments to the LUB – Use Zone Map and Form Zone Map
- D. Review of Provincial Interest Statements and Lunenburg Accessibility Plan

Attachment A

MPS Policy 4-2

- **Policy 4-2:** Council shall establish, on the Future Land Use Map, a series of Land Use Designations to guide the evolution of Use Zone placement over time. The Designations and the Use Zones permitted for consideration in each Designation are as follows:
 - (a) The Residential Land Use Designation permits:
 - i. Lower Density Residential Use (RL) Zone
 - ii. Medium Density Residential Use (RM) Zone
 - iii. Higher Density Residential Use (RH) Zone
 - iv. Rural Use (RUR) Zone
 - v. Institutional Use (INS) Zone
 - vi. Parks and Recreation Use (PR) Zone
 - (b) The Main Street Land Use Designation permits:
 - i. Commercial Mixed Use (CM) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
 - (c) Downtown Commercial Land Use Designation permits:
 - i. General Commercial Use (CG) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone
 - (d) Waterfront Designation permits:
 - i. Waterfront Use (W) Zone
 - ii. Marine Industrial Use (MM) Zone
 - iii. Parks and Recreation Use (PR) Zone
 - (e) Industrial Designation permits:
 - i. Industrial Use (M) Zone
 - ii. Institutional Use (INS) Zone
 - iii. Parks and Recreation Use (PR) Zone

- (f) Parks and Institutional Designation permits:
 - i. Institutional Use (INS) Zone
 - ii. Parks and Recreation Use (PR) Zone

6.3.5 Amending the Form Zone Map of the Land Use By-law

The initial placement of the Form Zones on the Form Zoning Map was conducted with much thought and as a reflection of the desired community structure identified in the Comprehensive Community Plan. Any wholesale changes to this structure should only be considered through a review of the Comprehensive Community Plan and, by extension, this Municipal Planning Strategy. However, it may be reasonable at times to consider minor adjustments to the Form Zoning Map as the community evolves or if a significant change in use dictates the need for a different—but compatible—form for buildings and the site.

- **Policy 6-13:** Council may consider amendments to the Form Zoning Map of the Land Use By-law. Council shall not adopt such amendments unless Council is satisfied:
 - (a) the proposal is consistent with the description of the Form Zones in Policy 5-1;
 - (b) there is a clear need for the amendment to accommodate a proposed use for the land that is both acceptable for the location and that could not be accommodated within the confines of the existing Form Zone;
 - (c) the proposed Form Zone enables a form for the site that is compatible with (though not necessarily identical to) the surrounding form; and
 - (d) the proposal meets the general evaluation criteria for amending the Land Use By-law, set out in Policy 6-19.

Staff Evaluation: The proposed Form Zone Change will be enabled by this Plan in keeping with Policies 4-2 and 6-13.

Attachment B
Evaluation of MPS Policy: 6-10, 6-11 and 6-19

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-10: Council shall consider amendments to the Use Zoning Map of the Land Use By-law when the proposed map amendment is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- (a) the proposed Use Zone is enabled by this Plan for use within the same Future Land Use Map designation;
- (b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or
- (c) notwithstanding the Use Zones permitted within a Future Land Use designation, the land to be rezoned is under 1,000 square metres in area and is abutting a Future Land Use Map designation that permits the proposed Use Zone. For clarity, land that abuts a right-of-way, such as a street, is considered to be abutting the designation on the other side of the right-of-way.

Evaluation: The proposed Use Zone Change will be enabled by this Plan in keeping with Policy 6-10.

Policy 6-11: Council shall not amend the Use Zoning Map of the Land Use By-law unless Council is satisfied that:

- (a) the proposal is consistent with the description of the Use Zone in Policy 4-1 and any specific policies, if any, directing where it is appropriate to place the proposed Use Zone; and

- (b) the proposed Use Zone and the uses it permits meet the general criteria for amending the Land Use By-law, set out in Policy 6-19.

Evaluation: The proposed rezoning meets the general criteria for amending the Land Use By-law, set out in Policy 6-19 as reviewed below:

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposed rezoning is considered to be consistent with the intent of the MPS pursuant to Policy 6-10.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
Staff do not anticipate any conflict.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
No public costs are anticipated with the proposed amendments.
 - ii. impacts on existing drinking water supplies, both private and public;
Not expected.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
Not expected.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
With a development of this scale, staff note the need to mitigate any potential parking and traffic concerns.
 - v. the adequacy of fire protection services and equipment;
From the level of detail known at this stage, the proposal is not considered to be premature or inappropriate, although further analysis of fire flow water capacity will be required.

- vi. the adequacy and proximity of schools and other community facilities;
Not expected.
- vii. impacts on UNESCO World Heritage Site statements of outstanding value (SOUV);
Staff have done a screening exercise to map any expected impacts to the WHS and its Statement of OUV, and staff are satisfied that the development would be expected to have minimal and no direct negative impacts to the WHS, with consideration given to the WHS buffer zone and wider setting.
- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
Staff do not feel the proposed redesignation and rezoning will cause any new, or worsening of any known, pollution problems. Further, this property has been cleared for contamination by the Province.
- ix. site-specific climate change risks;
The proposed rezoning will not cause or increase any known site-specific climate change risks.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The rezoning will not cause any known flooding or drainage issues. The site is located inside of the Flood Risk Area shown on the Flood Risk Area Map, Schedule E, of the Land Use By-law. All development will be required to be in compliance with the LUB provisions regarding the Flood Risk area, particularly the requirement to place possible pollutants and sensitive infrastructure above 3.2m CGVD2013.
- xi. impacts on known habitat for species at risk;
The proposed rezoning will not have any impact on known habitat for species at risk.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The proposed rezoning will not have any impact on navigation or have any impact on Lunenburg's Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
Staff do not feel the proposal is premature or inappropriate due to the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.

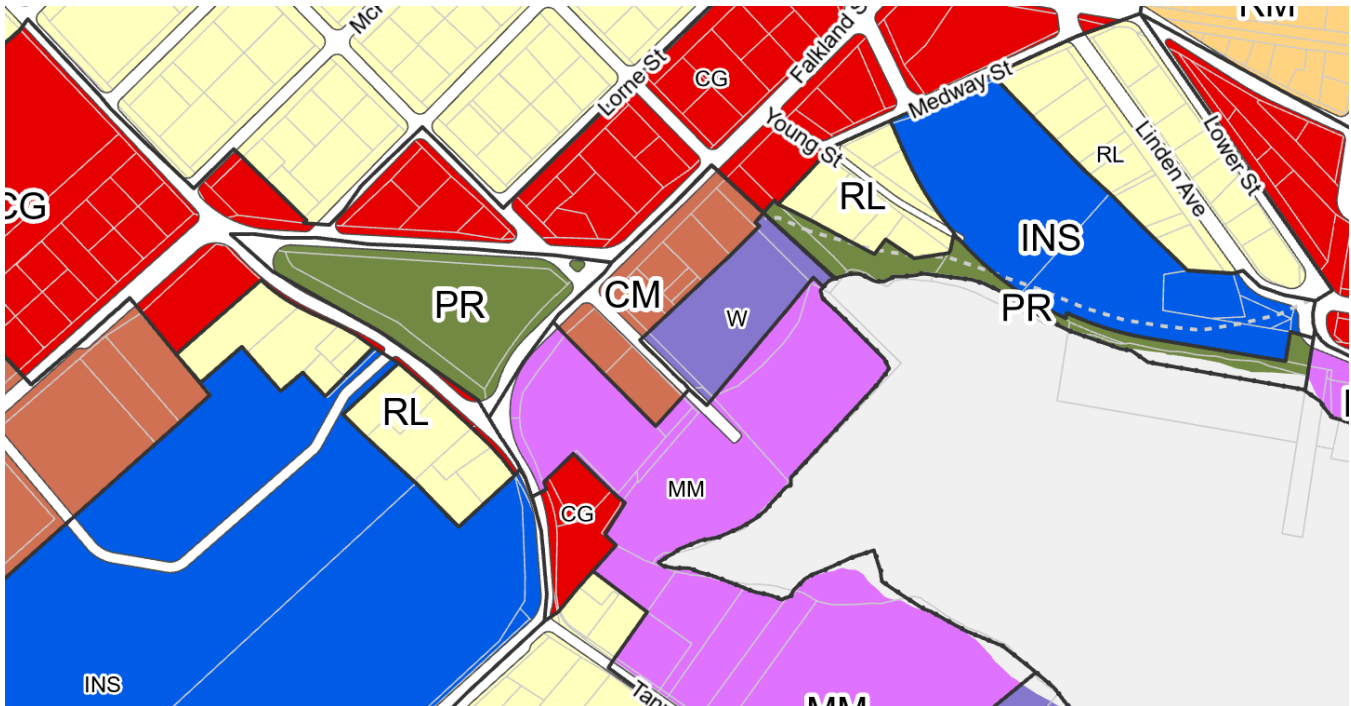
Not expected. Related to potential conflicts with the adjacent Marine Industrial zone, this is an existing transitional mixed residential/commercial/marine neighbourhood where those uses are currently in place.

Attachment C

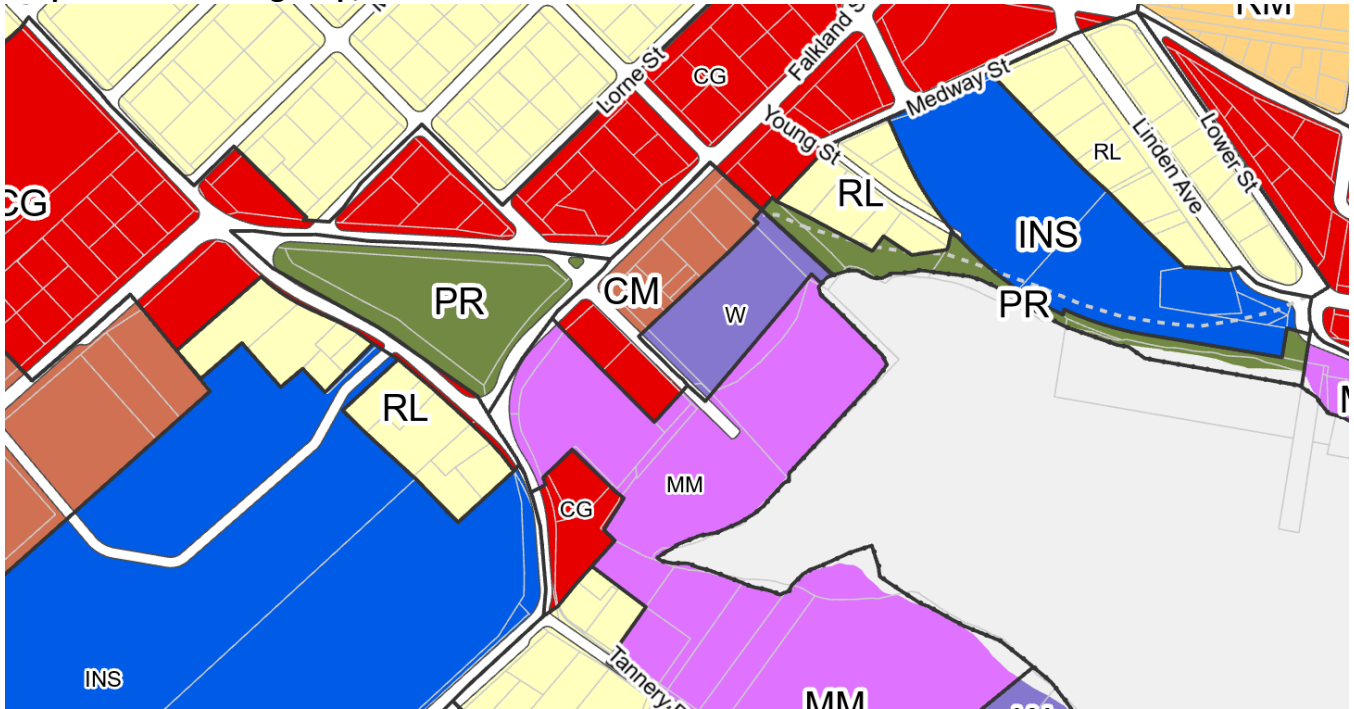
Amendments to Land Use By-law – Use Zone Map, Schedule “C”

Property:	Application:
PID 60703881 & 60703899 – Brook Street	Rezone from Commercial Mixed (CM) Use Zone to General Commercial (GC) Use Zone. Rezone PID 60703881 to Marine Form Zone from Old Town/New Town 1 Form Zone to match PID 60703899

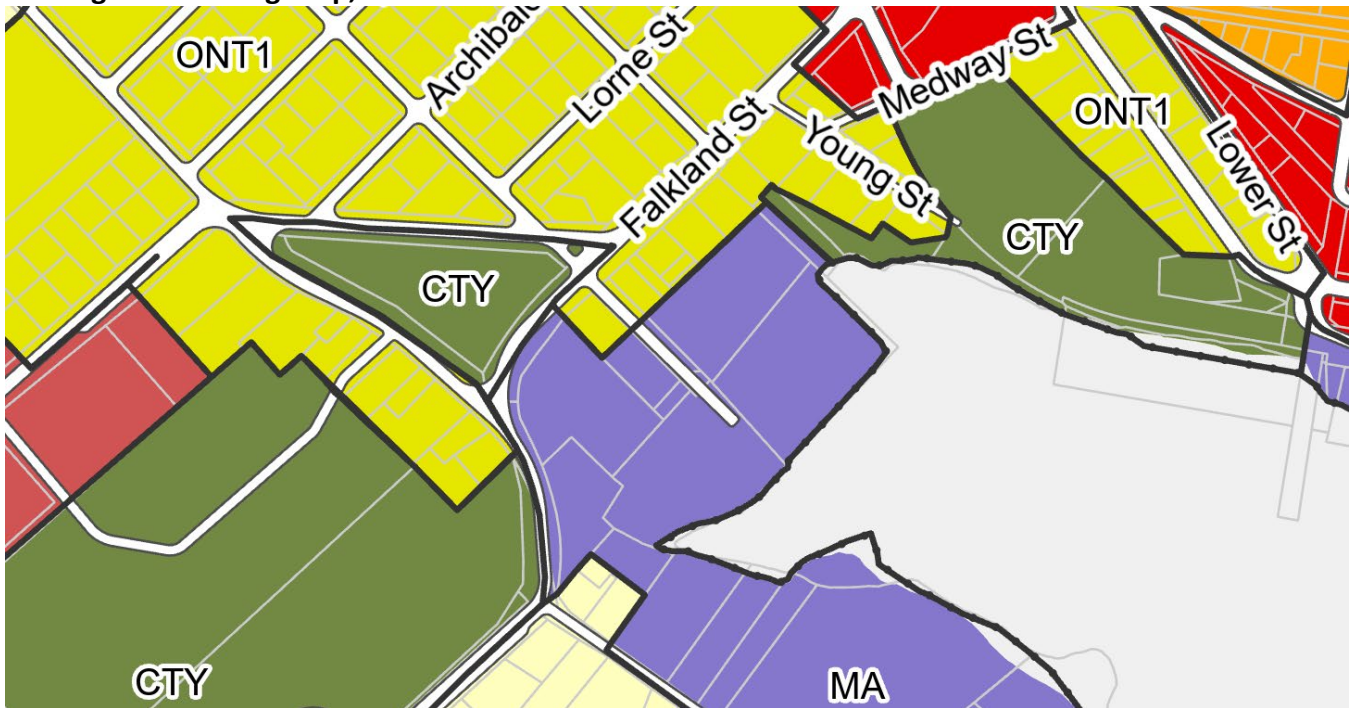
Existing Use Zoning Map, Schedule “C”:



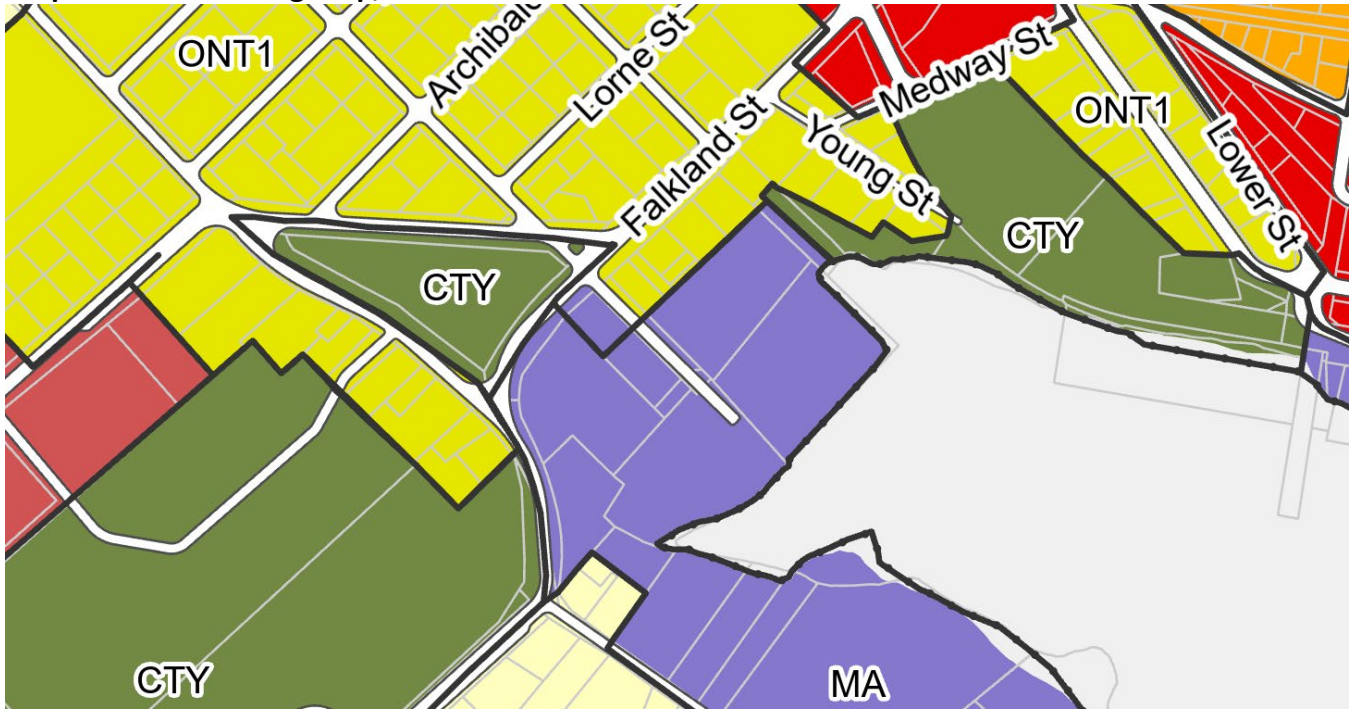
Proposed Use Zoning Map, Schedule "C":



Existing Form Zoning Map, Schedule "D":



Proposed Form Zoning Map, Schedule "D":



Attachment D

Review of Provincial Interest Statements and Lunenburg County Accessibility Plan

Provincial Interest Statements	
<p>Statement 1: Drinking Water</p> <p>Goal: To protect the quality of drinking water within municipal water supply watersheds.</p>	<p>The proposed rezoning of the subject lands will not affect Provincial Interest Statement 1. The quality of Dares Lake Watershed will not be affected by the proposed rezoning.</p>
<p>Statement 2: Flood Risk Areas</p> <p>GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.</p>	<p>The proposed rezoning will not have a direct impact on the Flood Risk Areas as identified on the Flood Risk Area Map, Schedule E, of the Land Use By-law and will not affect Provincial Interest Statement 2. The lands are located inside of the Flood Risk Area as identified on the Flood Risk Area Map, but appropriate mitigation measures are being proposed, in keeping with the MPS/LUB.</p>
<p>Statement 3: Agricultural Land</p> <p>GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.</p>	<p>The proposed rezoning of the subject lands will not affect Provincial Interest Statement 3.</p>
<p>Statement 4: Infrastructure</p> <p>GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.</p>	<p>The proposed rezoning will not affect Provincial Interest Statement 4. The proposed amendment is in keeping with Statement 4 with regards to water supply and wastewater disposal.</p>
<p>Statement 5: Housing</p> <p>GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.</p>	<p>The purpose of the rezoning request is to permit the creation of approximately 65 dwelling units. As such, the proposed amendment is in keeping with Statement 5.</p>

Review amendment through an accessible lens

Review amendment with a focus on equity, diversity, and inclusion.	This amendment is a rezoning of the use of land and will not negatively impact issues pertaining to equity, diversity, and inclusion.

Subject: PAC - Rezoning of the Salt Meadows Subdivision
From: Marc Kiely, Director of Community Development
Date: Oct. 6, 2025



Recommendation

That PAC make a recommendation to Council on the proposed rezoning of the Salt Meadows subdivision.

Synopsis

- Council requested that Staff initiate the process for consideration to rezone Salt Meadows in response to resident concerns raised regarding the density of development and associated issues such as traffic congestion and parking.
- This neighbourhood has an existing lot fabric that was subdivided under a previous subdivision by-law and land use-by-law, and it is felt that the currently allowed density (4 dwelling units plus an accessory dwelling unit) exceeds what the lot fabric can support or was intended to support.
- The rezoning to lower density residential use would limit future development of dwelling units to 2 per lot plus an accessory unit, bringing this area of New Town in line with the character of rest of the neighbourhood.

Background

Current Planning Context

The MPS and Land-Use Bylaw (LUB) designate the subdivision as 'Residential' and 'medium density residential use' (RM), respectively. The remainder of the subdivided area northwest of Centennial Avenue is zoned 'lower density Residential' (RL). There is a portion of RM accessed from Harbour View Drive that is not part of the Salt Meadows subdivision area and is not being proposed to be rezoned.

The RM zoning is described in Policy 4-1 of the MPS, which states that it is intended to enable dwellings up to 4 units, B&B's with up to 6 units, home-based businesses, rooming houses, residential care facilities, and neighbourhood amenities, such as parks and trails.

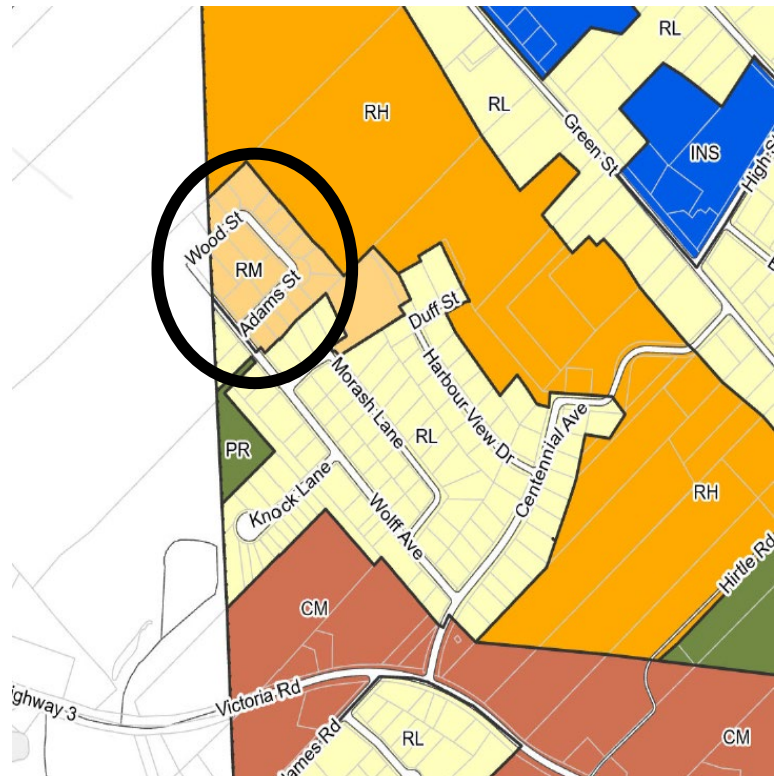


Figure 1 – Context Map showing the current Use Zoning

The RL zone, under the same policy, is described similarly, but is intended to enable dwellings up to 2 units, with rooming houses and residential care facilities removed.

Staff believe the RL zone, as described, is consistent with the existing character and lot fabric of the neighbourhood.

Discussion

When the current LUB was adopted, the lot fabric was already established under a previous subdivision by-law:

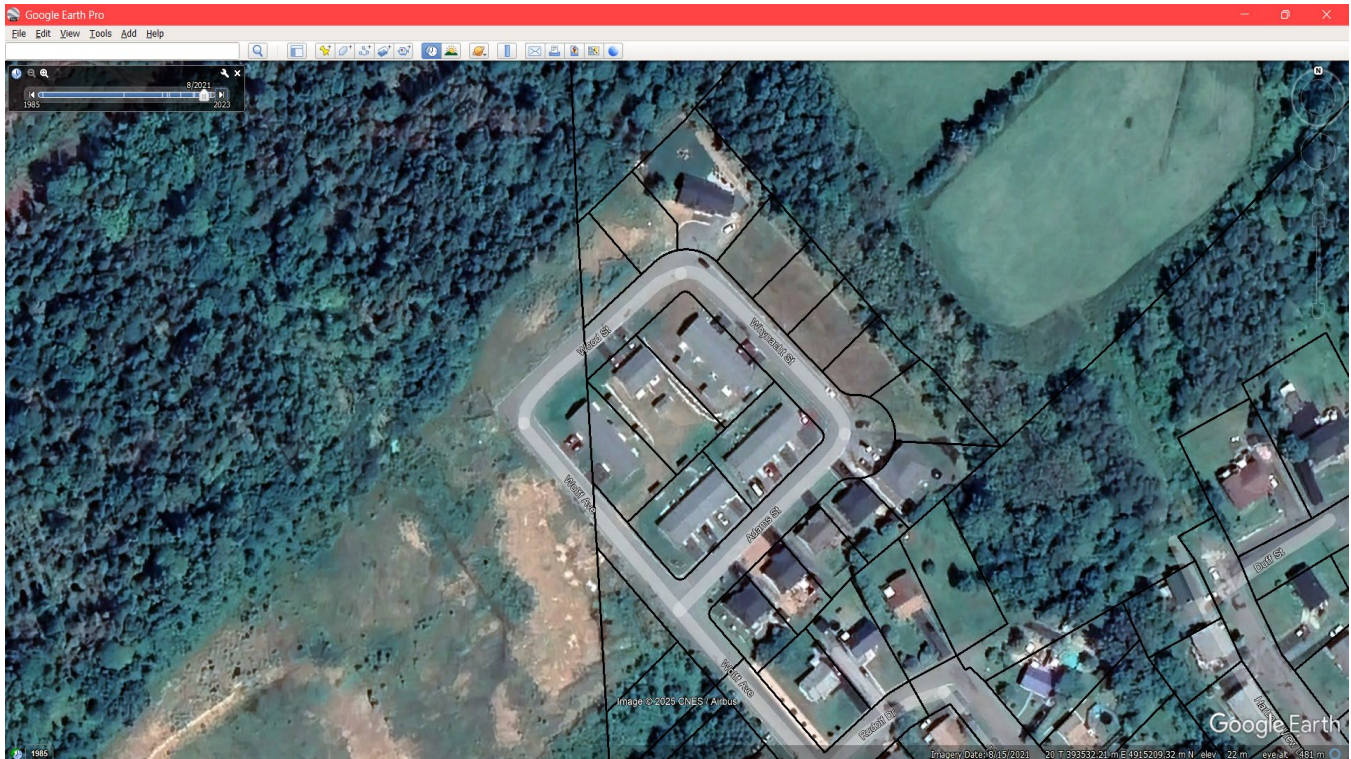


Figure 2 – Google Earth Image from August 2021.

Since that time, two additional multi-unit buildings have been constructed on the existing fabric. These dwellings contain 4 dwelling units, plus an accessory unit each.

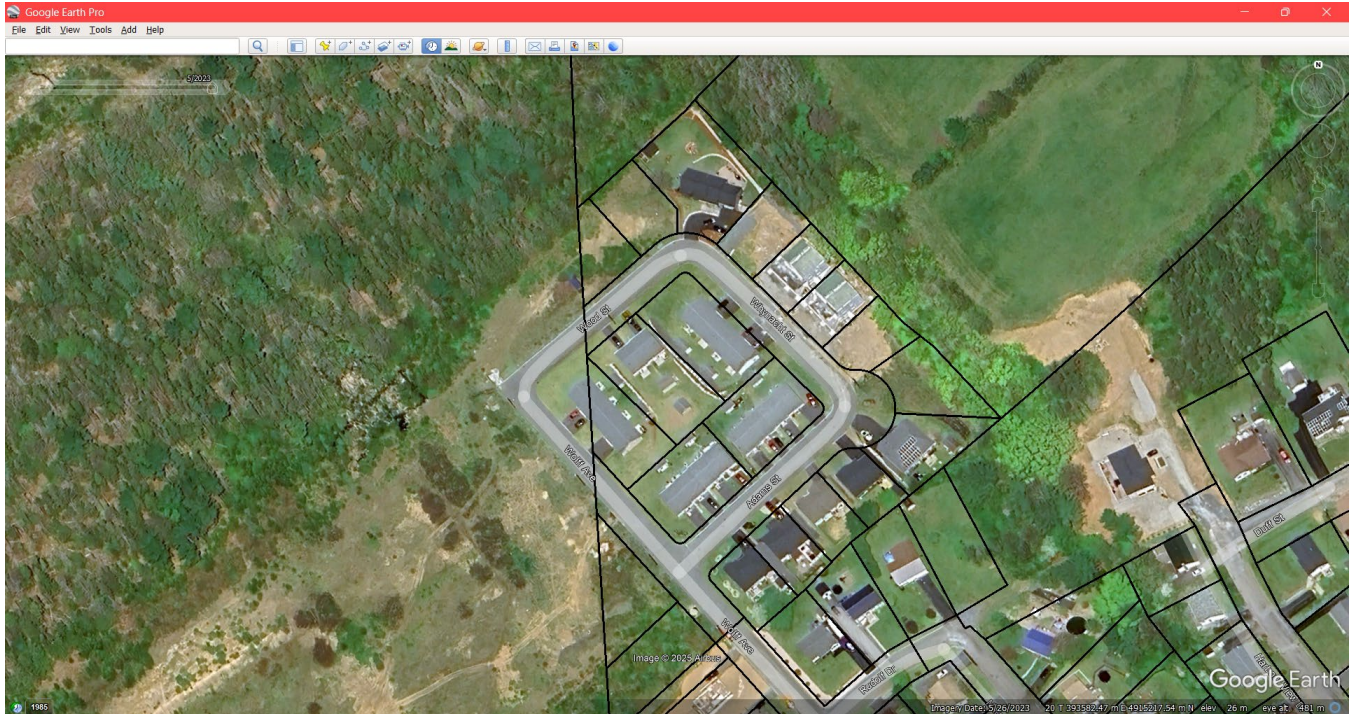


Figure 3 – Google Earth Image showing current build-out (May 2023)

Staff acknowledge that the density in this area was likely set too high when the LUB was adopted, given that the lot fabric was already in existence with smaller lots.

This neighbourhood has previously been identified as a gentle growth area (infill development), which, at the time, was intended to address future housing needs. Staff note that reducing the density of this area will reduce the number of homes that can potentially be made available in the future, in this area of town.

Proposed Mapping Change

The proposed mapping change to the Use Zone Map of the LUB can be found in Attachment C. The proposal is a rezoning only, requiring no text changes to the LUB.

Policy 6-10 (Attachment B) anticipates requests like this one. This policy identifies three avenues to rezone properties notwithstanding Policy 4-2. This application satisfies Policy 6-10.

Policy 6-11 of the MPS allows Council to consider an amendment to the Use Zoning Map, Schedule C, of the Land Use By-law (LUB) if the proposed amendment is consistent with this MPS and the general evaluation criteria for amending the LUB, as set out in Policy 6-19. Policy 6-10, 6-11 and 6-19 are reviewed in Attachment D.

Relevant Legislation

The *Municipal Government Act* (MGA) outlines the required process for amendments to the Land Use By-law.

Financial

The Town has initiated this process, and all costs relating to the rezoning are to be borne by the Town.

Attachments

- A. Policy 4-2
- B. Evaluation of Policy 6-10, 6-11 and 6-19
- C. Amendments to the LUB – Use Zone Map
- D. Review of Provincial Interest Statements and Lunenburg Accessibility Plan

Attachment A

MPS Policy 4-2

Policy 4-2: Council shall establish, on the Future Land Use Map, a series of Land Use Designations to guide the evolution of Use Zone placement over time. The Designations and the Use Zones permitted for consideration in each Designation are as follows:

(a) The Residential Land Use Designation permits:

- i. Lower Density Residential Use (RL) Zone
- ii. Medium Density Residential Use (RM) Zone
- iii. Higher Density Residential Use (RH) Zone
- iv. Rural Use (RUR) Zone
- v. Institutional Use (INS) Zone
- vi. Parks and Recreation Use (PR) Zone

(b) The Main Street Land Use Designation permits:

- i. Commercial Mixed Use (CM) Zone
- ii. Institutional Use (INS) Zone
- iii. Parks and Recreation Use (PR) Zone

(c) Downtown Commercial Land Use Designation permits:

- i. General Commercial Use (CG) Zone
- ii. Institutional Use (INS) Zone
- iii. Parks and Recreation Use (PR) Zone

(d) Waterfront Designation permits:

- i. Waterfront Use (W) Zone
- ii. Marine Industrial Use (MM) Zone
- iii. Parks and Recreation Use (PR) Zone

(e) Industrial Designation permits:

- i. Industrial Use (M) Zone
- ii. Institutional Use (INS) Zone
- iii. Parks and Recreation Use (PR) Zone

(f) Parks and Institutional Designation permits:

- i. Institutional Use (INS) Zone
- ii. Parks and Recreation Use (PR) Zone

Attachment B

Evaluation of Policy 6-10, 6-11 and 6-19

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-10: Council shall consider amendments to the Use Zoning Map of the Land Use By-law when the proposed map amendment is not specifically prohibited within this Plan and at least one of the following three conditions is true:

- (a) the proposed Use Zone is enabled by this Plan for use within the same Future Land Use Map designation;
- (b) a non-conforming use appears to have been created by an inadvertent administrative oversight in the Municipal Planning Strategy and Land Use By-law preparation process, resulting in a property being zoned inconsistent with stated policies in this Plan; or
- (c) notwithstanding the Use Zones permitted within a Future Land Use designation, the land to be rezoned is under 1,000 square metres in area and is abutting a Future Land Use Map designation that permits the proposed Use Zone. For clarity, land that abuts a right-of-way, such as a street, is considered to be abutting the designation on the other side of the right-of-way.

Evaluation: The proposed Use Zone Change will be enabled by this Plan in keeping with Policy 6-10(a).

Policy 6-11: Council shall not amend the Use Zoning Map of the Land Use By-law unless Council is satisfied that:

- (a) the proposal is consistent with the description of the Use Zone in Policy 4-1 and any specific policies, if any, directing where it is appropriate to place the proposed Use Zone; and
- (b) the proposed Use Zone and the uses it permits meet the general criteria for amending the Land Use By-law, set out in Policy 6-19.

Evaluation: The proposed rezoning meets the general criteria for amending the Land Use By-law, set out in Policy 6-19 as reviewed below:

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposed rezoning are considered to be consistent with the intent of the MPS pursuant to Policy 6-10 (a).
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
Staff do not believe the amendment is in any conflict with the above.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
No public costs are anticipated with the proposed amendments.
 - ii. impacts on existing drinking water supplies, both private and public;
No new development proposals are anticipated at this time.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
The proposed rezoning is considered a less intensive use of land and will have less of an impact than development proposals permitted as-of-right under the current Medium Density Residential (RM) use zone.
 - v. the adequacy of fire protection services and equipment;
The proposal is not premature or inappropriate due to the adequacy of fire protection services and equipment.
 - vi. the adequacy and proximity of schools and other community facilities;
The proposal is not premature or inappropriate due to the adequacy and proximity of schools and other community facilities.
 - vii. impacts on UNESCO World Heritage Site statements of outstanding value;
The rezoning is reasonably expected to have negligible impact on the Statements of OUV.

- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
The proposed rezoning will not cause any new, or worsening of any known, pollution problems.
- ix. site-specific climate change risks;
The proposed rezoning will not cause or increase any known site-specific climate change risks.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The rezoning will not cause any known flooding or drainage issues.
- xi. impacts on known habitat for species at risk;
The proposed rezoning will not have any impact on known habitat.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The proposed rezoning will not have any impact on navigation or have any impact on Lunenburg's Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
The proposal is not premature or inappropriate due to the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.
The proposed rezoning are considered a type of "downzoning" from "Medium Density Residential" to "Lower Density Residential". As of a result, the proposal should have less land use conflicts through a lower development density.

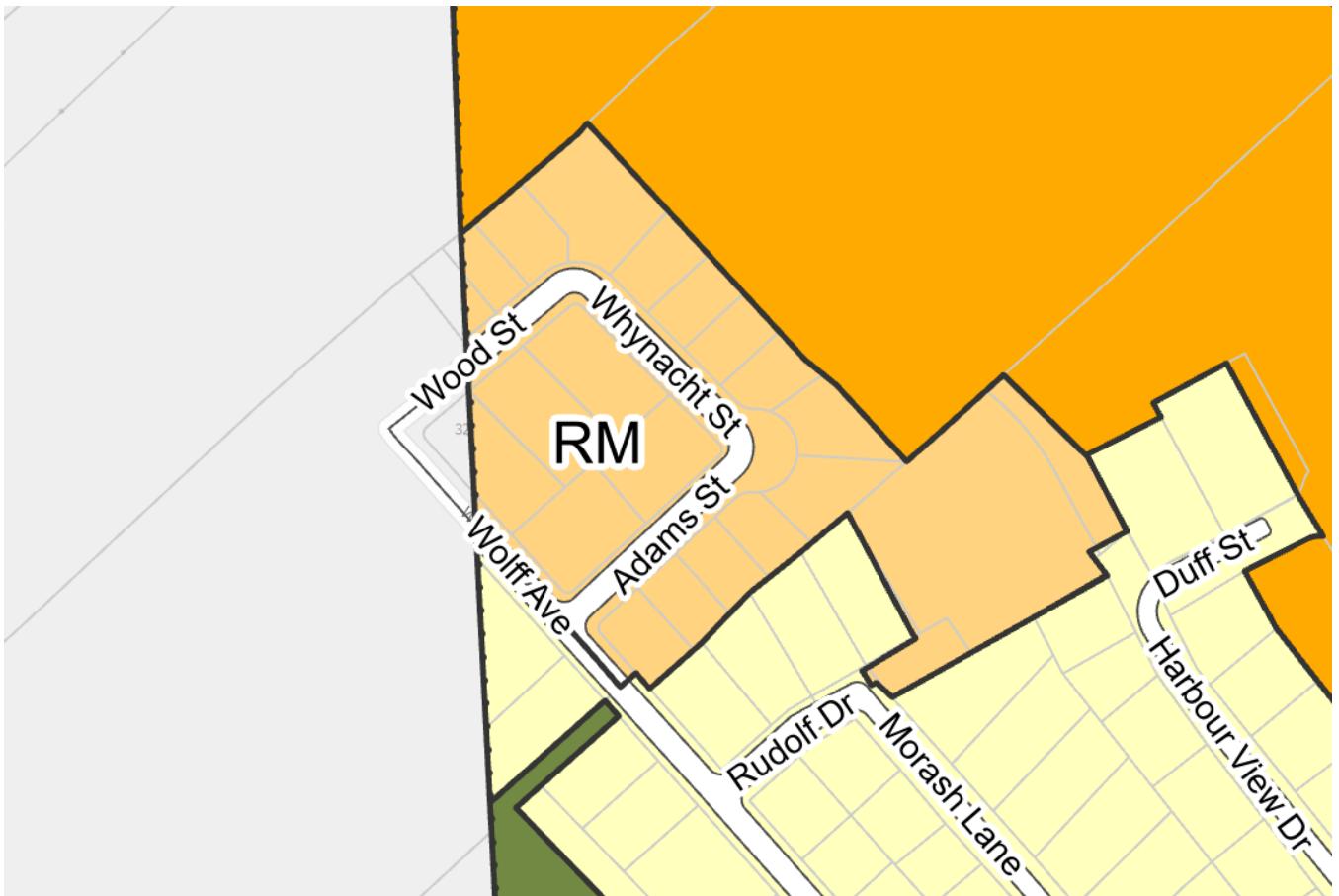
Attachment C

Amendments to Land Use By-law – Use Zone Map, Schedule “C”

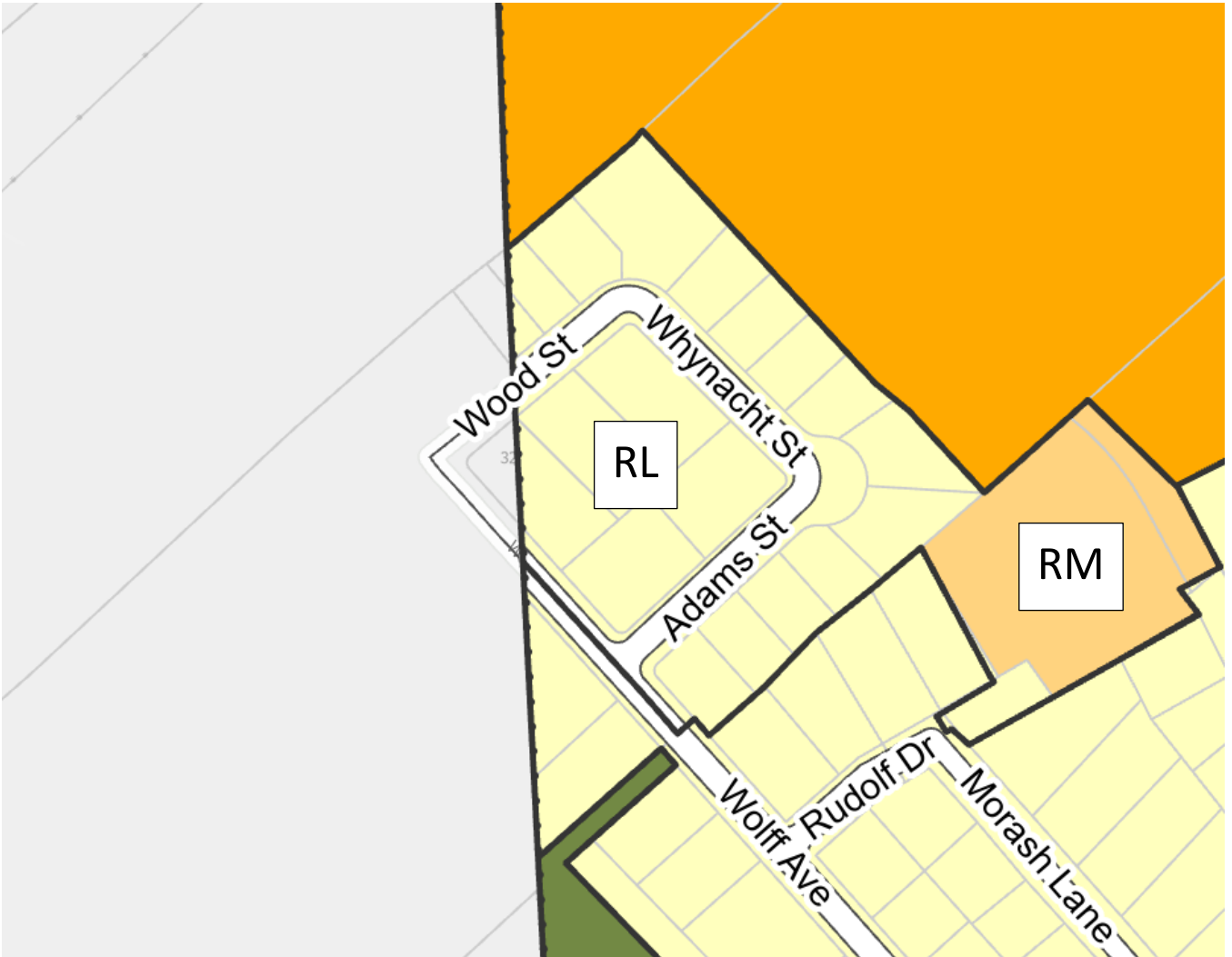
- 1) An amendment to the Land Use By-law, in particular the Use Zoning Map, Schedule “C”, thereby rezoning the lands as per table and maps shown below:

Property:	Application:
All of Salt Meadows Neighbourhood	Rezone from the Medium Density Residential (RM) Use Zone to the Lower Density Residential (RL) Use Zone

Existing Use Zoning Map, Schedule “C”:



Proposed Use Zoning Map, Schedule "C":



Attachment D

Review of Provincial Interest Statements and Lunenburg County Accessibility Plan

Provincial Interest Statements	
Statement 1: Drinking Water	
Goal: To protect the quality of drinking water within municipal water supply watersheds.	The proposed rezoning of the subject lands will not affect Provincial Interest Statement 1. The quality of Dares Lake Watershed will not be affected by the proposed rezoning.
Statement 2: Flood Risk Areas	
GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.	The proposed rezoning will not have a direct impact on the Flood Risk Areas as identified on the Flood Risk Area Map, Schedule E, of the Land Use By-law and will not affect Provincial Interest Statement 2. The lands are located outside of the Flood Risk Area as identified on the Flood Risk Area Map.
Statement 3: Agricultural Land	
GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.	The proposed rezoning of the subject lands will not affect Provincial Interest Statement 3.
Statement 4: Infrastructure	
GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.	The proposed rezoning will not affect Provincial Interest Statement 4. The rezoning to “residential” is considered a less intensified use of land and should have less of an impact on Town infrastructure, with regards to water supply and wastewater disposal.
Statement 5: Housing	
GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.	The rezoning is to reduce future residential housing density, potentially limiting future housing opportunities in this specific area.

Review amendment through an accessible lens	
Review amendment with a focus on equity, diversity, and inclusion.	
	This amendment is a rezoning of the density of land.