

**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, and 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 PAC Committee approve the agenda for the July 29, 2025 meeting as presented.

**Motion carried unanimously**

**Approval of Minutes** Moved and seconded that the PAC 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.

FOR	AGAINST
5 Members	1 Members (Fleming)

**Motion carried**

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.

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Minutes were read and approved.