

FOR IMMEDIATE RELEASE



Town of Lunenburg Opens Opportunities for Development

September 22, 2021 – The Town of Lunenburg’s innovative new Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw came into effect today.

These new regulations present an exciting and ground-breaking approach to planning in Atlantic Canada. Planning documents are the Town’s strongest tool to address many community issues. According to Mayor Matt Risser, "The main way that we as a municipality can address concerns around issues like housing is through more permissive planning and development regulations. The new planning approach simplifies our processes to encourage much-needed new development in Lunenburg."

The new documents do this through a number of mechanisms:

- Up-zoning to allow for more density throughout Town. Everything from gentle density by allowing accessory dwellings in established neighbourhoods like Old Town to encouraging high density six-storey mid-rise development in appropriate areas. This will greatly expand development opportunities throughout Town, particularly outside the Heritage Conservation District.
- Minimum automobile parking requirements have been eliminated and minimum road right-of-ways have been reduced, so that neither housing nor heritage buildings are sacrificed to make room for cars.
- And finally, the adoption of broader “as-of-right” provisions enabled by separating lot, form, and use zoning will streamline planning processes to allow a broader spectrum of work to be done without the need for special development agreements.

These planning documents are a key part of Project Lunenburg, which saw the CCP approved in 2020 with the partnership of Upland Planning + Design. Upland project lead Steffen Kaeubler explains, “Rather than simply updating its planning documents, the Town committed to the unique approach of engaging its citizens over an 18-month process to define the community’s goals and aspirations, and to chart a course that will have community efforts moving in the same direction, contributing to a shared vision of the future.”

The next major phase of this planning work is to modernize the Heritage Conservation District Plan and Bylaw to align it with the CCP and planning documents. Modernizing will balance protection of the town's built heritage with reforms that will allow the town to grow and thrive. This work will be continuing over the next year.

Town Council is committed to implementing the Comprehensive Community Plan and positioning Lunenburg well for the future.

Resources

- To read Lunenburg's new Municipal Planning Strategy, Land Use Bylaw, and Subdivision Bylaw, visit the Town website here:
<http://townoflunenburg.ca/planning-and-development.html>
- To read Lunenburg's Comprehensive Community Plan, visit the Town website here:
<http://townoflunenburg.ca/comprehensive-community-plan-ccp.html>

-30-

For more information, please contact:

Mayor Matt Risser
Town of Lunenburg
902-523-2353
mrisser@townoflunenburg.ca

For technical information, please contact:

Dawn Sutherland
Planning & Development Manager
902-521-4311
planner@townoflunenburg.ca