

**PLANNING ADVISORY COMMITTEE PUBLIC PARTICIPATION  
MEETING MINUTES**

**TOWN OF LUNENBURG**

Monday, March 25, 2024 at 6 p.m.

Council Chamber, 120 Townsend St. and Zoom Webinar/YouTube Live

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- Present                      Councillor Susan Sanford (Chair)  
                                    Deputy Mayor Stephen Ernst  
                                    Councillor Ed Halverson (left at 6:45 p.m.)  
                                    Irma DaSie, Citizen Representative  
                                    Alex Greek, Citizen Representative  
                                    Kush Pathak, Citizen Representative  
                                    Colin Whitcomb, Citizen Representative
- Also Present                Hilary Grant, Community Development Manager  
                                    Trevor Hume, Planner/Development Officer  
                                    Ann Covey, 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 Committee approve the agenda for  
                                    the March 25, 2024 meeting as presented.

**Motion carried unanimously**

- Approval of  
Minutes                      Moved and seconded that the Committee approve the minutes of  
                                    the March 4, 2024 meeting as presented.

**Motion carried unanimously**

Public Participation Meeting – Wolff Avenue-Adams Street Parking Land Use By-law Amendment Request

The Chair opened the Public Participation meeting for the Wolff Avenue-Adams Street Parking LUB Amendment Application at 6:04 p.m. The requested amendment is to allow up to five on-site parking spaces in front yards of properties in all medium density residential zones. Staff reviewed the process and related report.

There were no written submissions and public were invited to present.

Gayle Zaunscher, 208 Adams Street, summarized the application, citing pedestrian safety concerns due to limited on-site parking spaces on properties in their neighbourhood.

Rachel Bailey, 219 Victoria Road, questioned why it was recommended to defer consideration of this amendment until after the traffic and parking study is complete.

Staff answered that this was a Council decision in order to address parking issues throughout the Town more holistically.

Moved and seconded to close the public information meeting for the Wolff Avenue-Adams Street Parking Amendment.

**Motion carried unanimously**

This portion of the Public Information Meeting closed at 6:37 p.m.

Public Participation Meeting – Redesignating and Rezoning Lands along lower Green Street Land Use By-law

The Chair opened the Public Information meeting for the Redesignating and Rezoning lands along lower Green Street LUB Amendment Application at 6:37 p.m. The request is to rezone their properties from commercial to residential. Staff reviewed the related report.

There were no written submissions and public were invited to present.

Heather Langille spoke on behalf of Ben and Roxie Smith (her parents), Kevin and Madalyn Allen and Gary and Sarah Whynacht. They are the residents of lower Green Street seeking rezoning. She explained that the area residents were not adequately consulted about rezoning their neighbourhood from residential to commercial and that they wish to return to residential zoning.

There are three properties in the neighbourhood that wish to remain commercially zoned.

Alison Strachan, 46 Lorne Street, spoke of the importance of maintaining heritage while moving forward with planning.

Moved and seconded close the public information meeting for redesignating and rezoning lands along lower Green Street.

**Motion carried unanimously**

6:45 p.m. – Councillor Halverson departed.

This portion of the Public Information Meeting closed at 6:55 p.m.

Wolff Avenue-Adams  
Street Parking LUB  
Amendment

Committee members agreed that although the applicants are looking for an expedient response to their immediate concerns, it is important to ensure the recommendation does not inadvertently allow the issue to worsen as more development proceeds in the area.

Moved and seconded to recommend to Council that they amend the Land Use By-law, following Attachment F of the staff report, to enable up to five on-site parking spaces in front yards in the Medium-Density Residential Zone.

**Motion defeated unanimously**

Moved and seconded to defer decision on the Wolff Avenue-Adams Street Parking LUB Amendment for staff to further research options and repercussions and report back to the Committee with a recommendation.

**Motion carried unanimously**

Re-zoning Lands along  
lower Green Street LUB  
Amendment

Moved and seconded to recommend to Council that they amend the Municipal Planning Strategy and Land Use By-law, following Attachments E and F of the staff report, to redesignate PID 60052495, PID 60052503 (rear and front portion), PID 6005251, PID 60052529, PID 60052537, PID 60052552, PID 60487857, PID 60052586, and PID 60052594 to Residential (RES) and rezone them Lower Density Residential (RL).

**Motion defeated unanimously**

7:14 p.m. – 7:24 – Recess

Moved and seconded to recommend to Council that they amend the Municipal Planning Strategy and Land Use By-law, following Attachments E and F of the staff report, to redesignate PID 60052495, PID 60052503 (rear and front portion), PID 6005251, PID 60052529, PID 60052537, PID 60052552, PID 60487857, PID 60052586, PID 60052594, with the addition of PID 60052560 and PID 60052578 to Residential (RES) and rezone them Lower Density Residential (RL).

**Motion carried unanimously**

Next meeting

TBD

Adjournment

There being no further business, the March 25, 2024 Planning Advisory Committee meeting adjourned at 7:30 p.m.

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Minutes were read and approved.