

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Minutes of a Meeting
PLANNING ADVISORY COMMITTEE
Held in the Council Chambers, 210 Aberdeen Road, Bridgewater
Thursday, March 30, 2017

ATTENDANCE

Councillors	Councillor Lee Nauss, District 3 Councillor John Veinot, District 4 Councillor Cathy Moore, District 5 Councillor Michael Ernst, District 8 Councillor Reid Whynot, District 9 April Whynot-Lohnes, Member at Large Peter Berrigan, Member at large Peter Simpson, Member at large
Staff	Jeff Merrill, Director of Planning & Development Services Doug Reid, Municipal Planner Jennifer Harrietha, Administrative Assistant
Regrets	Mayor Carolyn Bolivar-Getson – ex officio

1. CALL TO ORDER

Jeff Merrill called the meeting to order at 7:00 p.m.

2. ELECTION OF CHAIR AND VICE CHAIR

2.1 Election of Chair

Councillor Nauss was elected as the Chair of the Planning Advisory Committee.

Councillor Nauss took the Chair and thanked the Committee.

2.2 Election of Vice Chair

Mr. Simpson, Member at Large was elected as the Vice Chair of the Planning Advisory Committee.

3. PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE

Councillor Nauss addressed the public in attendance and read the *Procedure for Addressing the Committee* (printed at the bottom of the Agenda).

4. APPROVAL OF AGENDA

The following item was added to the *Heritage Advisory Committee Matters* on the AGENDA

- Proposed Alteration to Registered Municipal Heritage Property – 100 Lahave Islands Rd

Moved by Councillor Whynot, seconded by Mr. Berrigan that the Agenda be approved as amended. Carried unanimously.

5. APPROVAL OF MINUTES

Moved by Mr. Simpson, seconded by Councillor Veinot that the Minutes of the Planning Advisory Committee meeting held December 15, 2016 be approved as circulated. Carried unanimously.

6. BUSINESS ARISING FROM MINUTES

Mr. Reid provided an update on the Development Agreement Application - David Unterweger, 500 Highway 325, Blockhouse. Council approved the agreement, the last condition was met, and the agreement was signed.

7. PLANNING ADVISORY COMMITTEE MATTERS

7.1 Development Agreement Application: Hebbville Plan Area, Peter Hopkins, (multiple PIDs)

Mr. Reid reviewed the development application for a landscaping and materials storage business at Conquerall Mills and William Hebb Roads, Hebbville (PIDs 60288438, 60487048, 60487055). The following was summarized to the Committee:

- January 31, 2017 Development Agreement application was received from Mr. Hopkins
- February 22, 2017 Council referred the application to Hebbville Area Advisory Committee
- March 2, 2017 a public information meeting was held
- March 23, 2017 the Hebbville Area Advisory Committee reviewed the application and are in support the proposed development
- To-date there has been no public comment made on the application
- Nova Scotia Department of Transportation noted that the proposed access points were acceptable for commercial application
- Two significant environmental features are located on, or adjacent to the property
 - Wetland
 - Significant watercourse; recognized as a development constraint in the By-law

There was a brief discussion on (if any) environmental implications and traffic safety. Mr. Reid noted that the By-law addresses environmental protection by restricting proposed developments to be setback 14 meters from watercourses, and Department of Transportation noted no traffic issues identified at the proposed location.

Moved by Councillor Veinot, seconded by Mr. Simpson to recommend that Council enter into a Development Agreement with Peter Hopkins to allow for the proposed development of a landscaping services & materials storage business, on PIDs 60288438, 60487048, 60487055, in Hebbville, subject to acquisition of the property by the applicant. Carried unanimously.

7.2 Nova Scotia Planning Conference

The Nova Scotia Planning Directors Association will be hosting the 2017 Conference *Take It to the Streets – Changing the Rules So That Everyone Has Room to Move* May 17-19, 2017 at the Lord Nelson Hotel, Halifax.

Mr. Simpson expressed interest in attending the conference.

Moved by Councillor Moore, seconded by Ms. Whynot-Lohnes that Mr. Peter Simpson, Member at Large attend the Nova Scotia Planning Directors Association 2017 Conference *Take It to the Streets – Changing the Rules So That Everyone Has Room to Move*. Carried unanimously.

8. HERITAGE ADVISORY COMMITTEE MATTERS

8.1 Proposed Alteration to Registered Municipal Heritage Property – 100 LaHave Islands Rd

A request was received from the LaHave Islands Marine Museum Society on March 23, 2017 asking for Council approval to replacement the current asphalt shingles with a metal roof (either black steel panels or interlocking aluminum shingles).

The Committee agreed that the proposed roofing material would not have a negative impact on the historical significance of the property.

Moved by Mr. Simpson, seconded by Councillor Whynot that Council approve the proposed substantial alteration to the Registered Municipal Heritage Property, located at 100 LaHave Islands Rd, the alteration identified as being the re-shingling of the roof, in the manner described by the property owner. Carried unanimously.

9. IN CAMERA

There were no IN CAMERA items to discuss.

10. NEXT MEETING DATE

April 27, 2017 – tentative

11. ADJOURNMENT

There being no further business at 8:02 p.m. it was moved by Councillor Whynot, and seconded by Mr. Berrigan that the meeting be adjourned. Carried unanimously.

COUNCILLOR LEE NAUSS – CHAIR

**JEFF MERRILL, DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES**