

Municipality of the District of Lunenburg

Minutes of a Meeting of Planning Advisory Committee

Held at Council Chambers, 10 Allée Champlain Drive, Cookville NS

In-Person and Via Audio and Video Conference

Thursday, February 25, 2021 – 7:00 p.m.

Attendance

Mayor Carolyn Bolivar-Getson – ex officio via Teams

Councillor Leitha Haysom, District 1

Councillor Wendy Oickle, District 3

Councillor Sandra Statton, District 6

Councillor Kacy Delong, District 8

Larry Hagell, Member at Large

Kathleen Long Gray, Member at Large via Teams

Ann Mech, Member at Large

April Whynot-Lohnes, Member at Large via Teams

Staff

Jeff Merrill, Director of Planning and Development Services

Darren Shupe, Senior Planner

Byung Jun Kang, Municipal Planner

Norma Schiefer, Development Officer via Teams

Nathan Slater, Planning Coop Student via Teams

Jennifer Harrietha, Administrative Assistant

1. CALL TO ORDER

Mr. Jeff Merrill, Director of Planning and Development Services called the meeting of the Planning Advisory Committee to order at 7:05 p.m.

2. ELECTION OF CHAIR AND VICE CHAIR

2.1 Nomination and Election of Chair

Councillors Haysom, Oickle, Statton and Delong, and Members at Large Ms. Ann Mech and Ms. April Whynot-Lohnes were nominated for Chair by way of electronic vote. Councillor Statton and Ms. Whynot-Lohnes declined the nomination. Councillor Oickle was elected as Chair.

Councillor Oickle took the Chair.

Moved by Councillor Delong, seconded by Councillor Haysom that the electronic ballots for nomination and election of the Chair of the Planning Advisory Committee be destroyed. Carried unanimously.

2.2 Nomination and Election of Vice Chair

Councillor Statton withdrew her name from nomination. Councillor Haysom and Ms. Mech were nominated for the Vice Chair of the Planning Advisory Committee by way of electronic vote. Councillor Haysom was elected as Vice Chair.

Moved by Councillor Haysom, seconded by Councillor Delong that the electronic ballots for nomination and election of the Vice Chair of the Planning Advisory Committee be destroyed. Carried unanimously.

3. PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE

Chairperson Councillor Oickle acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

Chairperson Councillor Oickle read aloud *The Procedure for Addressing the Committee* (printed at the bottom of the Agenda) to those in attendance.

Noted for this virtual meeting comments could be submitted via comments in Facebook Live and/or by telephone.

4. APPROVAL OF AGENDA

Moved by Councillor Statton, seconded by Councillor Delong, that the Agenda be approved as circulated. Carried unanimously.

5. APPROVAL OF MINUTES

Amendment to the September 24, 2020 Minutes, under 6.1, paragraph two (2) change "MODL2010" to "MODL2040".

Moved by Councillor Haysom, seconded by Councillor Delong that the Minutes of the Planning Advisory Committee meeting of September 24, 2020 be approved as amended. Carried unanimously.

6. BUSINESS ARISING FROM MINUTES

The Committee asked that the 'nil' be removed from the Agenda.

There were no updates from the September 24, 2020 Planning Advisory Committee (PAC) Minutes.

7. PLANNING ADVISORY COMMITTEE MATTERS

7.1 Hemford Forest Secondary Planning Strategy and Land Use By-Law

Mr. Byung Jun Kang, Planner presented a summary PowerPoint presentation of the report and draft Hemford Forest Secondary Planning Strategy (SPS) and Land Use By-Law (LUB) to the Committee as circulated with Agenda.

Residents of Hemford Forest requested that Municipal Council impose land use regulations in the community. Following multiple public meetings, the Area Advisory Committee have submitted the final draft documents, meeting the new requirements of the Municipal Government Act and Minimum Planning Regulations to PAC.

The Committee discussed the following items, as they related to the Hemford Forest SPS and LUB documents:

- Events that initiated the creation of the document.
- The population of Hemford Forest area.
- The water course buffers distance setbacks and the implications on the MODL2040 project.
- Future amendments to this SPS and LUB by Council.
- Uniformity moving forward between this SPS and LUB and the Municipal wide planning project.
- Property management versus the setbacks.
- Outdoor wood furnace, wood kilns and other wood burning definitions.
- Shipping containers on properties.
- Quantity of bees on properties.
- Average lot size in Hemford Forest.
- The prohibiting other small animals, i.e., rabbits and guinea fowl, not addressed in the SPS and LUB.
- Short-term rentals and Airbnb restrictions.
- Accessory structure size.

Following Mr. Kang's presentation, he explained the timeline for the approval of the bylaw, should it be recommended by the Committee.

PUBLIC INPUT:

Facebook Live Comments:

Bruce Dickinson

- Kiln and outdoor wood furnace.

Bill McDonald

- Beehives, short term rentals and outdoor furnace.

There were no phone calls received.

Moved by Councillor Delong, seconded by Ms. Mech that the Planning Advisory Committee recommends to Council that the Municipal Council give notice of its intention to adopt MODL By-law 035A, the Amendments to the Municipal Planning Strategy (2021), as stated in Appendix A of the staff report dated February 25, 2021, and conduct First Reading of the same. Carried unanimously.

Moved by Mr. Hagell, seconded by Councillor Delong that the Planning Advisory Committee recommends to Council that the Municipal Council give notice of its intention to adopt MODL By-law 044, Hemford Forest Secondary Planning Strategy, as stated in the draft version 11, and conduct First Reading of the same. Carried unanimously.

Moved by Ms. Mech, seconded by Councillor Haysom that the Planning Advisory Committee recommends to Council that the Municipal Council give notice of its intention to adopt MODL By-law 045, the Hemford Forest Land Use By-law, as stated in the draft version 8, and conduct First Reading of the same. Carried unanimously.

8. HERITAGE ADVISORY COMMITTEE MATTERS

There were no HERITAGE ADVISORY COMMITTEE MATTERS to discuss.

9. ADDED ITEMS

There were no ADDED ITEMS to discuss.

10. IN CAMERA

There were no IN-CAMERA items to discuss.

11. NEXT MEETING DATE

Thursday, March 25, 2021

12. ADJOURNMENT

There being no further business at 9:44 p.m. it was moved by Councillor Haysom and seconded by Councillor Delong that the meeting be adjourned. Carried unanimously.