

# **Municipality of the District of Lunenburg**

## **Minutes of a Meeting of Planning Advisory Committee**

Via Audio and Teleconferencing

Thursday, April 29, 2021 – 7:00 p.m.

### **Attendance**

Mayor Carolyn Bolivar-Getson – ex officio

Councillor Leitha Haysom, District 1 (joined 7:06 p.m.)

Councillor Wendy Oickle, District 3

Councillor Sandra Statton, District 6

Larry Hagell, Member at Large

Kathleen Long Gray, Member at Large (joined 7:19 p.m.)

Ann Mech, Member at Large

April Whynot-Lohnes, Member at Large

### **Regrets**

Councillor Kacy DeLong, District 8

### **Staff**

Jeff Merrill, Director of Planning and Development Services

Darren Shupe, Senior Planner

Byung Jun Kang, Municipal Planner

Sarah Kucharski, Communications Officer

Jennifer Harrietha, Administrative Assistant

## **1. CALL TO ORDER**

Chairperson Councillor Oickle called the meeting of the Planning Advisory Committee to order at 7:05 p.m., and acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

## **2. PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE**

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.

## **3. APPROVAL OF AGENDA**

**Moved by Ms. Whynot-Lohnes, Member at Large, seconded by Mayor Bolivar-Getson, that the Agenda be approved as circulated. Carried unanimously.**

#### 4. APPROVAL OF MINUTES

**Moved by Councillor Haysom, seconded by Councillor Statton, that the Minutes of the Planning Advisory Committee meeting of March 25, 2021 be approved as circulated. Carried unanimously.**

#### 5. BUSINESS ARISING FROM MINUTES

Mr. Jeff Merrill, Director of Planning & Development Services provided an update on the Heritage Property By-law and Policy. The By-law and Policy were presented to Council and second reading of the By-law will take place May 11, 2021.

#### 6. PLANNING ADVISORY COMMITTEE MATTERS

##### 7.1 The Villas at Osprey Ridge (By-laws 005C and 006C: Amendments to Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law)

Mr. Byung Jun Kang, Planner presented a summary presentation of the proposed amendments to the Industrial Zone Secondary Planning Strategy (SPS) and Land Use By-law (LUB) as circulated with the Agenda.

Osprey Ridge GP Limited, the landowner of Osprey Ridge Golf Club, applied to construct 16 semi-detached houses (32 unites) off Harold Whynot Road in two (2) phases. This proposed development is currently not permitted under the existing documents. The amendments proposed would permit the construction of a multiple dwelling in a single lot.

The Committee discussed the following items related to the proposed amendments to the SPS and LUB:

- Resident feedback (any concerns addressed),
- Environmental permits and types of sewage disposal systems,
- Extension of municipal infrastructure and the possible impact,
- Definition of the structures allowed in the proposed amendments,
- Properties within the plan area and future developments,
- SPS & LUB amendment vs. Development Agreement,
- Fire boundaries and Fire Department response,
- Fire hydrants,
- Traffic study

#### PUBLIC INPUT:

There were no comments on Facebook Live, and no phone calls were received.

**Moved by Ms. Whynot-Lohnes, Member at Large, seconded by Ms. Long Gray, Member at Large that the Planning Advisory Committee recommend the Municipal Council to give notice of its intention to approve By-laws 005C and 006C, the amendments to the Lunenburg Municipal Industrial Zone Secondary Planning Strategy and Land Use By-law, and conduct First Reading of the same.**

**Opposed – Mr. Hagell, Member at Large. Carried.**

## 7.2 MODL2040

Mr. Darren Shupe, Senior Planner provide a verbal update on the MODL2040 project.

Staff is complying the results from the MODL2040 Community Goals Survey. A report outlining those results will be presented at the May 13, 2021 Planning Advisory Committee (PAC) meeting.

## 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, May 13, 2021

## 12. ADJOURNMENT

**There being no further business at 8:33 p.m. it was moved by Mayor Bolivar-Getson and seconded by Ms. Mech, Member at Large that the meeting be adjourned. Carried unanimously.**