

Municipality of the District of Lunenburg

Minutes of a Meeting of Planning Advisory Committee

Via Audio and Teleconferencing

Thursday, May 27, 2021 – 7:00 p.m.

Attendance

Councillor Wendy Oickle, District 3 – Chairperson

Councillor Leitha Haysom, District 1 – Vice Chairperson

Councillor Sandra Statton, District 6

Councillor Kacy DeLong, District 8

Larry Hagell, Member at Large

Kathleen Long Gray, Member at Large

Ann Mech, Member at Large

April Whynot-Lohnes, Member at Large (joined at 7:13 p.m.)

Mayor Carolyn Bolivar-Getson – ex officio (joined at 7:03 p.m.)

Staff

Jeff Merrill, Director of Planning and Development Services

Darren Shupe, Senior Planner

Byung Jun Kang, Municipal Planner

Elizabeth Carr, Planning Co-op Student

Navjot Kaur, Planning Co-op Student

Justin Smith, Planning Co-op Student

Jennifer Harrietha, Administrative Assistant

Invited Guests

Councillor Pam Huble, District 4

Councillor Michelle Greek, District 7

Councillor Reid Whynot, District 9

Dr. Patricia Manuel, Dalhousie University

Dr. Eric Rapaport, Dalhousie University

Sarah Elliott, Dalhousie University

Harrison Ellis, Dalhousie University

Imogen Goldie, Dalhousie University

Victoria Hamilton, Dalhousie University

1. CALL TO ORDER

Chairperson Councillor Oickle called the meeting of the Planning Advisory Committee (PAC) to order at 7:01 p.m., and acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people. The Chairperson also welcomed Council members and invited guests to the PAC meeting.

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

Request of the Committee to put forth a Motion to suspend the regular proceedings of PAC.

Agenda Item 6.2 Dalhousie Planning Students – MODL Rural Typologies Presentation to be discussed first.

Moved by Mayor Bolivar-Getson, seconded by Councillor Statton, that the Agenda be approved as amended. Carried unanimously.

4. APPROVAL OF MINUTES

Moved by Councillor Haysom, seconded by Councillor DeLong, that the Minutes of the Planning Advisory Committee meeting of May 13, 2021, be approved as circulated. Carried unanimously.

5. BUSINESS ARISING FROM MINUTES

MODL2040 What We Heard Report – Part Two is the continuation of the Part One as presented at the May 13, 2021, meeting.

Moved by Councillor Haysom, seconded by Councillor DeLong, that the Planning Advisory Committee suspend its normal procedural rules to allow for public and non-member participation on Committee matters of Item numbers 6.1 and 6.2. Carried unanimously.

6. PLANNING ADVISORY COMMITTEE MATTERS

6.2 Dalhousie Planning Students – MODL Rural Typologies Presentation

Mr. Shupe introduced Shore Consulting, a group of Dalhousie Planning students who worked on and will present the MODL Rural Typologies presentation, and Dalhousie faculty in attendance.

Shore Consulting presented the Rural Typologies: The Municipality of the District of Lunenburg report, as circulated with the Agenda. Rural typologies are used to identify trends, patterns, and characteristics in a rural area. This project will help to develop policy recommendations to support land use planning for the Municipality's MODL2040 plan.

MODL Rural Typologies Presentation:

- Creating the typologies
- Results of the typologies (residential, commercial, and industrial growth)
- Opportunities in MODL (based on current infrastructures in place)

Shore Consulting has recommended the following for the MODL2040 project:

- Adopt the typologies and integrate them as part of the MODL2040 project to support the protection of:
 - Agricultural Land
 - Drinking Water Sources
 - Avoid building in Flood Risk Areas
- Prioritize future development where existing hard and soft services and infrastructure exist in MODL, and
- Create a wide range of zoning options:
 - Concentrated Rural
 - Serviced Rural
 - Village rural
 - Sparse Rural
 - Dispersed Rural
 - Coastal and Island Development

The Committee discussed the following items related to the MODL Rural Typologies Presentation:

- Colour coding on the maps
- Hard and soft service (the definitions)
- Population density

PUBLIC INPUT:

The following comment was received via Facebook Live:

- Good presentation – Bill Schurman

6.1 MODL2040 What We Heard Report – Part Two

Mr. Shupe presented the MODL2040 Community Group Survey, What We Heard Report – Part Two, as circulated with the Agenda. He also provided a brief review of the Part One report, which was presented at the May 13, 2021, PAC meeting.

The survey provided an opportunity for public feedback on community priorities. The responses will help guide the development of the municipal planning strategy and land use by-law for the Municipality.

MODL2040 What We Heard – Part Two presentation:

- Flood risks and threats
- Infrastructure and services
- Sustainability
- Community change
- Governance

The complete MODL240 report (Part One and Two) will be accessible on the MODL Engage webpage. A summarized two paged report will also be made available. Staff is preparing a brochure that will summarizing the findings of the survey, and it will be circulated through all MODL’s media outlets to the public.

The Committee discussed the following items related to the MODL2040 survey results and project:

- Efficient survey responses
- LiDAR flood mapping
- ‘likes’ and ‘dislikes’ by Community
- Percentages and weighting of responses
- Community and recreation satisfaction
- Industrial noise (preventative measures moving forward)
- Engagement approach and process
- One-on-one PAC member interview/meetings

PUBLIC INPUT:

There were no comments from Facebook Live, there were no phone calls, and no invited Council members had comments.

Mr. Shupe reviewed with the Committee and Councillors the next stages of the MODL2040 project and proposed timeline of those stages.

7. HERITAGE ADVISORY COMMITTEE MATTERS

There were no HERITAGE ADVISORY COMMITTEE MATTERS to discuss.

8. ADDED ITEMS

There were no ADDED ITEMS to discuss.

9. IN CAMERA

There were no IN-CAMERA items to discuss.

10. NEXT MEETING DATE

Wednesday, July 7, 2021

11. ADJOURNMENT

There being no further business at 8:40 p.m. it was moved by Councillor DeLong, seconded by Councillor Haysom, that the meeting be adjourned. Carried unanimously.