

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 24, 2022 – 7:00 p.m.

Attendance

Mayor Carolyn Bolivar-Getson – ex officio

Councillor Wendy Oickle, District 3

Councillor Sandra Statton, District 6

Councillor Michelle Greek, District 7

Councillor Kacy Delong, District 8 via Teams

Larry Hagell, Member at Large

Kathleen Long Gray, Member at Large via Teams

James Makaruk, Member at Large

Ann Mech, Member at Large (arrived at 7:06 p.m.)

Staff

Jeff Merrill, Director of Planning and Development Services

Darren Shupe, Senior Planner

Byung Jun Kang, Municipal Planner

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 7:03 p.m.

2. ELECTION OF CHAIR AND VICE CHAIR

2.1 Nomination and Election of Chair

Councillor Delong, Oickle, Statton, Greek and Ms. Mech and Mr. Hagell were nominated for Chair. Councillor Delong, Oickle, Station, Greek and Mr. Hagell declined the nomination. Ms. Mech accepted the nomination and was elected as Chair.

Ms. Mech took the Chair.

2.2 Nomination and Election of Vice Chair

Councillor Oickle, Greek, Station and Mr. Hagell were nominated for Vice Chair. Councillor Greek, Statton and Mr. Hagel withdrew their names from nomination. Councillor Oickle accepted the nomination and was elected as Vice Chair.

**Moved by Councillor Greek, seconded by Councillor Oickle that the ballots for nomination and election of the Chair and Vice Chair of the Planning Advisory Committee be destroyed.
Carried unanimously.**

3. PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE

Mayor Bolivar-Getson acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people. Chairperson Ms. Mech read aloud *The Procedure for Addressing the Committee* (printed at the bottom of the Agenda) to those in attendance.

Noted for this meeting public comments could be submitted via the Facebook Live comment section.

4. APPROVAL OF AGENDA

**Moved by Councillor Greek, seconded by Councillor Oickle, that the Agenda of the Planning Advisory Committee be approved as circulated.
Carried unanimously.**

5. APPROVAL OF MINUTES

**Moved by Councillor Statton, seconded by Mr. Hagell that the Minutes of the Planning Advisory Committee meeting of July 7, 2021, be approved as circulated.
Carried unanimously.**

**Moved by Councillor Oickle, seconded by Councillor Statton that the Minutes of the Planning Advisory Committee meeting of October 28, 2021, be approved as circulated.
Carried unanimously.**

6. BUSINESS ARISING FROM MINUTES

6.1 Hebbsville Rezoning Application Update

Mr. Kang provided a verbal update to the Committee.

Council conducted first and second reading of the Hebbsville rezoning application and Council recommended the document to the Province of Nova Scotia. The province approved the rezoning application, and the applicants are now able to apply for their necessary permits.

7. PLANNING ADVISORY COMMITTEE MATTERS

7.1 By-law 020E Osprey Village Plan Review

Mr. Byung Jun Kang, Planner presented a summary PowerPoint presentation of the report and the amended Osprey Village By-law to the Committee, as circulated with Agenda.

The amendments include lifting requirements to simplify, modernize, and update existing land use regulations for multi-unit residential dwelling developments and maximize the use of existing infrastructure. The following items were presented:

- Proposed future developments and growth:
 - Affordable, attainable, and rental housing
 - General commercial zoning
 - Institutional zoning
- Wetlands
- Parking
- Water services
- Wastewater services
- Employment opportunities
- Stakeholder engagement:
 - NS Environment & Climate Change
 - NS Transportation and Infrastructure Renewal
 - Royal Canadian Mounted Police
 - Northfield District Fire Department
 - Emergency Health Services
 - MODL Planning & Development Services
 - MODL Administration Services
 - Town of Bridgewater
- Public engagement

The Committee discussed the following items, as they related to the amendments to the Osprey Village By-law:

- Alcohol and cannabis establishments/retail, limits, and definitions
- Affordable housing
 - Inclusionary zoning
- Prohibiting short term rental in the medium density zone:
 - hotels/motels vs. Airbnb
 - noise issues
- Commercial/residential buildings vs. all residential buildings
- Compatible with the MODL2040 (cohesive definitions)
- Implementing developer constraints:
 - maintaining affordable housing options
 - public amenities i.e., playgrounds
- Identify wetlands
- Accessory buildings
- Parking
- Alternative transportation

PUBLIC INPUT:

Facebook Live Comments:

Paula Ryan Andrews

- Where would the attainable and affordable rental housing be?

There were no phone calls received.

Moved by Councillor Oickle, seconded by Councillor Statton that the Planning Advisory Committee recommend to Municipal Council to approve the amendments to the Osprey Village planning document by adopting By-law 020E, as amended in Appendix A of this staff report dated February 24, 2022, with the amendment to Section 64 of the By-law 020E by striking out proposed clause 8.3.1. (c).

Opposed - Mr. Markaruk and Ms. Long Gray. Carried.

Moved by Mr. Hagell, seconded by Councillor Greek that the Planning Advisory Committee direct staff to explore options for affordable housing in the Municipality, such as the inclusionary zoning, affordable housing cash-in-lieu, and bonus density.

Carried unanimously.

7.2 Policy 066A Engagement Program Policy

Item 7.2 Policy 066A Engagement Program Policy was deferred to the March 24, 2022, Planning Advisory Committee 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, March 24, 2022

12. ADJOURNMENT

**There being no further business at 10:30 p.m. it was moved by Councillor Greek and seconded by Councillor Oickle that the meeting be adjourned.
Carried unanimously.**