

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, March 24, 2022 – 7:00 p.m.

Attendance

Mayor Carolyn Bolivar-Getson – ex officio

Councillor Wendy Oickle, District 3 – Vice Chair

Councillor Sandra Statton, District 6 via Teams

Councillor Michelle Greek, District 7

Councillor Kacy DeLong, District 8

Larry Hagell, Member at Large via Teams

James Makaruk, Member at Large via Teams

Ann Mech, Member at Large - Chair

Staff

Jeff Merrill, Director of Planning and Development Services

Darren Shupe, Senior Planner

Byung Jun Kang, Municipal Planner

Craig Wournell, Planning Student

Jennifer Harrietha, Administrative Assistant

Regrets

Kathleen Long Gray, Member at Large

1. Call to Order

Chairperson Ms. Mech called the meeting of the Planning Advisory Committee to order at 7:02 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

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.

3. Approval of Agenda

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

4. Approval of Minutes

**Moved by Councillor Greek, seconded by Councillor DeLong that the Minutes of the Planning Advisory Committee meeting of February 24, 2022, be approved as circulated.
Carried unanimously.**

5. Business Arising from Minutes

Mr. Merrill provided an update on the following:

- Osprey Village planning documents
 - Public hearing April 12, 2022
- Council supported the motion to direct staff to explore affordable housing

5.1 Policy 066A Engagement Program Policy

Mr. Kang presented a summary PowerPoint presentation of the document Policy 066A Engagement Program Policy to the Committee, as circulated with Agenda.

The Municipal Government Act was amended in 2018 to add the Engagement Program with abutting municipalities when adopting or amending municipal planning strategies (phase 2 of the program). The five municipalities in Lunenburg County have met and discussed the Engagement Program.

The following was presented/discussed regarding the Engagement Program:

- Notify neighboring municipalities two weeks before a planning amendment based on proximity to the location – 500 meters buffer distance
- Comments from abutting Municipalities will be presented to this Committee and/or at Council Public Hearings
- Hosting public engagement sessions
- Notification period for advertising
 - Newspaper and online advertising

Public Input:

There were no comments from Facebook Live.
There were no phone calls received.

Moved by Councillor Oickle, seconded by Mayor Bolivar-Getson that the Planning Advisory Committee recommend Municipal Council to adopt Policy 066A, the Engagement Program Policy, as stated in Appendix B of the staff report on February 24, 2022.

Carried unanimously.

5.2 Short-Term Rental Policy Update

Mr. Shupe introduced Mr. Wournell to the Committee. Mr. Wournell presented a PowerPoint on short-term rentals (STR) in the municipality, for information only to the Committee members.

- PAC recommended prohibiting short term rentals in Osprey Village
- Definitions to identify and describe STR
- 2016 Stats Canada long term rentals (LTR) vs. short term rentals (STR) in MODL
- The Province of Nova Scotia's Tourist Accommodation Registration Act 2019 (TARA)
- Enforcement accountability in municipal planning strategies
- Summary of concerns raised by PAC
 - Noise/nuisance complaints
 - Misuse of the property
 - Housing needs

Committee discussed the following related to Mr. Wournell's presentation:

- MODL control (regulator)
 - Policies and by-laws, with a regional approach with other municipalities
 - Noise and nuisance by-laws and enforcement
 - Appropriate and unappropriated location for rentals
- Monthly cost vs. daily rentals
- House rental vs. room rental
- Principle residence definitions
- Corporate entities being held accountable
 - Business licenses for STR
- Creating definitions for STR accommodations, to not penalize all renters
- STR and their use as a LTR or residence
- Impact to full time residents
 - Existing lifestyles
 - Safety
 - Waste collection
- Highlight positive impacts of STR in Municipalities
 - Revenue for small businesses
 - Taxes

Public Input:

There were no comments from Facebook Live.
There were no phone calls received.

No action was required from the Committee.

7. Planning Advisory Committee Matters

There were no Planning Advisory Committee Matters to discuss.

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, April 28, 2022

12. Adjournment

Mr. Kang and Mr. Shupe were thanked for their service to the Municipal Planning Department.

There being no further business at 8:21 p.m. it was moved by Councillor Oickle and seconded by Councillor DeLong that the meeting be adjourned.

Carried unanimously.