

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, September 22, 2022 – 7:00 p.m.

Attendance

Mayor Carolyn Bolivar-Getson – ex officio

Councillor Wendy Oickle, District 3 – Vice Chair via Teams

Councillor Sandra Statton, District 6

Councillor Michelle Greek, District 7 via Teams (left at 7:14 p.m., returned at 7:48 p.m.)

Councillor Kacy DeLong, District 8 via Teams

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

Reid Sheppard, Senior Planner via Teams

Ella Gindi, Planner I

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 7:10 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* to those in attendance.

3. Approval of Agenda

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

5. Business Arising from Minutes

Mr. Merrill provided an update on the following:

- Council approved the adoption of Policy 066A, the Engagement Program Policy
- No action was required regarding the Short-Term Rental Policy. Further discussion will be required by the Committee during the process of the MODL2040.

7. Planning Advisory Committee Matters

7.1. Small Option Homes – Housekeeping Amendments

Ms. Gindi presented the Small Option Homes – Housekeeping Amendments report to the Committee.

The Province of Nova Scotia considers Small Option Homes; group homes of three to four residents with developmental, mental health, or physical disabilities, licensed under the *Homes for Special Care Act* to be permitted in residential zones.

Currently not all the Municipality's planned areas permit Small Option Homes within their zones. The proposed amendments to the existing Secondary Planning Strategies (SPS) and Land Use By-law (LUB) will align with the Statements of Provincial Interest for Small Option Homes to avoid discrimination.

The Committee was prepared to read the Motion presented.

Public Input:

- Tom Lockwood, Chair Oakland Area Advisory Committee
 - Residential zone vs. rural zone terminology,
 - Proposed amendments in the SPS and LUB should have been reviewed with Area Advisory Committees.
- John Croft, Chair Blockhouse Area Advisory Committee
 - Requested MODL share copies of the Province's Statements of Interest with the Area Advisory Committees.
- Paul Fynes, Chair Hebbville Area Advisory Committee
 - Supports the Province's Statements of Interest for Small Option Homes.

There were no phone calls received.

The Committee discussed the following regarding the proposed amendments:

- The process in which the province reviews an amended SPS and LUB,
- Small Option Homes (province's statement of interest) applying to all the Municipalities,
- Area Advisory Committee(s) review of the documents,
- Province's accessibility mandate and removed discrimination in SPS and LUB documents.

Moved by Councillor DeLong, seconded by Mayor Bolivar-Getson that the Planning Advisory Committee recommend Municipal Council amend the Secondary Planning Strategies and Land Use By-laws for Blockhouse, Hebbville, Hemford Forest, Oakland, Osprey Village, Princess Inlet & Area, and Riverport & District to include and define Small Option Homes as a residential use.

The following was discussed regarding the Motion on the floor:

- Area Advisory Committee and public opportunity for engagement on the amendment,
- Process if the Motion on the floor is passed,
- Clarification from the province on the 'residential' wording in the Statement of Interest.

Amendment to the original Motion

**Moved by Mayor Bolivar-Getson, seconded by Councillor DeLong that the Planning Advisory Committee amend the original motion that staff get clarification that the province meant residential use versus residential zone prior to council conduction first reading.
Carried unanimously.**

Amended Motion

**Moved by Councillor DeLong, seconded by Mayor Bolivar-Getson that the Planning Advisory Committee recommend Municipal Council amend the Secondary Planning Strategies and Land Use By-laws for Blockhouse, Hebbville, Hemford Forest, Oakland, Osprey Village, Princess Inlet & Area and Riverport & District to include and define Small Option Homes as a residential use and that staff get clarification that the province meant residential use versus residential zone prior to Council conduction first reading.
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, October 27, 2022

12. Adjournment

There being no further business at 8:16 p.m. it was moved by Councillor DeLong and seconded by Mayor Bolivar-Getson that the meeting be adjourned. Carried unanimously.