

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 23, 2023 – 7:00 p.m.

Attendance

Mayor Carolyn Bolivar-Getson – ex officio

Councillor Leith Haysom, District 1

Councillor Martin Bell, District 2

Councillor Michelle Greek, District 7

Councillor Reid Whynot, District 9

Larry Hagell, Member at Large via Teams

Kathleen Long Gray, Member at Large via Teams (joined at 7:13 p.m.)

Peter Simpson, Member at Large

Staff

Jeff Merrill, Director of Planning and Development Services

Elizabeth Carr, Planner I

Jennifer Harrietha, Administrative Assistant

Regrets

Ann Mech, Member at Large

1. Call to Order

Mr. Merrill called the meeting of the Planning Advisory Committee to order at 7:00 p.m., and acknowledged that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Election of Chair and Vice Chair

2.1 Nomination and Election of Chair

Councillors Bell and Greek and Member at Large Mr. Simpson were nominated for Chair of the Planning Advisory Committee. Councillor Greek declined the nomination. Mr. Simpson was elected as Chair.

Mr. Simpson took the Chair.

Moved by Councillor Haysom, seconded by Councillor Whynot that the ballots for nomination and election of the Chair of the Planning Advisory Committee be destroyed.

Carried unanimously.

2.2 Nomination and Election of Vice Chair

Councillor Bell and Greek were nominated for the Vice Chair of the Planning Advisory Committee. Councillor Bell was elected as Vice Chair.

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

3. Procedure for Public to Address the Committee

Mr. Simpson read aloud *The Procedure for Addressing the Committee* (printed at the bottom of the agenda) to those in attendance.

4. Approval of Agenda

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

5. Approval of Minutes

**Moved by Mayor Bolivar-Getson, seconded by Councillor Haysom that the Minutes of the Planning Advisory Committee meeting of September 22, 2022, be approved as circulated.
Carried unanimously.**

6. Business Arising from Minutes

Mr. Merrill provided an update on the following:

- Small Option Homes amendment was approved by Council and the notice of amendment has been posted.

7. Planning Advisory Committee Matters

7.1. Amendment Application: Blockhouse Land Use Bylaw Boulangerie La Vendéenne Bakery

Ms. Carr presented the amended application report for Blockhouse Land Use Bylaw (LUB) report to the Committee.

The Municipality received an application from Boulangerie La Vendéenne bakery requesting an amendment to the Blockhouse LUB for the expansion of food related uses in the future by site plan approval. The applicant plans to add a proposed ice cream shack to the property, which would be approved through the site plan process.

A site plan must be approved by the Development Officer which is a shorter process for an applicant. A new landowner would be required to apply for an amendment to the land use bylaw, as the site plan process would not apply to them.

Public Feedback:

- Parking
- Septic setbacks
- Fire Hall property line setbacks
- Setbacks from Highway 325

The blockhouse AAC met and discussed the following:

- Parking

The Area Advisory Committee passed the motion to move the amendment application forward to the PAC.

It was noted that onsite sewage (service connection) would be required before a site plan is approved.

The committee discussed the following:

- Clarification on the parking and use of defined parking spaces at the bakery
- Privacy fence
- Quality of the parking lot

Public Input:

There was no public in attendance.

Moved by Mayor Bolivar-Getson, seconded by Councillor Haysom that the Planning Advisory Committee recommend Municipal Council

- 1. Approve the proposed amendments to the Blockhouse Land Use Bylaw and add the PID 60220076, Boulangerie La Vendéenne bakery, to the Schedule 'B' list of uses permitted to expand by Site Plan Approval.**
- 2. Further, upon the amendment becoming effective, that Council discharges the existing Development Agreement with Boulangerie La Vendéenne Incorporate on PID 60220076.**

Carried unanimously.

8. Heritage Advisory Committee Matters

There were no Heritage Advisory Committee Matters to discuss.

However, there was a proposed substantial alternation to St. Mark's Church in Maitland. They have since changed their building design, and now do not require the approval of the Heritage Committee.

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 23, 2023

12. Adjournment

There being no further business at 7:45 p.m. it was moved by Councillor Whynot and seconded by Councillor Haysom that the meeting be adjourned. Carried unanimously.