

## **Municipality of the District of Lunenburg Minutes of a Meeting of Planning Advisory Committee**

Held in Council Chambers, 10 Allée Champlain Drive, Cookville NS  
In Person and Via Audio and Video Conference  
Thursday, June 22, 2023 – 7:00 p.m.

### **Attendance**

Peter Simpson, Member at Large, Chair  
Councillor Martin Bell, District 2, Vice Chair  
Mayor Carolyn Bolivar-Getson, ex officio  
Councillor Michelle Greek, District 7 via Teams  
Councillor Reid Whynot, District 9  
Kathleen Long Gray, Member at Large via Teams  
Ann Mech, Member at Large

### **Staff**

Jeff Merrill, Director of Planning and Development Services  
Ella Gindi, Planner I  
Jacob Macpherson, Planner I  
Jennifer Harrietha, Administrative Assistant

### **Regrets**

Councillor Leith Haysom, District 1  
Larry Hagell, Member at Large

### **1. Call to Order**

Mr. Simpson 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**

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

### **3. Approval of Agenda**

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

#### **4. Approval of Minutes – February 23, 2023**

**Moved by Mayor Bolivar-Getson, seconded by Ms. Long Gray that the Minutes of the Planning Advisory Committee meeting of February 23, 2023, be approved as circulated. Carried unanimously.**

#### **5. Business Arising from Minutes**

Mr. Merrill provided an update on the following:

- The Municipal Council approved the committee's recommendation of the proposed amendments to the Blockhouse Land Use Bylaw for Boulangerie La Vendéenne bakery (application approved) and the development agreement was discharged.

#### **6. Planning Advisory Committee Matters**

##### **6.1. Amendment Application: Lumia Care Centre Side Yard Parking – PID 60631009**

Mr. Macpherson presented the report regarding amendment application, as circulated with the agenda, to the Committee.

The proposed amendment would allow side yard parking in the Institutional (IN) zone, which is currently not permitted, and to allow office and café use in this same zone.

The Committee discussed the following:

- Side parking options at other institutional buildings.

There was no public input.

**Moved by Councillor Bell, seconded by Councillor Whynot that the Planning Advisory Committee recommend Municipal Council:**

- 1. Approve the proposed amendments to the Osprey Village Land Use Bylaw to allow side yard parking in the Institutional (IN) Zone.**
- 2. Approve the proposed amendments to the Osprey Village Land Use Bylaw to allow the following secondary uses so long as they are in support of a primary Institutional use:**
  - a. Office**
  - b. Café**

**Carried unanimously.**

#### **7. Heritage Advisory Committee Matters**

##### **7.1. New Elm Union Church, replacing the roof material from asphalt shingles to metal – Substantial Alteration**

Ms. Gindi presented the report regarding roof replacement at the New Elm Union Church, as circulated with the agenda to the Committee.

Ms. Alley Mailman, Chair of the New Elm Church Committee was present.

The church is requesting approval from the Committee to replace the current asphalt-shingled roof with a metal roof. The roof material is not considered a character-defining element; however, it is up to the Committee and Council to determine if the proposed alternation would have negative impacts on the heritage aspects of the building's exterior.

Ms. Mailman answered the Committee's questions, the following was discussed:

- The importance of keeping community heritage properties (churches) open,
- Options of metal roofing materials, and
- Chimney structure (if in use)

**Moved by Mayor Bolivar-Getson, seconded by Councillor Greek that the Heritage Advisory Committee recommend to Council approve the alteration to the municipal registered heritage property New Elem Union Church, to permit the installation of a metal roof.**

**Carried unanimously.**

**8. Added Items – Nil**

**9. In Camera - Nil**

**10. Next Meeting Date**

Thursday, July 27, 2023

**11. Adjournment**

**There being no further business at 7:28 p.m. the meeting be adjourned.**