

Municipality of the District of Lunenburg

Minutes of a Meeting of the Planning Advisory Committee

Held in Council Chambers, 10 Allée Champlain Drive, Cookville NS
In Person and Via Audio and Video Conference
Thursday, October 26, 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 Leith Haysom, District 1
Councillor Michelle Greek, District 7
Councillor Reid Whynot, District 9
Larry Hagell, Member at Large
Ann Mech, Member at Large

Staff

Jeff Merrill, Director of Planning and Development Services
Reid Shepherd, Manager of Planning
Ella Gindi, Planner I
Sarah Kucharski, Manager, Corporate Services & Communications
Jennifer Harrietha, Administrative Assistant

Regrets

Kathleen Long Gray, Member at Large

1. Call to Order

Mr. Simpson called the meeting of the Planning Advisory Committee (PAC) 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. 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 Haysom, seconded by Councillor Bell, that the Agenda of the Planning Advisory Committee be approved as circulated.

Carried unanimously.

4. Approval of Minutes – October 12, 2023

The minutes will be approved at the next scheduled PAC meeting.

5. Business Arising from Minutes (Nil)

6. Planning Advisory Committee Matters

6.1. What We Heard Report and Staff Recommendations – Coastal Protection

A report titled “Coastal Protection – Policy Recommendations” providing background details and various ways the Municipality engaged the public on the topic of Coastal Protection and the results of the survey conducted, was circulated with the agenda.

Ms. Gindi gave a presentation titled “Coastal Protection”, (attached to the Minutes) summarizing staff recommendations regarding the coastal protection project. Details of the report were reviewed in detail at the October 12, 2023, Special PAC meeting held at the Best Western in Cookville, NS.

Following Ms. Gindi’s presentation the Committee discussed the following:

- Habitable spaces
 - Floorspace
- Setbacks
 - Landscape infill
- The policy review period
 - 3 years versus 5 years
- Infrastructure exemptions
 - Roads
- Reviewing the wetland definitions
- Provincial Coastal Protection Act versus the Municipal Policy

The Committee heard from the following members of the public in attendance:

- Rea Bernon-Huston, Rosebay
- Craig Hubley, LaHave Islands
- Sharon Charleton, Green Bay
- Marion Condon, Upper Kingsburg
- Peter Barss, West Dublin
- Karen Reinhardt, New Cumberland & Crescent Beach
- Karen Dempsy, Crescent Beach
- David Himmelman, LaHave
- Keith Sullivan, Pentz (via Teams)

Topics discussed included:

- Road construction and maintenance in coastal areas
 - Provincial public roads and private roads
 - Limited access caused by flooding
- Marshland terminology
- Existing topography protecting the coastline
- Structure resilience
- Temporary structures on sensitive coastal areas
 - RV parks and single RVs (housing options)
- Erosion and environmental setbacks
- Restricting buildings in private protected areas
- Loss of accessibility
 - maintaining public access to the coast
- 2–3-year policy review period versus proposed 5 years
- Policy approval and enforcement
 - Municipal liability
- Infill regulations
- Draft coastal mapping

Staff are currently working on a municipal wide planning project called “MODL2040”. Some of the concerns and questions addressed by the public will be part of this project.

The Committee discussed the following:

- Providing coastal mapping (50-30-15 meter)
- The policy review process (3 versus 5 years)
 - Period (timeline)
 - Procedure of the review process
- Infilling on properties with existing dwellings
- Clarifying the storm impact projections

Moved by Councillor Haysom seconded by Councillor Greek that the Planning Advisory Committee (PAC) recommend to Municipal Council that Council endorse the recommended coastal protection measures contained in Option 1 in the Coastal Protection – Policy Recommendations Report and instruct staff to draft a Municipal Planning Strategy amendment and new Land Use By-law respecting these measures to be brought before Council for First Reading, with the exception of timeline be for 3 years. Carried unanimously.

The committee recessed at 8:50 p.m. and resumed at 8:56 p.m.

7. Heritage Advisory Committee Matters

7.1. Policy 027 – Heritage Property Policy Review

A report titled “Policy 027 – Heritage Property Policy Review” providing details on Council’s direction to staff to revise the Heritage Property Policy. The revisions are to explore a viable solution for classifying the replacement of roofing material with metal and non-substantial alternations.

Ms. Gindi gave a presentation on the proposed amendments to the policy titled “Policy 027 – Heritage Property Policy Review” (attached to the Minutes). The presentation outlined the proposed amendments to the policy.

Following the presentation, the Committee discussed the following:

- Definition of “character defining element”,
- Heritage property “clusters” (to be addressed in MODL2040),
- Solar panels and their placement on heritage properties.

**Moved by Councillor Greek, seconded by Councillor Bell that the Heritage Advisory Committee recommend to Municipal Council to adopt the new revisions to Policy 027 - Heritage Property Policy.
Carried unanimously.**

7. Added Items – Nil

8. In Camera - Nil

9. Next Meeting Date - Thursday, November 23, 2023

11. Adjournment

There being no further business at 9:15 p.m. the meeting be adjourned.