

## **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, November 23, 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 (via video conference)

Councillor Cathy Moore, District 5

Councillor Chasidy Veinotte, District 10

Larry Hagell, Member at Large (via video conference)

Ann Mech, Member at Large (via video conference)

#### **Staff**

Jeff Merrill, Director of Planning and Development Services

Reid Shepherd, Manager of Planning (via video conference)

Jennifer Harrietha, Administrative Assistant

#### **Regrets**

Councillor Michelle Greek, District 7

Kathlee Long Gray, Member at Large

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

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

**Carried unanimously.**

#### **4. Approval of Minutes – October 12, 2023 & October 26, 2023**

**Moved by Mayor Bolivar-Getson, seconded by Councillor Bell, that the minutes of the October 12, 2023, and October 26, 2023, Planning Advisory Committee be approved as circulated.**

**Carried unanimously.**

#### **5. Business Arising from Minutes (Nil)**

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

##### **6.1. Amendments to the Riverport & District Secondary Planning Strategy**

A report titled “Amendments to the Riverport & District Secondary Planning Strategy and Land Use Bylaw” providing background details on the proposed amendments regulating development near wetlands and accessory uses, was circulated with the agenda.

Mr. Merrill gave a presentation titled “Riverport & District SPS and LUB Amendments”, (attached to the Minutes) summarizing the following:

- How the municipality regulates development near wetlands.
- Staff recommendations to the Riverport & District Area Advisory Committee (AAC).
- Existing policy for accessory uses (accessory structures specifically in the Riverport area).

The Committee discussed the following:

- Origin of proposed amendments.
- Exemption by a qualified professional (retained by the property owners).
- Municipal policies aligning to reflect the same regulations.
- AAC supporting the proposed changes.

Being no comments from the public on the accessory uses/structures, the committee was prepared to move forward with the recommendation regarding the item.

**Moved by Councillor Veinotte, seconded by Councillor Moore that the Planning Advisory Committee recommends Municipal Council repeal policy 4.13 ‘Accessory Uses’ of Riverport & District Land Use Bylaw and replace it with a revised policy titled ‘Miscellaneous Minor Accessory Structures’ in alignment with similar polices in MODL’s other Land Use Bylaws. Carried unanimously.**

Discussion continued with the following topics:

- AAC supporting the proposed changes (wetlands).
- Exempting the two (2) properties identified,
- Development and building permit process when a wetland is identified.
- Exemption by a qualified professional.

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

- Janet Peace, Rose Bay
- Sarah Suric, Lower Rose Bay

Topics discussed included:

- No changes to the current policy.
- Identifying wetlands:
  - Complexity
  - Oversight
  - Mapping
- Other protected areas:
  - Beaches
- Working together with protection agencies and government (specifically with the Municipality).

The committee discussed:

- Exempting the two (2) properties identified.
- Integrity of Government regulators.
- Identifying wetlands:
  - Improved mapping (specifically addressing the mapping errors),
  - Continued partnership with groups/government for environmental protection.

**Moved by Councillor Moore, seconded by Councillor Bell that the Planning Advisory Committee recommend to Council to rezone the two (2) identified lots (PIDs 60718046 and 60718038) from the Environmental Sensitive Zone to a Rural-3 in the Riverport & District Planning Area.**

**Carried unanimously.**

**Moved by Mayor Bolivar-Getson seconded by Councillor Bell that the Planning Advisory Committee refers staff go back to the Riverport Area Advisory Committee to discuss the new information regarding the wetland policies.**

**Carried unanimously.**

7. **Heritage Advisory Committee Matters – Nil**
8. **Added Items – Nil**
9. **In Camera - Nil**
10. **Next Meeting Date - Thursday, January 25, 2024**

**11. Adjournment**

**There being no further business at 8:33 p.m. the meeting be adjourned.**