

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Minutes of a Meeting
PLANNING ADVISORY COMMITTEE
Held in the Council Chambers, 210 Aberdeen Road, Bridgewater
Thursday, January 24, 2019

ATTENDANCE

Councillors	Mayor Carolyn Bolivar-Getson – ex officio Peter Simpson, Member at Large – Chair Councillor Lee Nauss, District 3 Councillor John Veinot, District 4 Councillor Michael Ernst, District 8 Councillor Reid Whynot, District 9 Councillor Errol Knickle, District 10 Peter Berrigan, Member at Large (arrived at 7:23 pm) April Whynot-Lohnes, Member at Large
Staff	Jeff Merrill, Director of Planning & Development Services Doug Reid, Municipal Planner Norma Schiefer, Development Officer Jennifer Harrietha, Administrative Assistant

1. CALL TO ORDER

Mr. Jeff Merrill, Director of Planning and Development Services called the meeting to order at 6:30 p.m.

2. ELECTION OF CHAIR AND VICE CHAIR

2.1/2.2 Nomination & Election of Chair

Peter Simpson, Member at Large was nominated and elected as the Chair of the Planning Advisory Committee.

Mr. Simpson took the Chair.

2.3/2.4 Nomination & Election of Vice Chair

Councillor Ernst, Councillor Nauss and Member at Large April Whynot-Lohnes were nominated for Vice Chair. Councillor Nauss and Ms. Whynot-Lohnes declined the nomination.

Councillor Ernst was nominated and elected as the Vice Chair of the Planning Advisory Committee.

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

3. PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE

Chairperson Simpson read aloud The *Procedure for Addressing the Committee* (printed at the bottom of the Agenda) to those in attendance (this was following Mr. Reid's presentation – *Proposed Amendments*).

4. APPROVAL OF AGENDA

Moved by Councillor Ernst, seconded by Councillor Knickle that the regular proceedings of the committee be suspended to allow the members of the Oakland Planning Advisory Committee to join the Committee around the table for discussion on the draft Oakland by-law. Opposed: Ms. Whynot-Lohnes, Councillor Veinot. Motion defeated.

Moved by Mayor Bolivar-Getson, seconded by Ms. Whynot-Lohnes, that the Agenda be approved as circulated. Carried unanimously.

5. APPROVAL OF MINUTES

Moved by Councillor Whynot, seconded by Ms. Whynot-Lohnes that the Minutes of the Planning Advisory Committee meeting of June 28, 2018 be approved as circulated. Carried unanimously.

6. BUSINESS ARISING FROM MINUTES

As of October 2018, the Subdivision By-law is now in effect.

7. PLANNING ADVISORY COMMITTEE MATTERS

7.1 Blockhouse Plan Area, 204 Cornwall Road, MBW Courier Services

Mr. Merrill presented the Development Agreement Application submitted by Snowcreek BDS/MBW Courier Services (Municipal Enterprises Ltd.) at 204 Cornwall Road, Blockhouse (attached to the *Agenda*).

The applicant proposal is to construct a new building to operate as a warehousing depot for local courier trucks. Under the By-law the business is allowed, however it is the size of the building that requires approval from the Committee.

Staff held a public information session in December 2018. Some concerns noted by the public were:

- Site lighting – location of lighting, direction, shielding
- Truck noises – during the day and night, beeps from reversing vehicles, idling

Those concerns were addressed, as noted in the Report attached to the Agenda.

Moved by Councillor Ernst, seconded by Councillor Nauss, that the Planning Advisory Committee recommend Municipal Council enter into a Development Agreement with the Municipal Enterprises Ltd, to allow for the proposed change of use, at civic address 204 Cornwall Road, Blockhouse, to permit for the development of a courier services facility, subject to identified conditions being included in any proposed Development Agreement, as present in the Policy Criteria Chart and Staff Report to the Blockhouse Area Advisory Committee.

There was discussion on the security at the facility.

Brian Sutherland, Snowcreek Building Design Solutions addressed the Committee. The courier services facility will contain locked cabinets inside the building, a gated fence outside, and cameras both inside and outside. Nothing will be stored in the building longer than overnight and there will be no handling of dangerous goods.

The Motion on the floor was voted on. Carried unanimously.

7.2 Draft Oakland Secondary Planning Strategy & Land Use By-law

Mr. Reid presented the draft Oakland Secondary Planning Strategy (SPS) and the Land Use By-law (LUB) to the Committee (attached to the *Agenda*).

Communications with residents have been in the form of information brochures and numerous public meetings with the Oakland Area Advisory Committee (AAC). The Committee felt there was reasonable effort from staff and the AAC to engage the public on the revisions to the draft SPS and LUB.

PUBLIC INPUT

Anne MacLaren

- Municipal staff were very informative
- Document is accurate reflection of the process

Ian Creery

- Drafted the Second petition
- Importance of the rural community
- Global warming concerns

Sue Bookchin

- Committee has done a thorough job

Chairperson Simpson Called twice more for public input; being none, everyone was thanked for their comments, questions and/or concerns.

The Committee inquired if there was a majority consensus from those in Oakland to move forward to make the motion to adopt the draft SPS and LUB. Mr. Reid commented that the document has the support of most of the public, although not universal.

Moved by Councillor Ernst, seconded by Councillor Whynot, that the Planning Advisory Committee recommend to Municipal Council to give notice of their intention to adopt Draft version 3.1 of the Oakland Secondary Planning Strategy and Land Use By-law, thereby repealing the current local planning documents, and that Council hold a Public Hearing at a date to be determined by Council motion. Council direct staff to hold a public information meeting in the community, prior to the date of the Public Hearing.

Councillor Ernst commented that based on voter numbers and listed civic addresses in Oakland, it is consistent with the numbers of individuals who expressed opinion on the Oakland review process.

Motion on the floor was voted on. 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, February 28, 2019

12. ADJOURNMENT

There being no further business at 8:16 p.m. it was moved by Councillor Ernst and seconded by Councillor Whynot that the meeting be adjourned. Carried.

PETER SIMPSON, MEMBER AT LARGE – CHAIR

**JEFF MERRILL, DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES**