

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Minutes of a Meeting
SPECIAL PLANNING ADVISORY COMMITTEE
Held in the Council Chambers, 210 Aberdeen Road, Bridgewater
Tuesday, May 7, 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 – Vice Chair Councillor Reid Whynot, District 9 Councillor Errol Knickle, District 10 Peter Berrigan, Member at Large April Whynot-Lohnes, Member at Large
Staff	Jeff Merrill, Director of Planning & Development Services Byung Jun Kang, Municipal Planner Rhys Burnell, Planning Co-op Student Jennifer Harrietha, Administrative Assistant

1. CALL TO ORDER

Chairperson Peter Simpson called the meeting to order at 7:00 p.m.

Mr. Jeff Merrill introduced the new members of the Planning Department; Mr. Byung Jun Kang, Planner and Rhys Burnell, Planning Co-op Student.

2. 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.

4. APPROVAL OF AGENDA

Moved by Councillor Nauss, seconded by Councillor Whynot, that the Agenda be approved as circulated. Carried unanimously.

5. APPROVAL OF MINUTES

Moved by Councillor Whynot, seconded by Mr. Berrigan that the Minutes of the Planning Advisory Committee meeting of January 24, 2019 be approved as circulated. Carried unanimously.

6. BUSINESS ARISING FROM MINUTES

Mr. Merrill provided update on the Blockhouse Courier Service. Council approved the application. Oakland Planning Strategy was approved by Council and the Province. As of May 1, 2019, the new Oakland document is now in effect.

7. PLANNING ADVISORY COMMITTEE MATTERS

7.1 Amendment to the Riverport and District Secondary Planning Strategy and Land Use By-law

Mr. Kang presented the report *Amendment to the Riverport & District Secondary Planning Strategy and the Land Use By-law Riverport District Fire Hall (3802 Highway 332, Riverport NS, PID 60187267)* (attached to the *Agenda*).

The Riverport District Fire Department is requesting an addition to the existing structure (to house three fire trucks). The applicant has requested to amend the Secondary Planning Strategy and the Land Use By-law in Riverport by creating provisions for emergency services to be exempted from the Structural Size Policy and the Watercourse Setback Policy.

During the application process and public consultations, the applicant has been made aware of the potential flood risks.

Mr. Pat Lohnes, Deputy Fire Chief of Riverport Fire Department was welcomed to address questions and comments from the Committee.

The Committee members discussed and asked for clarification on the following:

- Could the structure be raised?
- Is there a waiver for applicant to sign (advised of the risk)?
- Has the Fire Department's Insurance been advised?
- When will the Province have approved regulations regarding flood risk?
- Was the Fire Hall affected by past flooding occurrence(s)?
- Relocating the hall or build the truck bay as a new structure on the lot across the road?

Municipal Staff and Mr. Lohnes provided responses to the Committee regarding their questions and concerns.

Moved by Councillor Whynot, seconded by Councillor Ernst, that the Planning Advisory Committee recommend to Municipal Council the application to amend the Riverport & District Secondary Planning Strategy and Land Use By-law as presented in Option 1 of the staff report. Carried unanimously.

7.2 Amendment to the Osprey Village Secondary Planning Strategy and Land Use By-law

Mr. Merrill presented the report *Amendment to the Osprey Village Secondary Planning Strategy and the Land Use By-law* (attached to the *Agenda*).

The site of the new Municipal Services Building and parking lot will be in two zones, noted in the Osprey document:

- Village Centre (VC) Zone

- Open Space (OS) Zone

Development within VC zone requires Site Plan approval, but the current OS zone does not permit parking lots. An amendment is required to the document so that a municipal project can be in any zone and does not require a permit from itself.

There was discussion regarding the parking lot(s), the timeline of the building construction, the current location of the powerlines, and the residential/commercial zoning of Osprey Village.

It was noted that the document should be reviewed as there have been many changes since it was adopted.

Moved by Councillor Nauss, seconded by Councillor Whynot, that the Planning Advisory Committee recommend to Council that Council approve the by-law amending the Osprey Village Secondary Planning Strategy and Land Use By-law (Option 1), dated May 7, 2019. Carried unanimously.

7.3 2019 Nova Scotia Planning Conference Draft Schedule

The 2019 Nova Scotia Planning Conference will be held May 29-31, 2019 in Halifax. Some staff from the planning department will be attending the conference. The PAC Committee was asked if any members were interested in attending as well. The Members-at-Large declined and Chairperson Simpson declined.

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, June 13, 2019

12. ADJOURNMENT

There being no further business at 8:10 p.m. it was moved by Councillor Whynot and seconded by Councillor Nauss that the meeting be adjourned. Carried.

PETER SIMPSON, MEMBER AT LARGE – CHAIR

JEFF MERRILL, DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES