



Municipality of the District of Lunenburg

REQUEST FOR DIRECTION

REPORT TO: Planning Advisory Committee
SUBMITTED BY: Byung Jun Kang, Planner
CC: Jeff Merrill, Director of Planning & Development Services
DATE: June 13, 2019
RE: Consolidation of Blockhouse-Oakland-Princes Inlet Plan Areas
ORIGIN: Municipal Council meeting, November 27, 2018, Resolution 10.2.1

RECOMMENDATION

Staff is seeking direction from the Planning Advisory Committee (PAC) regarding the consolidation of Blockhouse, Oakland, and Princes Inlet Plan Areas, as directed by Municipal Council on November 27, 2018. Staff recommends the following directions with alternative options available in this staff report:

Name for the Consolidated Plan Area

Option 3 “Greater Mahone Bay Plan Area” for the name of the Consolidated Plan Area;

Restructured Area Advisory Committee

Option 1 “Interim Committee” for the restructuring of the Consolidated AAC;

Adoption Process

Option 3 “Joint AAC Recommendations” for the planning documents consolidation process; and

Staff to also recommend the direct invitation of current AAC members in the three Plan Areas to the next PAC meeting regarding the final recommendation on the consolidated Plan Area.

BACKGROUND

At the Municipal Council meeting held on November 27, 2018, a motion was passed to “direct staff to work towards the integration of area advisory committees identified in District 8, being the Oakland, Blockhouse & Princes Inlet Area Advisory Committees, with a report to the Planning Advisory Committee by May 2019.” Staff report written in April 2017 also stated that the Council has already identified the potential restructuring of Area Planning Advisory Committees in District 8 following the Oakland Plan Review in March 2019.

Action Plan

Consolidation of plan areas requires three decisions: the new name of the consolidated plan area, the new planning documents, and the structure of the new Area Advisory Committee (AAC). As drafting the new Secondary Planning Strategy and the Land Use By-law has the most extensive process, staff has inserted the proposed planning documents in Appendix A. Staff discusses about the name of the consolidated Plan Area and the restructured AAC under Discussion section.

DISCUSSION

This section states the list of options that the PAC may pursue in determining the new name of the Plan Area and the structure of the consolidated Area Advisory Committee. The summary of major changes in the consolidated Secondary Planning Strategy and Land Use By-law is also stated in this section.

Name for the Consolidated Plan Area

The purpose of having a community name is for the identification of the Plan Area within the Municipality. The new name should reflect all parts of the community, have distinguishable characteristics, and be easy-to-identify. Based on the criteria, staff has determined a few options for the new name:

- Option 1: PAC to choose **Blockhouse-Oakland-Princes Inlet Plan Area**
- Option 2: PAC to choose **Oakland, Blockhouse & Princes Inlet Plan Area**
- Option 3: PAC to choose **Greater Mahone Bay Plan Area**
- Option 4: PAC to create a new name
- Option 5: Each AAC to hold its meeting and forward its recommendation
- Option 6: PAC to invite all three AAC for a decision in the next meeting

Restructured Area Advisory Committee

Policy MDL-56 governs the selection of membership in Area Advisory Committees (AAC). There are no provisions on the maximum number of committee members, unless specified in each AAC's terms of reference. The recommended maximum for the new AAC is 8 members, since all three Plan Areas state their maximum number of members as eight, including a local Councillor. As well, all existing members' terms expire in November 2020, as shown in Table 1.

There are several considerations in determining a transitional process for forming a new AAC, such as remaining terms of the existing members, and representation of each Plan Area. Based on the criteria, a few options are available:

Table 1: Current Members of the three Area Advisory Committees

Jurisdiction	Name	Term Expiring
Municipal Council	Councillor Michael Ernst	-
Oakland AAC (4)	Thomas Lockwood	November 2020
	Geoff MacDonald	November 2020
	Ron Myers	November 2020
	William Scott	November 2020
Princes Inlet AAC (0)	(none)	N/A
Blockhouse AAC (6)	Milton Countway	November 2020
	John Croft	November 2020
	Jason Martell	November 2020
	Paul Young	November 2020
	William Young	November 2020
	Paula MacDonald	November 2020

- Option 1 (**Interim Committee**): Allow remaining of all existing members until November 2020 and to nominate up to seven new members from the public with an eligibility for reappointment in December 2020.
- Option 2 (**Equal Representation**): Appoint two members of the public from each Plan Area, with a recommendation of new appointment in Princes Inlet.
- Option 3 (**New Appointment**): Receive applications for the appointment of seven members of the new AAC. Terms may last until the remaining term of November 2020 (Option A) or commencement of a new 2-year term (Option B).
- Option 4 (**Large Committee**): Create an 18-member AAC, with two new nominations from Oakland and six new nominations from Princes Inlet, as well as all existing members remaining in the new AAC.
- Option 5 (**Direct Planning**): Direct PAC to assume the role of current AACs.
- Option 6: PAC to create a new process.
- Option 7: Each AAC may hold its meeting and forward its recommendation.
- Option 8: PAC may invite all three AAC for a decision in the next meeting.

Consolidated Secondary Planning Strategy & Land Use By-law

A consolidated planning document has been prepared to combine the three existing planning documents, while the same provisions are applied throughout different parts of the consolidated Plan Areas. Draft planning documents can be found in Appendix A.

Guiding Principles

The vision is to have one Secondary Planning Strategy and one Land Use By-law that govern the consolidated Plan Area while sustaining the uniqueness of each community. Although similar policies and provisions were consolidated for conciseness, staff ensured that the new planning documents would not alter the intention of existing policies for respective Plan Areas.

Consolidated provisions are then stated in the order of that found in Oakland planning documents. For interpretation, informative text is provided following each section in a sky-blue text, which does not form part of the planning documents.

Three principles of drafting the proposed provisions are as follow: (1) if wordings are different but the intentions are the same, then the wording of the Oakland planning documents prevail; (2) if the intentions are different on the same provision, separate clauses are written in different zones or in a part regarding specific provisions, thereby sustaining community identity; and (3) none of the existing provisions are removed from the consolidated planning documents, but some provisions may have been shifted to the part regarding General Provisions, which is applicable to all three Plan Areas.

To elaborate on (2), those provisions applicable in all three current Plan Areas are written in Part III (General Provisions); those provisions applicable in only one Plan Area are written in Part VI (Specific Provisions); and those provisions applicable in two Plan Areas are written in Part III with an exemption clause stated in Part VI.

Structural Revision

Part VI (Specific Provisions) is added after Part V (Amendment) of the Secondary Planning Strategy. Part VI consists of policies that are only applicable within the geographical boundary of the former Plan Area, now referred to as a Community Area.

As shown in Table 2, staff has renamed some of the land use designations and zones to distinguish them from similarly named zones in other Plan Areas. Zonal boundaries and provisions remain the same.

Table 2: Proposed Land Use Designations and Zones

Designation	Zone	Code	Previous Zone Name
Rural (RUR)	Rural Oakland	R-O	Rural (Oakland)
	Rural Highway	R-H	Rural Highway (Princes Inlet)
	Rural Princes Inlet	R-P	Rural Coastal (Princes Inlet)
	Rural Blockhouse	R-B	Rural (Blockhouse)
	Institutional	I	Institutional (All three)
Residential (RES)	Two-Unit Residential	R-2	Two-Unit Residential (Princes Inlet)
Environmental (ENV)	Environmentally Sensitive	ES	Environmentally Sensitive (Princes Inlet)
	Protected Water Area	PW	Protected Water Area (Oakland)
	Oakland Commons	OC	Commons (Oakland)
	Ocean Shoreline	OS	Ocean Shoreline (Oakland)

Housekeeping Revision

While staff has attempted to include all of the existing provisions in the three Plan Areas, some provisions may have been shifted to the part on General Provisions, which is applicable to all three Plan Areas rather than to one specific Plan Area. Staff recommends the following revisions to be part of the consolidation process:

- Policies A-1, A-2, A-6, B-27, C-8, C-10, C-13, D-1, E-10 apply to all Plan Areas (subject to revision and detail investigation)
- Policy B-5: Cemeteries may be built as-of-right in Princes Inlet
- Policy D-17: Blockhouse to have subdivision requirement for an island
- Policy D-20: Blockhouse to have a policy on expansion of non-conforming uses
- Policy E-1: Blockhouse and Princes Inlet may amend SPS for inconsistent LUB

Adoption Process

A consolidated Secondary Planning Strategy and Land Use By-law will be presented at a future PAC meeting. As the Department are consolidating the planning documents, staff would like to seek a direction on the preferred process for recommending the revised planning documents to Municipal Council. A few options are available in reviewing of the new documents:

- Option 1 (**PAC Recommendation**): PAC may recommend the approval of the new Secondary Planning Strategy and the new Land Use By-law for the consolidated AAC.
- Option 2 (**Separate AAC Recommendation**): Each AAC may hold its meeting and forward its recommendation to the PAC.
- Option 3 (**Joint AAC Recommendation**): PAC may invite all three AAC for a decision in the next PAC meeting.
- Option 4 (**Public Information Session**): PAC may hold an information session for receiving public feedback.

ALTERNATIVES

PAC may choose not to consolidate the three Plan Areas and forward such recommendation to the Municipal Council.

COMMUNICATION CONSIDERATIONS

Consolidation of plan areas require some considerations on public engagement, subject to Section 2.1 of the Policy MDL-66 (Public Participation Program). Depending on the options chosen by the PAC, staff may initiate public engagement with the residents of three Plan Areas.