

# **Municipality of the District of Lunenburg**

## **Minutes of a Meeting of Planning Advisory Committee**

Council Chamber, 10 Allée Champlain Drive, Cookville, NS B4V 9E4

Thursday, October 28, 2021 – 7:00 p.m.

### **Attendance**

Councillor Wendy Oickle, District 3 – Chairperson  
Councillor Leitha Haysom, District 1 – Vice Chairperson  
Councillor Sandra Statton, District 6  
Councillor Kacy DeLong, District 8  
Larry Hagell, Member at Large  
Kathleen Long Gray, Member at Large via Teams  
Ann Mech, Member at Large via Teams  
April Whynot-Lohnes, Member at Large via Teams

### **Staff**

Jeff Merrill, Director of Planning and Development Services  
Darren Shupe, Senior Planner  
Byung Jun Kang, Municipal Planner  
Susan Berry, Supervisor, Corporate Services & Communications

### **Regrets**

Mayor Carolyn Bolivar-Getson – ex officio

### **Invited Guests**

Todd & Patricia McCarthy

## **1. Call to Order**

Chairperson Councillor Oickle 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**

Chairperson Councillor Oickle read aloud The Procedure for Addressing the Committee (printed at the bottom of the Agenda) to those in attendance.

Noted for this virtual meeting, comments could be submitted via comments in Facebook Live and/or by telephone.

## **3. Approval of Agenda**

**Moved by Councillor DeLong, seconded by Mr. Hagell, that the Agenda of the Planning Advisory Committee be approved as amended with the following addition:**

- **Member at Large Expression of Interest**

**Carried unanimously.**

#### **4. Approval of Minutes**

To be approved at the next meeting of the PAC.

#### **5. Business Arising from the Minutes**

There were no Business Arising from the Minutes to discuss.

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

##### **6.1 PL210004: Hebbville Rezoning Application from McCarthy's Towing**

Mr. Kang reviewed the rezoning application for McCarthy's Towing. The mix of uses within the Hebbville zone were reviewed and how the potential change might fit within the current uses. Mr. Kang reviewed the planning implications of spot zoning vs mixed use and how the spot zoning would be positive in this instance as it is in the public interest.

The environmental implications of the application before the committee were discussed in terms of ground water. Planning and Development Services expects a formal response from Nova Scotia Environment, although one was not received to date. Mr. Merrill gave an update on how the lack response from NSE would impact the process of approving the application. Mr. Merrill indicated that the motion could be subject to a positive response from Environment which is the recommendation of staff.

Nova Scotia Transportation and Active Transit and the local fire service were consulted regarding the application. Both parties had no issue with application.

Mr. Kang reviewed past positive public comments during previous information sessions in support of the application. The Area Advisory Committee meeting produced no public input.

The Area Advisory Committee is in support of the application.

#### **PUBLIC INPUT:**

There were no comments from Facebook Live, there were no phone calls, and no invited Council members had comments.

**Moved by Councillor Statton, seconded by Councillor DeLong, that the Planning Advisory Committee recommend Municipal Council to approve the rezoning application submitted by McCarthy's Towing and Recovery Limited by adopting Bylaw 027G, the amendments to the Hebbville Secondary Planning Strategy and the Hebbville Land Use Bylaw (2021). Carried unanimously**

##### **6.2 MODL2040 – Vision, Mission and Value Review**

Mr. Shupe gave a verbal update on the review. There were 273 respondents. The responses were 80% favourable to the vision statement and 76% favourable to the values statement. The response rate of this survey was about half of the previous survey likely due to summer season. The three statements were adopted by council.

Council will be holding workshops to look at housing, flood risk and other areas to give direction to policy drafting. The department is targeting spring to bring a draft to the Committee.

## **7. Heritage Advisory Committee Matters**

Mr. Merrill gave an update that Mr. Kang has been appointed as the Heritage Planner to administer the Heritage Planning Bylaw.

## **8. Added Items**

### **8.1 Member at Large Expression of Interest**

Staff are preparing an expression of interest for the members at large – two members terms expire; terms are for two years.

## **9. In Camera**

There were no IN-CAMERA items to discuss.

## **10. Next Meeting Date**

Thursday, November 25, 2021

## **11. Adjournment**

**There being no further business at 7:30 p.m. it was moved by Councillor DeLong, seconded by Councillor Haysom, that the meeting be adjourned. Carried unanimously.**