

Municipality of the District of Lunenburg

Minutes of a Meeting of Special Planning Advisory Committee

Held at Best Western Plus Bridgewater Hotel & Convention Centre, 527 Highway 10,
Cookville NS

In Person and Via Audio and Video Conference

Thursday, October 12, 2023 – 7:00 p.m.

Attendance

Councillor Martin Bell, District 2, Vice Chair

Mayor Carolyn Bolivar-Getson, ex officio

Councillor Leith Haysom, District 1

Councillor Michelle Greek, District 7

Councillor Reid Whynot, District 9

Larry Hagell, Member at Large

Staff

Jeff Merrill, Director of Planning and Development Services

Reid Shepherd, Manager of Planning

Liz Carr, Planner I

Ella Gindi, Planner I

Jacob Macpherson, Planner I

Sarah Kucharski, Manager, Corporate Services & Communications

Jennifer Harrietha, Administrative Assistant

Regrets

Peter Simpson, Member at Large, Chair

Kathleen Long Gray, Member at Large

Ann Mech, Member at Large

1. Call to Order

Councillor Bell called the meeting of the Planning Advisory Committee (PAC) to order at 7:03 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

Councillor Bell 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 Mayor Bolivar-Getson, seconded by Councillor Haysom, that the Agenda of the Special Planning Advisory Committee be approved as circulated.

Carried unanimously.

4. Approval of Minutes – June 22, 2023

Moved by Councillor Haysom, seconded by Councillor Greek that the Minutes of the Planning Advisory Committee meeting of June 22, 2023, be approved as circulated.

Carried unanimously.

5. Business Arising from Minutes (Nil)

6. Planning Advisory Committee Matters

6.1. What We Heard Report and Staff Recommendations – Cluster Development

A report titled "Cluster Development Regulation Report" providing details on the various ways the Municipality engaged the public to ensure they were well informed on the topic of Cluster Developments and the results of the survey conducted, was circulated with the agenda.

Mr. Macpherson gave a presentation titled "PAC Presentation – Cluster Developments", (attached to the Minutes) and reported that cluster developments, also known as grouped or cluster dwellings, or bare land condo, are residential developments located on the same property not created through the subdivision process, and provided details on the following:

- Road standards,
- Servicing capacity,
- Environmental impacts,
- Density, and
- New regulations and existing cluster developments.

The committee heard from the following members of the public:

Colin Mann, Second Peninsula
Chris Reardon., Mahone Bay
Jim Eisenhauer, Second Peninsula
Jennifer Gregory, Second Peninsula
Jennifer Corson, Second Peninsula
Karen Reinhardt, Petite Riviere & Crousetown area
Sharon Mulvagh, Second Peninsula
Glen Rhodenizer, Second Peninsula
Patty Daniels, Waterloo

Public questions and comments included:

- Environmental impact and protection
- Road access, standards, and safety
- Site plans and development agreements
- Agricultural properties
- Property taxes
- Opportunities for further public engagement

Following the direction of the Council, staff are currently working on a municipal wide planning project called “MODL2040”. Some of the concerns and questions addressed by the public will be part of this project.

Staff will follow up with the Facebook comments posted following the meeting.

Moved by Councillor Greek, seconded by Councillor Haysom that the Planning Advisory Committee recommend Municipal Council endorse the recommended cluster development regulation measures contained in Option 1 below and instruct staff to draft a Municipal Planning Strategy amendment and new Land Use By-Law respecting these measures to be brought before Council for First reading.

Option 1 makes the following recommendations which are expanded upon in the report:

- 1. Regulate Using the Site Plan Approval Process**
- 2. Establish Definitions and General Requirements**
- 3. Meet Private Roads Standards**
- 4. Demonstrate Adequate Servicing**
- 5. Demonstrate Environmental Impact**
- 6. Encourage the Development of Conservation Design Cluster Development**

The Committee discussed the need for stronger language around Item 5 (Demonstrate Environmental Impact), density and neighboring density, private road standards, road access safety, and a 5-year review period for the document.

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

The Committee recessed at 8:35 p.m. and resumed at 8:45 p.m.

6.2. What We Heard Report and Staff Recommendations – Coastal Protection

A report titled “Coastal Protection – Policy Recommendations” providing background details and various ways the Municipality engaged the public on the topic of Coastal Protection and the results of the survey conducted, was circulated with the agenda.

Ms. Carr and Ms. Gindi gave a presentation titled “Coastal Protection”, (attached to the Minutes) and summarized the feedback collected from the public during the initial round of

public engagement for the coastal protection project. They reported that the proposed new regulations would prevent construction on coastal lands that are vulnerable to flooding and erosion and protect coastal ecosystems from the harm caused by development.

The Committee discussed:

- Protected coastal ecosystems:
 - Designated provincial wetlands vs those not designated,
 - Partnership with Ducks Unlimited.

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

Karen Dempsey, Crescent Beach

Eileen M. (last name unclear), Second Peninsula

Jennifer Corson, Second Peninsula

Topics discussed included:

- Setback requirements and how to measure,
- Wetlands, mapping versus what is on the ground,
- Restricted area(s) on mapping,
- Information provided by surveyors on plans (elevation requirement),
- Nonconforming uses expanding.

The Committee will resume the discussion on Coast Protection at the next PAC meeting on Thursday, October 26, 2023.

7. Added Items – Nil

8. In Camera - Nil

9. Next Meeting Date - Thursday, October 26, 2023

10. Adjournment

There being no further business at 9:43 p.m. the meeting be adjourned.