

MUNICIPALITY OF THE DISTRICT OF LUNENBURG

PROPOSED NEW: MUNICIPAL PLANNING STRATEGY AND SUBDIVISION BY-LAW

Municipal Council Chambers, 210 Aberdeen Rd
Monday, September 24, 2018 at 7 p.m.

PUBLIC HEARING AGENDA

1. CALL TO ORDER at 7:00 PM
2. OPENING REMARKS by MAYOR Carolyn Bolivar-Getson
 - a) Introduction of Council Members.
 - b) Review of Agenda and Rules of Conduct.
3. REPORTS AND PRESENTATIONS by *Upland Planning + Design Studio (Ian Watson)*
4. WRITTEN AND VERBAL PRESENTATIONS from the Public
 - a) Review of Written Submissions by the CAO (if any)
 - i. Corson, Jennifer, dated 2018-09-17.
 - b) Verbal Presentations by the Public (if any)
5. REVIEW OF APPROVAL PROCESS

Municipal Council can make a decision immediately at the close of this Hearing, or at the next Council meeting. If Council deems it advisable to adopt the proposed amendments, Council will conduct Second Reading. Once Council has approved the documents, the documents are forwarded to the Department of Municipal Affairs for review. Upon confirmation from Municipal Affairs that the documents do not conflict with any provincial interest, a Notice of Approval is inserted into a local paper advising of the adoption of these documents. The date the Notice appears in the local paper is the date that the documents become effective.

6. CLOSING OF THE PUBLIC HEARING
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RULES OF CONDUCT

Persons who wish to speak at the Public Hearing are asked to note the following:

- [a] Please state your name and address;
- [b] Direct all statements to the Chair;
- [c] Please try to limit presentations to 10 minutes;
- [d] Speakers may address Council twice, but before addressing Council for a second time, speakers will be requested to wait until all others have had the opportunity to speak, before they address Council a second time.

From: [Jeff Merrill](#)
To: [Jennifer Corson](#)
Cc: [Norma Schiefer](#); [Berrigan Surveys Ltd](#)
Subject: RE: PUBLIC HEARING NOTICE - Subdivision By-law
Date: September 17, 2018 12:09:00 PM
Attachments: [image007.png](#)
[image009.png](#)

Ms. Corson,

Your e-mail has been received. I will include your e-mail with the written submissions for Council's public hearing.

Regards,

Jeff

[Jeff A. Merrill, MCIP, LPP](#)
Director
Planning & Development Services
[Municipality of the District of Lunenburg](#)
210 Aberdeen Road | Bridgewater NS | B4V 4G8
Office: (902) 541-1340 | Cell: (902) 521-0925



From: Jennifer Corson <jennifer@solterre.com>
Sent: September 17, 2018 11:56 AM
To: Jeff Merrill <Jeff.Merrill@modl.ca>
Cc: Norma Schiefer <Norma.Schiefer@modl.ca>; Berrigan Surveys Ltd <berrigan@istar.ca>
Subject: Re: PUBLIC HEARING NOTICE - Subdivision By-law

Hello Mr. Merrill,

Thank you for the clarification and the link to the document that will be presented this evening. I won't be able to attend this evening's event but will be in attendance for next week's Public Hearing.

I continue to struggle with the changes to the 'flag lot' requirements. There are two erroneous statements in the brief summary regarding flag lots in the document:

"The August 28 drafts also limit the number of flag lots (lots with a long, skinny "pole" to gain the required frontage) to three from an area of land. Beyond three lots, the combined "poles" are typically wide enough to provide a right-of-way for a Private Designed Road. The cut-off date for creating an "area of land" will be set to the date the Subdivision By-law

amendments are adopted by Council. This will **provide protection for subdividers** who are currently invested in subdivision designs that depend on flag lots. “

1. **“typically wide enough to provide a right-of-way for a Private Designed Road”.**

I have commented on a number of occasions as to the rare occasion where exactly 60' wide strip can work to provide a road width, when dealing with elevation changes (of which Lunenburg County's many hills should easily be an example), water courses, rock outcroppings, etc. and where a piece of land will meet a public road at right angles. Why has there been no reference as to the required 'commercial entrance' requirements by the Department of Transportation to be one to refer to, or at least acknowledge is in place for developments with over four properties?

I will continue to speak to the value of subdivisions such as '3 Pastures on Second Peninsula', not being able to be built in the manner as we have done, with a high quality gravel road maintained by a neighbourhood association. This new flag lot requirement will limit any new investment by sensitive developers who want to work with the beauty and assets of any given piece of land, to work roads around heritage trees, and not keep within a 3-lot wide required clear cut swath. '3 Pastures' is an example where the Municipality of Lunenburg will miss out on property taxes from eleven residential owners with lots valued between \$160,000 and \$450,000 (not to mention the increased value once homes are built).

The Municipality is missing the opportunity to look at smaller-scale, greener developments, which will not happen if higher costs due to paper planning requirements and new road specifications, which are out of scale with the desirable rural development.

2. **“provide protection for subdividers”.**

Why are previously 'approved in concept' subdivisions being required to meet these new bylaws? Even though I do not agree with the change to the flag lot requirement, if one is adopted, it should only be for new 'subdivision' applications, not any future lots that may be planned, under existing subdivisions. Surely there are not that many in MODL that could be noted to be exempt from the new bylaw so that current projects by developers don't have to rush to pay for surveying and open space fees, for a plan that has been approved by MODL in the past?

I see no 'protection' being provided by MODL for developers who are integral to the generation of tax-base for the municipality.

Please forward these comments to the PAC and Council for review. I have not seen my previous emails and comments attached to any of the previous public sessions. If I am not sending this to the correct address for inclusion in minutes, please let me know.

Regards,

Jennifer

Jennifer Corson, M. Arch. NSAA



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