

MUNICIPALITY OF THE DISTRICT OF LUNENBURG  
Minutes of a Public Hearing  
COUNCIL  
Municipal Council Chambers, 210 Aberdeen Road, Bridgewater  
Thursday, April 2, 2009 11:00 a.m.

**ATTENDANCE**

Councillors: Mayor Don Downe  
Councillor Basil Oickle, District 1  
Deputy Mayor Don Zwicker, District 2  
Councillor Frank Fawson, District 3  
Councillor Milton Countway, District 4  
Councillor Sandra Statton, District 5  
Councillor Wade Carver, District 6  
Councillor Cathy Moore, District 7  
Councillor John Veinot, District 8  
Councillor Arthur Young, District 9  
Councillor Lee Nauss, District 10  
Councillor Martin Bell, District 11  
Councillor Eric Hustvedt, District 12

Staff: Tammy S. Wilson, Chief Administrative Officer  
Ed Curran, Director of Planning & Development Services  
Sherry Conrad, Administrative Assistant

**1. CALL TO ORDER**

Mayor Downe called the Public Hearing to order at 11:00 a.m.

**2. OPENING REMARKS**

Mayor Downe reported that the purpose of the Public Hearing is to present proposed amendments to the Hebbville Secondary Planning Strategy and Land Use By-law and to receive submissions from the public, either written or verbal in regard to same.

2 (a) Introduction of Council Members and Staff

Councillors and staff were introduced by Mayor Downe.

2 (b) Review of Agenda and Rules of Conduct

Copies of the Agenda were circulated to Councillors and members of the public.

Mayor Downe reviewed the Rules of Conduct which were listed at the bottom of the Agenda (attached to Minutes).

### 3. REPORTS AND PRESENTATION BY PLANNING STAFF

Mr. Curran made a PowerPoint presentation (attached to Minutes) which reviewed the amendment process and the proposed amendments that would result from the application of G.W. Mosher Holdings Ltd. to rezone four properties, located at and adjacent to civic address 15180 Highway 3, Hebbville, from the General Commercial Zone, Two-unit Residential Zone and the Rural Zone to Light Industrial Zone. The rezoning would allow for the land owner to further expand both the Auto Sales and the Storage of Machinery and Equipment sections of his business without the need for a Development Agreement as the Light Industrial Zone permits both land uses as-of-right, subject to the zone requirements.

### 4. WRITTEN AND ORAL PRESENTATIONS

#### 4(a) Review of Written Submissions

Mayor Downe reported that no written submissions were received.

#### 4(b) Presentations by the Public

Mayor Downe asked if there were any presentations or comments from members of the public.

The presenters were as follows:

#### Angela Griffin, 15160 Highway (adjacent property to Mosher Motors)

Ms. Griffin expressed concern for the following:

1. The additional noise created in regard to the time of day the machinery and equipment would be moved in and out of the building.
2. The amount of light resulting from the property being kept lit for security purposes. There is a large amount of light coming from that property at present.
3. Are the sideyard requirements increased or decreased?

Mayor Downe advised that most of these questions should have been addressed at the Public Participation Meetings. He asked that Mr. Curran address these concerns.

Ms. Griffin noted that she had received a letter advising of the Hearing but did not receive a notice for the other meetings.

Mr. Curran advised that the letter notifying of today's Public Hearing was sent to all abutting property owners within 100 feet of the subject property. The notices for the other meetings were posted in a public location in the area.

In answer to Ms. Griffin's question about the sideyard requirements, Mr. Curran advised that the existing sideyard requirement is 13 feet. If rezoning goes through, that 13 foot

sideyard will be expanded to a 50 foot sideyard. That means that no construction or development can occur within the 50 foot area from the abutting property line.

Mr. Curran noted that the proposed rezoning amendment will not allow for control of hours of operation, noise or lighting requirements. These items would be addressed if a Development Agreement was required.

Mayor Downe asked three times if there were any other speakers. No other speakers came forward.

## **5. REVIEW OF APPROVAL PROCESS**

The approval process that is to be followed by Council was printed on the Agenda (attached to original Minutes).

Mayor Downe reviewed the approval process that is to be followed. He advised that the proposed amendments would be going forward to a Special Council Meeting held after today's Hearing.

## **6. CLOSING OF THE PUBLIC HEARING**

Mayor Downe thanked the members of the public for attending the Public Hearing to express their comments. He declared the Public Hearing closed at 11:15 a.m.

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MAYOR DON DOWNE, CHAIRMAN

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TAMMY S. WILSON, CAO