

PUBLIC HEARING (Hearing #1)
held by the Council of the
MUNICIPALITY OF THE DISTRICT OF LUNENBURG
in the Mahone Bay Centre, Mahone Bay, N. S.
RE: PROPOSED AMENDMENTS (INTERNAL) TO THE
PRINCES INLET & AREA PLANNING STRATEGY AND LAND USE BY-LAW
Tuesday, November 24, 2009 - 7:00 p.m.

ATTENDANCE

Council: Mayor Don Downe
Councillor Basil Oickle - District 1
Councillor Donald Zwicker - District 2
Councillor Frank Fawson - District 3
Councillor Milton Countway - District 4
Councillor Wade Carver - District 6
Councillor Arthur Young - District 9
Councillor Lee Nauss - District 10
Councillor Martin Bell - District 11
Councillor Eric Hustvedt - District 12

Absent: Councillor Sandra Statton - District 5
Councillor Cathy Moore - District 7
Councillor John Veinot - District 8

Staff: Tammy S. Wilson, Chief Administrative Officer
Jeff Merrill, Acting Director, Planning and Development Services
Norma Schiefer, Development Officer
Heather Whynott, Administrative Assistant

Public: There were approximately 50 in attendance.

1. CALL TO ORDER

Mayor Downe called the Public Hearing to order at 7:00 p.m.

2. OPENING REMARKS

a. Introduction of Council Members and Staff

Members of Council and staff introduced themselves.

b. Review of Agenda and Rules of Conduct

Mayor Downe reported that two separate Hearings will be held this evening. The first Hearing will deal with the housekeeping amendments proposed by staff. The second Hearing is for the amendments that are proposed as a result of the request from Harley & Eileen Eisener.

Mayor Downe then reviewed the Agenda and the Rules of Conduct that are to be followed by members of the public who wish to speak at the Hearing.

3. REPORTS AND PRESENTATIONS BY PLANNING STAFF

a. Staff Presentation on the Planning Approval Process and the Proposed Amendments
Using a PowerPoint presentation, Ms. Schiefer reviewed the proposed amendments to the Princes Inlet & Area Secondary Planning Strategy (SPS) and Land Use By-law (LUB), which is to clarify that the lot frontage requirement does not apply for lots being created for the purposes of a designed road or public highway. She also reviewed the amendment process to date.

The Planning Advisory Committee's recommendation is that Municipal Council approve the amendments to the Princes Inlet & Area SPS and LUB to exempt lots being created for a designed road or public highway from the lot frontage requirement, as noted in Schedule "C" of the staff report dated August 20, 2009.

4. WRITTEN AND ORAL PRESENTATIONS

a. Review of Written Submissions

Ms. Wilson reported that there were no written submissions received regarding this particular amendment.

b. Presentations by the Public (verbal)

The members of the public were invited to make comments/presentations.

The following individuals commented on the proposed amendment:

Alan Creaser
Franklyn Burgoyne
Royal Stevens
Pam Barker

All of their comments were basically the same, that no formal presentation was made at last week's Public Information Session on this proposed amendment and that only the second amendment regarding the proposed Ocean Shoreline Zone was dealt with.

Mr. Merrill said last week the main focus was on the second set of amendments. Staff did clarify at the end of the meeting that there was another amendment to also be made.

Ms. Schiefer reported that there were questions asked and answered for clarification and the information was available at the Public Information Session.

Ms. Wilson explained that the reason why this amendment is being dealt with separately is because it's a housekeeping amendment to clarify that the lot frontage requirement does not apply for lots being created for a designed road or public highway; and therefore, it was felt there would be no objection to it. Whereas, the second amendment is proposing that an Ocean Shoreline Zone be created and that there could be more objection to that amendment and, therefore, it's being dealt with separately.

Alan Creaser - He said it was not clear to him when he left last week's meeting that there were two amendments. They (staff) did a formal presentation on the Ocean

Shoreline Zone which was well done, but staff didn't do a formal presentation on this amendment.

Mayor Downe asked, " Is the lack of clarity the issue for you?"

Alan Creaser - He said he has some questions on the amendment but has been told he cannot bring up questions tonight.

Mayor Downe said at the close of the Hearing we can entertain questions that can be answered. Council will need to make a decision if another Hearing will need to be held.

Dr. Alexander Steeves - He said he would like to see more clarification done on how it was established about construction of roads through property and the effect on water quality.

Mayor Downe asked three times if there were any further presentations from the public. There were no further presentations.

5. REVIEW OF APPROVAL PROCESS

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

Mayor Downe reviewed the approval process.

6. CLOSING OF THE PUBLIC HEARING

Mayor Downe declared the Public Hearing closed at 7:26 p.m.

After the close of the Hearing, the members of the public were given the opportunity to ask questions and have them answered by staff for clarification.

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MAYOR DON DOWNE, CHAIRMAN

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TAMMY WILSON, CHIEF ADM. OFFICER