

**MUNICIPALITY OF THE DISTRICT OF ARGYLE
PLANNING ADVISORY COMMITTEE MEETING**

Thursday, July 31, 2008

Tusket, NS 7:00 p.m.

Present: Chairman Robert Amirault; Warden Aldric d'Entremont; Councillors Calvin d'Entremont, Bruce Hubbard, Roderick Murphy, Committee member Alfred d'Entremont, Chief Administrative Officer Alain Muise, Acting Director of Public Works Lorelei Doucette, and Senior Planner Brad Fulton.

Chairman Robert Amirault calls the meeting to order at 7:05 p.m.

On motion by Roderick Murphy and seconded by Aldric d'Entremont the Agenda is approved as circulated.

Motion Carried

Rezoning application

On July 14th, an application was received by Walter K. Spinney to rezone his current property containing a boat shop, accessory buildings and a residential building. Currently, the entire property is zoned General Use Industrial. The request is attached to these minutes for further information.

Walter Spinney wishes to subdivide his property in 3 properties, one to contain a boat shop, one for vacant land for residential use, and the third for his residence. Walter wishes to designate proposed lot 3 to general use, and R1 as general use and the proposed lot 2 would remain as General use industrial.

Our subdivision officer, Ridge Hiltz, cannot approve the subdivision since our land-use by-law does not allow the residence to be stand alone on a General Use Industrial lot.

The committee questions whether the neighboring lot owners need to be advised. Mr. Fulton indicates that no notification is required, but the amendment would be subject to a public meeting, and the meeting would have to be advertised as per the Municipal Government Act regulations.

It is moved by Roderick Murphy and seconded by Calvin d'Entremont that the Committee recommend to Council that the aforementioned properties, owned by Walter Spinney, be rezoned from General Use Industrial to General Use.

Motion Carried

Business park- Residential Use zoning

Mr. Brad Fulton describes the Advisory Committee and Council's roles and responsibilities respecting their municipal strategy and land use bylaw. In essence, Council cannot act contrary to its own municipal strategy and land use bylaw. Mr. Fulton has prepared a report to the Committee and it is attached for further information.

Our Senior Planner explains that to make amendments to the municipal strategy, the Planning advisory committee would have to invite Public participation, and Council will also require a public hearing. Discussion also surrounds the idea of a constructed road and the fact that the road will be a public road. The Municipality will have to maintain this road according to our Senior Planner. Discussion surrounds their interest to bring in development, and the lack of success in selling commercial lots in the Industrial Park. The pros and cons of a residential development near the industrial park are discussed at length. Councillor Amirault suggests that Mr. Fulton prepare a report outlining Council's development options, and the pros and cons of each. Options discussed include, but are not restricted to:

1. Allow for the development of residential lots on the riverfront, and eliminate heavy industry as an allowable use in the current Business Park.
2. Allow for the development of residential lots on the riverfront, and allow heavy industry, by development agreement.
3. Do not allow for residential development on the riverfront, and leave Business Park definition as is.

Commercial development of private roads

Our Senior Planner discusses the issue of allowing commercial development on private roads, and has prepared a report which is attached. Currently, Argyle does not have regulations or significant standards respecting the construction of private roads. Mr. Fulton brings this issue to the attention of the committee, and discusses the need for the Municipality to consider regulations in order to avoid future issues with underdeveloped roads. The Committee instructs the Senior Planner to obtain information on other Municipal units' subdivision bylaws – specifically in reference to private road regulations.

Our Development Officer and Acting Director of Public Works, Lorelei Doucette informs Council that an application to develop a Commercial lot on a private road is forthcoming, and it is very likely that Council will be faced with an application to amend their land use bylaw as a result.

No decision on this issue is made at this meeting as more information is required.

There being no further business, on motion by Roderick Murphy Jr. and seconded by Aldric d'Entremont the meeting is adjourned at 8:40 p.m.

Alain Muise, CAO
Recorder

Date Approved: _____

Chairman _____

Alain Muise, Chief Administrative Officer _____