

**MUNICIPALITY OF THE DISTRICT OF ARGYLE
PLANNING ADVISORY COMMITTEE
Thursday, August 28, 2008
Tusket NS 7:00 p.m.**

Present: Deputy Warden Robert Amirault; Councillors Greg Foster, Bruce Hubbard, Roderick Murphy Jr.; Committee member Alfred d'Entremont; Senior Planner Brad Fulton; Chief Administrative Officer Alain Muise; Acting Director of Property Inspection and Public Works Lorelei Doucette and Recorder Sheila Wilson.

Absent: Warden Aldric d'Entremont; Councillor Calvin d'Entremont

The meeting is called to order at 7:08 p.m. by Chairman Robert Amirault.

Agenda:

On motion by Roderick Murphy Jr. and seconded by Bruce Hubbard the agenda is approved as circulated.

Motion Carried

Discussion of Commercial development on Private Roads

Senior Planner Brad Fulton circulates a report with background information, issues, considerations, recommendations and what procedures may be taken.

As a brief summary, an application was received on August 14, 2008 from Mr. Ken B. Anthony requesting that Council amend the Municipal Planning Strategy (MPS) and Land Use By-Law (LUB) to permit commercial development on private roads. Mr. Anthony proposes to purchase and develop a business on a portion of land intended to be subdivided from an existing large parcel of land in Pubnico. The property is currently zoned General Use (GU) and the owner has a desire to further subdivide in the future into additional lots for commercial development. Due to some development constraints, there may be only one possible Nova Scotia Department of Transportation and Infrastructure Renewal access point to the subject property and the development of a new public road to future subdivision lots is not possible. Therefore the developer and owner are considering the construction of a new private road, which is intended to provide access to the one current development and also future new lots.

Currently the MPS and LUB require all lots for commercial development have an access point to a public maintained road. The one lot currently to be subdivided would appear to meet these criteria, however all subsequent subdivisions of new lots could not obtain the required public listed maintained road access approval. To satisfy the owner's desire to develop future commercial lots on his land, this request was made to Council to amend its MPS and LUB to permit commercial developments on private roads.

Mr. Anthony informs the committee that this process began 2 years ago and a number of hurdles have been surpassed and briefly explains some of the process. At this time there is no formal subdivision application.

Planner Brad Fulton states that we have to recognize the difficulties in rural areas and upon doing research presents some options which are outlined in the attached report.

After much discussion, it is without question that a public participation meeting is required to proceed in order to allow for an amendment to the Municipal Planning Strategy (MPS) to permit commercial development on private roads.

It is moved by Roderick Murphy Jr. and seconded by Bruce Hubbard that we inform Council that the PAC Committee will set a date for a public participation meeting as per the MGA regulations to discuss permitting commercial development on private roads.
Motion Carried

CAO Alain Muise will try to develop a strategy to expedite the process and a list of what is required from both parties should be drawn up.

There being no further business, the meeting is adjourned at 9:05 p.m. on motion by Roderick Murphy Jr. and seconded by Bruce Hubbard.

Recorder
Sheila Wilson

Date Approved: _____

Chairman/Warden _____

Alain Muise, Chief Administrative Officer _____