

**MUNICIPALITY OF THE DISTRICT OF ARGYLE
PLANNING ADVISORY COMMITTEE
Wednesday, December 17, 2008
Tusket NS 7:00 p.m.**

Present: Warden Aldric d'Entremont; Councillors Kathy Bourque, Bruce Hubbard, Malcolm Madden, Guy Surette.; Committee member Alfred d'Entremont; Senior Planner Brad Fulton; Karen Dempsey, Planner; Chief Administrative Officer Alain Muise; Acting Director of Property Inspection and Public Works Lorelei Doucette and Recorder Sheila Wilson.

The meeting is called to order at 7:08 p.m. by CAO Alain Muise.

There are new faces around the table and CAO Muise asks that we each give a brief introduction.

Our Planning Advisory Meetings generally meet on the last Thursday of each month, and with our requirements for an Integrated Community sustainability plan, a regular monthly meeting is likely. An apology is given on the lateness of the notice for this meeting. Generally they are sent a week in advance and will be on time in the future.

There is also mention of advertising to add new community members to this committee.

Election of Chairperson

Our past Chairman is no longer on Council therefore we will open the floor to self or the nomination of another member.

Warden d'Entremont self nominates himself, and this is seconded by Guy Surette. Being that there are no other nominations, Warden Aldric d'Entremont is elected as Chairman of the Planning Advisory Committee.

Motion Carried

Agenda:

On motion by Guy Surette and seconded by Bruce Hubbard the agenda is approved as circulated.

Motion Carried

Approval of Minutes

It is moved by Bruce Hubbard and seconded by Alfred d'Entremont to approve the minutes of August 28, 2008 meeting.

Motion Carried

Discussion of Commercial development on Private Roads

Senior Planner Brad Fulton presents a discussion paper on commercial development on private roads. For the new members of the committee, Mr. Fulton summarizes the reason for not allowing commercial development on private roads.

At the August 28, Planning Advisory meeting, developer Ken B. Anthony and property owner Paul d'Entremont presented their concept proposal and request regarding subdivision and development of a portion of the owner's land at Highway 3 in Pubnico. Their concept is based on the ability to obtain development approval from the Municipality of Argyle for commercial uses on lots which abut a private road. Mr. Fulton explains the layout of the land and the problems with constraint to future development on the property.

Mr. Fulton's recommendation is to not allow development on private roads as it is simply not good planning and does not insure the long term safety and viability of the road systems used by the public in the Municipality. However there are other options available one being a Bare Land Condominium and subdivision and development by Development Agreement. Both of these methods could achieve the end result of commercial development by multiple individual owners on "private road" lands which cannot meet the requirements in the current Land Use By-Law. Mr. Fulton gives a brief explanation of how a Bare Land Condominium development and the development agreement could work for this situation.

Consideration has to be given as to what kind of policy Council wants to develop to allow for Commercial development on private roads.

The Committee agrees by consensus that we defer any decisions and ask that Mr. Fulton contact the developers to see if they intend to pursue this development, at which time the Committee can decide how to proceed with the application and the matter of commercial development on private roads.

Discussion of Industrial Park Residential Development

Senior Planner, Brad Fulton, circulates a discussion paper regarding the Business Park Residential Uses Zoning. The Tusket Industrial Park was established in 1989 and developed in the early 90's. Lack of sewer and water services may have hindered development of the park, as to date there are only four businesses in the park.

Council is currently proceeding with the development of a new road and proposed residential lots in the Argyle Industrial Park. The idea of including residential development in the park is seen now as a way of generating revenue, and in addition to constructing a new road to access the waterfront portion of the park lands, Council has also extended the Tusket sewer system to service some of the existing lots and the proposed new residential lots.

Industrial uses and residential uses in close proximity can generate incompatibility issues. Land use planning seeks to minimize land use conflicts through policies which recognize stress issues and attempt practical solutions by appropriate regulations for different uses. Amendments to the Municipal Planning Documents are now needed to enable residential

development in the area. In its deliberation, Council will need to consider all issues related to the development within the total municipal context, such as Road ownership and maintenance, separation of Industrial and Residential Uses and Long Range Planning.

Our current subdivision By-Law does not contain provisions for Municipal Public Street design and construction standards, therefore Council needs to make decision on new public road design and construction standards to incorporate in the subdivision by-law, and should also include Municipal Planning Strategy policy on ownership and maintenance of municipal roads.

Business Park designations and zones are not suitable for residential use. Heavy and light industrial uses and the traffic generated by these uses require separations and buffers between residences and industrial uses. Amending the permitted uses in the park area served by the residential access roads might alleviate some possible conflicts. Establishing truck traffic restrictions and buffer areas within the park designed to reduce possible conflicts should also be considered.

CAO Muise will add to a future Council agenda the matter of by-laws or policies for Public Road standards so that Council makes a recommendation that the Planning Advisory Committee begin the process.

Another is the discussion of what uses that will be allowed in the Park. The committee needs to understand what options are available to restrict heavy uses in the park.

It is moved by Guy Surette and seconded by Alfred d'Entremont that the Senior Planner draw some options as it relates to future development in the Tusket Industrial Park and that we review at a future meeting.

Motion Carried

Integrated Community Sustainability Plans- Introduction

Senior Planner Fulton explains the Integrated Community Sustainability Plan. The Federal Government has committed to transfer funds from the excise tax on gasoline to Canadian Municipalities. The government entered into an agreement with the federal government which set out the terms and conditions of the gas tax monies. In turn Service Nova Scotia and Municipal Relations signed Municipal Funding Agreements with individual municipalities defining the terms and conditions under which the federal monies flow to municipalities. As a requirement, municipalities are required to prepare and submit integrated Community Sustainability Plans to SNSMR.

An ICSP is a long range vision which recognizes the interconnected dimensions of four sustainability pillars as defined by the federal government of environmental, social, cultural and economic development within the community or region. An ICSP is intended to be a long term strategic planning document.

The first step in the ICSP process is for Council to establish an organizational structure by appointing a coordinating committee to steer the ICSP preparation process. Once the "Committee" is appointed, which has been the Planning Advisory Committee for many

Municipalities, the work of developing lines of communication with stakeholders, developing knowledge and understanding to facilitate the process, and ultimately making recommendations to Council regarding adoption of the ICSP can begin. Planner Fulton, again introduces, Karen Dempsey, who has been hired on a two-year contract to help develop this plan.

There being no further business, the meeting is adjourned at 9:00 p.m. on motion by Bruce Hubbard and seconded by Guy Surette.

Recorder
Sheila Wilson

Date Approved: _____

Chairman/Warden _____

Alain Muise, Chief Administrative Officer _____