

**MUNICIPALITY OF THE DISTRICT OF ARGYLE  
PLANNING ADVISORY COMMITTEE  
Thursday, February 26, 2009  
Tusket NS 7:00 p.m.**

**Present:** Warden Aldric d'Entremont; Councillors Kathy Bourque, Bruce Hubbard, Malcolm Madden, Guy Surette.; Committee members Alfred d'Entremont, George Emin, Robert Amirault, Dianne Crowell; Cynthia LeBlanc-Goodwin; 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.

**Regrets:** Councillors Calvin d'Entremont

The meeting is called to order at 7:00 p.m. by Chairman Aldric d'Entremont.

Chairman d'Entremont asks that we each give a brief introduction as we have new members.

**Agenda:**

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

Motion Carried

**Endorsement of new members**

It is moved by Guy Surette and seconded by Kathy Bourque that George Emin, Dianne Crowell, Cynthia LeBlanc-Goodwin and Robert Amirault be endorsed as voting members of the Planning Advisory Committee.

Motion Carried

**Approval of Minutes**

It is moved by Guy Surette and seconded by Malcolm Madden to approve the minutes of January 29, 2009 meeting.

Motion Carried

**Business Arising from the Minutes**

Robert Amirault asks about commercial development and he is advised by Senior Planner Brad Fulton that this development has been put on hold as the developer informed him that due to the economic decline there would be no proceedings this year.

**Amendment –Tusket Business Park, Riverfront Properties**

Senior Planner, Brad Fulton, circulates a discussion paper regarding amendments to the Business Park Zone (document attached). Mr. Fulton gives background information to the committee members.

Council has constructed a new road with sewer services to a proposed residential lot area in the Tusket Business Park. This new area is currently within the boundaries of the

Business Park designation and Zone in the Tusket Rural Centre. Residential uses are not permitted in the Business Park (BP) Zone and it is the intention of Council to not promote commercial and industrial development in this newly developed area. Council does wish however to maintain the Business Park and promote its growth and development. The discussions on proposed uses have focused on residences, and the committee generally concluded business uses would not likely seek this site. Committee also reviewed options for new designations and zoning for this portion of the existing park as well as options for excluding or further regulating certain possible “conflict” uses from the remaining Business Park Zone. With the Business Park designation and zone removed, this area would revert to the Mixed Use (MU) designation and Zone. This change would permit residential development in this area. However the existing MU Zone permits all commercial uses except motor vehicle race tracks and drag strips, and utility and communications buildings and structures. These uses may not be compatible in a distinctly residential environment. The MU Zone was designed for the Rural Centres, where traditional development has been a mix of residential and commercial. The focus here may warrant a more exclusive designation and zone to ensure an investor in a “residential” area not be subject to encroachment of commercial uses. Senior Planner Brad Fulton, recommends to redefine the boundaries of the Business Park designation and zone to remove the newly developed residential area from the park and revert it to the Mixed Use designation and zone should be reviewed. He is looking for more direction as to how to proceed.

It is moved by Guy Surette and seconded by Robert Amirault to recommend to Council that the riverfront properties in the Tusket Business Park be zoned for exclusive residential use with the possibility of including Recreational uses.  
Motion Carried

### **Integrated Community Sustainability Plan**

#### a) Public participation plan

Karen Dempsey gives a brief summary of the last meeting and her presentation on the Planning Advisory Committee, MGA and the Integrated Community Sustainability Plan. She informs the new members that she has been hired on a 2 year contract to do a Community Planning Process to work on the Gas Tax and revise the MPS and LUB.

A draft Public Participation Plan (PPP) regarding Integrated Community Sustainability Plan & Municipal Planning Strategy Review is circulated to Council. The development of an ICSP and the review of existing planning documents is an important opportunity for municipal council to be engaged in a new community planning process. Sustainability is not just about surviving it’s about thriving. It’s about recognizing the value in the good places where we live and trying to make them better. There are various methods and means for public participation in the community planning process envisioned over the next two years. The Draft document (attached) requires approval of the committee.

It is moved by Alfred d’Entremont and seconded by Kathy Bourque that the Public Participation Plan (PPP) be approved.  
Motion Carried

#### b) Sustainability defined (document attached)

Sustainability- The Rural Perspective is circulated to the Committee for their information.

**Other Business**

There being no further business, the meeting is adjourned at 8:55 p.m. on motion by Guy Surette and seconded by Kathy Bourque.

Recorder  
Sheila Wilson

Date Approved: \_\_\_\_\_

Chairman/Warden \_\_\_\_\_

Alain Muise, Chief Administrative Officer \_\_\_\_\_