

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

Thursday, April 2, 2009

Tusket NS 7:00 p.m.

Present: Warden Aldric d'Entremont; Councillors Kathy Bourque, 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; 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.

Agenda:

On motion by Guy Surette and seconded by Kathy Bourque the agenda is approved as circulated.

Motion Carried

Approval of Minutes

It is moved by Malcolm Madden and seconded by Guy Surette to approve the minutes of February 26, 2009 meeting with one correction; Councillor Bruce Hubbard was in attendance and should not be listed as regrets.

Motion Carried

Business Arising from the Minutes

None

Integrated Community Sustainability Plan

a) Sustainable Design Principles

Karen Dempsey circulates a point form list of sustainable design principles that support the concept of sustainable communities. Ms. Dempsey would like the Committee to indicate if they are in agreement so that we may use these principles as a foundation to further develop policy.

The point form list is as follows:

Stewardship – developing a long-term vision, environmental & heritage stewardship

Resource efficiency – using passive and active solar gain technologies, alternative energies, reduce waste and energy use, re-use and retrofit old building, public transport

Diversity & choice- mix uses (in buildings and along streets), mix building types, design for walking & cycling, provide affordable housing types, remove barriers to accessibility

Human needs-support innovation in building design, provide diverse, high quality public spaces, balance urban landscape features with access to wild spaces, enhance safety

Resilience- Build to last, ability to adapt and change, build adaptable, extendable buildings and public spaces, linear connectivity between public spaces,

Pollution Reduction-reduce hard surfaces and run off, reduce and eliminate use of chemicals, pesticides, reduce green house gas emissions, reduce waste, plant trees

Concentration- design compact buildings, encourage greater density especially in growth centres, use existing serviced land before extending services, reduce space given over to roads and parking, re-use derelict buildings

Distinctiveness- reflect architectural/cultural character, landscape and topography of the municipality, retain important buildings and public spaces

Biotic Support-encourage greening of public and private spaces, protect ecological diversity and respect natural features i.e. forests, streams, rivers, shorelines, coastal wetland; protect existing watercourses and mimic natural systems, support indigenous species

Self-sufficiency –demonstrate a sense of public sector civic responsibility, involve community in decision making, build a sense of community, encourage local food production, buy local, support creative employment opportunities, encourage environmental literacy

It is moved by Guy Surette and seconded by Kathy Bourque to endorse the Sustainable Community Design Principles as presented by Karen Dempsey.
Motion Carried

b) Community Assets and Values

This is a discussion exercise regarding assets, which are what we want to keep, build upon and sustain for future generations. The Committee is given four questions to consider for discussion. These questions are as follows:

1. What do you enjoy most about the community you live in?
2. What are the greatest benefits of living where you do?
3. Tell me about a time that you were most proud to be a member of the community you live in.
4. Describe what you consider to be your community's assets, under the following categories: Built asset, Service asset, Natural asset, Economic asset and Social asset.

Each member of the community is given the opportunity to speak on these questions and the number one thing is the safety and comfort of living in their respective areas, number two is being close knit and having strong support, number three is the peacefulness and quietness, but with amenities and number four is the natural environment like the ocean wharf facilities and drumlins.

Ms. Dempsey states that is a small portion of the asset mapping workshop that will help to identify shared values.

Tusket Business Park, Residential Uses

A report on the Amendments discussion to the Residential Park Zone from Senior Planner Brad Fulton is circulated to the Committee. Council's newly developed residential lot area in the western portion of the Tusket Business Park area is currently within the boundaries of the Business Park designation and Zone in the Tusket Rural Centre. The Planning Advisory Committee has recommended to Council this new area be an exclusive residential area with possible recreation uses permitted. The conclusion and recommendations of this report is to adequately minimize potential conflicts between

existing and new businesses/industries in the Business Park Zone and residences in the proposed new Residential Park Zone and residences in the proposed new Residential Park Zone changes to the traditional “mixed use” concept in Rural Centres is required. Amendments with provisions to encourage a residential environment without the potential for encroachment of commercial or industrial uses, requires prohibition of the traditional commercial ‘as-of-right” Rural Centre provisions. To compliment this provision it would follow that a prohibition on establishing home occupations in accessory buildings is also required.

It is moved by Guy Surette and seconded by Robert Amirault to approve the Senior Planners report as presented to the Committee (report attached).
Motion Carried

Other Business

The next Planning Advisory Meeting will be held on April 30, 2009.

There being no further business, the meeting is adjourned at 8:46 p.m. on motion by Kathy Bourque and seconded by George Emin.

Recorder
Sheila Wilson

Date Approved: _____

Chairman/Warden _____

Alain Muise, Chief Administrative Officer _____