

MUNICIPALITY OF THE DISTRICT OF ARGYLE
PLANNING ADVISORY COMMITTEE
Tuesday, February 23, 2021
Zoom, NS 5:30 p.m.

Present: Warden Danny Muise; Deputy Warden Nicole Albright, Councillors Kathy Bourque, Glenn Diggdon and Ted Saulnier, Committee members: Darryl LeBlanc, Donna Gaudet, Earl Muise, WSP Planner Jared Dalziel, CAO Alain Muise and Municipal Clerk Lori Murphy

Regrets: Committee members George Emin and Alfred d'Entremont

The meeting is called to order at 5:35 p.m. by Chair Danny Muise.

Agenda:

It is moved by Nicole Albright and seconded by Earl Muise that the agenda be approved as circulated.

Motion Carried

Re-Zoning on Dennis Point road

WSP planner, Jared Dalziel explained the application for Rezoning to Light Industrial (LI) zone to enable a micro cannabis production and processing facility. The property is on the Dennis Point Road (PID 90081142) near the Dennis Point Wharf in Lower West Pubnico and is currently vacant, undeveloped marine industrial land.

The applicants are Own and Sherman d'Entremont. Signage was posted on the land on February 1st informing residents of the proposed amendment.

The proposed building will be approximately 7,000 to 8,000 square feet of gross floor area: with approximately 12 bays in total which will be enclosed in the proposed building: The proposed production facility is proposed to be composed of self-contained grow pods. The pods will be 120 ft X 60 ft (One storey) if the grow pods are single stacked, or 80ft X 60 ft (Two storey) if they are double stacked.

Jared explained that this amendment is necessary because cannabis production and processing facility is not permitted under the current Marine Industrial (MI) current zone. The Amendment would not permit the commercial consumption or sale of cannabis.

According to the Federal Cannabis Act, any building used for cannabis production or processing is required to have systems to filter air to prevent the escape of odours associated with cannabis to the outdoors.

Jared also mentioned that licences under the Cannabis Act are valid for a maximum of 2 years, and are not automatically renewed. Licenses will not be renewed if operations have failed to

comply with legal requirements.

Applicants, Sherman and Owen mentioned that they have not received any negative feedback.

Jared explained the public engagement process as defined under the Municipal Government Act. A public hearing will be scheduled, and public hearing notices will be sent to property owners within 152 meters of the property to be developed.

It is moved by Glenn Diggdon and seconded by Kathy Bourque that the Planning Advisory Committee recommend to Council to give first reading to Land Use By-law amendments to rezone a portion of the subject site along Dennis Point Road (PID 90081142) from Marine Industrial (MI) Zone to Light Industrial (LI) Zone to enable a micro cannabis production/processing facility for the purpose of enabling a public hearing.

Motion Carried

Committee member Darryl LeBlanc declared a conflict of interest and did not vote on the motion

Housekeeping amendments

Jared mentioned that there was an error identified in the current land use by-law (LUB) pertaining to Part 11, which includes the permitted uses and zone provisions. He recommended that we remove fur farms as a permitted use under the mixed-use zone and add them under the coastal community zone.

Jared also talked about the numerous complaints being received regarding small campgrounds that have inadequate buffering. Jared is recommending that there be an amendment to the LUB to add section 4.24 campground regulations. The proposed draft is as follows:

4.24 Campground Requirements – Draft Proposed

Each campground development must meet the following requirements:

- a) A vegetated area with a minimum width of 15 m shall screen along any property line between a campsite in a campground and any existing abutting residential property not under common ownership.
- b) Access drives within a campground that provide one-way access must have a minimum hard surfaced or graveled width of 3.0 m;
- c) No campsite in a campground may be closer than 3 m to an internal access roadway;
- d) The number of campsites in a campground per lot shall not exceed 15 per ha, to a maximum of 50 campsites;
- e) A campground must provide storage of refuse in a sanitary manner at a location not more than 150 m from any campsite;
- f) A campground must provide clear numbered identification of each campsite space and have a minimum area of 85 m²;
- g) No campsite in a campground may be closer than 30 m to the front lot line nor within 15 m from any other lot line;

Other business

None.

Adjournment

There being no further business, it is moved by Earl Muise and seconded by Nicole Albright to adjourn the meeting at 6:14p.m.

Recorder
Lori Murphy

Date approved: _____

Chair, Danny Muise _____

Chief Administrative Officer, Alain Muise _____