

MUNICIPALITY OF THE DISTRICT OF ARGYLE
PLANNING ADVISORY COMMITTEE
Thursday, July 15, 2021
Zoom, NS 2:00 p.m.

Present: Warden Danny Muise; Deputy Warden Nicole Albright, Councillors Kathy Bourque, Glenn Diggdon and Ted Saulnier, Committee members: Darryl LeBlanc, George Emin, Earl Muise, WSP Planner Jared Dalziel, CAO Alain Muise and Municipal Clerk Eilidh Canning

Regrets: Committee members Donna Gaudet and Alfred d'Entremont

The meeting was called to order at 2:01 p.m. by Chair Danny Muise.

Agenda:

It is moved by Kathy Bourque and seconded by P. Earl Muise that the agenda be approved as circulated.

Motion Carried

Development Agreement Application by Maritime Oyster Company

WSP planner, Jared Dalziel explained the application for PID 90110362, Maritime Oyster Company Limited to enable a Marine Related – Aquaculture use along Highway 3, Eel Brook.

The subject site is zoned Coastal Community (CC). The current Land Use By-law (LUB) permits indoor and outdoor aquaculture in heavy industrial, business park, community coastal industrial, and marine industrial zones. Staff are proposing a development agreement on the subject site (PID 90110362) to permit a shipping container on the property to be used for the grading of oysters prior to transfer.

It is moved by Glenn Diggdon and seconded Kathy Bourque by that the Planning Advisory Committee recommend to Council give first reading to consider approval of the proposed development agreement as contained in Attachment A of this report to allow for Marine Related – Aquaculture use on PID 90110362.

Motion Carried

It is moved by Glenn Diggdon and seconded by Kathy Bourque that the Planning Advisory Committee recommend to Council proceed to a public hearing without a second meeting of planning advisory committee unless substantial comments are received from the public.

Motion Carried

It is moved by Glenn Diggdon and seconded by Kathy Bourque that the Planning Advisory Committee recommend to Council authorize staff to schedule a public hearing for the application.

Motion Carried

Development Agreement Application by Boatskeg Distilling Co. for Evening Patio Use

WSP planner, Jared Dalziel explained the application for PID 90078452, Boatskeg Distilling Co. to enable an evening patio accessory to the craft distillery lounge use on the property.

The subject site is split-zoned with Light Industrial (LI) above the ordinary high-water mark and Coastal Wetlands (CW) below the ordinary high-water mark. The current Land Use By-law (LUB) permits craft distilleries, lounge uses, and accessory evening patios which operate between 9am-9pm. Staff is proposing to go through the development agreement process for the subject site, 23 Du Pont Du Marais Chemin, in Middle West Pubnico, Nova Scotia (PID 90078452) to permit the patio component to operate past 9pm.

It is moved by P.Earl Muise and seconded by Glenn Diggdon that the Planning Advisory Committee recommend to Council to give initial consideration to the Development Agreement Application from Boatskeg Distilling Co. to allow for an evening patio use to operate between 9pm-9am. Note that the terms of the development agreement will determine the permitted duration which may be used during this period.

Motion Carried

Housekeeping amendments

WSP planner, Jared Dalziel explained the Planning and Development Department has received a number of requests for changes to the newly adopted Municipal Planning Strategy (MPS) policies and Land Use Bylaw (LUB) regulations. Along with requests received from the public, Municipal Staff have also identified errors, omissions or regulations which have proved to be unsuccessful. In total, 4 changes are considered for the Land Use Bylaw, and minor housekeeping amendments are proposed for the Municipal Planning Strategy.

The next step is to seek comments from the public on the changes which are outlined within this staff report prior to a public hearing.

Proposed LUB Amendments: Campground Regulations

The development officer has noted that the current regulations regarding campgrounds are quite permissive, and some additional guidance is needed for their successful development. Similarly, permissive rules under the previous bylaw have in Staff's opinion, created a number of developments that are not meeting community standards for aesthetics, and buffering for such uses. With market changes related to COVID-19, Staff are expecting, and have received a number of enquiries related to a renewed interest in campground accommodations and a refined look at these regulations is prudent. Therefore, Staff propose the following amendments:

4.24 Campground Requirements

Each campground must meet the following requirements:

- It is the intention of this section to prohibit year-round permanent residency and/or occupancy in a campground. Full time occupancy of campsites in a campground shall be permitted between April 1 and December 31 of the same year, however, between

- January 1 and March 31 they may only be occupied up to 4 consecutive nights after 3 consecutive nights of non-utilization.
- Every campground shall have provisions for an appropriately designed on-site liquid waste storage facility in the form of a holding tank, septic field, or connection to municipal services for the use of occupants.
 - A campground must have a minimum development ratio of 1:1.5. That is, for each acre of area to be developed for campground sites, 1.5 acres shall be maintained as a natural area or for passive recreational space (such as trails).
 - A vegetated area with a minimum width of 15 m shall screen the full width of any property line between a campsite in a campground and any existing abutting residential property not under common ownership.
 - Unless otherwise specified herein, every building, structure or campsite, with the exception of signs, shall comply with the lot's minimum zone requirements. No campsite in a campground may be closer than:
 - o a. 30 m to the front lot line;
 - o b. 15 m from any other lot line; and
 - o c. 3 m to an internal access roadway
 - The minimum lot area of a campground shall be the greater of: a. 40,000 square metres; or the lot's minimum zone requirements;
 - Every individual campsite in a campground shall have: a. a minimum width or length of 9 metres and a minimum area of 325 square metres; a minimum of one parking space located on the lot; and clear numbered identification of each campsite space.
 - Service buildings or structures intended for the common use of tourist camps or travel trailer park tenants, or for the administration of these facilities, such as washroom/shower building, office or store, shall be permitted up to maximum of 1,000 square metres provided subsection (iii) is met.
 - A dwelling unit or mobile home shall be permitted when accessory and incidental to the operation of the travel trailer park or tourist camp. Such building or structure shall not be located closer than 3 m to any campsite.
 - Designated camping areas shall have access by a lane, road, or driveway having a minimum unobstructed width as follows: a. where two-way traffic is permitted – 7.0 metres; and where one-way traffic is permitted – 3.0 metres.

Proposed LUB Amendments: Fur Farms (Error Correction)

The intended approach with fur farms was to continue to permit them where they exist as-of-right and limit new development opportunities to development agreements in the Rural Development (RD) Zone. While this is clearly laid out in the MPS, there was an oversight in drafting the permitted use table in the LUB related to this, and they were erroneously added as a permitted use in the Mixed Use (MU) Zone, and Rural Development (RD) Zone.

Proposed LUB Amendments: Automotive Mechanical Repair in the Marine Industrial (MI) Zone

Staff have received interest related to automotive mechanical repair uses being permitted in the Marine Industrial (MI) Zone. Many non-marine related uses were deliberately restricted from this zone, to ensure opportunity for co-location near important marine infrastructure for uses that benefit from the proximity. That being said, many of these uses have significant shipping and

transportation related functions, and nearby servicing opportunities would be a beneficial service use to these industries.

Proposed MPS Amendments: Payment

Notification costs were originally added in the MPS to be paid by the developer. This is onerous to deal with small applications, where costs can be minimal, and Staff costs of dealing with payment are greater than the funds received. Therefore, Staff are proposing to remove it as such:

- 11.1.1 To notify by direct mail, land owners located within 500 feet (152 metres) of a property requesting rezoning.

It is moved by Kathy Bourque and seconded by Glenn Diggdon that the Planning Advisory Committee recommend to Council to:

- give first reading to consider approval of the proposed amendments to the Land Use By-law as contained in the planner’s report dated July 8, 2021;
- give first reading to consider approval of the proposed amendments to the Municipal Planning Strategy as contained in the planner’s report dated July 8, 2021;
- proceed to a public hearing without a second meeting of Planning Advisory Committee unless substantial comments are received from the public; and
- authorize staff to schedule a public hearing.

Motion Carried

Other business

None.

Adjournment

There being no further business, it is moved by P. Earl Muise and seconded by Kathy Bourque to adjourn the meeting at 2:47 p.m.

Recorder
Eilidh Canning

Date approved: _____

Chair, Danny Muise _____

Chief Administrative Officer, Alain Muise _____