



Planning Advisory / Heritage Committee Meeting

March 4, 2025

Location: Council Chambers

Present: Warden Lois Landry, Deputy Warden Brent Sampson, Councillor Brian Marchand, Councillor Amanda Mombourquette, Councillor Shawn Samson, Robbin Cotton, Appointed Member, Robert Wambolt, Appointed Member

Also Present: John Bain, Director/Development Officer, Eastern District Planning Commission (EDPC), Troy MacCulloch, CAO, Shelley David, Municipal Clerk

Call to Order

Deputy Warden Brent Sampson called the meeting to order at 6:00 p.m.

Selection of Chair

Deputy Warden Brent Sampson called for nominations for the position of Chair. Warden Lois Landry nominated Deputy Warden Brent Sampson, who accepted the nomination. Nominations were called two more times, and as there were no further nominations, Deputy Warden Brent Sampson was acclaimed to the position of Chair.

Items Added to the Agenda (Approval of the Agenda)

Troy MacCulloch, CAO, through the Chair, requested to move item 6(b) to an in camera session, as the discussion relates to contract negotiations, pursuant to Section 22(2)(e) of the Municipal Government Act.

Moved by Robert Wambolt, Appointed Member, seconded by Warden Lois Landry, that the agenda be approved with the addition of the in camera session. Motion carried.



Review of Minutes re: July 16th, 2024

It was the consensus of the Committee to defer the approval of the minutes to the next meeting.

New Business

a) Mapping for Land Development

For information only.

b) Registered Mail for Variance Notifications

It was the consensus of the Committee to defer the discussion to the next meeting.

c) Sub-Division Planning, Re: Planning new areas to have two-lane roadways with turning areas suitable for fire apparatus and provisions for water supply planning.

Moved by Councillor Amanda Mombourquette, seconded by Warden Lois Landry, that the Planning Advisory/Heritage Committee recommend to Council to have staff investigate specific private road standards for the subdivision bylaw that takes into account serviced/unserviced areas, number of lots, and the process for making roads public, based on best practices across the province.

Motion carried.

d) Warden, Re: Update from Developers

Moved by Warden Lois Landry, seconded by Robbin Cotton, Appointed Member that the Planning Advisory/Heritage Committee recommend to Council, based on initial conversations with developers in the County, that Council reach out to the Nova Scotia Federation of Municipalities (NSFM) to ask for some reflection on the fact that Canadian Mortgage and Housing Corporation (CMHC) is repeatedly seen as ineffectual among rural developers.

Motion carried.



Moved by Councillor Amanda Mombourquette, seconded by Robert Wambolt, Appointed Member, that the Planning Advisory/Heritage Committee recommend to Council to conduct an open process to engage with developers to determine ways the municipality can support housing development.

Motion carried.

e) Request for Sale of Municipal Property

i. PID 75178905 (No. 206 Highway, Arichat)

Moved by Councillor Brian Marchand, seconded by Warden Lois Landry, that the Planning Advisory/Heritage Committee recommend to Council to deem property PID 75178905 as surplus property.

Motion carried.

ii. PID 75029892 (41 Proctor Road, Evanston)

Moved by Councillor Brian Marchand, seconded by Robert Wambolt, Appointed Member, that the Planning Advisory/Heritage Committee recommend to Council to deem property PID 75029892 as surplus property.

Motion carried.

Moved by Councillor Amanda Mombourquette, seconded by Robbin Cotton, Appointed Member, that the Planning Advisory/Heritage Committee recommend to Council to have staff investigate lot size restrictions and technology for on site sewage to allow more flexibility in the creation of lots in unserviced areas for the purposes of advocacy and to spur housing development.

Motion carried.

Old Business

a) Variance Compliance

For information only.



- b) Private Ways – Application from Gail and George Landry – moved to in camera session.

Moved by Councillor Shawn Samson, seconded by Robert Wambolt, Appointed Member that the Committee move to an in camera session at 7:30 p.m.

Motion carried.

It was determined that it would be best to discuss items 6(c) & 7 before continuing with an in session camera.

Moved by Councillor Shawn Samson, seconded by Warden Lois Landry to revert to regular session at 7:30 p.m.

Motion carried.

- c) Mapping for Volunteer Fire Departments
For information only.

Next Meeting Date: April 1, 2025, at 6:00 p.m.

In Camera Session

Robert Wambolt, Appointed Member, declared a conflict of interest regarding the private ways application and left the meeting at 7:39 p.m.

Moved by Warden Lois Landry, seconded by Councillor Amanda

Mombourquette, that the Committee move to an in camera session at 7:39 p.m.

Motion carried.

Councillor Amanda Mombourquette declared a conflict of interest regarding the private ways application and left the meeting at 7:43 p.m.

Moved by Warden Lois Landry, seconded by Councillor Shawn Samson, that the meeting revert to regular session at 8:10 p.m.

Motion carried.

Adjournment

There being no further business, the meeting was adjourned at 8:10 p.m.

Municipal Clerk

Chairperson