

SPECIAL COUNCIL

A Special Session of the Municipal Council was held on the 2nd Floor of the Creamery, Tatamagouche, N.S. on Tuesday, October 9, 2001 at 7:30 p.m.

Purpose of Meeting

The Special Session was scheduled to conduct a public hearing regarding a Municipal Planning Strategy and Land-Use Bylaw for the Village of Tatamagouche.

Roll Call

The following Councillors were in attendance and introduced themselves to the public:

Mayor Mike Smith, Chair	
Councillor Bob Taylor	District #1
Deputy Mayor Hugh Matheson	District #3
Councillor Richard Elliott	District #4
Councillor Glen Edwards	District #5
Councillor Ron Cavanaugh	District #6
Councillor Jimmie LeFresne	District #7
Councillor Soley Lynds	District #8
Councillor Keith Baas	District #9
Councillor Doug Cooke	District #10
Councillor Earl McKenna	District #11

Absent:

Councillor Bill Masters	District #2
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Welcome

Mr. Andy Williamson, Chair, Village of Tatamagouche Village Commission, welcomed Council and staff and expressed thanks for hosting the public hearing in Tatamagouche.

Public Hearing - Municipal Planning Strategy and Land- Use Bylaw - Village of Tatamagouche

Mayor Smith called the public hearing to order respecting a Municipal Planning Strategy and Land-Use Bylaw for the Village of Tatamagouche. The text for the proposed strategy and bylaw had been circulated to Council members and made available to the general public.

The Clerk, Mr. Gary MacIsaac, advised that all of the guidelines of the Municipal Government Act regarding advertising of the public hearing had been followed.

Mayor Smith reminded Councillors that only those present throughout the entire hearing are permitted to vote, that in order for the Planning Strategy and Land-Use Bylaw to pass, it must receive a majority vote of the entire Council, that this public hearing is Council's opportunity to hear the application and every concern of area residents. Individual Councillors have an opportunity to debate the merits of the Planning Strategy and Bylaw when the motion is presented to Council. Staff are

present at this hearing to answer any technical questions that may arise.

Mr. Crawford Macpherson, Director of Community Development, provided an overview of the Strategy and Bylaw before Council. This Planning Strategy is a response to a long standing request from the Village Commission of Tatamagouche. The Plan was prepared over a period of time by a planning committee which was chaired by the area Councillor. This Committee will be recommending later this evening that Council adopt the Strategy and Bylaw.

Public input was received to determine the main issues in the Village. What emerged from the public was a desire to protect the Village from incompatible development generally and to prevent additional mobile homes from inappropriate locations throughout the Village. Overall, surveys which were conducted revealed that residents have a high degree of satisfaction living in the Village and identified its quiet “village” character, hospitality and quality of life as important features.

Mr. Macpherson advised that the objectives of the plan were as follows:

- set guidelines to allow new development in a compatible fashion;
- protect the quality of life identified by residents and important to community initiatives;
- simplicity - Tatamagouche is a small village and the plan should be simple to understand and administer.

Mr. Macpherson provided an overview of the conditions identified in a Constraints and Opportunities map which highlighted a heritage area, waterfront opportunity and excessive slope and drainage.

There are four zones in the Plan, of which one is residential, two are commercial and one is institutional. The following is a description of the attributes of the four zones:

Residential

- base zone
- provision for non-intensive agricultural activities, including greenhouses
- single family to 4-unit buildings (2 unit max in heritage area)
- existing mobiles permitted except heritage area (non-conforming)
- new mini homes in mini home parks by development agreement and new subdivisions creating new streets - outside of heritage area
- larger publically owned apartments by development agreement
- home occupations permitted

- simple design criteria for homes in the heritage area
- 4 non-conforming commercial uses

Commercial General

- newer commercial areas at Village entrances - Home Hardware, Foodland Mall
- larger lot development w/parking onsite
- concern raised about impact of building appearance - no steel siding on public facade. Pitched roof required.
- contiguous expansion into areas designated commercial but zoned residential

Commercial Main Street

- traditional commercial downtown
- higher density, small lots, buildings abut sidewalk, 0 lot line development
- pedestrian friendly
- parking along Main Street and communal lots
- mobile homes, north of Main non-conforming
- contiguous expansion also permitted
- design guidelines for public facades and signage

Institutional

- considerable area centred around the “Village Common”
- new institutional not likely but is encouraged to locate within the institutional area. A permitted use in the residential zone

Mr. Macpherson concluded by advising that there is enough flexibility in the plan that changes to the zoning map or rezonings will not be contemplated.

Mr. Macpherson also reviewed a design concept for a Tatamagouche Village Square and Commons. These are initiatives which emerged as important in the discussions of the Area Planning Committee.

Report of Area Planning Advisory Committee

Councillor LeFresne indicated that the Committee is in support of the proposed strategy and bylaw. The community has been interested in zoning for a great number of years but it never got off the ground until now. A formal recommendation will be forthcoming later in the public hearing.

Mr. MacIsaac advised that no written submissions have been received regarding this application.

In response to Mayor Smith’s call for public presentations, the following were received:

Ms. Sharron Byers inquired as to ownership of the present land proposed for the Village Common as well as the parking areas behind the store. Ms. Byers also inquired whether it will be possible to require that when the present mobile homes are removed, they be replaced with mini homes.

Mr. Macpherson advised this matter will need to be reviewed with the County Solicitor and if possible, can be considered by the PAC at a later time.

Mr. Allan Bonnyman spoke in favour of the Plan. His earlier concerns have been addressed.

Mrs. Verna Lowden spoke in favour of the Plan and Bylaw and its intent to preserve a heritage character. Mrs. Lowden expressed concern that the space behind the storefront area is not in good use at the present time.

Mr. Howard LeFresne provided background on Village and Board of Trade history and expressed confidence that this Plan is on the right track for the Village.

Mayor Smith called for questions from Councillors and indicated that this is the last opportunity for the public to join in the discussion. As there were no further questions received, the following motion was put:

Moved by Councillor LeFresne
Seconded by Councillor Cavanaugh

“That the Tatamagouche Planning Advisory Committee recommends to Council the adoption of the Tatamagouche Municipal Planning Strategy and Land-Use Bylaw as presented.”

Motion Carried.

Mayor Smith advised that this is a planning strategy and implementing land-use bylaw and accordingly, there will be no appeal to the Nova Scotia Utility and Review Board. The Plan must be reviewed by the provincial Director of Planning and may require approval of the Minister of Service Nova Scotia and Municipal Relations. Notice of such a decision can be expected within 30 days.

As there was no further business, Mayor Smith declared the public hearing closed.

Adjournment

Moved by Councillor Elliott
Seconded by Councillor LeFresne

“That the meeting be adjourned at 8:54 p.m.”

Gary MacIsaac
Municipal Clerk