

SPECIAL COUNCIL

A Special Session of the Municipal Council of the Municipality of the County of Colchester was held in the Courthouse, Truro, Nova Scotia on Thursday, March 15, 2012 at 7:00 p.m.

Roll Call

The roll was called with the following Councillors in attendance:

Mayor Bob Taylor, Chair	
Councillor Christine Blair	District #1
Councillor Gerald Buott	District #3
Councillor Mike Cooper	District #4
Councillor Glen Edwards	District #5
Councillor Karen MacKenzie	District #6
Councillor Jimmie LeFresne	District #7
Deputy Mayor Ron Cavanaugh	District #8
Councillor Bob White	District #9
Councillor Tom Taggart	District #10
Councillor Earl McKenna	District #11

Regrets:

Councillor Bill Masters	District #2
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Public Hearing - Village of Tatamagouche Municipal Planning Strategy/Land Use By-law Amendments

Mayor Taylor called this public hearing to order respecting amendments to the 2001 Village of Tatamagouche Municipal Planning Strategy (MPS) and Land Use By-law (LUB).

The MPS amendment would apply to the Tatamagouche Future Land Use Map, Schedule #2 by adjusting an area of land currently designated Village Residential to Village Commercial. The LUB amendment would apply to the Tatamagouche Zoning Map, Schedule #3 from Village Residential (VR-1) to Village Commercial (VC-1). This amendment would allow a portion of the property to be zoned commercial while the remainder of the property would stay as residential.

The text for the proposed amendments and a related staff report have been circulated to Council members and have been made available to the public.

Mr. Bruce Purchase, Director of Corporate Services, advised that the guidelines of the Municipal Government Act regarding advertising of the First and Second Readings and the public hearing have been followed.

Mayor Taylor reminded Councillors that only those present throughout the public hearing can vote on the amendments when they are eventually considered by Council. This public hearing is Council's opportunity to hear the amendments and any concerns of Colchester County residents. Individual Councillors will have an

opportunity to debate the merits of the amendments when the motion is presented to Council. Staff are present at this hearing to answer any technical questions that may arise as a result of the public's input.

Ms. Pam Macintosh, Municipal Planner, provided a brief overview of the application. Amendments to the MPS and LUB are required in order to proceed with an application to convert an existing dwelling to a commercial use for offices, meeting spaces, a guest suite and a seasonal tea room. The property is owned by Mr. Angus Bonnyman and located at 317 Main Street in the Village of Tatamagouche. Staff are recommending that Council proceed with these amendment requests.

The applicant, Mr. Angus Bonnyman, indicated that he had been looking for an opportunity to move back to Tatamagouche and this project will allow him to do this. Having this building rezoned will also encourage foot traffic along Main Street and create some employment in the area. Mr. Bonnyman also advised that he is looking to be open for business this summer and hopes to hire local people to carry out the work required to comply with current building code standards.

As Chair of the Tatamagouche Planning Advisory Committee, Councillor LeFresne presented a report from a meeting held on February 7, 2012 to discuss this application. The Committee recommended that Council approve both the MPS and LUB amendment requests.

Mr. Purchase advised that written submissions had been received regarding this application, four of which were included in this evening's meeting package and two circulated on table. All submissions were in support of the application.

There were no members of the public who stepped forward to address Council on this application.

Councillor LeFresne placed the following motion on the floor regarding this application:

Moved by Councillor LeFresne
Seconded by Deputy Mayor Cavanaugh

“That having had second reading, Council approves amendments to the 2001 Village of Tatamagouche Municipal Planning Strategy and Land Use By-law; specifically the Municipal Planning Strategy amendment would apply to the Tatamagouche Future Land Use Map, Schedule #2 by adjusting an area of land (PID #20085924) currently designated Village Residential to Village Commercial; and,

The Land Use By-law amendment would apply to the Tatamagouche Zoning Map, Schedule #3 and would allow a portion of this property to be changed from Village Residential (VF-1) to Village Commercial (VC-1).”

Motion Carried Unanimously.

Mayor Taylor indicated that the MPS amendment may require the approval of the Minister of Service Nova Scotia and Municipal Relations and will not come into effect until any such approvals have been obtained. Council’s decision on this amendment is not appealable to the Nova Scotia Utility and Review Board. Upon completion of the review by Service Nova Scotia, the Municipality will publish a notice in the local newspaper providing the effective date of the amendment.

At the same time, the Municipality will publish a notice advertising that the LUB amendment has been approved as this decision is appealable to the Nova Scotia Utility and Review Board. Any appeal of Council’s decision must be made within 14 days of the advertising of same in local newspapers.

As there was no further business on this matter, Mayor Taylor declared the public hearing closed.

Adjournment

Moved by Councillor White
Seconded by Councillor Buott

“That the meeting be adjourned at 7:25 p.m.”

Motion Carried Unanimously.

Sheila Arsenault
Recording Secretary