

Minutes of a Town of Pictou Planning Advisory Committee meeting convened 6:30 pm in Council Chambers on the above date.

PRESENT:

Mayor James Ryan; Deputy Mayor Dan Currie;
Councillors Eric Daley, Malcolm Houser and Nadine
LeBlanc; Community Members Ken Johnston, Gary
Nowlan and Gary Schell

ALSO PRESENT:

Jeffrey Turnbull, Town Planner/Development Officer
Scott Conrod, CAO/Minute Recorder

1. CALL TO ORDER

Mayor Ryan called the meeting to order and asked those present to introduce themselves.

2. APPROVAL OF AGENDA

J. Turnbull requested an addition to the agenda – planning approval process. Mr. Turnbull explained the discussion was in follow-up to the Planning Advisory Committee orientation session held on January 31, 2017.

MOVED: K. Johnston
SECONDED: M. Houser

PAC-17-02-02-1785

MOTION: To approve the agenda as amended.
MOTION CARRIED

3. NOMINATION OF CHAIR

Mayor Ryan asked for nominations for the position of Committee Chair.

G. Nowlan nominated K. Johnston for Chair with K. Johnston accepting the nomination. The Mayor called for further nominations of which there were none. Ken Johnston accepted the position and assumed the Chair.

**4. CONCURRENT MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW
MAP AMENDMENTS – REZONING LANDS LOCATED AT 216 PINE TREE ROAD
(PID 65057184)**

The Chair requested the Development Officer to review his previously circulated Technical Report.

Mr. Turnbull noted:

- The rezoning was applied for to enable the establishment a wholesale/warehousing, storage and distribution operation (Vernon D’Eon Fishing Supplies Ltd).
- The rezoning would be from Residential R-1 to that of a Highway Commercial C-3 zone.

- The Development Officer feels that this rezoning is consistent with Policy IM-2 (Municipal Planning Strategy Amendments).
- The Development Officer does not foresee land use conflict with abutting property owners.
- As the proposed amendment is related to the Town of Pictou’s General Future Land Use Map (GFLUM) and Land Use By-Law (LUB).
- only, that amendments to the Regional Planning Documents would not be applicable.

Committee member Schell asked if the rezoning should apply to more of the area located along Pine Tree Road. Planning Staff answered by indicating the lot covered by the current application is proposed to be serviced by onsite sanitary. The Town’s central system is not extended to that area as of date and that Council would need to examine the feasibility of extending central sewer.

Planning Staff recommended that the proposed concurrent GFLUM/LUB map amendment be forwarded to Council for 1st Reading and further consideration.

MOVED: E. Daley

PAC-17-02-02-1786

SECONDED: M. Houser

MOTION: To adopt the recommendation of the Planning Staff.

MOTION CARRIED

5. APPROVAL PROCESSES

The Development Officer outlined and the Committee members discussed: Planning Document approval/amendment process; Development Agreement approvals; Sub-division of lands; and Site Plan approvals.

There being no further business the meeting stood adjourned.

APPROVED

James J. Ryan
Mayor

Scott W. Conrod
CAO