

Minutes of a Town of Pictou Planning Advisory Committee meeting convened at the CN Station – Council Chambers on the above date. Mayor Ryan presiding.

**Present:** Deputy Mayor Dan Currie; Councillors Melinda MacKenzie and Shawn McNamara; Community Members Murray Hill and Gary Nowlan

**Also Present:** Kyle Slaunwhite, CAO  
Roland Burek, Planning & Development Officer (DO)  
Nicole MacDonald, Deputy Clerk/Meeting Recorder

**Absent with Regrets:** Councillor Nadine LeBlanc; Chair Ken Johnston; Member Matt Harris

**1. Call to Order**

The Chair called the meeting to order at 10:10 am.

**2. Approval of Agenda**

Motion: To approve the agenda with two additions:

- Historic Places Days Map
- Historic Building Renovations

Moved, Seconded and Carried

*PAC-07-09-24-2807*

**3. Common Land Use Bylaw, Secondary Planning Strategy, Map and Inter Municipal Planning Strategy**

The Planning Officer reviewed the following for the Committee:

- Inter-municipal Planning Strategy (IMPS) objectives, policies and proposed changes;
- Secondary Planning Strategy (SPS) proposed changes;
- the strategic intent of the Generalized Future Land Use Map (GFLUM), the Zoning Map and proposed changes; and
- the major proposed Common Land Use Bylaw changes that were generated through public consultation, including but not limited to:
  - the introduction of tiny homes in areas outside of R6 Zones in existing undersized lots
  - not permitting storage units as-of-right in C3 Zones
  - not permitting Community Homes in C1 Zones

The Committee generated the following non-substantive clarifications and suggested modifications of the SPS through the review:

- 2.3 Policy C-4: edit to be “Downtown Core”
- 3.0 Add “Browns Point” in front of industrial park
- 4.0 Add greenspace at corner of Depot Street and Caladh Avenue to the Background

- 5.1 Correction to language of “a new wells” under Background
- Add Policy W-8 to include a statement related to erosion near Harbour Drive area

Motion: For Council at their next Regular Meeting to approve First Reading of the Municipal Planning Documents (Inter-municipal Planning Strategy, Town of Pictou Secondary Planning Strategy and Common Land Use By-Law).

Moved, Seconded and Carried

*PAC-07-09-24-2808*

**4. Historic Places Days Map**

The National Trust for Canada is hosting a Historic Places Days event where people can virtually visit historic sites across the country. Tabitha Coleman has added her property to the event, and she is requesting permission to include the CN Station.

Consensus was to grant permission to include the CN Station.

**5. Historic Building Renovations**

A citizen inquired about an older property currently undergoing extensive renovations, whether it was historically designated and the municipal process for designating properties historic.

Consensus was to place this item on the agenda at a future meeting as it requires a longer conversation.

**6. Adjournment**

There being no further business, the Chair adjourned the meeting at 1:20 pm.

Approved

---

James J. Ryan  
Mayor

---

Kyle Slaunwhite  
CAO