



Date: September 29, 2021
To: Municipal Council
cc: Kim Ramsay, Chief Administrative Officer
From: Councillor Greene, Planning Advisory Chairperson
RE: **Planning Advisory Committee Report**

The Committee held its regular meeting on September 21, 2021 in Council Chambers. The following motions are coming forward as a result of this meeting:

1. SCOTT BLOIS - DISCHARGE DEVELOPMENT AGREEMENT REPORT

The Municipality received an application from SB Automotive Repairs Limited to discharge an existing development agreement to permit land located at 485 Highway 2, Enfield to be regulated by provisions of the Land Use Bylaw. The existing development agreement permits retail sales of building supplies, allows for a fitness centre and allows for an auto detailing business, none of which are currently operating on the property.

The Planning Advisory Committee recommends that Council approve the discharge agreement for lands located at 485 Highway 2, Enfield, to enable the subject property to be regulated by the provisions of the Land Use Bylaw.

As chair of the Committee, I so move.

2. SALVAGE YARDS - BACKGROUND REPORT FOR THE PLAN UPDATE

As part of the ongoing plan review, staff presented a background paper to discuss and propose approaches to different land use issues. The first background paper dealt with salvage yards and proposed updates to the definition and how they may be regulated in the future planned area.

The Planning Advisory Committee recommends that Council acknowledge the receipt of the background report (on Salvage Yards) and that it will be parked until further discussion is held for future planned area.

As chair of the Committee, I so move.

3. MILFORD GROUNDWATER STUDY - PLAN UPDATE BACKGROUND PAPER

As part of the ongoing plan review, staff presented a second background paper to provide a summary of the Milford Groundwater Study commissioned by the municipality to determine drinking water availability and supply in the Growth Management Area of Milford.

The Planning Advisory Committee recommends that Council authorize staff to begin preparing land use policies and regulations for the Growth Management Area of Milford to create an overlay zone, based on the direction in staff's report dated September 14, 2021; and authorize staff to organize an open house in Milford to discuss the proposed policies and regulations.

As chair of the Committee, I so move.

4. PRIVATE ROADS - BACKGROUND REPORT FOR THE PLAN UPDATE

As part of the ongoing plan review, staff presented a background paper to discuss private roads, as directed by Council at their October 14, 2020 meeting.

The Planning Advisory Committee recommends that Council authorize staff to maintain the current private road regulations.

As chair of the Committee, I so move.

5. ENFIELD TRAIN WHISTLE COMPLAINT

In response to a complaint received from a resident of Enfield, staff presented a report outlining the process to request CN to consider eliminating the train whistle.

The Planning Advisory Committee recommends that Council forward correspondence (from Edward Kainola) to CN, explaining it comes from a concerned resident and while we are not following the process to end the whistle blowing, we are looking for more information on potential changes to the whistle pattern.

As chair of the Committee, I so move.

6. SHAW BRICK ROAD NAMING

A new roundabout is currently under construction along Highway 2 in Lantz and Nova Scotia Public Works is taking over a portion of driveway entrance to Shaw Brick plant as part of the roundabout. The new provincial road parcel requires naming following road name procedures carried out by the municipal Civic Addressing Coordinator. Based on a petition of adjacent property owners, the name "Clay Brick Way" was proposed for Council's approval.

The Planning Advisory Committee recommends that Council approve the proposed provincial road name Clay Brick Way for the entrance of the Shaw Brick plant off of Highway 2, Lantz and direct staff to request road name approval and implementation from the Nova Scotia Department of Public Works.

As chair of the Committee, I so move.

As Chair of the Committee, I move the adoption of this report.