

**MUNICIPAL COUNCIL**

A Special Session of the Municipal Council of the Municipality of the County of Colchester was conducted virtually and in-person on Tuesday, August 1, 2023, at 6:00 pm.

In peace and friendship, and in the spirit of truth and reconciliation, it was acknowledged that the Municipality of Colchester is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq.

**Roll Call**

The roll was called with the following Councillors in attendance:

Mayor Christine Blair, Chair	
Councillor Eric Boutilier	District 1
Councillor Laurie Sandeson	District 2
Deputy Mayor Geoff Stewart	District 3
Councillor Mike Cooper	District 4
Councillor Tim Johnson	District 5
Councillor Karen MacKenzie	District 6
Councillor Michael Gregory	District 7
Councillor Lisa Patton	District 8
Councillor Marie Benoit	District 9
Councillor Victoria Lomond	District 10
Councillor Wade Parker	District 11

**Staff Present**

Paul Smith, Acting CAO/Director of Community Development  
Suzanne Graham, Recording Secretary  
Tim Smith, Manager of IT

The purpose of this Special Session of Council is to consider amendments to the Municipal Planning Strategy and Land-Use By-law.

**Public Hearing – MPS and LUB Amendments to Create a Comprehensive Development District**

Mayor Blair called the Public Hearing to order respecting amendments to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to create and Comprehensive Development District (CDD) designation and zone.

Paul Smith, Acting CAO, advised that the guidelines of the Municipal Government Act (MGA) regarding advertising of the Public Hearing have been followed.

Council members were reminded that only those present throughout the Public Hearing can vote on the amendments and agreement when they are eventually considered by Council. This Public hearing is Council's opportunity to hear the amendments and agreement and any concerns of Colchester County residents. Individual Councillors will have an opportunity to debate the merits of the amendments and agreement when the motion is presented to Council. Staff are present at this hearing to answer any technical questions that may arise because of the public's input.

*At this time, Councillors Boutilier and Patton declare a conflict of interest and removed themselves from the table.*

Paul Smith, Director of Community Development, presented the Planner's Report on CDDs which included information on the application from ZZAP Consulting to rezone three properties in Bible Hill, as well as information on

CDDs. Although Colchester has not used CDDs in the past, the MGA has allowed for them for decades. Amendments to the MPS would see an additional section created to set out policies rationalizing the use and application of a CDD Designation and Zone. Amendments to the LUB would make reference to MPS policies authorizing land uses that may be established by a development agreement.

Chris Markides, Planning Consultant with ZZAP Consulting, was in attendance to speak briefly on behalf of their clients. Although this is early on in the process, the client has a vision for the property and wants to bring forward a development concept that aligns with County policies.

Councillor Sandeson, Chair of the Planning Advisory Committee (PAC), presented the PAC Report to Council.

The Acting CAO advised that no written submissions have been received concerning the proposed amendments and no members of the public were present to speak on the matter.

Brief discussion was held on issues such as sidewalks and storm water management and if these could be addressed in the development plan when the time comes. Mr. Markides confirmed that their client is open to discussion as part of the development agreement process.

Moved by Councillor Sandeson and seconded by Councillor Benoit

“That Council approves at Second Reading the amended Central Colchester Municipal Planning Strategy and Land-Use By-law as presented”. Carried unanimously.

Mayor Blair reminded Council and the public present that amendments to the Central Colchester Municipal Planning Strategy and Land-Use By-law have been approved and they are treated differently for appeal rights.

Council’s decision on the Municipal Planning Strategy amendments will require a review by Municipal Affairs staff and may require approval of the Minister of Municipal Affairs. Council’s decision is not appealable to the Nova Scotia Utilities and Review Board.

Once Municipal Affairs has rendered their decision on the MPS amendments, the amendments to the LUB can be advertised as there is a right of appeal to the Nova Scotia Utilities and Review Board. A person has 14 days to file an appeal once notice of the LUB amendments are published in the local newspaper.

With no further business on this matter, Mayor Blair declared the Public Hearing closed.

## **Approval of Agenda**

At this time, the Mayor asked for approval of the agenda with one addition of an item in closed session.

Moved by Councillor Benoit and seconded by Councillor Sandeson

“That the agenda be approved as amended”. Carried Unanimously.

**CLOSED SESSION**

Moved by ??? and seconded by ???

“That the meeting go into closed session at 6:40 pm”. Carried unanimously.

Moved by Councillor Patton and seconded by Councillor Cooper

“That the meeting reconvene in open session at 6:43 pm”. Carried unanimously.

Moved by Councillor Boutilier and seconded by Councillor Sandeson

“That authority be granted to Council Committee at their regularly scheduled meeting on August 17, 2023, to approve a personnel matter, as discussed in Closed Session.” Carried unanimously.

**Adjournment**

Moved by Councillor Benoit and seconded by Councillor Gregory

“That the meeting adjourn at 6:45 pm”. Carried unanimously.

Suzanne Graham  
Recording Secretary