

MUNICIPAL COUNCIL

A Special Session of the Municipal Council of the Municipality of the County of Colchester was conducted virtually and in-person on Thursday, August 15, 2024, beginning at 6:00 pm.

In peace and in 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 (<i>regrets</i>)
Councillor Lisa Patton	District 8
Councillor Marie Benoit	District 9
Councillor Victoria Lomond	District 10
Councillor Wade Parker	District 11

Staff Present

Dan Troke, Chief Administrative Officer
Scott Fraser, Director of Corporate Services
Paul Smith, Director of Community Development
Michelle Boudreau, Director of Public Works
Dennis James, Municipal Solicitor
Tracey Veno, Recording Secretary
Jenn Mantin, Economic Development Officer
Devin Trefry, Research, Policy, and Community Engagement Officer
Pam Macintosh, Manager of Planning Services
Jill McGillicuddy, Senior Planner
Mollie MacBurnie-Haas, IT Support Technician

The purpose of this Special Session of Council was to conduct a Public Hearing and Second Reading concerning rezoning amendments to the Central Colchester Land Use By-law (CCLUB) and subsequent Development Agreement Application by Truline Design Inc. on behalf of Harpreet Singh.

Public Hearing and Second Reading concerning rezoning amendments to the Central Colchester Land Use By-law (CCLUB) and subsequent Development Agreement Application by Truline Design Inc. on behalf of Harpreet Singh

Mayor Blair called the Public Hearing to order respecting an application for amendments to the Central Colchester Land Use By-law and approval of a development agreement pursuant to Section 225B of the Municipal Government Act. The application made by Truline Design Inc., on behalf of Harpreet Singh, requires amendments to the CCLUB to allow the conversion of the former Church and Church Hall into two residential apartment buildings with 30 units in total, by way of a development agreement. The text for the application and a related staff report and draft development agreement have been circulated to Council members and have been made available to the public.

The CAO advised that the guidelines of the Municipal Government Act regarding advertising of the First and Second Readings have been followed.

Council members were reminded that only those present throughout the Public Hearing can vote on the proposed By-law amendments and development agreement when eventually considered by Council. This Public Hearing is to hear the application and concerns of area residents. Individual Councillors will have opportunity to debate the merits of the proposed By-law amendments and development agreement 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 public input.

Ms. McGillicuddy presented an overview of the application and proposed amendments to the CCLUB. Highlights of her presentation included information on property location; current land uses; rezoning requirements; photographs, proposed floor and site plans including privacy fencing; and, policy considerations. The presentation also provided details on input from various internal and external departments including the Development Officer, Building Inspector, Municipal Public Works, the Bible Hill Fire Brigade and the Town of Truro, all of which found the proposed development acceptable. NS Public Works have also found the proposal to be acceptable however, they have requested that the access off St. David's Avenue be appropriately sized and that frontage be closed on St. David's Avenue as open frontage does not provide sufficient delineation between roadway and parking lot. Staff is recommending that the amendments to the CCLUB and development agreement be approved as outlined in the staff report.

Following the staff presentation, brief discussion was held on current and future land uses, proposed fencing and requirements to maintain, and road ownership and safety concerns as it relates to parking.

Mr. Harpreet Singh, property owner, spoke briefly noting the intent is to develop affordable and accessible units that are energy efficient and have heat pumps in the units.

With Colchester's Net Zero by 2035 goal, questions were posed to Mr. Singh including whether considerations were given to using solar panel siding and installing EV charging stations. Mr. Singh indicated that he could look into the options for siding as well as applications to assist with installation of charge stations.

Councillor Sandeson, Chair of the Planning Advisory Committee (PAC), provided a summary of the report for the PAC meeting held on June 17, 2024.

The CAO advised that no written submissions have been received regarding this application.

There were no members of the public in attendance to speak on this application, no additional information from Mr. Singh and no further discussion/questions from Council members.

Moved by Councillor Sandeson, seconded by Councillor Boutilier

"That Council approves:

- 1) The request to amend the Central Colchester Land Use By-law to rezone 149-151 Pictou Road, PID 20440491 from I – Institutional to R-4 – Residential Multiple Unit High Density; and,
- 2) A Development Agreement to convert the former church and church hall into two residential apartment buildings with a total of 30 units, pending successful adoption of the amendment to the Land Use By-law.” Carried unanimously.

The Mayor noted that Council’s decision on this application to amend the CCLUB and approve a development agreement are 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 this decision.

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

Adjournment

The Special Council meeting adjourned at 6:28 pm.

Tracey Veno
Recording Secretary