

Public Hearing

Wednesday, September 25, 2024

Council Chambers

Lloyd E. Matheson Centre

7:30 pm

- 1. Proposal to redesignate and rezone PID 45117975 located at 2929 Highway 202, East Gore.*
- 2. An application by RYC Property Ltd. to redesignate and rezone PID 45097227 located on Havenwood Drive in Shubenacadie.*

cc: Eleanor Roulston, Municipal Warden
Norval Mitchell, Chairperson Planning Advisory Committee
Adam Clarkson, Director of Corporate Services
John Woodford, Director of Planning & Development

Warden: Councillors, this evening we have two items on the public hearing agenda.

The purpose of this hearing is for Council to hear input from the public prior to making a decision on the proposals.

To the members of the public who have chosen to participate this evening, welcome. Please note that Council's Procedural Policy requires that you not cheer, boo, clap or otherwise disrupt this hearing. Everyone that wishes will have an opportunity to be heard.

Tonight, Council may approve, reject or defer its decision to a later date. Council approval is required for the proposals to proceed.

I will now ask the Director of Corporate Services to outline when the public hearing advertisements were published.

Director: Madame Warden, a public hearing notice appeared in the September 11, 2024 and September 18, 2024 editions of the *Chronicle Herald*. The notices described the proposals, gave the date and time of the Public Hearing, and indicated that Staff Reports were available to the public.

Warden: Councillors, the first public hearing this evening is for a proposal to redesignate and rezone property located at 2929 Highway 202, East Gore to allow for an addition to a non-farm dwelling.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madame Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: **Does any member of Council have questions for Staff?**

(Councillors may or may not ask questions)

Warden: **I would now ask if the applicant has any comments or would like to make a presentation?**

Applicant: (applicant may or may not provide their comments)

Warden: **I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?**

(Comments and Questions from the public)

Warden: **Does any member of the public have any questions or comments through the live chat on YouTube?**

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: **Does any member of staff have any final comments?**

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: **Planning Advisory Committee recommends that Council give second reading and approve the proposal to amend the MPS and LUB by changing the land use designation and zone of PID 45117975 to Rural Use North (RU-2).**

As Chair of PAC, I so move.

Warden: **Are there any final questions or comments from the Municipal Councillors?**

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: Councillors, the second public hearing this evening is a proposal to redesignate and rezone lands to enable the construction of approximately 47 semi-detached buildings.

I would now ask the Chair of the Planning Advisory Committee to present his report.

PAC Chair: Planning Advisory Committee has considered the proposal on behalf of Municipal Council. The Committee has reviewed staff's reports, completed their evaluation, and will make a recommendation to Council during this Hearing.

Madame Warden, through you, I would now ask staff to present their Final Report on the proposal.

Staff: (Makes presentation)

Warden: Does any member of Council have questions for Staff?

(Councillors may or may not ask questions)

Warden: I would now ask if the applicant has any comments or would like to make a presentation?

Applicant: (applicant may or may not provide their comments)

Warden: I will now open the floor for comments and questions. If you are viewing the YouTube livestream, you may use the YouTube chat feature which is being monitored. First, does anyone attending in person have any questions or comments?

(Comments and Questions from the public)

Warden: Does any member of the public have any questions or comments through the live chat on YouTube?

Juliann: Waits 20 seconds and confirms if we have any comments or questions via the chat on YouTube.

Warden: Does any member of staff have any final comments?

(Staff may or may not make final comments)

I would now ask the Chair of the Planning Advisory Committee to present his committees' recommendation.

PAC Chair: Planning Advisory Committee recommends that Council give second reading and approve the application from RYC Property Ltd. to amend the MPS and LUB by changing the land use designation of PID 445097227 to Established Residential Neighbourhood (ER) Designation and rezone the same lands to Two Dwelling Unit Residential (R2) Zone.

As Chair of PAC, I so move.

Warden: Are there any final questions or comments from the Municipal Councillors?

(Awaits potential further questions from Councillors and the question on the motion.)

(Immediately after Council votes on the motion)

Warden: That concludes tonight's Public Hearings. Thank you for attending.