

**PORT HAWKESBURY TOWN COUNCIL
PUBLIC HEARING
Shannon Studio
Minutes of Meeting
January 23, 2024**

Present

Mayor, Brenda Chisholm-Beaton
Deputy Mayor, Mark MacIver
Councillor, Blaine MacQuarrie
Councillor, Hughie MacDougall
Councillor, Jason Aucoin
Chief Administrative Officer, Terry Doyle
Director of Finance, Erin MacEachen

1. Call to Order

A Public Hearing of the Port Hawkesbury Town Council was held in the Shannon Studio, Tuesday, January 23, 2024, and called to order by Mayor, Brenda Chisholm-Beaton at 5:00pm.

2. Motion to Approve the Agenda

MOVED by Councillor, J. Aucoin and SECONDED by Councillor, H. MacDougall to approve the agenda as presented.” MOTION CARRIED.

3. Staff Presentation – Second Reading –Commercial Development District Support Program By – Law

Second Reading – Commercial Development District Support Program By-Law. The purpose of the By-law is to provide a tax incentive for development within an area defined through the Municipal Planning Strategy and Land Use By-Law as a “Commercial Development District”.

First Reading to adopt the Commercial Development District Support Program By-Law was approved by Council at the Joint Public Meeting held on December 19, 2023

Director of Finance, E. MacEachen stated that this is a bylaw that Council has requested to explore around the commercial development district. Section 71 of the Municipal Government Act gives the municipalities the ability to phase in tax reduction to support economic development, brownfield sites and support commercial property owners relief from assessment pressures. She reviewed the considerations of Council throughout the process with respect to the terms and threshold and rebate calculation. The limits on the rebate would not exceed 50% and duration would not exceed 10 years. She also reviewed the eligible zone which is identified as the Commercial Development District.

4. Council Question Period

There were no questions from Council

5. Gallery Presentations

- a) Call for opposing presentations.
There were no opposing presentations.

- b) Call for presentations in favor.
There were no presentations in favor.

6. Written Submissions

There were no written submissions.

7. Staff Presentation – Eastern District Planning Commission

Second Reading - Amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to create a Commercial Development District (CDD) Overlay to enable the implementation of a Commercial Development District Support Program By-Law and to permit mixed use residential unit(s) above ground floor commercial uses in the Commercial Main Street (C5) Zone; and The proposed redesignation of PIDs 50157486, 50155985 & 50155795 from the Commercial Main Street (C5) Zone; and The proposed redesignation of PIDs 50157486, 50155985 & 50155795 from the Open Space Designation to the Downtown Designation and concurrently rezone the properties from Open Space (O-1) to Commercial Main Street (C-5).

First Reading to amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to create a Commercial Development District (CDD) Overlay to enable the implementation of a Commercial Development District Support Program By-Law and to permit mixed use residential unit(s) above ground floor commercial uses in the Commercial Main Street (C5) Zone and the Redesignation of PIDs 50157486, 50155985 & 50155795 was approved by Council at the Joint Public Meeting held on December 19, 2023.

Eastern District Planning Commission Planner, M. Tait presented the file to Council and the gallery. She reviewed the Commercial Assessment Phase in Tool, and the Municipal Government Act Requirements as well as the overlay map of the Commercial Development District Zone. M. Tait also reviewed the redesignation and rezoning. Which is intended to increase the development in the areas of the old arena and vacant town land.

8. Council Question Period

Councillor, J. Aucoin asked about the conditions of the old arena property. CAO, T. Doyle noted that zoning can be changed and that conditions will be dealt with through a sale of land process and will be more extensive process.

9. Gallery Presentations

- a. Call for opposing presentations
There were no opposing presentations.

- b. Call for presentations in favor
There were no presentations in favor.

10. Written Submissions

11. Staff Presentation – Eastern District Planning Commission

Second Reading - Second Reading -Amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to redesignate a portion of PID 50113745 and 50156132, and the entirety of PID 50029362 from Open Space to Residential; and the rezoning of a portion of PID 50113745 from Recreation Open Space (O-1) to Residential Two Unit (R-2).

First Reading to amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to redesignate a portion of PID 50113745 and 50156132, and the entirety of PID 50029362 from Open Space to Residential; and The rezoning of a portion of PID 50113745 from Recreation Open Space (O-1) to Residential Two Unit (R-2) was approved by Council at the Joint Public Meeting held on December 19, 2023

Eastern District Planning Commission Planner, K. Knudskov reviewed the reason this application was brought forward from the Planning Advisory Committee. The purpose is to rezone vacant town-owned land from the open space to the Residential - R-2 and for potential residential development and to redesignate the property. She reviewed the Statements of Provincial Interest and indicated that the rezoning needs to be consistent with the designation of the area.

12. Council Question Period

There were no questions from Council.

13. Gallery Presentations

- a. Call for opposing presentations
There were no opposing presentations.

- b. Call for presentations in favor
There were no presentations in favor.

14. Written Submissions

There were no written submissions.

15. Staff Presentations - Eastern District Planning Commission

Second Reading - Amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to redesignate PID 50174382, Macleod Avenue, from the Open Space Designation to the Downtown Designation and concurrently rezone the property from Open Space (O-1) to Commercial Main Street (C-5); and

The redesignation of a portion of PID 50272939 and the entirety of PID 50272947, PID 50127885, PID 50316686, & PID 50316678 from Open Space to Residential.

First Reading to amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to redesignate PID 50174382, Macleod Avenue, from the Open Space Designation to the Downtown Designation and concurrently rezone the property from Open Space (O-1) to Commercial Main Street (C-5); and The redesignation of a portion of PID 50272939 and the entirety of PID 50272947, PID 50127885, PID 50316686, & PID 50316678 from Open Space was approved by Council at the Joint Public Meeting held on December 19, 2023.

Eastern District Planner, M. Tait. Reviewed the file with Council and the gallery. She reviewed the history of the property and the reason for redesignation which will provide the opportunity for development along MacLeod Ave and Reeves Street. She noted that other property are proposed to be redesignated to align the designation and zoning.

16. Council Question Period

There are no questions.

17. Gallery Presentations

a. Call for opposing presentations

There are no opposing presentations.

b. Call for presentations in favor

There are no presentations in favor.

18. Written Submissions

There were no written submissions.

19. Adjournment

MOVED by Councillor, J. Aucoin and SECONDED by Councillor, J. Aucoin “to adjourn the Public Hearing at 5:29 p.m.” MOTION CARRIED.



Date: February 21, 2024

Approved by: Terry Doyle,
P.Eng.
Chief Administrative Officer



Recorded by: Melissa
Warner
Communications &
Administrative Officer