

**PORT HAWKESBURY TOWN COUNCIL
PUBLIC HEARING
Shannon Studio
Minutes of Meeting
June 18, 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

Eastern District Planning Commission, Planner, Mikayla Tait

1. Call to Order

A Public Hearing of the Port Hawkesbury Town Council was held in the Shannon Studio, Tuesday, June 18, 2024, and called to order by Mayor, Brenda Chisholm-Beaton at 6:00pm.

2. Staff Presentation – Eastern District Planning Commission – Memorial Drive

Second Reading to Enter into a Development Agreement for a maximum of 80 units on Lot 5B, PID #50155779, Memorial Drive, Town of Port Hawkesbury, Inverness County.

First Reading to was given on the May 21, 2024, Special Public Meeting.

Planner, M. Tait reviewed the original application that was received on March 25, 2024. The property was previously owned by Smith & Fraser Mobile Homes Ltd. The existing agreement with Smith and Fraser was discharged at the Special Public Meeting that was held on May 21st. She reviewed the property size, and zoning of the lot. She reviewed photos of the site and the previous infrastructure. M. Tait reviewed some suggested policy changes from the adequate departments. She provided a quick summary of the development agreement. She indicated that development will begin within 2 years and completed within 10 years or Council can cancel the development permit. 40 units are included in the first phase along the construction of a road and the recommissioning of utilities. M. Tait reviewed the Provincial Statements of Interest and the different types of buildings.

3. Council Question Period

There were no questions from Council

4. Gallery Presentations

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

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

5. Written Submissions

There were no written submissions.

6. Staff Presentation – Eastern District Planning Commission

Second Reading - Amend the Town of Port Hawkesbury Municipal Planning Strategy and Land Use By-law to allow a building supply sales business, retail sales, restaurants, clinics, warehouses, and outdoor storage in the Commercial Restricted (C-4) Zone; and to relax architectural requirements for accessory buildings and amend signage provisions

First Reading to was given at the May 21,2024, Special Public Meeting.

Eastern District Planning Commission Planner, M. Tait presented the file to Council and the gallery. She reviewed the background of the file. She provided Council with the property history and an analysis of the Municipal Planning Strategy. She provided Council with an overview of the amendments that they are suggesting to the Municipal Planning Strategy and Land Use Bylaw with respect to proposed signage and outdoor display as well as accessory buildings. She reviewed how the amendments are consistent with the Statements of Provincial Interest. M. Tait concluded with EDPC's Recommendation.

7. Council Question Period

Councillor, H. MacDougall noted when McDonalds was installing new signage.

8. Gallery Presentations

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

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

9. Written Submissions

There were no written submissions.

10. Staff Presentation – CAO, T. Doyle

Second Reading - Second Reading for a By-Law entitled; Alternative Voting By-Law
The purpose of this by-law is to utilize the alternative voting method meaning voting by telephone or via the internet for the upcoming Municipal Election.

First Reading was given at the May 21, 2024, Special Public Meeting of Council

CAO, T. Doyle reviewed the background and overview with respect to the Alternative Voting By-Law for the upcoming Municipal Election.

11. Council Question Period

There were no questions from Council.

12. Gallery Presentations

a. Call for opposing presentations

There were no opposing presentations.

b. Call for presentations in favor

There were no presentations in favor.

13. Written Submissions

There were no written submissions.

14. Adjournment

MOVED by Councillor, J. Aucoin and SECONDED by Councillor, H. MacDougall “to adjourn the Public Hearing at 6:32p.m.” MOTION CARRIED.



Date:, September 4, 2024

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



Recorded by: Melissa
Warner
Communications &
Administrative Officer