

TOWN OF LUNENBURG

PLANNING ADVISORY COMMITTEE MEETING AGENDA

Monday, February 27, 2023 at 6 p.m.

Council Chamber, 120 Townsend Street and Zoom Webinar/YouTube Live



1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

Acknowledgement of Mi'kma'ki the ancestral and unceded territory of the Mi'kmaq People.

3. APPROVAL OF AGENDA

Draft motion: Moved and seconded that the Committee approve the agenda for the February 27, 2023 meeting as presented.

4. APPROVAL OF MINUTES

Draft motion: Moved and seconded that the Committee approve the minutes of the February 6, 2023 meeting of the Planning Advisory Committee meeting as presented.

5. PUBLIC PARTICIPATION MEETINGS

5.1. Amendment to the Land Use By-law by deleting Schedule "G" Vending

5.2. An amendment to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas

6. BUSINESS ARISING FROM THE PUBLIC PARTICIPATION MEETINGS

6.1. Amendment to the Land Use By-law by deleting Schedule "G" Vending

Draft motion: Moved and seconded that the PAC recommends that Council proceeds with first reading of the proposed amendments to the Land Use By-law by deleting Schedule "G" Vending as outlined in the Planner's report.

6.2. An amendment to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas

Draft motion: Moved and seconded that the PAC recommends that Council proceeds with first reading of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas and Schedule "F" Heritage Conservation District and Architectural Control Area Map as outlined in the Planner's report.

7. NEW BUSINESS

8. NEXT MEETING - TBD

9. ADJOURNMENT



PLANNING ADVISORY COMMITTEE MEETING MINUTES TOWN OF LUNENBURG

Monday, February 6 2023 at 6 p.m.

Council Chamber, 120 Townsend St. and Zoom Webinar/YouTube Live

Present	Mayor Matt Risser Councillor Susan Sanford (Chair) Councillor Ed Halverson Colin Whitcomb (citizen rep)
Absent	Councillor Stephen Ernst Peter Goforth (citizen rep)
Also present	Arthur MacDonald, Director of Community Development Heather McCallum, Public Engagement Specialist Michael Best, Communications Manager Kayla Byrne, Municipal Clerk
Call to Order	The Chair called the meeting to order at 6:06 p.m.
Land acknowledgment	The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
Approval of Agenda	Moved and seconded that the Committee approve the agenda for the February 6, 2023 meeting as presented.
Approval of Minutes	Moved and seconded that the Committee approve the minutes of the November 24, 2021 meeting as presented.
Public Hearings, Presentations and Questions	None.
LUB Amendment – Vending	Moved and seconded that the Planning Advisory Committee schedule a Public Participation Meeting to receive public input on the proposed amendments as described in Attachment D to delete Schedule “G”- Vending from the Land Use By-law and report back to Council. Motion carried unanimously
MPS and LUB amendment – Architectural	Moved and seconded that the Planning Advisory Committee schedule a Public Participation Meeting to receive public input on the proposed amendment as described in Attachment C and D and report back to

Control Areas (ACAs)	Council.	Motion carried unanimously
Business Arising	None.	
Next meeting	The Committee will hold a Public Participation Meeting (PPM) on Monday, February 27, 2023 at 6 p.m. This meeting will focus on the LUB amendment for vending and the LUB and MPS amendment for ACAs.	
Adjournment	There being no further business, the February 6, 2023 Planning Advisory Committee meeting adjourned at 6:21 p.m.	

Minutes were read and approved.

IN YOUR COMMUNITY

TOWN OF BRIDGEWATER 902-543-2274

Free Swim – LCLC. February 24 and March 10, 5:30-6:30 p.m. All ages, first come, first served.

Free Skate – LCLC. February 17 and March 3, 5:30-6:30 p.m. All ages, first come, first served. Skates and helmets of various sizes available to borrow.

Fun & Fitness For Over 50 – Michelin Social & Athletic Club. Mondays, Wednesdays, and Fridays until March 31 (no class on February 20), 9:30-10:30 a.m. Low to medium intensity designed to prevent injury while also increasing muscular strength, range of movement and activities for daily living.

TOWN OF LUNENBURG 902-634-4006

Senior Fitness Classes – Lunenburg Community Centre. Mondays, Wednesdays, and Fridays, 9:30-10:15 a.m.

Pickleball – Lunenburg Community Centre. Sundays 2-4 p.m., Mondays 11:30 a.m.-1:30 p.m., Tuesdays 7-9 p.m., and Fridays 1:30-4 p.m.

Female Pickleball – Lunenburg Community Centre. Tuesdays 12:30-2:30 p.m.

70+ Pickleball – Lunenburg Community Centre. Wednesdays 10:45 a.m.-12:45 p.m.

Open Gym – Lunenburg Community Centre. Tuesdays 9-11:30 a.m. Basketball, rock climbing wall, pickleball, etc.

Free Open Gym- Tuesdays 2:30-4:30 p.m. (until March 28).

Badminton – Lunenburg Community Centre. Wednesdays 7-9 p.m.

Free Walkin' in the Morning – Lunenburg Community Centre. Mondays, Tuesdays, Wednesdays, and Fridays 8-9 a.m.

Lunenburg Weight Room (ages 13+) – Adult and student rates available.

Lunenburg Arena Public Skating – Public Skating: Mondays, Wednesdays, and Fridays 3-4:30 p.m.; Adult Skate: Mondays, Tuesdays, and Fridays 11:15 a.m.-12:45 p.m.; Family Skating: Sundays 6:15-7:30 p.m.; Parents & Tots (free): Tuesdays 10:30-11:30 a.m.

Free Public Skate- Wednesdays 3-4:30 p.m.

Lunenburg Arena Drop-In Hockey – 50+ Hockey: Mondays, Wednesdays, and Fridays 1-2:30 p.m.; Monday Night Hockey: 9-10:15 p.m.; Women's Hockey: Fridays, 7-8 p.m.

DISTRICT OF LUNENBURG RECREATION 902-541-1343

Pre-registration is required for all programs. Register online: www.connect2rec.com

Provincial Volunteer Representative Nomination Deadline – Tuesday, February 28.

Summer Managers Employment Deadline – Friday, March 4.

Lobster Hunt – Friday, February 10-Sunday, February 19. Miller Point Peace Park, Dayspring. Free.

Women's Drop-in Volleyball – Mondays, 7-8:30 p.m. Centre Scolaire de la Rive-Sud, Cookville.

Men's Drop-in Basketball – Tuesdays, 7:30-9 p.m. Bayview Community School, Mahone Bay.

Women's Drop-in Basketball – Wednesdays, 7-8:30 p.m. YMCA, Bridgewater.

Drop-in Swims for Women and Girls – Saturdays, 5-6 p.m. LCLC, Bridgewater. Free.

Take the Roof off Winter – Saturdays until March 4, 10 a.m.-

3 p.m. MARC, Dayspring. Free.

Snowshoe/Hike – Sunday, February 19, 1-3 p.m. Dynamite Trail. Free.

Lobster Games – Monday, February 20, 11 a.m.-2 p.m. River Ridge Common, Pinehurst. Free.

Snowshoeing 101 – Saturday, February 25, 10-11:30 a.m. MARC, Dayspring. Free.

Snowshoe/Hike – Saturday, March 4, 1-4 p.m. Indian Path Common, Indian Path. Free.

Hug-A-Tree: An Adventure Smart Program – Saturday, March 11, 10-11 a.m. Petite Riviere Fire Hall, Petite Riviere. Free.

MUNICIPALITY OF CHESTER 902-275-3490

Spanish Conversations Drop-In – CAMS, Mondays until April 3.

Indoor Walking with Neighbors – District #1 Community Centre, Blandford; CAMS, Chester, Mondays until April 3.

Drop-in Badminton – NRCS, Tuesdays until April 11.

Drop-in Adult Basketball – NRCS, Wednesdays until April 12.

Beginner Pickleball – CDS, Wednesdays until April 5.

Beginner Pickleball – NRCS, Sundays until April 2.

Drop-in Pickleball – ACES, Mondays until April 10.

South Shore Public Libraries Mobile Branch Schedule For the week of February 17-23

FRIDAY - February 17
10-10:45am Broad Cove - Community Hall
11am-12:30pm Petite Riviere - Fire Hall
2-3pm Pentz - Westside United Church

SATURDAY - February 18
10am-12pm Caledonia - NSLC parking lot
12:30-1:15pm Pleasant River - Community Hall

TUESDAY - February 21
11am-1pm New Ross - New Ross Lions' Community Park
1:45- 2:15pm Barss Corner - Mader's General Store
3-5:30pm New Germany - Rosedale New Horizons Club, 4978 Route 10

WEDNESDAY - February 22
1-4:30pm Chester - Chester Legion
5:30-6:45pm Chester - corner of Highway 3 & Valley Rd.
7-8pm Chester Basin - Chester Basin Legion

THURSDAY - February 23
10:30am-7pm Mahone Bay - Three Churches Parking Lot
Closed 12-1pm & 4:30-5:30pm



BOWLING Pajo's Bowling Alley League Stats

Men's League, Jan 16. H.S.: Darryl Conrad, 142. H.T.: Colton Whitman, 346. T.H.: B-52's, 1672.	Weisner, 111. H.T.: Carol Weisner, 299. H.S.: Mark Knickle, 127. H.T.: Cory Carver, 336. T.H.: Bob's Bunch, 1,495.
Ladies' League, Jan 10. H.S.: Crystal Myra, 123. H.T.: Crystal Myra, 317. T.H.: Sexy Mamas, 1,839.	Mickey Mouse League, Jan 22. H.S.: Michelle Doucette, 330. H.S.: Scott Doucette, 130. H.T.: Scott Doucette, 330. T.H.: S Disturbers, 1,513.
Lucky Strike League, Jan 13. H.S.: Ladies: Valerie Feener, 120. H.T.: Ladies: Valerie Feener, 321. H.S.: Men: Matt Tremere, 145. H.T.: Charlie McCann, Doug Murphy, 342. T.H.: We Don't Know, 1,620.	PYB, Jan 28. Bantam, H.S.: Greyson Clattenberg, 60. H.T.: Greyson Clattenberg, 127. Junior, H.S.: Owen Wentzell, 79. H.T.: Owen Wentzell, 228.
Money League, Jan 12. H.S.: Courtney, 124. H.T.: Courtney, 329. H.S.: Shawn D, 343. H.T.: Shawn D, 357. T.H.S.: Bowling Stones, 1,461.	Senior, H.S.: Zoe Haughn, 110. H.T.: Zoe Haughn, 299. H.S.: Xander Rockwell, 96. H.T.: Xander Rockwell, 268.
Canxel League, Jan 11. H.S.: Carol	

Walk to the Principal's Office (indoor walking) – FHCS, Tuesdays and Thursdays until April 13.

Drop-in Badminton – ACES until April 12.

Lunchtime Skates – Chester Rink, Thursday, February 16 and 23.

Pilates Basics – Chester Brass Band Hall until April 3.

Try Sledge Hockey – New Ross Outdoor Rink, February 16 (new date).

Healing Your Brain After A Concussion – FHCS, starting February 25.

Winter Walk & Wildlife Sign – Haughn Property in Middle River, February 25.

Full Moon Yoga – CAMS, starting March 7.

Food Handlers Certification – FHCS, March 8.

Wool Felting: Spring Decorations – Chester Rec Office or online, March 8.

Card Lake Owl Prowl – Card Lake Provincial Park, March 15.

HB STUDIOS SPORTS CENTRE 902-543-5348

February hours: Monday-Friday, 8 a.m.-9 p.m.; Saturday, 9 a.m.-5 p.m.; Sundays, 10 a.m.-8 p.m. Walking track is open during open hours.

Call 902-543-5348, email manager@hbssc.ca, or go to hbssc.ca and select calendar, to pre-register for any of the programs or events.

"SparkleN' Sign" – Sign Making Workshop. March 29, 6-9 p.m.

South Shore Soccer Symposium – February 17-19.

University Scouting Soccer Tournament.

Imagination Playgroup – Preschool play group. Mondays 12-2 p.m.; Wednesdays 10 a.m.-12 p.m.

The Quinn Sensory Centre – Book one of the sensory rooms. Great for everyone's sensory needs!

WHAT'S NEW @ THE LIBRARY?

These are just a few of the activities happening at South Shore Public Libraries this week - visit southshorepubliclibraries.ca or call your local library to see what else may be going on.

Reflexology - Join us for this fun and hands-on workshop with Rachael Jessup. Learn about the history of reflexology, some techniques to use at home, and discover just how amazing your feet are! Lunenburg Library, February 18, 11 a.m.

Bread Club - Join Agnes Moase for a bread baking journey throughout the winter. This month we'll be talking about sourdough breads! Registration required, call 902-354-5270. Thomas H. Raddall Library, February 18, 2 p.m.

Everyday Mindfulness - Nicole Robson (Outreach Coordinator, Second Story Women's Centre) provides helpful ways in which we can all deal with the pressures of life. Thomas H. Raddall Library, February 22, 1:30 p.m.

Lit Lounge! Cozy up with a good book, leave your devices at home, and enjoy the peaceful ambiance and a relaxed evening at the "Lit Lounge". Margaret Henigar Public Library, February 23, 7 p.m.

South Shore Public Libraries — Read. Discover. Learn. Share.

TOWN OF LUNENBURG PUBLIC PARTICIPATION MEETINGS Municipal Planning Strategy and Land Use By-law Amendments

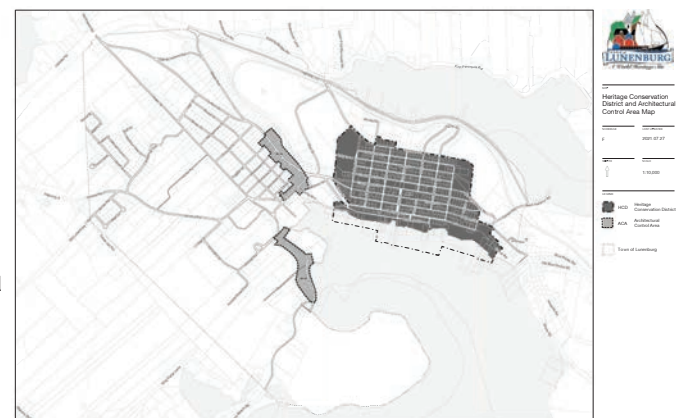
Please be advised that the Town of Lunenburg's Planning and Advisory Committee (PAC) will be holding two (2) Public Participation Meetings in the Council Chambers, Town Hall, 120 Townsend Street at 6:00 p.m. on Monday, February 27th, 2023 to receive public comments prior to making a recommendation for Council's consideration.

The purpose of the two (2) Public Participation Meetings (PPMs) is to consider the following amendments:

- 1) An amendment to the Land Use By-law by deleting Schedule "G" – Vending.
The purpose of the amendment is to delete the provisions dealing with vending operations in the Land Use By-law so that Council may proceed with the adoption of a new Vending By-law. This PPM will deal solely with the Land Use By-law amendment. The adoption of a new Vending By-law will be held with Council at a future date, yet to be determined.
- 2) An amendment to the Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to delete the Architectural Control Areas and the Heritage Conservation District.
The purpose of the amendment is to delete the provisions dealing with the Dufferin Street and Tannery Road Architectural Control Areas (ACA's) as well as the Heritage Conservation District from the MPS and LUB so that Council may proceed with the adoption of a new Old Town Heritage Conservation District Plan and By-law. This PPM will deal solely with the MPS and LUB amendments. The adoption process for the new Old Town Heritage Conservation District Plan and By-law will require its own PPM with the Heritage Advisory Committee and a separate Public Hearing with Council at a future date, yet to be determined.
These amendments include the deletion of Schedule "F", the Heritage Conservation District and Architectural Control Area Map, of the LUB as outlined below:

Full copies of the proposed amendments are available for viewing at the Town Hall, 119 Cumberland Street, Lunenburg, N.S. The documents are also available for viewing on the Town's website at:

<https://townoflunenburg.ca/pac-public-participation-meetings-feb-27-2023.html>



Copies of the proposed amendments or a portion thereof may also be obtained from the Town Hall.

Interested parties are welcome to submit any written comments to the Planning Advisory Committee for their consideration. Any submissions should be received a week before the meeting so that they may be included in the Committee's Agenda Package. However, verbal and written comments may be received by the Committee during the meeting.

For further information, please contact:

Arthur MacDonald
Director of Community Development
P.O. Box 129
Lunenburg, Nova Scotia
Canada B0J 2C0

Email: communitydev@townoflunenburg.ca
Tel: 902-634-4410, ext 234

Everyone is welcome to attend.

To: Planning Advisory Committee
Subject: Amendment to Land Use By-Law: Deleting Schedule “G” - Vending
From: Arthur MacDonald, Director of Community Development
Reviewed by: Kayla Byrne, Municipal Clerk
Date: February 27, 2023



Recommendation

That the Planning Advisory Committee (PAC) recommend to Council that it proceed with first reading of the proposed amendments to the Land Use By-law by deleting Schedule “G” Vending as outlined in the Planner’s report.

Alternatives

- To refuse the amendment
- Approve the amendment with changes.

Background

At its May 10, 2022 meeting, Council passed the following motion:

Motion: moved and seconded to undertake a planning report and draft Vending Bylaw, which would include a map showing permitted areas for vending, and amend the Land Use Bylaw to delete Schedule G, Vending. Motion carried.

The development of a new Vending By-law has been addressed in a separate report. This report focuses on the amendment to the Land Use By-law (LUB) to delete Schedule “G” - Vending.

Discussion

The proposal involves the creation of a new Vending By-law that will accommodate all the aspects related to vending within the Town without the need for cross-referencing with the Town’s LUB. Upon completion and adoption, vending will be solely regulated through the new Vending By-law and the LUB will be silent in this regard.

The Municipal Planning Strategy (MPS):

Policy 6-9 (Attachment A) enables Council to consider an amendment to the text of the Land Use By-law if the proposed amendment is consistent with this Municipal Planning Strategy and meets the general evaluation criteria for amending the Land Use By-law, as set out in Policy 6-19. The MPS is silent with regarding to “vending” and as such an amendment to the Land Use By-law (LUB) with regards to Schedule “G”- Vending, would not be considered to be inconsistent with the intent of the

MPS. In addition, the proposed amendment is considered to meet the general evaluation criteria as set out in Policy 6-19 (Attachment B).

Any amendment to the MPS and LUB must be evaluated pursuant to the Statements of Provincial Interest. The proposed amendment is considered not to be contrary to any Provincial Interest Statements as shown in the table below:

Provincial Interest Statements	
Statement 1: Drinking Water	Enabling vending operations to be completely regulated through a Vending By-law will not have an impact on the municipal water supply.
Goal: To protect the quality of drinking water within municipal water supply watersheds.	
Statement 2: Flood Risk Areas	Enabling vending operations to be completely regulated through a Vending By-law will not have an impact on flood risk areas.
GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.	
Statement 3: Agricultural Land	Enabling vending operations to be completely regulated through a Vending By-law will not have an impact on agricultural lands.
GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.	
Statement 4: Infrastructure	Enabling vending operations to be completely regulated through a Vending By-law will not have an impact on infrastructure.
GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.	
Statement 5: Housing	Enabling vending operations to be completely regulated through a Vending By-law will not have an impact on housing.
GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.	

Yard Sales

Schedule “G” - Vending of the Land Use By-law includes a section on yard sales. As yard sales will not be covered under the Vending By-law, it would be best to maintain these provisions and have been substituted therefore, under Part 6.12. of the Land Use By-law.

Strategic Plan Relevance

- Economic Development: Direction to support economic development.
- Governance: Direction to enhance internal and external relations through policies, procedures and resources.

Relevant Legislation

The Municipal Government Act outlines the required process for amendments to planning documents.

Financial

The deletion of Schedule “G”-Vending from the LUB and regulating vending activities solely through a new Vending By-law will not have any financial impacts on the Town.

Communications

This public participation meeting was advertised in the local newspaper and on the Town’s website and social media.

Attachments

- A. MPS Policy 6-9
- B. Evaluation of Policy 6-19
- C. Section 6.12. and Schedule “G”- Vending
- D. Amendments to LUB

Attachment A
MPS Policy 6-9

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-9: Council shall amend the text of the Land Use By-law if the proposed amendment is consistent with this Municipal Planning Strategy and meets the general evaluation criteria for amending the Land Use By-law, as set out in Policy 6-19.

Attachment B
Evaluation of Policy 6-19

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposal is not inconsistent with the MPS. The MPS is silent on the issue of vending.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
The proposal is not premature or inappropriate due to the ability of the Town to absorb any public costs.
 - ii. impacts on existing drinking water supplies, both private and public;
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services. No services are required for vending operations and the sites vary throughout the Town.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
It is difficult to assess this evaluation criteria as no specific site is being proposed. The proposed amendment is to delete vending regulations from the LUB and incorporate vending regulations under a new Vending By-law. Considering the above, the proposal does not seem to be premature or inappropriate due to the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal.
 - v. the adequacy of fire protection services and equipment;
It is difficult to assess this evaluation criteria as no specific site is being proposed.
 - vi. the adequacy and proximity of schools and other community facilities;
It is difficult to assess this evaluation criteria as no specific site is being proposed.
 - vii. impacts on UNESCO World Heritage Site statements of outstanding value;
No impacts on the UNESCO World Heritage Site are anticipated.
 - viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;

The amendment will not cause any new, or worsening of any known, pollution problems.

- ix. site-specific climate change risks;
The amendment will not cause or increase any site-specific climate risks.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The amendment will not cause any flooding or drainage issues.
- xi. impacts on known habitat for species at risk;
The amendment will not cause any impact on known habitat.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The amendment will not cause any impact on navigation or environmental concerns on Lunenburg Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
It is difficult to assess this evaluation criteria as no specific site is being proposed.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.
The amendment to delete vending regulations from the LUB will not, by itself, cause any land use conflicts with existing businesses. However, the new Vending By-law may, by its nature, impact existing businesses. The proposed Vending By-law strives to strike a balance between fixed roof businesses and mobile vending operations by regulating their locations and fees to ensure a fair and transparent process to permit vending within the Town of Lunenburg.

Attachment C
Section 6.12. and Schedule “G”- Vending

6.12. Vending

6.12.1 Vending shall comply with the *Vending By-law* and with Schedule ‘G’, Vending, of this Land Use By-law.

6.12.2 Where the *Vending By-law* references a section of this Land Use By-law, that reference shall be considered as a reference to the section with the same name within Schedule ‘G’, Vending, of this Land Use By-law.

Schedule 'G' – Vending

The provisions of this Schedule shall apply to vending activities in the Town, subject to the *Vending By-law*.

Outdoor Vending

Outdoor vending activities are prohibited in all use zones except those in which they are specifically permitted.

Yard Sales

- (a) Yard sales are permitted in any use zone provided that:
 - i. articles for sale may include only the tangible personal property of the residents conducting the sale and may not include goods acquired for resale;
 - ii. only two yard sales may take place on any property during each calendar year; and
 - iii. yard sales may be conducted only on Saturdays from 8 am to 10 pm and on Sundays from 12 noon to 10 pm.
- (b) No development permit is required for yard sales permitted under clause (a).

Transient Vending

Transient vending is permitted in any use zone and does not require a development permit, but is subject to the Town of Lunenburg *Vending By-law*.

Vending at Group Fund Raising Events by Community or Religious Not-for-Profit Groups

No development permit is required for vending activities associated with fund raising by community or religious not-for-profit groups from the Town of Lunenburg.

Outdoor Sales of Prepared Food

Outdoor sales of prepared food shall be prohibited except for:

- (a) those uses specifically authorized by this by-law;
- (b) outdoor food sales in a restaurant;
- (c) outdoor food sales by Transient Vendors authorized under the Town of Lunenburg Vending By-law;
- (d) outdoor food sales in the General Commercial Use Zone or Commercial Mixed Use Zone; and

- (e) outdoor food sales at Craft Markets and Farmers' Markets.

Walking Tours

Walking Tours shall be permitted in all zones and shall not require a development permit but shall be subject to the Town of Lunenburg *Vending By-law*.

Flea Markets

- (a) Flea markets organized and operated by community or religious not-for-profit groups from the Town of Lunenburg for the purposes of fund raising are permitted in any use zone other than the Lower Density Residential Use Zone, Medium Density Residential Use Zone, or Higher Density Residential Use Zone.
- (b) Flea markets not otherwise permitted by Clause (a) are prohibited in all use zones.
- (c) A development permit is not required any flea market permitted by Clause (a)

Mobile Canteens

Mobile canteens are permitted in the following use zones and do not require a development permit but are subject to the *Vending By-law*:

- (a) Commercial Mixed Use Zone

Attachment D Amendments to LUB

- 1) **Amendment to the Land Use By-law thereby deleting “6.12. Vending” from the Table of Contents on Page vii of the Land Use By-law and substituted therefore by the words “6.12. Yard Sales”.**
- 2) **Amendment to the Land Use By-law thereby deleting “Schedule “G”- Vending” in its entirety from the Table of Contents on Page viii of the Land Use By-law and substituted therefore by the words “Schedule “G”- Vending “DELETED””.**
- 3) **Amendment to the Land Use By-law thereby deleting Section “6.12. Vending” in its entirety including Subsection 6.12.1 and Subsection 6.12.2 inclusive as outlined on Page 23 of the Land Use By-law and substituted therefore by the following words:**

“6.12. Yard Sales

6.12.1. Yard sales are permitted in any use zone provided that:

- (a) articles for sale may include only the tangible personal property of the residents conducting the sale and may not include goods acquired for resale;
- (b) only two yard sales may take place on any property during each calendar year; and
- (c) yard sales may be conducted only on Saturdays from 8 am to 10 pm and on Sundays from 12 noon to 10 pm.

6.12.2. No development permit is required for yard sales permitted under Part 6.12.1.”

- 4) **Amendment to the Land Use By-law thereby deleting the words “Schedule “G”- Vending” from the list of Schedules on Page 66 of the Land Use By-law and substituting therefore the words “Schedule “G”- Vending “DELETED””.**
- 5) **Amendment to the Land Use By-law thereby deleting “Schedule “G”- Vending” in its entirety from the Schedules as outlined on Pages 73 and 74 inclusive of the Land Use By-law and substituting therefore the words “Schedule “G”- Vending “DELETED””.**

PUBLIC PARTICIPATION MEETING OVERVIEW: AMENDMENT TO *LUB* TO DELETE SCHEDULE “G”



- A Public Participation Meeting provides members of the public with an opportunity to learn about the proposed amendment to the *Land Use By-law* (LUB) to delete *Schedule “G” – Vending* and make their views known to the Planning Advisory Committee prior to making a recommendation to Council.
- To initiate an amendment to the LUB, a Public Participation Meeting is required under the Planning Public Participation Program.

PUBLIC PARTICIPATION MEETING OVERVIEW: AMENDMENT TO *LUB* TO DELETE SCHEDULE “G”



- Following the Public Participation Program, Council will also provide for further public input at the Public Hearing stage. Council will also hold a Public Hearing for the adoption of a proposed Vending By-law under a separate report.

PUBLIC PARTICIPATION MEETING PROCESS



1. A presentation will be made by staff; Planning Advisory Committee (PAC) members may ask questions.
2. If received, advance submissions from the public will be noted.
3. The Chair of the PAC will open the floor for public submissions in person and online.
4. PAC will officially close the Public Participation Meeting.
5. The PAC may proceed with a recommendation to Council or defer to a future meeting.

PUBLIC PARTICIPATION MEETING RULES OF CONDUCT



- State your name and civic address for the minutes.
- Speakers are limited to 1 presentation / 10 minutes.
- Be respectful of others' opinions.
- PAC members may question each speaker.
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PUBLIC PARTICIPATION MEETING RULES OF CONDUCT



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PUBLIC PARTICIPATION MEETING



Questions and/or comments?

To: Planning Advisory Committee
Subject: Amendment to MPS and LUB to Delete Architectural Control Areas
From: Arthur MacDonald, Director of Community Development
Reviewed by: Kayla Byrne, Municipal Clerk
Date: February 27, 2023



Recommendation

That the Planning Advisory Committee recommend to Council that it proceed with first reading of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas and Schedule "F" Heritage Conservation District and Architectural Control Area Map as outlined in the Planner's report.

Alternatives

- To refuse the amendment.
- Approve the amendment with changes.

Background

In keeping with the Town's Comprehensive Community Plan (CCP) and Council's direction, the Town intends to adopt a new Heritage Conservation District (HCD) Plan and By-law and delete the Architectural Control Areas (ACAs) from the Municipal Planning Strategy (MPS) and Land Use By-law (LUB). The Dufferin Street ACA will be incorporated within the HCD. The Tannery Road ACA will be eliminated. The thought being that the Tannery Road area was distinct in its own right and did not contribute to the UNESCO World Heritage Site which is the narrative of the new Old Town Heritage Conservation District. This also follows the rationale for the boundaries of the new District as outlined in the Background Study approved by Council on August 9, 2022.

This report will cover the deletion of the ACAs from the Town's MPS and LUB. The adoption of a new HCD Plan and By-law will be covered under a separate document. The existing MPS and LUB provisions are outlined in **Attachment A**. The Evaluation Criteria, Implementation Policy, 6-19 is outlined in **Attachment B**. The MPS amendments are outlined in **Attachment C**, and the LUB amendments are outlined in **Attachment D**.

Discussion

The proposal involves the creation of a new HCD Plan and By-law and the deletion of the ACAs from the Town's MPS and LUB. This enables the creation of one document focusing on architectural provisions and eliminates the need for cross-referencing with the Town's MPS and LUB when it comes time to consider development proposals. Architectural provisions will be regulated through the HCD Plan and By-law through the issuance of a Certificate of Appropriateness. Registered Heritage

Properties will be reviewed in light of the Heritage Property Act and the Alteration Guidelines for Municipally Registered Heritage Properties with regards to a Heritage Permit application.

The Municipal Planning Strategy (MPS):

Policy 6-9 of the MPS enables Council to consider an amendment to the text of the LUB if the proposed amendment is consistent with this MPS and meets the general evaluation criteria for amending the LUB, as set out in Policy 6-19. To ensure consistency and compatibility, the MPS will be amended to remove any inconsistencies with the new HCD Plan and By-law as well as ensuring that the LUB is consistent with the MPS.

Any amendment to the MPS and LUB must be evaluated pursuant to the Statements of Provincial Interest. The proposed amendment is considered not to be contrary to any Provincial Interest Statements as shown in the table below:

Provincial Interest Statements	
Statement 1: Drinking Water Goal: To protect the quality of drinking water within municipal water supply watersheds.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 1.
Statement 2: Flood Risk Areas GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 2.
Statement 3: Agricultural Land GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 3.
Statement 4: Infrastructure GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 4.
Statement 5: Housing GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 5.

Strategic Plan Relevance

- Economic Development: Direction to support economic development.
- Heritage: Direction to protect and enhance existing heritage assets and to support a wider cultural narrative.
- Urban Design: Direction to enhance residents' and visitors' experience of the built environment.
- Culture and Recreation: Direction to support community life and assets in Lunenburg, including cultural identity, heritage interpretation, and the arts sector, as well as parks, open spaces, sports, and other activities.
- Governance: Direction to enhance internal and external relations through policies, procedures and resources.

Relevant Legislation

The Municipal Government Act outlines the required process for amendments to planning documents.

Financial

The deletion of the ACAs and regulating architectural control provisions through a new HCD Plan and By-law will not have any financial impacts on the Town.

Communications

This public participation meeting was advertised in the local newspaper and on the Town's website and social media.

Attachments

- A. Existing MPS and LUB Provisions
- B. Evaluation of Policy 6-19
- C. Amendments to MPS
- D. Amendments to LUB

Attachment A Existing MPS and LUB Provisions

Municipal Planning Strategy Provisions:

5.3 Heritage and Architectural Control

5.3.1 Introduction

Lunenburg has a distinct heritage rooted in the Germanic origins many of its first European settlers, its unique architectural character, and its historical association with the growth of the Atlantic fishery and the bygone age of sail. This strong heritage is recognized as an important element of community life, important not only to residents of the Town but to the growing tourism industry as well. The term "heritage" encompasses many things, from vernacular forms of speech, to local food, traditional skills, crafts, and means of livelihood, and the historic built environment.

The Town's architectural character is perceived as being a particularly important component of its heritage and Council has taken a number of initiatives to conserve, maintain, and improve that character.

In 1981, the Heritage Property By-law was first adopted under the *Heritage Property Act*, enabling Council to designate historic buildings, streetscapes, and areas in the Town and to control any substantial alteration to them. Implementation of the By-law began in 1982 when research was undertaken to document the historic and architectural character of the Town. This research culminated, in February 1984, in the publishing of an inventory of historic buildings, which laid the groundwork for subsequent designations of Municipal Heritage Properties under the Heritage Property By-law.

In 1991, Lunenburg received the distinction of having Old Town designated as a National Historic District.

In 1994, with the assistance of the Provincial Department of Housing and Municipal Affairs and a consultant, a background study was undertaken on the possible establishment of the Old Town as a heritage conservation district under the Heritage Property Act, with the district consisting of the National Historic District plus adjacent historic areas. A working group of residents assisted in the preparation of a draft conservation plan and bylaw that included policies restricting demolition of historic (pre-1940) buildings and design guidelines for new buildings, alterations to existing buildings, and signs, fences, and utility structures. The establishment of the heritage conservation district was also intended to qualify property owners for conservation assistance programs available from the provincial government.

In 1995, the Old Town was designated as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization (U.N.E.S.C.O.).

In 1996, following the Five-Year Review, limited architectural controls were introduced into the municipal planning strategy and land use bylaw. Three architectural control areas were established, one encompassing the Old Town National Historic District / World Heritage Site, another in the Dufferin Street and Falkland Street area, and a third in the Tannery Road area. Within these areas, architectural controls regulated the design of new main buildings and alterations to pre-1920 main buildings.

In 1997, with assistance from the Federal and Provincial Governments, the Town commissioned a Strategic Plan for conservation and management of the Town as a World Heritage Site. The resulting Lunenburg World Heritage Community Strategy, adopted by Council in 1998, identified numerous initiatives relating to cultural preservation and economic development. It also affirmed the need for the establishment of a heritage conservation district, comprehensive architectural controls, and financial incentives. In early 2000, following formal notification of all affected property owners, the heritage conservation district was established and the conservation plan and bylaw were adopted by Council.

In 2021 Council initiated a project to review the Heritage Conservation District Plan and By-law and Architectural Control Areas. However, this process is not yet complete at the time of adoption for this Municipal Planning Strategy and the associated Land Use By-law. As a result, this Municipal Planning Strategy continues without changing the approach contained within the 1996 Municipal Planning Strategy until such time as the review project is complete and this Plan is amended as necessary.

5.3.2 Heritage Conservation District and Architectural Control Areas

Council recognizes the potential social and economic benefits of preserving the heritage of Lunenburg and is committed to its protection. The designation of the Old Town as a National Historic District and World Heritage Site also imposes upon Council significant responsibility for its protection and management as a cultural resource of national and international importance. At the same time, Council recognizes that the Town is a living community, not a museum, and that architectural change must be accommodated.

In order to ensure the protection of Lunenburg's built heritage, Council has adopted a **three-**fold approach to architectural control:

- Voluntary designation of individual Municipal Heritage Properties under the Heritage Property By-law.
- Establishment of architectural control areas in the Dufferin Street, Falkland Street, and Tannery Road areas, with limited architectural controls implemented through the Land Use By-law. These architectural controls will continue the regulatory approach originally adopted in 1996 with the exception that the cut-off date for architectural reference is 1940. Within the architectural control areas, architectural controls will apply only to new main buildings and alteration of pre-1940 main buildings.

- Establishment of a heritage conservation district comprised of the Old Town National Historic District & World Heritage Site and adjacent historic areas, with architectural controls implemented through the policies and design guidelines of the conservation plan and bylaw. **Architectural controls in the heritage conservation district will apply to demolition of any pre-1940 building; the design of new buildings, including outbuildings; the alteration of any existing building, regardless of age; the design of fences and signs, and the placement and screening of utility structures.**

Policy 5-4: Council shall, through the Land Use By-law and pending completion of the project to review heritage and architectural controls, establish a Heritage Conservation District and Architectural Control Areas consistent with the 1996 Municipal Planning Strategy, as amended.

6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

Policy 6-9: Council shall amend the text of the Land Use By-law if the proposed amendment is consistent with this Municipal Planning Strategy and meets the general evaluation criteria for amending the Land Use By-law, as set out in Policy 6-19.

Note: The review of the Implementation Policy 6-19 has been addressed in Attachment B.

Land Use By-law Provisions:

7.3. Architectural Control Area

New Buildings

7.3.1. In addition to all requirements governing land use and building form, new buildings within the Architectural Control Area, as shown Schedule 'F', the Heritage Conservation District and Architectural Control Area Map, shall be similar to any substantially intact pre-1940 main building located within 91 metres (300 feet) of the new building and fronting on the same street, with respect to:

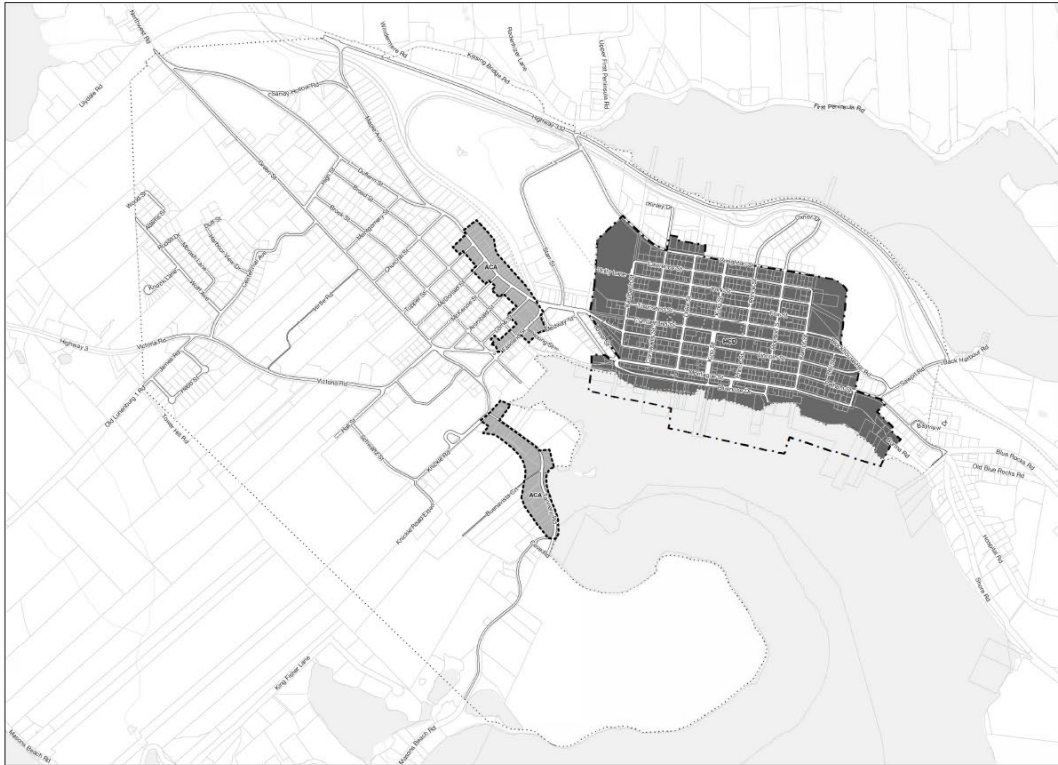
- (a) architectural style;
- (b) building length to width ratio;
- (c) height;
- (d) roof shape;
- (e) appearance of exterior cladding and roof materials;
- (f) architectural details and trim;
- (g) shape and size of porches, doors and windows;
- (h) window area to wall area ratio; and
- (i) location, type, bulk and appearance of chimneys.

7.3.2. New buildings located on corner lots may use either street as the street on which they front.

Additions and Alterations to Existing Buildings

7.3.3. In addition to all requirements governing land use, additions and alterations to any main building constructed prior to 1940 within the Architectural Control Area as shown on Schedule 'F', the Heritage Conservation District and Architectural Control Area Map, shall be similar to the main building with respect to Clauses (a) to (i) inclusive of Subsection 7.31. above, and the total building footprint of all additions approved after June 13, 1996 shall not exceed 25% of the building footprint existing prior to June 13, 1996.

Schedule "F" - Heritage Conservation District and Architectural Control Area Map



MAP
Heritage Conservation District and Architectural Control Area Map

SCHEMA F LAST UPDATED 2021.07.27

SCALE 1:10,000

- LEGEND
- HCD Heritage Conservation District
 - ACA Architectural Control Area
 - Town of Lunenburg

Attachment B Evaluation of Policy 6-19

6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

Policy 6-19: Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;
The proposal is to amend the MPS to ensure the deletion of the ACA's are consistent with the MPS.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
 - i. the ability of the Town to absorb public costs related to the proposal;
The proposal is not premature or inappropriate due to the ability of the Town to absorb any public costs.
 - ii. impacts on existing drinking water supplies, both private and public;
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public.
 - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services.
 - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;
The proposed amendment is to delete ACA's from the MPS/LUB and incorporate architectural provisions under a new HCD Plan and By-law. The Dufferin Street ACA will be incorporated with the HCD. The Tannery Road ACA will be eliminated. The amendment will not directly impact traffic or congestion. Considering the above, the proposal does not seem to be premature or inappropriate due to the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal.
 - v. the adequacy of fire protection services and equipment;
There is no specific site being proposed for development. The proposal does not seem to be premature or inappropriate due to the adequacy of fire protection services and equipment.
 - vi. the adequacy and proximity of schools and other community facilities;
It is difficult to assess this evaluation criteria as no specific site is being proposed.
 - vii. impacts on UNESCO World Heritage Site statements of outstanding value;

The development of a new HCD Plan and By-law will strengthen the Town's provisions for the protection and enhancement of the UNSECO World Heritage Site statements of outstanding value. The removal of the two ACA's (Dufferin Street and Tannery Road) from the MPS/LUB does not seem to be premature or inappropriate due to impacts on UNESCO World Heritage Site statements of outstanding value. These two areas are outside of the UNESCO World Heritage Site.

- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;
The amendment will not cause any new, or worsening of any known, pollution problems.
- ix. site-specific climate change risks;
The amendment will not cause or increase any site-specific climate risks.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;
The amendment will not cause any flooding or drainage issues.
- xi. impacts on known habitat for species at risk;
The amendment will not cause any impact on known habitat.
- xii. impacts on the navigability and environment of Lunenburg Harbour;
The amendment will not cause any impact on navigation or environmental concerns on Lunenburg Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and
It is difficult to assess this evaluation criterion as no specific site is being proposed.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.
The amendment will not, by itself, cause any land use conflicts with existing businesses.

Attachment C Amendments to MPS

- 1) Amendment to the Municipal Planning Strategy thereby amending the Table of Contents under “Chapter 5 - Community Form & Heritage” by deleting “5.3 Heritage and Architectural Control” and substituting therefore “5.3 Heritage” and deleting “5.3.2 Heritage Conservation District and Architectural Control Areas” and substituting therefore “5.3.2 Heritage Conservation District”.
- 2) Amendment to the Municipal Planning Strategy thereby amending the Title “5.3 Heritage and Architectural Control” on page 32 and substituting therefore “5.3 Heritage”.
- 3) Amendment to the Municipal Planning Strategy thereby amending the subtitle “5.3.2 Heritage Conservation District and Architectural Control Areas” on page 34 and substituting therefore “5.3.2 Heritage Conservation District”.
- 4) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the last paragraph in Section “5.3.1 Introduction” on page 33 and substituted therefore the following paragraph:

“In 2023 Council approved a new Heritage Conservation District Plan and By-law. The former Dufferin Street and Falkland Street Architectural Control Areas were deleted from the Municipal Planning Strategy and Land Use By-law and incorporated within the new Old Town Lunenburg Heritage Conservation District. The Tannery Road Architectural Control Area was also deleted from the Municipal Planning Strategy and Land Use By-law but was not incorporated within the new District. The thought being that the Tannery Road area was distinct in its own right and did not contribute to the UNESCO World Heritage Site which is the main narrative of the new Old Town Heritage Conservation District. If properties wished to have heritage protection, they are encouraged to have their properties registered as municipal heritage properties under the Heritage Property Act. Council also retains the right to designate the Tannery Road are under its own Heritage Conservation District at a future date, if so desired.”

- 5) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the second paragraph of subsection 5.3.2 and substitute therefore the following:

“In order to ensure the protection of Lunenburg’s built heritage, Council has adopted a two-fold approach to architectural control:”
- 6) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the second bullet in subsection 5.3.2 on page 34.
- 7) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the third bullet in Subsection 5.3.2 on page 34 and substituting therefore the following:

- “
 - Establishment of a Heritage Conservation District comprised of the Old Town National Historic Site and World Heritage Site and the Dufferin Street and Falkland Street

historic areas, with architectural controls implemented through the policies and design guidelines of the Heritage Conservation District Plan and By-law.”

- 8) Amendment to the Municipal Planning Strategy (MPS) thereby deleting Policy 5-4 and substituting therefore “Policy 5-4 “DELETED””.**

Attachment D Amendments to LUB

- 1) Amendment to the Land Use By-law by thereby deleting 7.3 from the Table of Contents on page “vii” in its entirety and substituting therefore “7.3 ‘DELETED’”.
- 2) Amendment to the Land Use By-law thereby deleting Section 7.3 in its entirety on Page 29 and substituting therefore “7.3 “DELETED””.
- 3) Amendment to the Land Use By-law thereby deleting “Schedule ‘F’ – Heritage Conservation District and Architectural Control Area Map” from the Table of Contents on page “viii” and substituting therefore “Schedule ‘F’ – “DELETED””.
- 4) Amendment to the Land Use By-law thereby deleting “Schedule ‘F’- Heritage Conservation District and Architectural Control Area Map” and substituting therefore a blank page with the words “Schedule ‘F’- “DELETED””.
- 5) Amendment to the Land Use By-law thereby deleting subsection 4.2.1.(b) and substituting therefore the following:

“(b) Exterior renovations or alterations to a structure that do not result in a change in volume or gross floor area, number of dwelling units, or a change in use of the structure.”
- 6) Amendment to the Land Use By-law thereby deleting subsection 6.13.3. and substituting therefore the following:

“6.13.3. The minimum bicycle parking requirements of Table 3 shall not apply to existing buildings.”
- 7) Amendment to the Land Use By-law thereby deleting subsection 7.2.3. and substituting therefore the following:

“7.2.3. Notwithstanding any other provision of this By-law any vegetation or building or structure including, but not limited to, fences and signs are not permitted to exceed 1.0 metres (3.2 feet) in height above the grade of the abutting streets in a corner vision triangle except in the Old Town Lunenburg Heritage Conservation District. This provision shall not apply above a height of 2.4 metres (7.9 feet).”
- 8) Amendment to the Land Use By-law thereby deleting subsection 7.8.2. and substituting therefore the following:

“7.8.2. Signs require a Certificate of Appropriateness prior to issuance of a development permit if the property is located in the Old Town Lunenburg Heritage Conservation District.”

PUBLIC PARTICIPATION MEETING OVERVIEW: AMENDMENT TO *MPS* & *LUB* TO DELETE ARCHITECTURAL CONTROL AREAS



- A Public Participation Meeting provides members of the public with an opportunity to learn about the proposed amendment to the *Municipal Planning Strategy* (MPS) and *Land Use By-law* (LUB) to delete the Architectural Control Areas and make their views known to the Planning Advisory Committee (PAC) prior to making a recommendation to Council.
- To initiate an amendment to the MPS and LUB, a Public Participation Meeting is required under the Planning Public Participation Program.

PUBLIC PARTICIPATION MEETING OVERVIEW: AMENDMENT TO *MPS* & *LUB* TO DELETE ARCHITECTURAL CONTROL AREAS



- Following the Public Participation Program, Council will also provide for further public input at the Public Hearing stage. The adoption of a new *Heritage Conservation District Plan & By-law* will replace the Architectural Control Areas under a separate process through the Heritage Advisory Committee (HAC) by holding a Heritage Public Participation Meeting upon which Council will also provide further public input at the Public Hearing stage.

PUBLIC PARTICIPATION MEETING PROCESS



1. A presentation will be made by staff; PAC members may ask questions.
2. If received, advance submissions from the public will be noted.
3. The Chair of the PAC will open the floor for public submissions in person and online.
4. PAC will officially close the Public Participation Meeting.
5. The PAC may proceed with a recommendation to Council or defer to a future meeting.

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PUBLIC PARTICIPATION MEETING RULES OF CONDUCT



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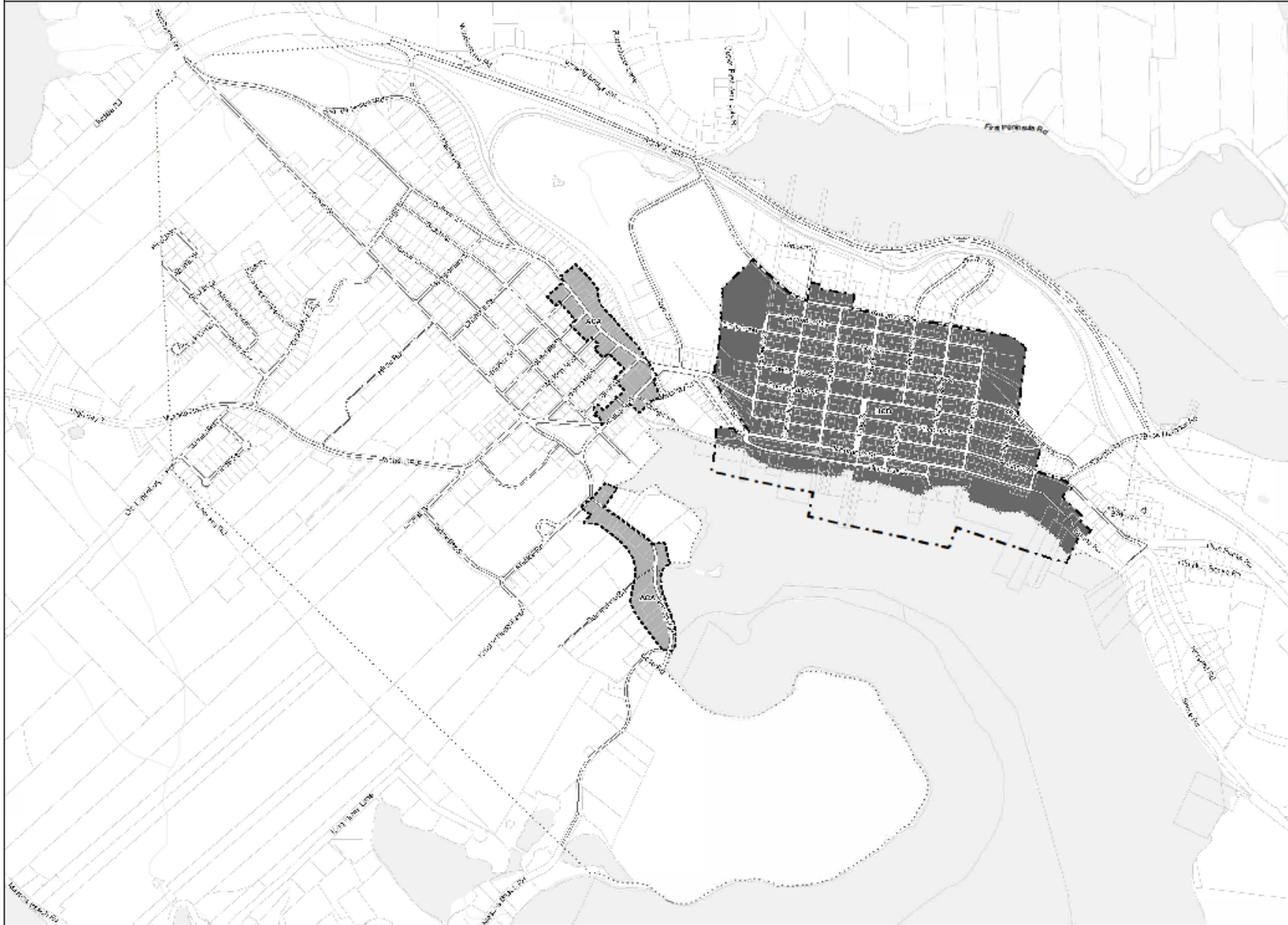
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PUBLIC PARTICIPATION MEETING



The amendments to the MPS and LUB will remove the regulations of the ACA's so that the HCD Plan and By-law can be the sole document administering architectural control provisions.




Schedule F – The Heritage Conservation District and Architectural Control Area Map will be deleted from the Town's LUB.



MAP
**Heritage Conservation
District and Architectural
Control Area Map**

SCHEDULE LAST UPDATED
F 2021.07.27

NORTH SCALE
↑ 1:10,000

- LEGEND
-  HCD Heritage Conservation District
 -  ACA Architectural Control Area
 -  Town of Lunenburg