



## Minutes - Planning Advisory Committee (PAC)

The meeting (virtual) of the PAC was held on June 22, 2022, 6:30 pm.

### 1. Call to Order

The meeting of the PAC was called to order at 6:30 p.m. by Chairperson Lloy.

### 2. Attendance

Mayor ... George Lloy  
Councillor.... Chad Ramsey  
Citizen ... Denvert Levy  
Citizen ... Susan Smith Doucet  
Citizen... David LeBlanc  
Citizen... Charlene Deconde

Staff... Grant Cooke  
Dale Bogle  
Randi Buchi

Regrets.... Rebecca Rogers-Laing

### 3. Approval of Agenda

*On Motion of Denvert and Susan Smith Doucet it was moved to approve the agenda.  
Motion carried unanimously*

### 4. Disclosure of Interest on Agenda Items

None

### 5. Approval of Minutes

*On Motion of Chad Ramsey and Denvert Levy it was moved that the minutes of May 25, 2022 be approved.*

*Motion carried unanimously*

### 6. Business

#### a) Allowing RVs to locate in Town

This topic is a follow up from a previous and was prompted by an informal proposal to have 4-6 RVs be located on a lot in the R-4 Zone near Kent Road. The Land Use By-law does not currently permit this use of land.

G. Cooke reviewed a report which cited the approaches other municipalities have taken. West Hants allows campgrounds and similar uses by development agreement. Truro has established a Recreation Commercial Zone. Any proposal to develop a campground would go through a rezoning process.

Although the informal proposal received by the Town is not of a scale such that it would be considered a campground, the Town may as well address all sizes and types of RV campgrounds. The main difference as I see it is the larger campgrounds are open to the general public and are regulated by the provincial government. The smaller ones are more of a private arrangement agreed to by the owners of the RVs and the owner of the land. They are not regulated by the provincial government but like the bigger campgrounds they are subject to municipal land use by-laws.

One Committee member thought that campgrounds should not be permitted in Stewiacke as they were more suited to rural municipalities. Others felt that they would need more information about campground before making a decision. D. Bogle suggested that he arrange a presentation from an RV association at a future Committee meeting. The Committee agreed with this suggestion.

#### **b) Lot Grading By-law**

Whether Stewiacke should have a lot grading by-law has been discussed a number of times. G. Cooke presented the Committee with a draft by-law for Stewiacke, modeled on the one for HRM and East Hants.

One Committee member wasn't sure whether a by-law was needed because then a subdivision is designed it shows how the lots should be graded when they are built on. G. Cooke said his understanding was that the by-law was necessary in these cases to ensure that the homebuilder graded the lot in conformity with the subdivision plan.

Other members said a bylaw was no doubt necessary for the Town at some point but more information should be provided before a formal decision by the Committee is made.

#### **7. Next Meeting Date**

The next meeting is September 21, 2022

#### **8. Adjournment**

The meeting adjourned at 7:25 p.m.