

**MUNICIPAL COUNCIL
PUBLIC HEARING AGENDA**

Treeline Project Management Ltd.

**Champlain Hall
178 Haida Street, Cornwallis Park, NS**

11:00 a.m., October 19, 2021

Welcoming Remarks - Warden Alan Parish

Format: Council is to deal with one public hearing. At the end of the public hearing the Public Hearing session will be closed and Council will return to its regular session of Council.

Purpose: The purpose of a Public Hearing is to permit members of the public to make their views known to Council, via oral or written submissions, concerning, solely, the application before Council.

This Public Hearing concerns File No. 66520-35 Bridgetown 2021-LUB-001: an application by John Ray Lawrence representing Treeline Project Management Ltd. to amend the Bridgetown Land Use Bylaw Zoning Map to rezone a vacant lot known as 431 Granville Street in the community of Bridgetown, from the Residential Light Density (R-1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.

Procedure: all questions and comments throughout the public hearings are required to be addressed to the Chair. The Chair will afford an opportunity for public input and will ask that persons speaking identify themselves each time so that their comments may be recorded in the minutes of these proceedings and that the person speaking identify if they are speaking in favour or against the application. Written presentations are acknowledged first, followed by public oral presentations. Questions and comments from Council members are asked to be held until all public comment is heard.

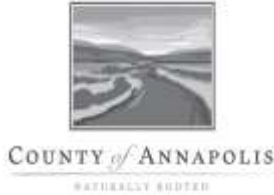
New Business

Re: Treeline Project Management Ltd. LUB Zoning Map Amendment Application

- *Presentation by Planner – Application Specifics & Planning Process*
- *Presentation of the Request – John Ray Lawrence*
- *Acknowledgement of Written Submissions (Municipal Clerk)*
- *Call for Oral Presentations (open discussion from the floor – public)*
 - 1st call for comments against the application
 - 2nd call for comments against the application
 - 3rd call for comments against the application
 - 1st call for comments in support of the application

2nd call for comments in support of the application
3rd call for comments in support of the application

- *Call for questions or comments from Council Members*
- *Planning Process Next Steps (Planner)*
 - The simple LUB amendment procedure (supported by MPS policy) is the same as a planning document procedure except that:
 - MGA 210 (1): the amendment is not subject to review of the Provincial Director of Planning or the approval of the Minister.
 - MGA 210 (2): Voting is by the majority of Council present at the Public Hearing.
 - MGA 210 (3): After adoption of the amendment a newspaper ad is placed setting out the right of NSURB Appeal (14 Days)
 - MGA 210 (4) a certified copy of the amending by-law is sent to Minister.
 - MGA 210 (6): there is a 120 day deemed refused clause.
 - When appeal period lapses or an appeal disposed of – then the amendment comes into effect and a development permit can be issued
- *Closing Comments and Adjournment (Warden)*



MUNICIPALITY OF ANNAPOLIS COUNTY

STAFF REPORT

TO: Municipal Council
FROM: Albert Dunphy, MCIP, LPP, MURP
DATE: October 19, 2021
**SUBJECT: Planning Process Update – Treeline Project Management Ltd.
Bridgetown LUB Map Amendment**

File No. 66520-35 Bridgetown 2021-LUB-001: an application by John Ray Lawrence representing Treeline Project Management Ltd. to amend the Bridgetown Land Use By-law Zoning Map to rezone a vacant lot known as 431 Granville Street in the community of Bridgetown, from the Residential Light Density (R-1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility. The following is a list of the planning process undertaken.

1. May 28, 2021 – LUB Zoning Map amendment application received
2. June 8, 2021 – Committee of the Whole Meeting
Action – recommendation Council accept application for processing.
3. June 15, 2021 – Municipal Council Session - Action - motion passed to commence the amendment process and adopt PPP with BAAC and PAC Public Meetings.
4. July 21, 2021 - Bridgetown Area Advisory Committee (BAAC) Meeting - Motion that PAC recommend to Council to approve Treeline application to amend Bridgetown LUB Zoning Map.
5. September 9, 2021 – PAC Ad appears in Annapolis Valley Register.
6. Sept 3 and 7, 2021 – Hand delivery of PAC Meeting Notices.
7. September 14, 2021 - Planning Advisory Committee (PAC) Meeting - Motion that PAC recommend to Council to approve application to amend Bridgetown LUB Zoning Map.
8. September 21, 2021 – Municipal Council Meeting
Action - motion passed giving 1st Reading and to hold Public Hearing on October 19, 2021
9. September 30, 2021 and October 7, 2021 - Public Hearing ads appear in the AV Register.
10. October 19, 2021 – Public Hearing. Staff prepared a Public Hearing agenda and planning process update report.

**File No. 66520-35 Bridgetown 2021 LUB-001 – Treeline Management
Ltd. LUB Zoning Map Amendment Application**

Suggested Second and Final Reading - in the affirmative

I hereby move that following the full consideration of the related goals, objectives and policies of the Bridgetown Municipal Planning Strategy, and upon receiving favourable recommendations from the Annapolis County Planning Advisory Committee and the Bridgetown Area Advisory Committee, and after holding a public hearing thereon, that Municipal Council give 2nd and final reading of Council's intention to adopt an amendment to the Bridgetown Land Use By-law (LUB) Zoning Map to rezone a vacant lot known as 431 Granville Street in the community of Bridgetown, from the Residential Light Density (R-1) Zone to the Highway Commercial (C2) Zone to permit the development of a construction equipment and trailer rental facility.