

Minutes of a Town of Pictou Public Hearing meeting convened at the CN Station – Council Chambers on the above date. Mayor James Ryan presiding.

Present: Deputy Mayor Dan Currie, Councillors Melinda MacKenzie, Nadine LeBlanc and Shawn McNamara

Also Present: Kyle Slaunwhite, CAO
Michelle Young, Community Development Manager/ Minute Recorder
Roland Burek, Development Officer

1. Call To Order

The Chair called the meeting to order at 6:00 pm.

2. Land Acknowledgement

It was acknowledged that Town Council was meeting in the unceded territory of Mi'kma'ki, the ancestral and unceded land of the Mi'kmaq people.

3. Format of Meeting

The Chair provided an overview of the format and purpose of the meeting.

The purpose of the meeting was for Council to receive feedback on the revisions to the Regional Planning Documents (Inter-municipal Planning Strategy (IPS), Secondary Planning Strategy (SPS) and uniform Land Use By-law). Council is the body receiving all information, questions and feedback, for the purposes of helping them to make an informed decision on whether to accept the revisions to the Regional Planning Documents.

No decisions are made at Public Hearings.

4. Review of the Regional Planning Documents

No written submissions were received.

The Chair, Development Officer and CAO provided a summary of the revisions:

- The review of the regional planning documents is for the Towns of Pictou, Stellarton, and Trenton. The Municipality of Pictou County and the Towns of New Glasgow and Westville are not part of these documents.
- There were a series of public meetings held in June 2024; 25-30 people attended these meetings.
- Further revisions were made to documents based on feedback from the meetings, including:
 - the introduction of tiny homes in areas outside of R6 Zones in existing undersized lots
 - not permitting storage units as-of-right in C3 Zones
 - not permitting Community Homes in C1 Zones

- changes in zoning and types of development permitted at the Pictou Rotary
- Changes to documents address items brought forth by the Pictou Business Advisory Committee, including housing densification.

5. Presentations From the Public / Council Questions of Clarification

Comments/questions from Councillors:

- Question: How often is the LUB reviewed? – Ideally, 8 years
- Question: Why are New Glasgow and Westville not involved in this review? – They chose not to due to differences that are desired in their respective municipalities
- Question: Is the minimum 20ft tiny home size a restrictive barrier for development? – Currently, less than 20 feet is not permitted; with the changes, tiny homes will be allowed in the R6 zone or undersized lots; this change will allow for pre-manufactured homes in certain areas

Comments/questions from public:

- Bylaw change request to have a storage container in R zones; will not be permitted.
- What does “Community Homes” mean? – Halfway houses, etc
- Do tiny homes have to be on foundation? – Yes
- Are storage containers permitted to be used as accommodations? – No
- Is the storage container at soccer field permitted? – Yes, it is outside of residential zones
- How do we define the problem we need to solve regarding housing; do we know what is needed in the Town of Pictou? – Will continue to work under the assumption there is a housing need until the area and Province feel the issue has been resolved
- How will LUB encourage preservation of heritage buildings? – Heritage buildings are controlled under the Heritage By-Law; the Planning Advisory Committee looks after heritage buildings
- Does the property owner have to request to have a building registered? – Registration can be initiated by the Planning Advisory Committee, but the owner has input into the process; Council does have the authority to designate a property but prefers to work with owner
- Does the Town have a check list on what makes it historical? – Yes, there is a point system

6. Adjournment

There being no further business, the Chair adjourned the meeting at 6:40 pm.

Approved

James J. Ryan
Mayor

Kyle Slaunwhite
CAO