

STELLARTON TOWN COUNCIL
PUBLIC HEARING
OCTOBER 15, 2024

A Public Hearing of the Stellarton Town Council was held on Tuesday, October 15, 2024, at 5:00 p.m. in the Council Chambers.

Present

Present were Mayor D. MacGillivray, Couns. S. Campbell, B. Knight, G. Pentz and S. Lawand.

Also present CAO S. Higdon and Planner R. Burek.

Agenda

The agenda was approved on motion by Coun. G. Pentz, seconded by Coun. S. Lawand. **Motion Carried.**

Donation of Land – Stellarton Memorial Community Centre Association

103 Stellar Street; PID #00943407; Assessed Value \$25,300.

Mayor D. MacGillivray asked is anyone wanted to speak. No one spoke regarding this item.

Inter-Municipal Planning Strategy, Secondary Planning Strategy and Uniform Land Use Bylaw

Planner Roland Burek provided background information about the Intermunicipal Planning Strategy and Land Use Bylaw adopted in 2016 by the five towns (Stellarton, Westville, Pictou, New Glasgow and Trenton). It was reviewed in 2021; New Glasgow and Westville went on their own. The Towns of Stellarton, Trenton and Pictou have been in this process the last couple of years. Public Hearing was advertised and Public Information and Open House Sessions were held in June 2024 in each of the towns. He reviewed changes and updates of the document; policies and regulations; the addition of zoning for tiny houses R6 zones; site plan approval process. The current zoning map was presented and information provided regarding R2 and C2 zoning.

Questions:

Coun. S. Lawand re future owners; would zoning change back.

R. Burek replied that it would be the decision of Council through amendments.

Mayor D. MacGillivray asked if Council had questions.

Coun. S. Lawand re approval process.

CAO S. Higdon commented re September 23, 2024 Committee of the Whole meeting, Council had agreed in principle to consider “Granny Suite” as an “In-law Suite” of a mobile home at 48’, one bedroom, year 2015 or newer, approved builder, concrete base, or screw-jack, with no skirting and it cannot be used as a rental or AirBnB. This can be approved by Council at the Council meeting with the second and final reading of this Land Use Bylaw.

R. Burek provided information on “mini-homes” in the Bylaw; any building that exceeds a 3 to 1 ratio with the length.

Mayor D. MacGillivray asked for comments/questions from anyone present.

Kayla Kyle, 427 Auburn Avenue, questioned the one-bedroom and why that was decided; she is looking at a 51’ with two bedrooms; hoping that the amendment would state “one-bedroom with den or office”.

R. Burek stated that these are usually to accommodate one extra person living on the property; he referred to regulations pertaining to “garden suites and garage suites” and the current definition says, “Garage Suites mean a secondary suite within or attached to a detached garage on a site of a single detached house with separate cooking, sleeping and bathroom facilities, with a separate entrance from the vehicle entrance to the garage by a common indoor landing or directly from the structure. A garage suite precludes the existence of any additional secondary suites, mini homes, mobile homes, or similar structures.” And a “Garden Suite means a single-story secondary suite that is accessory to but detached from the principle single-detached dwelling with separate sleeping, cooking and bathroom facilities. A garden suite precludes the existence of any additional secondary suites, mini suites, mobile homes and similar structures”. He stated that mini homes cannot be used as a Garden Suite.

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The Regulations state that they are permitted in R2 and R3 zones and reviewed the required parameters.

Coun. B. Knight comments re extra room not used as a bedroom. R. Burek re difficult to regulate; he commented on factory built houses; established neighbourhoods could have concerns.

Mayor D. MacGillivray re the 48' requirement.

CAO S. Higdon re the building in question is 51'. Approval will take place at the Council meeting.

Coun. S. Lawand stated that the bylaw should state 48' and anything over needs to go through a variance.

CAO S. Higdon for clarity, this case would have to be done separately. She explained the variance process; the request is brought to the Planner and brought forth to Council, for consideration and approved by motion.

Planner R. Burek added that when a variance is put forward, notices are sent to property owners (within 100') and if there are no objections, then it does not have to go to Council.

Mayor D. MacGillivray asked if anyone else wanted to speak.

Lynne MacDonald, owner of Backstage Brewing on Bridge Avenue, asked the Planner about the Future Re-development Areas.

Adjournment

Public Hearing adjourned at 5:30 p.m. on motion by Coun. G. Pentz.

MAYOR

CHIEF ADMINISTRATIVE OFFICER