



COUNCIL MEETING AGENDA
Thursday March 27 @ 7:00 pm
Council Chambers, Stewiacke, NS

Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

1. Call to Order
2. Attendance
3. Approval of / Changes to Agenda
4. Disclosure of Interest on Agenda Items
5. Approval of Minutes
 - a. February 22, 2024 Regular Meeting
 - b. March 20, 2024 Special Meeting
6. Announcements
7. Presentations
 - a. Big River Cafe
8. Written Petitions and Correspondence
9. Business
 - a. Recommendations from Committee of the Whole
 - i. New Police Advisory Board
 - ii. Atlantic Mayors Congress
 - b. First Reading – LUB Amendments – Perry Lake Developments Phase 3
 - c. First Reading – LUB Amendments – 12 Main St West
 - d. First Reading – LUB Amendments – Height Restrictions in the Downtown C1 Zone
 - e. Interim Budget Approval
 - f. CAO recruitment update
10. By-laws and Policies
11. Citizen Comments



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12. Mayor Report
13. Councillors Reports
14. In-Camera Session
15. Notice of Motion and Reconsideration
16. Adjournment



Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

Other Motions

9.a.1

That the Town of Stewiacke start the implementation process for its own five member Police Advisory Board, and further that the Town request permission from the Minister of Justice to extend the deadline to December 31st, 2024 following the 2024 municipal elections.

9.a.2

That the Town of Stewiacke continue membership in the Atlantic Mayors Congress.

9.e

That the Town of Stewiacke authorize an interim operating budget authorization of \$650,000 for fiscal 2024-25 to continue existing services until the detailed operating budget is finalized.



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1. Call to Order

Mayor George Lloy called the Council Meeting to order at 7:00 pm

2. Attendance

PRESENT:

Mayor George Lloy

Deputy Mayor Roseanne Chapman

Councillors: Susan Creelman
Suzanne Lutz

Rebecca Rogers-Laing
Pam Osborne

Staff: Kevin Matheson
Erin Richard

REGRETS / ABSENT:

3. Approval of / Changes to Agenda

Additions of:

8.a Letter received from Chad Ramsey

9.j Council Vacancy

9.k Stewiacke Fire Department Loan Guarantee Resolution

On the motion of Councillor Creelman and Councillor Osborne:

I so move to approve the agenda as amended, adding in 8.a Letter received from Chad Ramsey, 9.j Council Vacancy, and 9.k Stewiacke Fire Department Loan Guarantee Resolution, for February 22nd, 2024 – Council Meeting

MOTION CARRIED

4. Disclosure of Interest on Agenda Items

NIL

5. Approval of Minutes from Previous Meeting(s)

a) Council Meeting Minutes 2024 01 25

On the motion of Councillor Lutz and Deputy Mayor Chapman:

I so move to approve the minutes as presented for January 25th, 2024, Council Meeting.

MOTION CARRIED

6. Announcements / Proclamations



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NIL

7. Presentations

NIL

8. Written Petitions and Correspondence

- a. Chad Ramsey 2024 02 22

9. Business

- a. Policy Advisory Board
Deferred to March Committee of the Whole Meeting

- b. Voting Method for Municipal election
Deferred to March Committee of the Whole Meeting

- c. Returning Officer
Verbal updated provided by CAO Matheson.

- d. Recreation Committee Citizen Appointee

On the motion of Councillor Creelman and Deputy Mayor Chapman:

I so move the appointment of Greg Connell to the Parks, Recreation and Events Committee.

MOTION CARRIED

- e. Final Phase 4 Report – WSP
Verbal update provided by CAO Matheson

- f. RFP- Accessible Washrooms at Committee Centre

On the motion of Councillor Osborne and Councillor Lutz:

I so move to approve the award of the "Accessibility Compliant" project to Global Construction (Maritimes) in the amount of \$115,294.96 without HST.

MOTION CARRIED

- g. RFP- Room Divider at Community Centre

On the motion of Councillor Osborne and Rogers-Laing:

I so move to accept the bid "Option 1" in the amount of \$17,450.00 plus HST submitted by Creative Sport Solutions.



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MOTION CARRIED

h. CAO Recruitment Update
Verbal update provided by CAO Matheson.

i. Audio-video of Council and Committee meetings
Verbal update provided by CAO Matheson.

j. Council Vacancy

On the motion of Councillor Creelman and Deputy Mayor Chapman:

I so move that Town Council leave the Council seat vacant until the regular Municipal Election in October 2024.

MOTION CARRIED

k. Stewiacke Fire Department Loan Guarantee Resolution

On the motion of Councillor Osborne and Councillor Rogers-Laing:

I so move to approve the Stewiacke Fire Department loan guarantee resolution as read.

MOTION CARRIED

10. By-law and Policies

NIL

11. Citizen Comments

NIL

12. Mayor Report

13. Councillors Reports

14. CAO Report

Written report submitted.

15. In-Camera Session

NIL

16. Notice of Motion and Reconsideration

NIL

17. Adjournment

Adjournment called at 7:42pm.



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Read and approved this _____ day of _____, 2024

Mayor

CAO



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Mayors Report February 22, 2024

- February 10: I attended the public participation meeting @ the Community Center facilitated by TOS Planner Grant Cooke. Approximately 60 residents attended.
- February 13: I enjoyed the pancake supper @ the Stewiacke Community Center. Thank you to our staff, Stewiacke Community Meals, council members & volunteers who made this possible.
- February 21: I chaired the Planning & Advisory Committee meeting.
- February 22: I attended the Grand Opening for the new Foodland in the Perry Lale Development. Congratulations to Sherry & Darren Schriver & staff on this momentous accomplishment. You embody Stewiacke Proud.
- February 22: I attended the Joint Regional Transportation Agency public presentation in Truro.
- ** Thank you to our staff & public works for the work you do. You are appreciated.
- ** Weekly briefing continues with Mr. Matheson.

COUNCILLOR COMMENTS – FEB 22 2024 - Susan Creelman

The past 2 weeks for me as a Councillor have been full of highs and lows.

Public engagement sessions and last night's PAC meetings were well attended, many concerns voiced and we as a council will have some hard decisions to make.

Shrove Tuesday saw 2 well attended events at the Community Centre showing wonderful community spirit.

Yesterday I attended a session on the marketing levy as it moves forward to promote our Colchester Region.

Later yesterday I found out Councillor Ramsey would no longer be on Council and I am disappointed with the way the issue was brought forward.

I want to recognize his 11.5 years of service and thank him for his efforts in trying to make Stewiacke a better place.

And finally today saw a high with the opening of Foodland. It is a beautiful store and I thank Darren and Sherry Schriver for their belief in and support of Stewiacke.

COUNCILLOR COMMENTS – FEB 22, 2024 – Pam Osborne

On February 10th I attended the Public Participation Meeting held at the Community Center. The meeting was very well attended with over 60 people present. The conversation was very informative and respectful.

On February 22nd, I attended the Grand Opening of Foodland

Before we begin our meeting, we would like to acknowledge that Stewiacke is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq people.

1. Call to Order

Mayor Lloy called the meeting to order at 7:00 pm

2. Attendance

Mayor George Lloy Councillor Suzanne Lutz
Councillor Pamela Osborne Councillor Rebecca Rogers-Laing

Interim CAO Kevin Matheson

Regrets – Councillor Susan Creelman, Deputy Mayor Roseanne Chapman

3. Approval of / Changes to Agenda

On Motion of Councillor Osborne and seconded by Councillor Rogers-Laing that the Agenda be approved as circulated.

MOTION CARRIED

4. Disclosure of Interest on Agenda Items

N/A

5. Approval of Minutes

N/A

6. Announcements

N/A

7. Presentations

N/A

8. Written Petitions and Correspondence

N/A

9. Business

a. Recommendations from Committee of the Whole

i. Municipal Returning Officer

On Motion of Councillor Osborne and seconded by Councillor Lutz that Town Council appoint Janet Dorey as Returning Officer for the October 2024 Municipal Election for a fee of \$15,000.00.

MOTION CARRIED



SPECIAL TOWN COUNCIL MINUTES
Wednesday, March 20th, 2024 @ 7:00 pm
Council Chambers, Stewiacke, NS

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ii. Hybrid ballots

On Motion of Councillor Osborne and seconded by Councillor Rogers-Laing that the Town of Stewiacke use paper ballots in addition to electronic voting for the October 2024 Municipal Election.

MOTION CARRIED

10. By-laws and Policies

N/A

11. Citizen Comments

Concern expressed from a citizen that security of electronic voting be examined.

12. Mayor Report

N/A

13. Councillors' Reports

N/A

14. In-Camera Session

N/A

15. Notice of Motion and Reconsideration

N/A

16. Adjournment

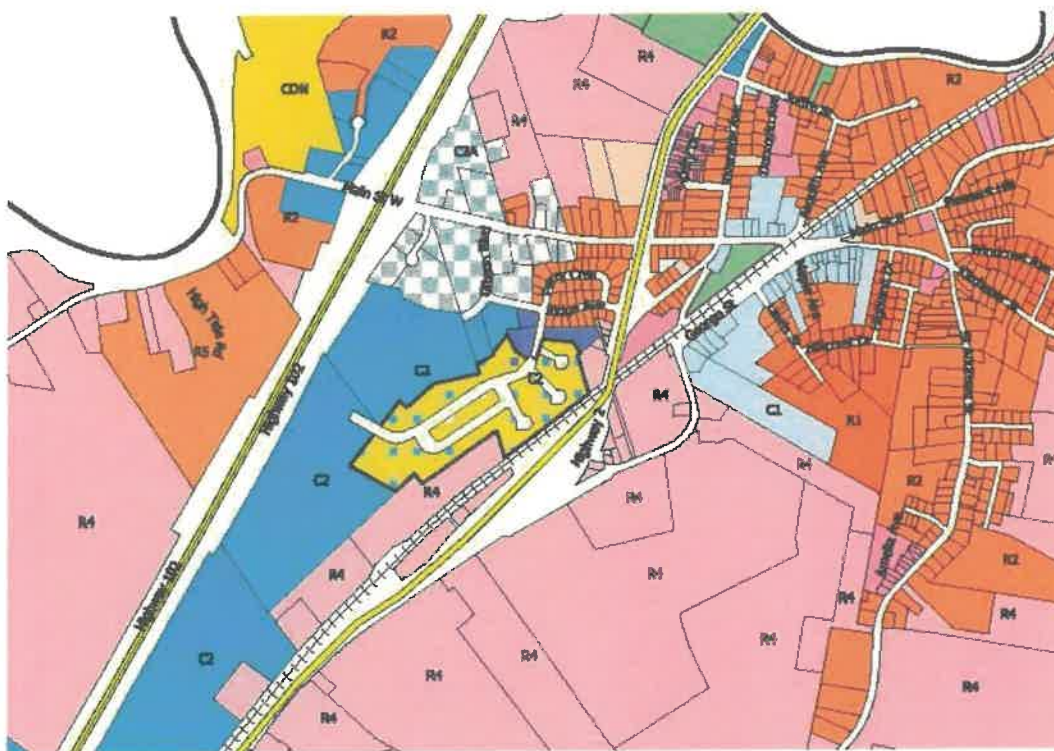
Meeting adjourned at 7:08 pm

Amendments and suggested wording for preamble and motion for the Council meeting on March 28, 2024

1. Proposed Amendments to the Municipal Planning Strategy and Land Use By-law – Rezoning of Perry Lake Subdivision

Introduction (by Chair or Planner)

Now that the construction of the streets and services for the last residential phase of Perry Lake Development are to begin it is necessary to redesignate on the generalized Future Land Use Map the area as Serviced Residential. And to rezone this area to the General Residential (R-2) Zone. The area is shown below:



“I so move that Council accept the recommendation of the Planning Advisory Committee and give first reading to proposed amendment to the Municipal Planning Strategy to redesignate on the Generalized Future Land Use Map and to amend the Land Use By-law by zoning this area to the General Residential (R-2) Zone. Staff are hereby directed to set the date of the public hearing for these amendments

The amendments in technical format are attached as Schedule A.

2. Proposed Amendment to the Municipal Planning Strategy and Land Use By-law – Maximum Height in the Downtown (C-1) Zone

Introduction by Chair or Planner

At a meeting held on February 21, 2024 the Planning Advisory Committee recommended that the maximum height for buildings in the C-2 Zone be four storeys. A public session was held on February 10, 2024 to receive input on this change. Most attendees felt that buildings higher than three or four storeys were too high to fit into the downtown area.

Suggested Motion

“I so move that Council accept the recommendation of the Planning Advisory Committee and give first reading to proposed amendment to the Municipal Planning Strategy and Land Use By-law to establish a maximum height of four storeys in the C-1 zone. Staff are hereby directed to set the date of the public hearing for these amendments

The proposed amendments in technical form are attached as Schedule B

3. Amendments to the Municipal Planning Strategy and Land Use By-law – Rezoning of 12 Main St to Commercial

Introduction by Chair or Planner

These amendments result from a request to rezone to commercial the property at 12 Main Street and to convert the dwelling so that Big River Café can relocate there. The policy in the MPS is that this residential area on both sides on the No. 2 Highway remain residential.

Rather than either of the two commercial zones it would be better to establish a new commercial zone designed to maintain the residential appearance of this area and mitigate to some extent the impact on adjacent residences. This zone is called the Special Commercial (C-3) Zone.

Only the property at 12 Main Street will be zoned C-3 but the policy will enable other properties in the area to have the same right to rezone to C-3 if they choose to.

A public session was held on February 10, 2024 to receive input on this change. Most attendees felt that the area should remain as residential. The Town also received a dozen or so emails, the great majority of which were in favour of the Big River Café moving to allow expansion. A document summarizing the public session and containing the emails received is attached as Schedule C. The amendments in technical format are attached as Schedule C.

“I so move that Council accept the recommendation of the Planning Advisory Committee and give first reading to proposed amendment to the Municipal Planning Strategy and Land Use By-law to establish a new commercial zone, C-3, and zone the property at 12 Main Street to this zone.

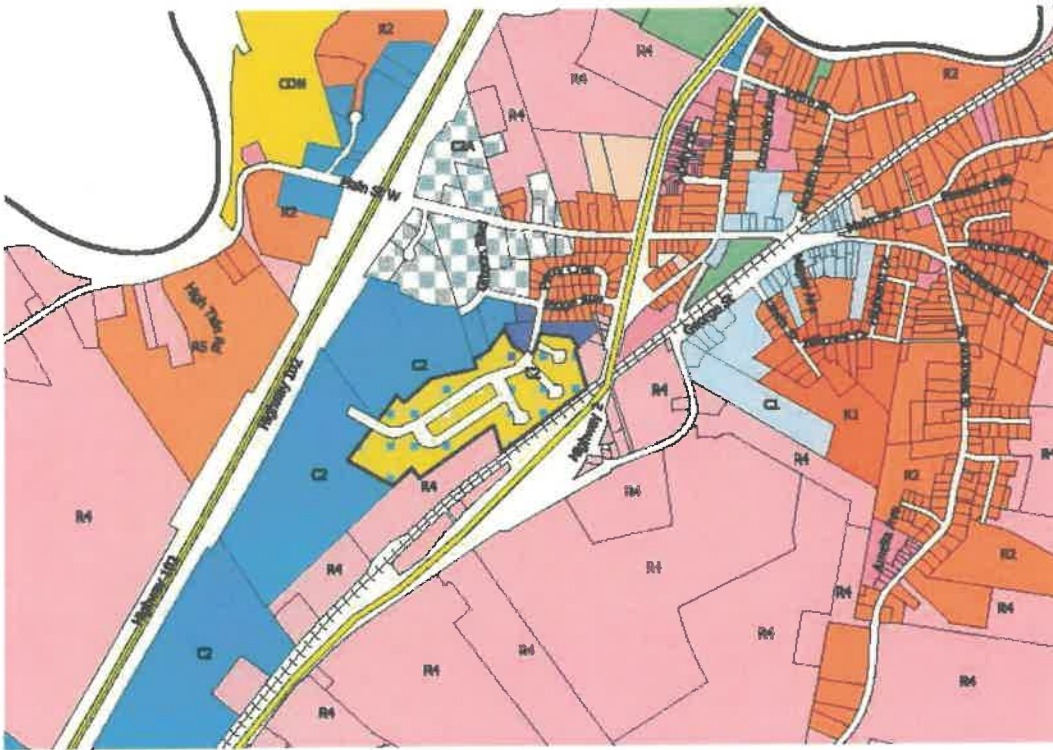
Schedule A

Municipal Planning Strategy amendment

The Municipal Planning Strategy is amended by redesignating the area highlighted below to Serviced Residential.

Land Use By-law Amendment

The Land Use By-law is amended by rezoning the area highlighted below to the General Residential (R-2) Zone.



Schedule B

Municipal Planning Strategy (MPS)

The Municipal Planning Strategy is amended by adding the following immediately before **Policy CP-1**:

“Although buildings of six to eight storeys are permitted in the downtown area of most Towns in Nova Scotia Council feels that buildings of this height are not compatible with Stewiacke’s downtown area. Therefore the height of any building in the C-1 zone shall be restricted to four storeys.”

Policy CP-3A

It shall be the policy of Council to limit the height of buildings in the Downtown Commercial (C-1) Zone to four storeys (12 metres).

Land Use By-law

The Land Use By-law is amended by adding a row to the table in **9.1.3 Lot Specifications as follows**:

“Maximum Height 12 metres”

Schedule C

The following is a summary of the comments received at the public session held on Saturday, February 10, 2024, 2:00 – 4:00 on Commercial Uses on Main Street and Building Height in the Downtown and a copy of the emails that were received, most of which came after the session. Some of the emails had questions which I have answered.

Public Session – February 10, 2024

Over sixty people attended the session. Mayor Lloy, the Chair of the Planning Advisory Committee (PAC), extended a welcome and noted that most members of the PAC were in attendance. He introduced Grant Cooke, planner for the Town.

G. Cooke said there are two matters that the PAC are seeking input on today. One is a rezoning application to rezone the property at 12 Main Street from the General Residential (R-2) Zone to the Downtown Commercial (C-1) Zone to relocate and expand the Big River Café.

The property at 12 Main Street is part of a residential area which covers both sides of the intersection of Main Street with Hwy. #2. One reason for this being kept residential is to provide a “break” between the Highway Commercial area near the highway and the Downtown area.

While everyone expressed support for the expansion of the Big River Café most felt that 12 Main Street was not the right location, especially because the traffic in that area is bad and getting worse. Another reason given was that the residents in the area should be able to count on the area being kept residential.

Some attendees did indicate that they were in favour of the rezoning to allow the relocation of the café.

The other topic for discussion was with respect to building height in the Downtown. At present there is no maximum height in the Downtown (C-1) Zone.

Most attendees were aware that the Town has received a proposal to construct four buildings on the Foodland lot, two four storey and two six story. Because it is as-of-right development any change to the planning documents to limit height would not affect this proposal.

There was a concern expressed about firefighting. G. Cooke indicated he had discussed this matter with the Fire Chief. The Fire Chief said that there are now requirements in the Building Code, such as sprinklers, that go a long way to provide fire protection. He did not have any issue with a six storey building in the Town.

A lot of discussion centered on the capacity of the Town's systems to service these proposed buildings. G. Cooke said that there appeared to be no authority in the *Municipal Government Act* to refuse a development permit based on capacity. However the Town of Bridgewater is investigating another avenue to deny a service (in their case wastewater) to a development if there is no capacity to provide the service. Town staff will keep an eye on that process to see if it may prove to be something that Stewiacke can use as a contingency plan.

One attendee felt that even if the Foodland proposal would not be subject to any height controls the Town may put in place she felt that it was still worthwhile to have some control for future projects. G. Cooke said he had looked at other Towns to see what they had in place for their downtowns and found the following:

Truro – 8 storeys

Oxford – 7 storeys

Mahone Bay – 4 storeys

Amherst – 7 storeys

Kentville – no limit

Westville – no limit

Someone felt that while these heights may be suitable for other towns, these heights would not fit in with Stewiacke's downtown.

There was a question about whether a traffic study was done. G. Cooke indicated while there is no requirement for a traffic study one was done for another project and may have information relevant to the Downtown. He would see if that could be made available to everyone.

There was a question about taking such factors as wind and light into consideration when approving large developments. G. Cooke said there is nothing at present in the Town's planning documents but there are tools in the *Municipal Government Act* such as development agreements and site plans that could be included in the Planning documents to address these matters. The Town has recently contracted development control services from Truro staff who have experience in administering these tools.

Emails Received

Hello Grant. My wife and I live in the Town of Stewiacke and are looking for some additional information on the proposed construction of the 4 and 6 storey buildings on the Foodland site. We are wondering the number of units in each and the size (length x width) of proposed buildings. Currently, to our knowledge, there is no 6 storey unit in Truro, Lantz, Enfield or Elmsdale. Truro's Downtown Commercial is 3-4 storey buildings.

New buildings within the C1 Zone need to have the appearance of blending in with the residential buildings that are along side of them. As you drive into town along Main Street, visually the buildings should flow together in appearance. Having 4 to 6 storey buildings will stick out and seem very much out of place within their surroundings and will take away from the look of our nice Town.

Also, have not seen an advertisement for the public meeting on this matter and the proposed commercial development on Main Street in a locally circulating newspaper as required by the Municipal Government Act.

These above concerns do not even touch on the water and sewer issues that the Town currently has. Shouldn't newer builds be on hold or restrained as current builds (containing 70+ units) have yet to be connected and will strain our already limited capacity. According to a recent presentation to council for a new water treatment plant (\$12 million +-), our current water tower has to be topped up before major rains and times of dry spells as the existing plant cannot keep up to demand.

Also, CBCL's proposal on the Towns Planning Strategy (2020-2022), the current sewer

treatment plant capacity is sufficient for ~1650 people. Census conducted by Statistic's Canada in 2021 shows the Towns population at 1557 people. The new lagoon is not proposed until 2025.

Thank you for your time and look forward to hearing from you,
Dan and Jen Fisher

Hi Grant,

From the replies to our questions it is obvious that the Towns bylaws are in need of a upgrade. Also with so much focus of putting so many people into multiple storey apartments or just a couple storey units but clustered together , with only one way in and out, is going to lead to a lot of congestion and frustration. The Town wanted development but it seems implementing the necessary infrastructure to accommodate it hasn't happened fast enough and in the end will put much more cost on the Towns residences.

You asked us about height restriction in all of the C1 Zone and we feel that it should be a definite restriction as if you say flexible, people will manipulate a way around that! The problem with height in the other C1 Zones after the Foodland lot is that nearly half of the C1 zone land will now have 4-6 storey buildings on it and will send a message that this is ok. These 4+ storey buildings were suppose to belong in the R3B Zone- Multiple Residential High.

The concern we see in regards to the proposed rezoning of the lot to commercial from residential is traffic flow right next to an intersection that is badly congested already. There will be more people coming out of Riverside Avenue up past the Guardian and the Foodland lot, all heading for that intersection.

Thanks for hearing our concerns
Dan and Jen Fisher

Good morning Mr. Cooke, unfortunately I won't be able to make the planned meeting in Stewiacke this afternoon. I wanted to forward in a couple of questions and comments and hope this is ok.

I would first like to begin by saying I believe the growth and prosperity of Stewiacke is inevitable as the population of Nova Scotia continues to grow. Stewiacke is a great little town and I certainly see why people and industry are interested in moving here.

In regards to the rezoning of the property at 12 Main Street I would love to see Big River Cafe expand and offer the town a nice quaint coffee shop for both locals and visitors to enjoy. My only concern is the proximity of the location to the number 2 highway. I understand a study has been completed and eventually a roundabout is to replace the two way stop on the number two highway. Currently traffic can be fairly congested both coming into and leaving Stewiacke on Main Street when the number two highway is busy. My concern would be with traffic attempting to enter and exit a business so close to the corner would congestion be increased?

I understand the current land is owned by the town however has it been explored if the town may consider a long term lease to this business and allowing them to expand on their current property or if future plans are not being considered for this land possibly selling it to the Cafe.

Regarding the look at Bylaws on structure heights within the town. I am not opposed to new construction or necessarily the height of the buildings but I would prefer seeing designs that keep the quaintness of the town. I tend to agree there may not need to be a by-law to set the height limit number however I would like to see some controls in place as to proposal designs.

In reviewing proposals for possibly 4 structures on the current Foodland property has consideration been given to parking needs that would be required to house this many people on that property?

If the town was to move forward with a 6 storey building has the infrastructure of the town been considered such as proper fire equipment for a six storey building as well as the need for water infrastructure and roadways, are they all feasible?

I hope you have a wonderful turn out today and look forward to hearing about the meeting.

Thank you for listening.

Ian Gulliver

5 Hemlock Drive

Stewiacke.

Unfortunately I am unable to attend the event today at the Community Centre, however I wanted to share my thoughts in particular for the application to rezone 12 Main Street from residential to commercial.

I wholeheartedly support the application by Big River Cafe to expand their business offering in the downtown core. By approving the rezoning and allowing them to relocate to this location will bring many benefits to the local community.

Big River Cafe is a real gem in our little town started by 2 young ladies from scratch not too long ago. They have had major success in building their brand and place within the community providing amazing food and drinks using locally sourced ingredients and supporting other local independent businesses.

They have outgrown their current location and the ability to move somewhere to be able to host community residents inside to sit and enjoy their purchase I believe would be extremely well supported. It will easily become a meeting hub for the community, in particular for seniors, parents/caregivers of young children or those with no transportation, where getting up to other options near the highway may not be feasible.

I could see endless opportunities that could come to Big River Cafe with the larger space.

I fully support this application and any future applications to rezone in this area of the town in the future, all business coming to Stewiacke is positive news for our town and in particular for local independent entrepreneurs.

Thank you for your time

Nikki Lewis

Dear Mr. Cooke:

I was unable to attend the meeting regarding the proposed coffee shop and the apartment buildings. I think you will recall that you and I met over the rezoning to residential of my commercial property on Riverside Avenue. It was reversed back to commercial as it was a ridiculous change. .

Here is my questions and opinions on the new proposed zoning changes:

1. The congestion that will result from all the traffic emptying onto Main St. East from the new buildings on Riverside Ave in the morning rush hour will be compounded by people trying to access the coffee shop. TH
2. The proposed site is very close to the intersection and will cause problems both entering and exiting the coffee shop.

2. The people who purchased the lot and built a home on it, bought in a residential area. If you change that zoning , they will be exposed to a tremendous amount of disruption of their daily life.

3. Is there a plan implemented that draws out where these zoning changes are to take place? Does the public have any say in how they want their town to evolve?

Now to the apartment buildings. :

1. Apartment buildings 6 or even 4 stories high will change the visual landscape of our town. The special small town aesthetics that Stewiacke has will be lost forever.

2. Supposedly the lower level on Dunrovin proposed apartments is to be commercial. This appears to be how the contractor slid through a loophole in the Town bylaws. Since commercial space is available and not used all over our province.. there is a 40%vacancy rate for commercial properties even in the city. So there is a very good chance that what happened in the apartment buildings that replaced the building next to the tracks will happen again. Can they claim that no business is interested and so turn all of it to apartments? Can the Town public hold the developer to implementing business only or the space must be left vacant? Would that be enough to prevent the old Foodland site from being a 6 floor apartment building.

Can you explain why the residents of this Town have to pay the price of a new lagoon and a new water supply while the developers get a tax break for ten years. What we had would have sufficed for quite some time if all these new demands were not being.

Schedule D

The Municipal Planning Strategy (MPS)

The MPS is amended:

(a) by deleting the following from Section 4.1 the following:

“One of these residential areas deserves special mention, and that is the area along Main Street between the highway commercial uses near the highway and the downtown. Although there will be pressure to convert this area to commercial uses (there are already several commercial uses intermixed with the residential ones), Council feels it is important to maintain the area as residential to provide a buffer between the two commercial areas. If this main entrance of the Town becomes an unbroken commercial strip, the goal of promoting the Downtown area as a vibrant, pedestrian-friendly place to visit will be jeopardized.

Equally important is this area’s proximity to the residential component of the Perry Lake proposal, located just to the south of this area. The proposal consists of a subdivision in excess of 30 lots for the first phase and a mix of residential uses. Maintaining the residential uses on Main Street will solidify this entire area as a stronger residential community. The Serviced Residential designation will include an area on Main Street East up to Riverside Avenue.”;

(b) by adding the following section after **Section 5.2 Highway Commercial**

“5.2A Special Commercial (C-3) Zone

While most of the residential areas of the Town will be zoned primarily for residential uses one area has been chosen for a limited number of commercial uses. This is the area along Main Street between the highway commercial uses near the highway and the downtown.

The Town has received a request to allow the conversion of a house at 12 Main Street into a café in order to expand one that is located on property leased from the Town. The lease is nearly up and the owners of the café feel that 12 Main Street is a good location for the expansion.

Council is in favour of allowing this use at 12 Main Street and will give the other residential properties in the area the same opportunity to have a similar commercial use if the owners decide to do so.

One reason for allowing commercial uses on this section of Main Street is to attract people to continue along Main Street into the downtown. Main Street is the main route into the downtown.

So that Main Street will not in time have the appearance of one long commercial strip the commercial uses in this area will only be permitted in buildings which have a residential "look". There are no significant changes being made to the existing home at 12 Main Street so it will retain its residential appearance. If new construction is proposed for other sites at some point in time the building will be required to retain its residential appearance or if a new building is proposed it must have a residential appearance.

The type of commercial uses will also be controlled. Uses which do not generate a lot of traffic such as cafes, hair salons, small offices, physical therapy clinics, etc will be the kind of commercial use permitted. There will also be other requirements to help maintain the residential character of this area, such as parking lots in the rear yard.

Council will accomplish this by establishing a special commercial zone (C-3) which will initially only apply to the area on Main Street between the Downtown Commercial (C-1) Zone and the Highway Commercial (C-2). The zone will also continue to allow residential uses.

Policy CP-6A

It shall be a policy of Council to establish the Special Commercial (C-3) Zone which will permit a limited number of commercial uses which do not generate a significant amount of traffic and have less of an adverse effect than other commercial uses on adjacent residential uses. There will also be a maximum size for the commercial use.

Policy CP-B

It shall be a policy of Council to zone the property at 12 Main Street (PID#20122750) to the C-3 Zone.

Policy CP-6C

It shall be a policy of Council to consider a rezoning to the C-3 Zone in the area along Main Street between the Downtown Commercial (C-1) Zone and the Highway Commercial C-2 Zone.

Policy CP-6D

The C-3 Zone shall contain requirements designed to help maintain the residential appearance of the area and help mitigate the effect on adjacent residential uses.”; and

(c) by deleting the following from the first paragraph of **Section 5.3:**

“Council has identified one step in Section 4.1 to achieve this goal. Instead of having a continuous commercial strip along the street, the residential area that currently exists near Highway 2 will be preserved for the long term.”

Land Use By-law

The Land Use By-law is amended:

(a) by adding in Section 3.1 **Zones** “Special Commercial C-3” below “Highway Commercial (C-2)”

(b) by adding to the end of **Part 9** the following:

“9.3 Special Commercial (C-3) Zone

9.3.1 Permitted Uses

The following uses are permitted in this zone:

- cafes
- hair salons
- business or professional offices

- flower sales
- physical therapy establishments
- uses permitted in the General Residential (R-2) Zone

9.3.2 Lot Specifications

The following minimum specifications apply to all lots in the Special Commercial (C-3) Zone

	MINIMUM SPECIFICATIONS
Minimum Lot Area	460 m ² (4952 sq. ft.)
Minimum Lot Frontage	15 m (49.2 ft.)
Required Front Yard	6 m (19.7 ft.)
Required Rear Yard	6 m (19.7ft.)
Required Flanking Yard	3.5 m (11.4 ft.)
Required Side Yard	1m (3.3 ft.) on one side and 3 m (9.8 ft) on the other
Maximum Height	11 m (36 ft.)

9.3.3 Lot Specification Exceptions

An existing residence that does not meet any yard requirement is deemed to meet that requirement.

9.3.4 Residential Appearance

Any building which is used for a commercial use will, either by the conversion of an existing residence or by the redevelopment of a residential property, shall have the appearance of a residence.

9.3.5 Drive- thrus Not Permitted

Drive-thrus are not permitted in this zone.

9.4.5 Buffer required

A buffer consisting of a hedge or fence sufficient to screen the parking lot and garbage receptacles shall be required.

9.4.6 Maximum size of Commercial Use

The size of the commercial use shall be restricted to 100 sq. metres (1076 sq. feet).

9.4.7 Signage

Notwithstanding Part 7, one sign with a maximum size of 1 square metre (10.8 sq. ft.) shall be permitted and shall not be a flashing or digital sign.

Mayors Report March 28, 2024

- March 20: Chaired the Planning & Advisory Committee meeting.
- March 20: Chaired the Special Town Council meeting.
- March 21: Attended the Bylaws & Policy committee meeting.
- March 23: I attended the Easter Eggs Hunt @ the Ball field. A wonderful event for the children in our town organized by Stewiacke Recreation. Thank you to Ben & Erin for all you do.
- March 27: I attended the Audit Committee meeting.
- ** I signed a letter on behalf of the Town Council thanking Darren & Sherry Shriver for the donations of old pictures of Stewiacke from the previous Foodland location to our town.
- ** Weekly briefing with our Interim CAO Mr. Matheson.