

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
JUNE 5, 2017 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Susan MacLeod
Councillor Raymond Fiske
Don Kimball
Julie Petrella
Mary White
Paul Connolly
Mike MacLeod, Planner

Regrets: Robert Ross

1. CALL TO ORDER -

The meeting was called to order at 7:00 p.m.

Mike MacLeod advised that Anne Conrad has indicated that she will no longer be able to continue as representative for District 5 on the PAC. Mike will endeavour to find a new representative for this District.

2. APPROVAL OF AGENDA -

It was **MOVED** by Julie Petrella and **SECONDED** by **Susan MacLeod** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - May 1, 2017

It was **MOVED** by **Julie Petrella** and **SECONDED** by **Mary White** that the Minutes of May 1, 2017 be approved as circulated.

Motion Carried Unanimously.

4. BUSINESS ARISING FROM LAST MINUTES

Mike MacLeod advised that he is still working on finding a new representative for District 3 to replace Melanie Newell.

5. REZONING REQUEST – 137 WEST STREET IN MILTON

Heather Kelly welcomed Dave Lewis and Steve Oliver from the Milton Canoe and Camera Club to the meeting.

Mike MacLeod reviewed an application and discussion paper respecting the proposed rezoning of a parcel of land located at 137 West Street in Milton (identified as PID# 70071725) from General Residential (R2) to Institutional (I1). The owner of the property is in discussions with the Milton Canoe & Camera Club respecting a new home for the Club. The Milton Canoe & Camera Club operated for many years out of the building they owned on Bridge Street in Milton. With the construction of the new bridge and the realignment of the approaches to the bridge, the Club was forced to vacate their property and are now in the process finding a new location from which to base their boating activities. The Club is a registered not for profit society whose aim is to provide canoe and kayak instruction to youth and adults.

Mike advised that the parcel is currently zoned as General Residential (R2) under the Region's Land Use Bylaw. In order for the Club to operate from this location, the property would have to be rezoned as Institutional (I1).

Julie Petrella enquired if it was the intention of the Club to purchase the property or lease it. Dave Lewis advised that it was the intention of the Club to purchase the property. Julie also enquired as to the ability to provide for adequate parking. Mike MacLeod advised that the parking requirements under the Land Use Bylaw are based on the square footage of the building being used. What is being proposed requires provision of 6 parking spaces. Mike noted that perhaps one of the bigger potential issues with the proposal is traffic congestion along West Street. The right of way is quite narrow along this stretch of road and provision of adequate on-site parking is necessary. Steve Oliver noted that with some landscaping work, additional spaces could be accommodated within the property. Dave Lewis advised that, on average, there would be six to eight vehicles parked during their Tuesday night activities.

Paul Connolly enquired if it was the intention of the Club to reuse the existing structure. Steve Oliver advised that it was their intention to reuse the existing foundation, or at least a portion of it.

Heather Kelly enquired if the Club intended to relocate the equipment storage building located on the Morton House property. Dave Lewis noted that it was not.

Paul Connolly enquired if there would be septic services on the property. Steve Oliver advised that the Club has already had an engineering company do some preliminary design work for a new on-site sewage disposal system. Septic currently drains right into the Mersey River.

Susan MacLeod advised that she was supportive of the Club relocating its activities to this area. May open up other opportunities for the Club in the future. Dave Lewis noted that there may be potential for some special events, like dragon boat races.

Heather Kelly enquired if was the intention to have their building utilized by other groups or organizations, similar to their original building. Dave Lewis noted that it was not. Used strictly for their recreational boating activities.

Heather Kelly noted that she had some concerns with the rezoning, as it could potentially open up the use of the property for other I1 Zone uses in the future. Heather also enquired if any discussions had taken place with other property owners in the area. Dave Lewis

advised that the Club had discussions with the abutting property owners several months ago and none seemed overly concerned with the proposal.

Mary White noted that she understands the rezoning request and that she was not overly concerned with other potential I1 Zone uses on the property, particularly because of the small size of the lot.

Heather Kelly enquired as to why the Club did not proceed with the proposal for Pine Grove Park. Raymond Fiske noted that access to the Park was an issue. Dave Lewis acknowledged that access was one of their concerns, but there were also a number of other things like the Park being closed due to dry conditions and not being able to host their activities. Club didn't feel that this location was in their best interest.

Paul Connolly noted that it was important to have activities such as this for the youth in our communities and he would hate to lose it. Susan MacLeod concurred. Activity on the River is a good thing.

It was Moved by **Susan MacLeod** and Seconded by **Raymond Fiske**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID# 70071725 from General Residential (R2) to Institutional (I1);

AND THAT a Public Hearing be held on July 25, 2017 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS at 8:45 am.

Motion Carried Unanimously

6. MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW REVIEW

The Committee continued their review of the Regional Planning Documents. Committee looked at a number of sections of the Land Use Bylaw, including:

- Definitions – Mike MacLeod highlighted the importance of having a comprehensive list of definitions for understanding the documents and effectively enforcing the regulations.
- The zones established by the Municipal Planning Strategy.
- Interpretation of the zones and their boundaries.
- Administration of the Bylaw.
- General provisions which apply to development in all zones.

7. OTHER

N / A

8. NEXT MEETING -

The next meeting is scheduled for August 8, 2017.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 p.m.

Date