

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
SEPTEMBER 11, 2017 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Heather Kelly, Chair  
Councillor Susan MacLeod  
Councillor Raymond Fiske  
Julie Petrella  
Mary White  
Paul Connolly  
David Dagley  
Mike MacLeod, Planner

**Regrets:** Don Kimball  
Robert Ross

**1. CALL TO ORDER -**

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

**2. APPROVAL OF AGENDA –**

Julie Petrella noted that it was her understanding that a list of action items was to be included as a regular item in the agenda package. Mike MacLeod advised that this will be included as part of the next agenda.

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

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - August 7, 2017**

It was **MOVED by Susan MacLeod** and **SECONDED by Raymond Fiske** that the Minutes of August 7, 2017 be approved as circulated.

**Motion Carried Unanimously.**

**4. BUSINESS ARISING FROM LAST MINUTES**

Mike MacLeod advised that he is working on revisions to the planning amendment application package to require more detailed submissions, thus better enabling the Committee to discuss and make recommendations to Council.

## 5. DOG KENNEL IN GENERAL RESIDENTIAL (R2) ZONE BY DEVELOPMENT AGREEMENT

Heather Kelly welcomed Anne Langille and Kirk Mitton to the meeting. Mike MacLeod reviewed the application for development agreement for a dog kennel at 380 Brooklyn Shore Road in Brooklyn. The applicants had submitted further information on their proposed operation, including a site layout of how they anticipate developing the property. Heather Kelly took the opportunity to review comments from Robert Ross, as he was unable to be present for this meeting.

Mary White noted that the primary use was to be a pet sitting / boarding kennel and is not intended for any form of breeding. As such, she did not feel that the proposed operation would have a significant impact on the surrounding area.

Paul Connolly concurred. He felt that there was a big difference between a boarding kennel and a kennel for breeding and not requiring overly stringent regulation.

Raymond Fiske noted that the applicant was only looking at accommodating up to 15 dogs and felt that this would not be detrimental to the area.

Heather Kelly enquired as to why the name on the application differed from that on the draft development agreement. Mike MacLeod advised that the applicant; Anne Langille; resides at 380 Brooklyn Shore Road and would be running the operation. However, the actual owner of the property is Kirk Mitton. Under the Municipal Government Act, development agreements are a recorded interest in a parcel of land and need to be in the name of the owner.

The Committee reviewed the draft development agreement. Suggested changes include:

- Specifically identifying the operation as a "boarding kennel" throughout the document;
- Provide for a minimum of 3 off-street parking spaces;
- Inclusion of a vegetative screening around the outdoor dog run area;
- The operation be maintained in a neat and tidy manner at all times;
- Dog feces be cleaned up and properly disposed of;
- Removal of Schedule "C";
- Define hours of operation for daytime boarding operation.

Heather Kelly noted that her main consideration was the protection of the surrounding neighbourhood.

Susan MacLeod advised that the property owners surrounding the proposed operation would be notified and would have opportunity to comment at a public hearing.

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 enter into a development agreement with Kirk Mitton to allow for a dog kennel on property located at 380 Brooklyn Shore Road in the community of Brooklyn and is identified as PID# 70089065;

AND THAT a public hearing be scheduled for September 26, 2017 at 8:45 a.m. in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS.

**Motion Carried Unanimously.**

**6. TELECOMMUNICATION TOWER IN GREENFIELD BY DEVELOPMENT AGREEMENT**

Mike MacLeod reviewed an application and discussion paper pertaining to a development agreement to erect a new telecommunication tower on property identified as PID# 70113584 and located on the Medway River Road in Greenfield. The applicant; Eastlink; is proposing to lease a portion of the Freeman Mill property to facilitate this development, which is intended to improve internet service to the residents, businesses and public safety organizations in the surrounding area. Mike noted that Eastlink hosted a public information meeting in Greenfield on September 5, 2017 to provide an opportunity public input. The community was keen to see improvements to the internet service in the area. The sooner, the better.

Julie Petrella enquired if the development agreement would apply to the whole property? Mike MacLeod advised that a development agreement gets recorded against a property, but the agreement will specifically identify the area within the property where the development is to occur.

Paul Connolly enquired if there was an environmental assessment conducted on the property. He noted that there is some history of runoff from the existing mill operation into the Medway River. Logan McDaid from Eastlink advised that an environmental assessment is not formally required for this particular project. However, Eastlink is always very cognizant of environmental consideration / concerns respecting their developments.

It was **MOVED** by **Raymond Fiske** and **SECONDED** by **Julie Petrella**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement to allow for the erection of a new telecommunication tower on property identified as PID# 70113584 and located off Medway River Road in Greenfield.

AND THAT a Public Hearing be scheduled for October 24, 2017 in the Council Chambers of the Municipal Administration Building located at 249 White Point Road, Liverpool, NS at 8:45 a.m.

**Motion Carried 6 For and 1 Opposed.**

**7. OTHER**

N / A

**8. NEXT MEETING -**

The next meeting is scheduled for October 2, 2017.

**9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:20 p.m.

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Date