

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
DECEMBER 4, 2017 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Susan MacLeod
Councillor Raymond Fiske
Julie Petrella
Mary White
Paul Connolly
Don Kimball
Robert Ross
Wayne Wentzell
Kim Williams
Mike MacLeod, Planner

1. CALL TO ORDER -

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

Heather Kelly took the opportunity to welcome Kim Williams and Wayne Wentzell as the newly appointed members of the PAC, representing Districts 3 and 5 respectively.

2. APPROVAL OF AGENDA –

Additions: 8.1 Meeting Cancellations
8.2 Regional Growth Strategy

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - SEPTEMBER 11, 2017

It was **MOVED** by **Raymond Fiske** and **SECONDED** **Mary White** by that the Minutes of September 11, 2017 be approved as circulated.

Motion Carried Unanimously.

4. ACTION ITEMS

Mike MacLeod noted that he has prepared a form which will be used to track action items coming out of PAC meetings and will be included as part of the agenda package for each meeting. Current items include: review of application form and documentation for planning

document amendments and development agreements. Compiling a list of items for update / inclusion in the planning review, and PAC representatives for District 3 and 5. Julie Petrella felt that it was important to keep a running list of potential amendments so that they don't get forgotten or overlooked.

5. REZONING ON NICKERSON POND ROAD IN BROOKLYN – GENERAL RESIDENTIAL (R2) TO MULTIPLE UNIT RESIDENTIAL (R3)

Mike MacLeod reviewed an application and discussion paper respecting a request to rezone two parcels of land on Nickerson Pond Road In Brooklyn from General Residential (R2) to Multiple Unit Residential (R3). The owners of the properties would like to construct a 10 unit row house style residential housing development on the site. In order to permit such a use, a rezoning would be required. Mike noted that the Municipal Planning Strategy contains policy which enables Council to consider such residential rezoning requests.

Robert Ross felt that this was a good use, but it was the wrong location. Higher density residential developments ought to be located closed to amenities and services. Nickerson Pond Road is primarily low density residential development and was better suited as such. Robert enquired if it was the intention of the developer to construct in phases or all at once. Jeff Smith, representing the property owners, introduced himself and advised that it was the intention to construct all units at once. Mr. Smith also noted that he much preferred developing in an area outside of "Town". He felt that the scenery / view of the water was appealing and that the location was not far from existing amenities and services.

Robert Ross noted that the proposed site was auto-dependant and perhaps not the most appropriate for seniors or low income individuals. Robert also enquired about potential for water and sewer to service the development.

Jeff Smith advised that the development would be serviced by an on-site sewage disposal system as approved by Department of Environment. There are a number of options available for septic systems and they have yet to make a decision in this regard.

Robert enquired if the well would be tested to Canadian Well Water Standards. Mr. Smith acknowledged that it would.

Susan MacLeod noted that there were lots of amenities in the community and the site was sufficiently close to shopping and other services to meet the needs of the tenants. Susan felt that this was a good opportunity for the area. Susan also noted that the definition of what constitutes a senior needs to be clarified. Today, a person 55 and older is considered a senior, and their ability to access services should not present a problem.

Robert Ross felt that the Staff Report does not provide sufficient detail on the amenities and services for the development.

Raymond Fisk advised that he felt higher density residential developments, whether for seniors or not, can be successful in the more rural areas as well. Hillsvie Acres in Middlefield is a good example. Raymond felt that the area needs new residential development.

Julie Petrella noted that there are varying views on this application, but she felt that the real demand for seniors housing was from those in the 70 and above age category. The older you get, the closer you need to be to amenities and services.

Susan MacLeod advised that she was not concerned with higher density for this area. The semi-rural nature of the area is appealing to many.

Robert Ross felt that an inventory of available developable lands is necessary to direct developers to specific areas.

Heather Kelly advised that this is something that can be looked at during the plan review.

Paul Connolly enquired if the proposed development is specifically aimed at seniors, or would it be open to the general public.

Jeff Smith advised that the proposal was not necessarily for seniors, although, that is one of their primary targets. They were looking at more of affordable housing units, where rental ability is based on income.

Paul Connolly felt that many people do not want to live in "Town" and that there ought to be opportunities to build / live outside of densely populated areas. He has no problem with the application.

Mary White enquired as to what happens if the properties are rezoned and no development happens. Mike MacLeod advised that if the proposed development did not proceed, any future use of the property would be subject to the R3 Zone permitted uses and requirements.

Mary also noted that the application was a little deceiving in that it talked about seniors housing development, but in fact it was actually affordable housing.

Wayne Wentzell advised that he does not agree with being told where to live. He felt that there needs to be housing options outside of the urban areas. Wayne noted that he has been in the construction business for a long time and knows a thing or two about affordable housing. It is needed in the community.

It was **MOVED** by **Susan MacLeod** and **SECONDED** **Raymond Fiske**

THAT the Planning Advisory Committee recommend that the Council of the Region of Queens Municipality give notice of its intention to rezone PID#'s 70247911 and 70083308 from General Residential (R2) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on January 9, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 8:45 am.

Motion Carried 7 For and 3 Opposed.

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# 70115662 and located at 5057 Highway 210 in Greenfield. The applicant; Eastlink; is proposing to purchase the 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 a previous application approved by PAC and Council back in September was not finalized. As the proposed location for the tower has changed, the application has to be brought back to the Committee and Council for consideration.

Paul Connolly noted that he had some concern with this application in that the proposed location is more residential in nature, as opposed to the industrial nature of the previously proposed site. What are the impacts if Eastlink decided to place a bigger tower in the future.

Logan McDaid, representing Eastlink, advised that the 30 meter tower being proposed for the site is a big a tower at they would put up to achieve service improvement to customers. Wayne Wentzell enquired as to tower output / emissions and their impacts on surrounding areas. Logan McDaid advised that Health Canada has stringent regulations regarding the installation and operation of radio and broadcasting towers; what is referred to as Safety Code 6. He noted that Eastlink is committed to adhering to these standards and that the proposed tower output falls well below the acceptable minimum standards for such towers.

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 to allow for the erection of a new telecommunication tower on property identified as PID# 70115662 and located on Highway 210 in Greenfield;

AND THAT a Public Hearing be scheduled for January 9, 2018 in the Council Chambers of the Municipal Administration Building located at 249 White Point Road, Liverpool, NS at 8:45 a.m.

Motion Carried 7 For and 3 Opposed.

7. BYLAW AMENDMENTS AND DEVELOPMENT AGREEMENT APPLICATION FORM

Mike MacLeod reviewed a revised application form and information package that he had been working on, which is intended to identify specific submission requirements which applications must meet prior to coming forward to PAC for consideration. It is hoped that the requirements for additional information will streamline the application process and make it easier for the Committee to evaluate and base a recommendation to Council. Robert Ross noted that perhaps an opportunity to improve the application package would be to create a "fillable" electronic version for applicants to use. It would make the application neater and more formal. Mike noted that he thinks this can be done and would look into it.

8. OTHER

8.1 MEETING CANCELLATIONS

Robert Ross expressed his concerns with cancellation of meetings. He felt that there were other things that the group could discuss in the absence of amendment or development agreement applications. Meetings should only be cancelled with a legitimate reason. The Committee agreed.

8.2 REGIONAL GROWTH STRATEGY

Robert Ross advised the Committee of his disappointment regarding a staff presentation during the September Committee of the Whole meeting on a proposed scope for the Municipal Planning review. He had been unaware that this item was coming before Council and happen upon it by chance. Robert did not agree with the proposed phased approach and felt that PAC ought to have been included in this discussion. Mike MacLeod noted that Council was also not supportive of a phased approach to the project and had asked staff to

revise the scope of the project and bring back to Council. Mike advised that it was his intention to bring this item to Council on the second meeting in January for further discussion.

9. NEXT MEETING -

The next meeting is scheduled for January 8, 2018.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m.

Date