

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
MARCH 5, 2018 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Mary White
Paul Connolly
Don Kimball
Robert Ross
Wayne Wentzell
Kim Williams
Mike MacLeod, Planner
Chris McNeill, CAO

Regrets: Councillor Susan MacLeod
Councillor Raymond Fiske
Julie Petrella

1. CALL TO ORDER -

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

Heather Kelly took the opportunity to recognize representatives for the applicants in rezoning requests under Agenda Items 5 and 6.

2. APPROVAL OF AGENDA –

Additions: 8.1 Planning Process – PAC Minutes
8.2 PAC Agendas

It was **MOVED** by **Mary White** and **SECONDED** by **Don Kimball** that the Agenda be approved as amended.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - FEBRUARY 5, 2018

It was **MOVED** by **Mary White** and **SECONDED** by **Paul Connolly** that the Minutes of February 5, 2018 be approved as circulated.

Motion Carried Unanimously.

4. ACTION ITEMS

Heather Kelly reviewed the current list of action items, noting the one outstanding item was the ongoing development of the Terms of Reference / Request for Proposal for the MPS / LUB Review project.

5. REZONING REQUEST – 17 SCHOOL STREET IN MILTON – INSTITUTIONAL (I1) TO MULTIPLE UNIT RESIDENTIAL (R3)

Mike MacLeod reviewed an application and discussion paper respecting a proposal to rezone a portion of property identified as PID# 70162201 and located at 17 School Street in Milton from Institutional (I1) to Multiple Unit Residential (R3). Under the current Institutional (I1) Zoning, three residential units are permitted as an accessory to the main institutional use (Masonic Lodge). The three residential units are presently under construction. There is still a considerable amount of unutilized space in the former school building, and the owner wishes to be able to use this space for additional housing units. In order to accommodate this request, an amendment to the Land Use Bylaw (rezoning) will be required.

Paul Connolly enquired as to why only part of the property was intended to be rezoned. Mike MacLeod advised that it was the intention of the property owner to continue to lease a portion of the building to the Masonic Lodge, which was an Institutional use. So as to not create a non-conforming situation, the portion of the property utilized by the Masons would remain as (I1).

Robert Ross commented on the services to the property. Application references municipal water and drilled well. Steven Bowers, representative of the property owner, clarified that there were no municipal water services. The property has two drilled wells. Robert enquired as to the quantity and quality of water supply. Mr. Bowers noted that the wells supplied adequate water for about 300 children when used as a school and felt that water for the residential units would not be an issue. As for the water quality, it had already been inspected and approved. Robert suggested that a copy of the water test report be provided to the Municipality for their records.

Wayne Wentzell enquired as to the number of residential units proposed for the building. Steven Bowers advised that it was the intent to create 9 units within the existing building. Wayne also noted that there had been a fuel oil spill on the property a number of years ago and wondered what had been done to address this. Mr. Bowers advised that the spill area had been remediated.

It was **MOVED** by **Robert Ross** and **SECONDED** **Paul Connolly**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone a portion of PID# 70162201 from Institutional (I1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 8:45 am.

Motion Carried Unanimously.

6. REZONING REQUEST – 38 BRISTOL AVENUE, LIVERPOOL – RESTRICTED RESIDENTIAL (R1) TO FISHING AND MARINE (M3)

Mike MacLeod reviewed an application and discussion paper pertaining to rezoning property identified as PID# 70026844 and a portion of property identified as PID# 70026786 and located at 38 Bristol Avenue in Liverpool from Restricted Residential (R1) to Fishing and Marine (M3). The properties are adjacent to what is currently being used by Mersey Seafoods Limited as a parking area (PID# 70026810). The owners of Mersey Seafoods Limited are in the initial stages of trying to re-develop their property, with an intent to construct a new and modern processing facility / office. The majority of their lands are currently Zoned as Fishing and Marine (M3), including the parcel upon which they would like to construct the new processing facility. However, in order to accommodate development setbacks and to provide for a truck turning and storage area, a rezoning of adjacent residentially zoned parcels would be required.

Wayne Wentzell wondered if there would be opportunity for the public to review and make comment on this proposal. Mike MacLeod advised that should the application to rezone receive a positive recommendation to proceed from both PAC and Council, then a required part of the process is to schedule a formal public hearing to allow comment from the public. A public hearing notice is advertised in the paper and adjacent property owners receive personal notification.

Mike Murphy, representative of Mersey Seafoods, gave an overview of the project from their perspective.

Robert Ross noted that several of the site plans included with the application identified some landscaping components around the proposed development; however, he did not feel that these provided enough detail so as to determine if sufficient buffering will be incorporated to reduce impact on adjacent uses. He felt that a more detailed landscaping plan be submitted in order to allow Council to make an informed evaluation of the proposal.

The Committee discussed the orientation of the proposed building on the property. Mike Murphy advised that it was their intention to orient the front entrance of the building to the south, facing the new parking area.

Robert Ross enquired if Mersey Seafoods has discussed their plans with property owners in the area. Mike Murphy advised that they had discussed proposal with the adjacent residential property owner to the north, but have not had an opportunity to talk to owners of Lanes. They intended to do so; however.

Robert also suggested that the Region's Engineering Department review the proposal to ensure adequacy of sewer and water services and road access to accommodate the seemingly larger processing facility. Mike MacLeod noted that he would follow up with the Works Department.

It was **MOVED** by **Robert Ross** and **SECONDED** by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID# 70026844 and a portion of PID# 70026786 from Restricted Residential (R1) to Fishing and Marine (M3);

AND THAT a Public Hearing be held on April 24, 2018 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS. at 8:45 am.;

AND THAT prior to the Public Hearing, representatives of Mersey Seafoods consult with adjacent property owners to discuss proposal;

AND THAT prior to the Public Hearing, Mersey Seafoods provide a landscaping plan for Council's review and approval.

Motion Carried Unanimously.

7. DRAFT TERMS OF REFERENCE – MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW REVIEW

The Committee continued its review of the draft Terms of Reference and Request for Proposals for the MPS / LUB review.

Mike MacLeod advised that he had made a number of changes to the introductory sections of the document, but noted that he did not have the time he would have liked to provide further revisions over the last couple of weeks.

Robert Ross felt that inclusion of a section which deals with how the successful consultant is going to address the diverse nature of the rural communities throughout the Region would be helpful. Robert felt that the current planning documents were far too broad to adequately address future development in our rural areas. Protection of the residential quality of life in rural Queens is of key importance. Purchasing a home is one of the biggest investment a person will make and appropriate regulations need to be in place so that future development does not detract from the residential quality of our communities.

Mary White felt that adequate time needs to be taken during the review to identify and address unique community differences.

Chris McNeill enquired if it would be the intent to incorporate different policy for different communities. Robert Ross noted that this was not necessarily the case, but community characteristics need to be assessed and appropriate policy implemented to address their needs i.e. protection of residential quality of life. Blanket zoning of rural areas is not effective. Presently, there are too many uses permitted in the R5 and R6 Zones. Need to break communities down into more specific use zones.

Don Kimball noted that some people move to an area because of the ability to potentially do more things.

Mike MacLeod advised that this is the challenge of implementing land use policy and trying to find the balance between future land uses and the protection of existing development from the impacts of these future uses.

Heather Kelly enquired as to the next steps in this process. Mike MacLeod advised that he will continue to work on refining the draft TOR/RFP over the next couple of weeks and welcomed any additional comments from the Committee during this time and would like to bring back a final draft document for the April meeting for approval.

8. OTHER

8.1 PLANNING PROCESS - MINUTES

Robert Ross commented on the timing of PAC Minutes distribution, noting that on most occasions, the minutes did not get sent out until after PAC recommendations were brought forward to Council for consideration. He felt that this background discussion needed to be

out before hand or at least incorporating some of the discussion in the Council Report. Mike MacLeod advised that he would address this concern.

8.2 PLANNING ADVISORY COMMITTEE AGENDAS

Robert Ross noted that the agenda packages for PAC were usually sent out to Committee the week prior to the meeting. He wondered if the package could also be made available on the Region's website, just like the Council agendas are. Mike MacLeod advised that this was certainly a possibility and would see that this is done for future meetings.

9. NEXT MEETING -

The next meeting is scheduled for April 9th , 2018.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:35 p.m.

Date