

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
APRIL 9, 2018 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Susan MacLeod
Paul Connolly
Julie Petrella
Robert Ross
Kim Williams
Mike MacLeod, Planner
Wendy Connors, Development Officer

Regrets: Councillor Raymond Fiske
Don Kimball
Wayne Wentzell
Mary White

1. CALL TO ORDER -

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

Heather Kelly took the opportunity to recognize Lewis MacLachlan, applicant in the development agreement request under Agenda Item 5.

2. APPROVAL OF AGENDA -

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES – MARCH 5, 2018

It was **MOVED** by **Kim Williams** and **SECONDED** by **Paul Connolly** that the Minutes of March 5, 2018 be approved as circulated.

Motion Carried Unanimously.

4. ACTION ITEMS AND UPDATES -

Mike MacLeod reviewed the current list of action items, noting that the agenda package is now on the website under the Planning Advisory Committee and will continue to be posted for the public. It is his intention to have PAC minutes issued prior to the 2nd Council meeting

each month. Julie Petrella commended Mike for having the minutes out prior to this meeting as she was able to keep up with what was going on while she was away.

Julie Petrella asked about the removal of Action Items as they are completed.

Mike MacLeod updated the Committee about the rezoning of 17 School Street, Milton - Council recommended proceeding with the Public Hearing on April 24th, 2018 at 6:00 p.m.

Mike MacLeod also updated the Committee regarding the Mersey Seafoods rezoning on Bristol Avenue, Liverpool - Council recommended proceeding with the Public Hearing on April 24th, 2018 at 6:00 p.m. Representatives for Mersey Seafoods have made contact with all adjacent property owners to inform them of their plans.

Robert Ross asked about the landscaping clause that was added to the recommendation by PAC. Mike MacLeod advised that after a discussion, Council removed that clause from the recommendation.

Robert Ross enquired if the Region's Engineering Department had a chance to look at the sewer and water services to determine if they could to accommodate Mersey Seafoods proposal. Mike MacLeod advised that they have and there were no concerns from their perspective.

Robert Ross asked what Mersey Seafoods was doing with the storm and waste water from the processing plant. Was it an outfall to the harbour or did it flow into the municipal system?. Mike MacLeod noted that he will check with Brad Rowter in the Works Department.

5. DEVELOPMENT AGREEMENT REQUEST –HIGHWAY 8 IN CALEDONIA - AUTOMOBILE REPAIR SHOP -

Mike MacLeod reviewed a staff report respecting a request for a development agreement to permit operation of an automobile repair shop in the Mixed Use Rural Residential (R5) Zone. The subject property is located on Highway 8 in the community of Caledonia and is identified as PID# 70155080. The property contains an existing personal storage building, which is adjacent to the residential property of the applicant; civic # 9606. Automobile repair shops are not a permitted use in the R5 Zone; however, Council has set out provision in the Region's Municipal Planning Strategy (MPS) to consider such uses by way of a development agreement.

Julie Petrella recommended restricting the business to a smaller portion of the property so as not to include the entire 12 acres. This would prevent the business from becoming a junk yard at the rear of the property. Mike MacLeod mentioned that we can incorporate this into the development agreement.

Julie enquired about access to the property and whether a culvert would be required. Mike MacLeod advised that the property has an existing access with a gravel surface.

Lewis MacLachlan advised he has no desire to run a junk yard due to environmental issues and doesn't want to use the entire property just what is currently cleared now. Mike will update the map (Schedule A) that will accompany the development agreement. Lewis would

also want to have a small number of cars that are not drivable at any given time. At this time he has no intentions of having any staff.

Robert Ross enquired if he plans on having a bathroom and hooking into the Region's sewer system. Lewis said he isn't aware of any bathroom requirements but will find out as he proceeds with his business proposal. Robert applauded Lewis for wanting to open up an auto repair business in Caledonia. He suggested that an easement for water services be provided from his house property to the property the business will be located on and put this requirement in the recommendation to Council. Lewis mentioned that he already has an easement with the adjacent property owner for water services for his house property. Robert also suggested limiting the maximum number of cars that are not roadworthy to 6. Mike said that he would include that in the development agreement.

It was **MOVED** by **Robert Ross** and **SECONDED Julie Petrella**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Lewis and Sarah MacLachlan to allow for a automobile repair shop on a portion of PID# 70155080 and located on Highway 8 in Caledonia;

AND THAT a Public Hearing be scheduled for May 17, 2018 at 6:00 p.m. in Caledonia, NS. Venue to be determined;

AND THAT Council consider a requirement for the developer to record an easement agreement for water services from the adjacent property to the business.

Motion Carried Unanimously.

6. REZONING OF MUNICIPAL LANDS ON PAYZANT STREET AND BRUNSWICK STREET IN LIVERPOOL TO MULTIPLE UNIT RESIDENTIAL (R3) -

Mike MacLeod gave a review of a discussion paper respecting the proposed rezoning of Municipal lands on Payzant Street and Brunswick Street in Liverpool, known as the Gorham School lands. The properties are identified as PID# 70018296, 70028006, 70018817, 70246061 and 70246079. Council, at its January 9th, 2018 meeting, approved entering into a purchase and sale agreement to sell the approximately 4 acres of land for the development of a multiple unit residential housing project. Under the Region's Land Use Bylaw, two of the properties are zoned as Restricted Residential (R1), while the others are zoned as Institutional (I1). In order to facilitate a multiple unit residential development for the properties, rezoning to Multiple Unit Residential (R3) will be required.

Robert Ross enquired about the maximum density on the site and the proposed number of units by the Developer. Mike MacLeod advised that Phase 1 would be the two smaller properties on Brunswick Street with a proposed row house style development of approximately 10-12 units. Phase 2 will be incorporating the foundation of the former school for an apartment building with approximately 20 units. Lot size will determine the number of units that will be permitted. Robert suggested we need more information as to what is planned for the properties so that the people in the neighbourhood have an opportunity to view and comment.

Julie Petrella wondered if the sale is not contingent on the rezoning, why we are doing it now. Robert Ross suggested that the developer provide some level of design information at the time of the rezoning Public Hearing to indicate to the adjacent neighbourhood area residents what is being proposed to be built and developed upon the property. Robert had a further question as to whether new sidewalks would be required to be built by the developer on Brunswick Street, and upgraded sidewalks on Payzant, to provide for safe mobility options for seniors and others who may live within the new development.

It was **MOVED** by **Robert Ross** and **SECONDED** by **Julie Petrella**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend to the Region of Queens Municipality Land Use Bylaw which would see:

1. Rezoning of PID#'s 70018296 and 70028006 from Restricted Residential (R1) to Multiple Unit Residential (R3); and
2. Rezoning of PID#'s 70018817, 70246061 and 70246079 from Institutional (I1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on May 8, 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, the property purchaser provide Council with details on the proposed residential development, including but not limited to, a detailed site plan, building design drawings, number of units, sidewalks and landscaping;

AND THAT all costs associated with the amendment process be borne by purchaser of lands, Gregory Thomas.

Motion Carried Unanimously.

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

Mike MacLeod spoke about the Terms of Reference for the RFP and thanked Robert for his help with amendments to the document.

The Committee will review the proposals with the CAO. Julie Petrella asked whether the timeline was still on schedule. Mike MacLeod advised that it was.

Robert Ross requested copies of Public Participation Program Policy, Municipal Climate Change Action Plan, Queens Attraction Strategy and Council's Strategic Priorities for the Committee.

Mike said once Council approves the budget on April 24, 2018, the RFP can be issued by May 1st with a 45 day turnaround time. A special PAC meeting on June 25th can be scheduled for the Selection Committee. Mike will confirm with the committee.

8. OTHER - /

9. NEXT MEETING -

The next meeting is scheduled for May 7th, 2018.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:27 p.m.

Date