

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

MINUTES

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

Regrets: Councillor Raymond Fiske
Don Kimball

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA –

Additions: 7.1 Port Mouton Island

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES – APRIL 9, 2018

The Committee reviewed the Minutes of April 9, 2018. Robert Ross requested a follow up on item 4 – Action Items and Updates – What was Mersey Seafoods doing with the storm and waste water from the processing plant? Mike MacLeod indicated that this flows into the municipal system. Robert also asked if the committee’s recommendation on item 6 – Rezoning of Municipal Lands on Payzant Street and Brunswick Street in Liverpool to Multiple Unit Residential (R3) – was passed as is by Council. Mike advised that it was.

It was MOVED by **Paul Connolly** and SECONDED by **Kim Williams** that the Minutes of April 9, 2018 be approved as circulated.

Motion Carried Unanimously.

4. ACTION ITEMS AND UPDATES -

Mike MacLeod updated the committee on the following amendments in process:

-Development Agreement - Caledonia - Lewis MacLachlan - Council voted in favour of proceeding to a Public Hearing, which will be held on May 17th, 2018 at 6:00 p.m. at the United Church Hall, 1888 Hibernia Rd, Caledonia.

-Mersey Seafoods Rezoning - Public Hearing was held on April 24th, 2018 and afterwards at the Council Meeting, Council voted in favour of the rezoning.

-17 School St, Milton Rezoning - Public Hearing was held on April 24th, 2018 and afterwards at the Council Meeting, Council voted in favour of the rezoning.

-Payzant St / Brunswick St, Liverpool Rezoning - Council voted in favour of rezoning and proceeding to a Public Hearing, which will be held on May 8th, 2018 at 8:45 a.m. in Council Chambers. Mike passed around additional information from the Developer including lot layouts. Robert Ross asked if sidewalks were included as part of the developers submission? Mike advised that the site plans indicate sidewalks within the properties, but did not indicate sidewalks within the street right-of-ways. Robert felt that these infrastructure improvements ought to be the responsibility of a developer, not the tax payer. Many other jurisdictions have this requirement. Mike advised that typically in the past it wasn't a requirement in the rezoning process nor has it been for any deficiencies with water, sewer, storm sewer and roads. We currently do not have a requirement for infrastructure improvement charges, but it is perhaps something that could be considered in the MPS/LUB review. Mary White, who was absent from last months meeting, asked if the Developer doesn't build what happens? Mike indicated that there are timeframes set in the Purchase and Sale Agreement that the Developer has to follow.

Heather Kelly asked if we could add all updates for development requests to the list of action items. Mike said he would do this for future meetings.

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

Heather Kelly took the opportunity to recognize Devan & Trudy Smith, applicants in the development agreement request.

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 at 10446 Highway 8 in the community of Harmony and is identified as PID# 70157052. The property is currently a vacant parcel of land. 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.

Mike indicated that the property owner intends to construct a new on-site sewage disposal system to service the development and there is a deeded right of way for the purpose and use of the adjacent properties well and water rights.

Julie Petrella asked for clarification as to whether this is a rezoning or development agreement request. Mike indicated that this type of commercial use is done by the development agreement process. The speed limit of that section of Highway 8 is 70Km/hr.

Robert Ross commended Devan Smith on his well detailed letter that accompanied the application. Robert inquired as to the use on the Heavy Industrial (M2) property to the north of the subject property. It was indicated that it was R&C Weare Logging. Robert asked if the septic approval would be done prior to the Development Agreement being finalized. Mike indicated that the septic approval would need to be done in order to get a Building Permit. Also, the wetlands shown on the survey plan (which tend to dry up during the summer) wouldn't be subject to the Land Use Bylaw's environmental setback because they are not identified on the Wetlands & Watercourses map. They would be dealt with during NS Environments septic approval process. Robert indicated that he was uncomfortable voting on the application since the Committee had not conducted a site visit. He indicated that he would be abstaining from the vote because he was not familiar with the property and didn't have ample time to conduct his own site visit.

It was **MOVED** by **Paul Connolly** and **SECONDED** by **Susan MacLeod**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Devan Smith to allow for a automobile repair shop on property identified as PID# 70157052 and located at 10446 Highway 8 in Harmony;

AND THAT a Public Hearing be scheduled for June 25, 2018 at 6:00 p.m. in Caledonia, NS, venue to be determined.

Motion Carried 7 For and 1 Opposed.

6. REQUEST FOR PROPOSALS – MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW

Mike MacLeod updated the committee that the final document has been uploaded to the Provincial procurement website and there have already been a number of emails & phone calls from consultants. The tender is open until June 15th, closing at 2 p.m.. A special PAC will be organized for the following week to go over proposals. The committee members will get a copy of all proposals prior to the meeting. This meeting will not be open to the public. Heather Kelly asked if the RFP timeline updates could be added to the list of action items. Robert Ross commended Mike on getting RFP finalized.

7. OTHER

7.1 PORT MOUTON ISLAND

Robert Ross asked whether staff or Council have heard any news about potential development on Port Mouton Island or new owners as there has been some activity on the island. Robert indicated that there were rumours within the community of future plans to develop the island. He advised that there were some very sensitive areas on

the island which could be impacted by development. Mike indicated that he had not heard anything respecting development or ownership change. He noted that the island is zoned Coastal Commercial (C5) and depending on the proposed use, a proposal wouldn't necessarily be brought to the committee for discussion beforehand.

8. NEXT MEETING

The next meeting is scheduled for June 4th, 2018.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:39 p.m.

Date