

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
MAY 6, 2019 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Heather Kelly, Chair  
Councillor Susan MacLeod  
Maddie Charlton  
Mike Ferguson  
Don Kimball  
Julie Petrella  
Mary White  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**Regrets:** Councillor Raymond Fiske  
Paul Connolly  
Robert Ross

**1. CALL TO ORDER -**

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

Mike Ferguson was introduced as the new representative for PAC - District 5.

**2. APPROVAL OF AGENDA -**

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

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES - March 11, 2019**

It was **MOVED** by **Don Kimball** and **SECONDED** by **Susan MacLeod** that the Minutes of March 11, 2019 be approved as circulated.

**Motion Carried Unanimously.**

**4. ACTION ITEMS AND UPDATES -**

Mike updated the committee that the only outstanding item is the MPS/LUB Review. All other applications have been taken care of.

## 5. REZONING APPLICATION - 3 WHITE POINT ROAD, LIVERPOOL FROM RESTRICTED RESIDENTIAL (R1) TO NEIGHBOURHOOD COMMERCIAL (C3) -

\*Prior to the meeting the committee met at the subject property with the owner, who also attended the meeting to answer any questions.

Mike MacLeod gave a review of a discussion paper respecting the proposed rezoning of property identified as PID# 70020482 and located at 3 White Point Road in Liverpool. The property is currently zoned as Restricted Residential (R1) and the application is to rezone to Neighbourhood Commercial (C3). The owner of the property wishes to convert the vacant building to an art studio (Arts and Crafts Shop). In order to accommodate this request, the property would have to be rezoned to Neighbourhood Commercial (C3).

The building was used as a convenience store, known as Hank's Variety, for many years. Once closed, it was sold and rezoned to Restricted Residential (R1) in 2015. The change of use to a single family dwelling never took place and the building remained vacant since the closure of the store. The new owner would like to renovate the building and move her art studio there. The current entrance on the front of the building will be moved to the east side of the building to alleviate any safety concerns with traffic at the busy intersection and customers entering and exiting the building. The new entrance will be at ground level.

Susan MacLeod inquired if the owner wishes to have a retail component in the future, will anything prevent this from being allowed? Mike indicated that this use falls under the Arts and Crafts Shop and includes the retail portion of the craft.

The anticipated traffic will be far less than when the property was operated as a convenience store. The artist carves wood by hand and any noise will be minimal to the surrounding properties.

It was **MOVED** by **Susan MacLeod** and **SECONDED** by **Julie Petrella**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID# 70020482 from Restricted Residential (R1) to Neighbourhood Commercial (C3);

AND THAT a Public Hearing be held on June 25, 2019 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

**Motion Carried Unanimously.**

## 6. MUNICIPAL PLANNING REVIEW -

Mike MacLeod went over the progress report from UPLAND for the month of April. There was a workshop at the end of March with UPLAND and PAC where they reviewed the status of the project to date. Also at the meeting, draft Vision, Goals and Objectives were discussed with the committee. The revised Vision, Goals and Objectives, with PAC's suggested changes, is projected to be completed by UPLAND and sent to Mike by May 10<sup>th</sup>. Mike hopes to have UPLAND attend a Council meeting in late May to update them on the project. Mary White asked if it was possible to get the results of the survey. Julie didn't feel Phase 3 was accurately reflected in the monthly report. Once the Policy Direction paper is available on the website, the Public and Council will have the opportunity to comment on the document.

**7. OTHER - /**

**8. NEXT MEETING**

The next meeting is scheduled for June 3rd, 2019.

**9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:04 p.m.

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Date