

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
AUGUST 19, 2019 - 7:00 P.M.**

MINUTES

Present: Councillor Heather Kelly, Chair
Councillor Raymond Fiske
Councillor Susan MacLeod
Julie Petrella
Maddie Charlton
Mary White
Mike Ferguson
Paul Connolly
Don Kimball
Robert Ross
Mike MacLeod, Planner
Wendy Connors, Development Officer

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA -

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - July 15, 2019

Robert Ross noted that under the minutes - item 5.2, the fifth sentence should read 'Robert didn't feel increasing the size of home-based business should be allowed but rather base the size permitted on the size of the dwelling to clearly indicate a secondary use to the permitted residential use and revamp the definition of businesses permitted.'

It was **MOVED** by **Maddie Charlton** and **SECONDED** by **Julie Petrella** that the Minutes of July 15, 2019 be approved as amended.

Motion Carried Unanimously.

4. ACTION ITEMS AND UPDATES -

The only outstanding item is the ongoing Municipal Planning Strategy / Land use Bylaw review. All other items have been completed.

5. REZONING APPLICATION - 128 GORHAM STREET / 186 CHURCH STREET, LIVERPOOL FROM INSTITUTIONAL (I1) TO DOWNTOWN COMMERCIAL (C1)

*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# 70024245 and located at 128 Gorham Street / 186 Church Street in Liverpool. The property is currently zoned as Institutional (I1) and the application is to rezone to Downtown Commercial (C1). The owners of the property are in the process of trying to sell the building and a prospective purchaser wants to convert the building to a flower shop and indoor botanical garden. In order to accommodate this request, the property would have to be rezoned to Downtown Commercial (C1).

The property is zoned as Institutional (I1) under the Land Use Bylaw and has a future land Use designation of Institutional (I) under the Municipal Planning Strategy. The property was developed by the Lions Club of Liverpool for the use of the Girl Guides and for other purposes. The Lions Club are in the process of trying to sell the property. The purchaser of the property has prepared a detailed proposal (attached to the agenda) of what she intends to use the property for. Surrounding properties and uses include the Liverpool Curling Club, Trinity Anglican Church, Rossignol Cultural Centre, Gorham Park and G. Cook Financial. The property is already located in a fairly high traffic area. There is room on the property to accommodate off-street parking, however, the C1 Zone does not have off-street parking requirements.

Mike Ferguson felt that due to the properties close proximity to a public parking lot, parking will not be an issue and that this is a wonderful idea for the community. Robert Ross agreed that this is a great fit but was concerned that from a planning point of view was that rezoning to a C1 designation opens up the door for a variety of uses that may not be an appropriate fit for that area, should the flower shop close in the future. Mike MacLeod indicated that it is possible to change the zoning under the new plan to a more restrictive zone that would grandfather the business as a non-conforming use. Robert suggested the creation of a new commercial expansion zone to follow the application through the amendment process.

Mary White inquired if it was possible to rezone it to C1 but to limit the uses permitted. Heather Kelly agreed that this was a great proposal but was also concerned about opening up the property to all the other uses in the C1 Zone. Julie Petrella asked if it was possible to amend the permitted uses in the Institutional Zone to allow this proposed use. Mike MacLeod indicated it is a departure from the traditional uses in the Institutional Zone but it could be possible should Council wish. Susan MacLeod felt that we were all in agreement that this is a great proposal and questioned if it would be possible to put the proposed use in the Institutional Zone temporarily until the new Land Use Bylaw is complete. One issue with adding this use to the Institutional Zone would be the requirement of on-site parking. Robert asked the applicants whether they are planning any exterior modifications. They will be planting gardens, replacing a couple windows and adding French doors.

It was **MOVED** by **Susan MacLeod** and **SECONDED** by **Mike Ferguson**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to change the zoning of PID# 70024245 from Institutional (I1) to Downtown Commercial (C1);

AND THAT a Public Hearing be held on September 24, 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 -

6.1 PROGRESS REPORT – JULY 2019

Mike MacLeod went over the progress report from UPLAND for the month of July. UPLAND is primarily working on preparing the draft Municipal Planning Strategy & Land Use Bylaw. Mike indicated that UPLAND is running a couple of weeks behind and hope to have the draft documents in early September. Mike Ferguson asked if there was any way to get the public more engaged in this review process and see what other municipalities are doing. Robert said that he traveled throughout his community to get the word out about the public meetings.

6.2 MEETING WITH UPLAND – AUGUST 23, 2019

PAC's meeting with UPLAND will be held at 10:00 a.m. on August 23, 2019 for a couple of hours. Ian Watson has a few outstanding items that he needs clarification.

7. OTHER - /

8. NEXT MEETING

The next meeting is tentatively scheduled for September 9th, 2019.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 p.m.

Date