

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
JANUARY 6, 2020 - 7:00 P.M.**

MINUTES

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

Regrets: Councillor Raymond Fiske
Mary White
Don Kimball

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA -

It was **MOVED** by **Mike Ferguson** and **SECONDED** by **Maddie Charlton** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - August 19, 2019

It was **MOVED** by **Susan MacLeod** and **SECONDED** by **Mike Ferguson** that the Minutes of August 19, 2019 be approved as circulated.

Motion Carried Unanimously.

4. ACTION ITEMS AND UPDATES -

The only item ongoing at this time is the Municipal Planning Strategy / Land Use Bylaw review.

5. LAND USE BYLAW AMENDMENT – 531 WEST STREET, MILTON

Mike MacLeod gave an overview of the application from Queens Association for Supported Living to increase the number of residents permitted in small options homes. It had already been the intent to increase the number of residents permitted in residential care facilities to over six (6) residents and small options homes to permit up to six (6) residents with the Municipal Planning Strategy and Land Use Bylaw review. The applicants wished to amend the current documents rather than wait longer for the review to be completed.

Mike indicated that the applicants recently acquired a single detached dwelling at 531 West Street, in the community of Milton and intend to convert it to a small options home for four (4) individuals. The current zoning of the property, General Residential (R2), permits small options home with a limit of 3 residents. There is no intention to alter the footprint or outward appearance of the dwelling. There is adequate room on the property to accommodate off street parking.

The applicants had requested the property be rezoned to Multiple Unit Residential (R3) but staff are suggesting an amendment to the number of residents permitted in the definition, as it does not open the property up to other higher density residential uses in the R3 Zone.

Mike Ferguson had some concerns regarding parking, visitors, the speed limit in the area vs speeding vehicles, the absence of sidewalks and safety of the residents. Mike MacLeod clarified that the existing facilities owned by the applicant fit in with the surrounding single detached dwellings and the impact to the community is no different than other existing dwellings. A suggestion was made to have Council make a request to the Traffic Authority to review the speed limit in the area.

Robert Ross made the suggestion to merge residential care facility and small options home and create one definition as the current definitions are very similar. Consideration should be given to limiting the maximum number of residents in residential care facilities.

It was **MOVED** by **Julie Petrella** and **SECONDED** by **Mike Ferguson**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to increase the number of residents permitted in small options homes to a maximum of 6 and residential care facilities to 7 or more;

AND THAT a Public Hearing be held on February 11, 2020 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

Motion Carried Unanimously.

Julie Petrella made a recommendation that all rezoning applications affecting traffic patterns be reviewed by Council.

6. MUNICIPAL PLANNING REVIEW

Mike MacLeod reviewed the progress report from UPLAND for December 2019. The revised draft documents should be issued by the middle of January following the December meeting

with Ian Watson. We are looking at a public release date of February 25th, 2020 for the documents. On that date UPLAND will make a presentation to Council, officially releasing them to the public for comments. Following this the next round of public consultation meetings will be scheduled using the same format as the first round of public consultation meetings.

7. OTHER - /

8. NEXT MEETING

The next meeting is scheduled for February 3rd, 2020.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:03 p.m.

Date