

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
AUGUST 17, 2020**

MINUTES

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

Regrets: Councillor Raymond Fiske

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA -

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES – JULY 13, 2020

It was MOVED by **Julie Petrella** and SECONDED by **Paul Connolly** that the Minutes of July 13, 2020 be approved as circulated.

Motion Carried Unanimously.

4. ACTION PLAN – AUGUST 2020

Mike MacLeod reviewed the action plan for August 2020. Ongoing items include the rezoning of 79 Payzant Street in Liverpool and the MPS / LUB Review Project.

5. LAND USE BYLAW AMENDMENT – REZONING REQUEST – 9692 HIGHWAY 8 IN CALEDONIA

Mike MacLeod gave an overview of an application from Oakfield Enterprises to rezone property identified as PID# 70154695 and located at 9692 Highway 8 in Caledonia (former North Queens school bus garage). The property is currently zoned Institutional (I1) under the Land Use Bylaw and has a future land use designation of Institutional (I) under the Municipal Planning Strategy. Oakfield Enterprises is in the process of purchasing the property, with the intention of establishing an apple cider production business on the property, requiring a rezoning to General Commercial (C2).

Paul Connolly enquired as to some of the particular details around the operation being proposed. He wondered about the capacity of water and sewer to accommodate the operation. Don Kimball advised that the property is on municipal sewer system, but has its own private well. Paul also enquired if the operation would require outdoor storage. Mike MacLeod advised that the property is quite large, at approximately 5.5 acres. There would be ample area at the rear of the building for storage. Mike also advised that the Land Use Bylaw contained special provisions respecting the location and screening of outdoor storage areas.

Julie Petrella enquired if it was necessary to rezone the entire property as C2, or if it would make more sense to only rezone the front portion. She noted that this was something that we had done in the past in other applications. Mike MacLeod advised that the applicant had requested that PID 70154695 be rezoned, not just the area around the building.

Robert Ross advised that, overall, he was in favour of the application. However, felt that engineering considerations should be investigated for the proposed operation. Mike MacLeod advised that the property was indeed connected to municipal sewer system and that the Engineering and Works Department would require some information on anticipated flows, which is part of the permitting process for a new use under the Region's Sewer Bylaw.

Mike Ferguson felt that an operation such as this was a great opportunity for the Caledonia area and would hopefully create some employment opportunities.

Maddie Charlton also felt that this type of business would be an asset to North Queens and would likely attract people to the area. This type of use is very popular right now.

Heather Kelley suggested that, should the Committee vote to proceed with the application, the public hearing be held in Caledonia and not in Council Chambers.

It was MOVED by **Susan MacLeod** and SECONDED by **Don Kimball**

THAT the Council of Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to rezone PID# 70154695 from Institutional (I1) to Highway Commercial (C2);

AND THAT a Public Hearing be held on September 21, 2020 at 7:00 p.m. in Caledonia, venue to be determined.

Motion Carried 7 For and 2 Opposed.

6. MUNICIPAL PLANNING REVIEW

Mike MacLeod gave a brief update on the status of the planning review project. The draft Municipal Planning Strategy and Land Use Bylaw were formally released by Council on February 25th, 2020. Since that time, we have essentially been in a holding pattern respecting public engagement sessions to discuss the documents due to COVID-19. This being said; however, NS Public Health has eased restrictions on public gatherings and the Minister Order prohibiting in-person municipal meeting has been lifted. As such, UPLAND has been looking to arrange some public engagement sessions for September. The challenge now will be to find suitable venues to hold the meetings. Physical distancing requirements are still in place and some halls are not currently taking bookings. Mike advised that we may have to look at requiring people to RSVP their attendance at the meetings, so we have an idea of numbers. It may be necessary to schedule additional meetings, depending on interest.

UPLAND has also suggested that we look at hosting a virtual meeting for those who may not wish to attend in person. Committee felt that this was a good idea.

Mike MacLeod advised that UPLAND had finished preparing a number of videos outlining the changes proposed in the planning documents and the videos have now been posted on the projects website.

Robert Ross enquired if there had been any feedback from UPLAND respecting the pandemic and how events such as this affect potential planning. Mike MacLeod advised that he did have a discussion with Ian Watson and it is something that they had discussed internally. The focus of discussion has been around resiliency and the ability of our communities to withstand events where supply chains are broken, people are unable to work, travel is impeded, etc. Not specific to pandemics. Ian advised that he was aware of some things that other communities were doing, like creation of pedestrian sections within street right-of-ways, creating "slow streets" where vehicular traffic is discouraged and creating digital permitting processes. He advised that they would also keep an eye out for other examples. Robert felt that more consideration ought to be given to this.

7. OTHER -

Susan MacLeod enquired as to the issue of enforcement of parking on private property in Port Mouton. Mike MacLeod advised that he was unable to comment on specifics of enforcement of particular Land Use Bylaw issues. The Committee then had a lengthy discussion around the role of the Planning Advisory Committee and their ability to make recommendations on particular issue affecting our communities.

8. NEXT MEETING

The next meeting is scheduled for September 14, 2020.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:48 p.m.

Date