

PLANNING ADVISORY COMMITTEE
REGULAR MEETING
OCTOBER 15, 2020 - 7:00 P.M.

MINUTES

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

Regrets: Paul Connolly
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 **Maddie Charlton** and **SECONDED** by **Don Kimball** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - September 17, 2020

It was **MOVED** by **Maddie Charlton** and **SECONDED** by **Susan MacLeod** that the Minutes of September 17, 2020 be approved as circulated.

Motion Carried Unanimously.

4. BEVERAGE FORMULATION, TESTING AND SMALL-SCALE PRODUCTION BY DEVELOPMENT AGREEMENT – 412 EAST BERLIN ROAD, EAST BERLIN

Mike gave an overview of the application for a Development Agreement at 412 East Berlin Road, PID#70093653, in the community of East Berlin. The property is currently zoned Mixed Use Coastal Residential (R6) and the owner wishes to enter into a Development Agreement to allow for a beverage formulation, testing and small-scale production

operation. This type of business would be categorized as "manufacturing, industrial, assembly and warehousing operation" and falls under the Light Industrial (M1) Zone.

Robert Ross asked for more information regarding beverage formulation. Is there an alcoholic component to the business? Mike MacLeod asked the property owner Ron Kendrick to come forward to speak about his proposal.

Mr. Kendrick relocated to Nova Scotia in June of 2020 and built a new home in East Berlin. He has been in the beverage business for more than 40 years with 20 of those owning his own company in British Columbia. The company develops formulations beverages for different businesses and individuals. His goal is to be the first business in North America to do bespoke beverages, which would be personal nutritional beverages, made to order for individuals throughout the world. In the future, he would like to add an alcoholic component but not at this time.

Julie Petrella was concerned about the condition of the road in the area. The road is paved until about 500 Feet before the property. Mr. Kendrick said they wouldn't be locating a larger scale operation on the property due to the location.

Susan MacLeod thanked Mr. Kendrick for his proposal and for wanting to open a business in Queens County. Once established, there may be an option to open an on-site café, which would also allow future presentations on health and environmental concerns.

Heather Kelly inquired about services in the property and number of employees. A drilled well, for a reliable water source, on-site sewage disposal system and water treatment system will be installed. The formulation kitchen will employ 1 to 3 people and micro-scale production will employ approximately 3 to 6 people.

Don Kimball informed Mr. Kendrick about Van Dyk's Health Juice. The concept with Mr. Kendrick's proposal is different as they are not producing for retail sale but for specific individual plans for clients.

Robert Ross encouraged the applicant and staff to discuss the educational component to ensure it is covered within the Development Agreement.

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 enter into a development agreement to allow for the establishment of a beverage formulation, testing and small-scale production operation on property identified as PID#70093653 and located at 412 East Berlin Road in East Berlin;

AND THAT a Public Hearing be held on December 7, 2020, venue to be determined.

Motion Carried Unanimously.

5. LAND USE BYLAW AMENDMENTS – REZONING REQUEST – 85 HILLSIDE ROAD, BROOKLYN

Mike gave an overview of the application to rezone property identified as PID#70218896 and located at 85 Hillside Road in Brooklyn. The property is currently in the General Residential (R2) Zone and the applicants wish to rezone it to Mixed Use Rural Residential (R5) in order to operate a self-storage business, in the existing building on the property. The building is currently used to operate a small manufacturing business, making Christmas wreath rings and novelty items and is permitted through a Development Agreement in 1999. Staff determined that it is not possible to amend the current Development Agreement and the self-storage use proposed is only permitted in the Mixed Use Rural Residential (R5) Zone.

Staff have reviewed the application and feel that, under current regulations, rezoning the property to the Mixed Use Rural Residential (R5) Zone opens up the potential for many other uses besides the ones being proposed by the applicant and as a result, do not support this planning amendment request.

Robert Ross stated that the Mixed Use Rural Residential (R5) Zone is for the rural development area so this zone wouldn't fit for a property located in Brooklyn. He suggested the creation of a new zone for commercial infill or the addition of self-storage uses in the list of permitted uses for the General Residential (R2) Zone, subject to additional requirements, such as minimum property size and minimum building size.

Shannon Jollimore, acting on behalf of the applicant, stated that they are trying to come up with ideas to keep their business operational in the community. Everything will be contained within the building and didn't feel that there would be any additional traffic to the building.

Maddie Charlton feels that we need to work with the applicants to find a way to help their business and she fully supports the proposal. Julie Petrella agrees with Robert that rezoning to the R5 Zone isn't the proper direction. Mary White suggested that the community might be more accepting of this proposal if we ensure all storage will be contained within the building, as an additional requirement.

Planning Advisory Committee referred this request back to staff to look at other amendment options and bring to the next meeting.

6. RECYCLING DEPOT AND PROCESSING BY DEVELOPMENT AGREEMENT – 3965 HIGHWAY 3, BROOKLYN

Mike gave an overview of the application for a Development Agreement at 3965 Highway 3, PID#70083902, in the community of Brooklyn. The property is currently zoned Highway Commercial (C2) and the owner wishes to enter into a Development Agreement to allow for a recycling depot and processing operation. The building is currently vacant, but had been used for an automobile repair shop and an automobile sales operation.

Robert Ross felt that this was an excellent proposal. He questioned the applicants about the external building design improvements.

David and Shelley Zinck commented that the outside of the building will be refaced and will look similar to their recycling business in New Germany. The recycling depot in Liverpool is now closed and the applicants bought the license from the owner.

Julie Petrella mentioned that the property abuts the ocean but was assured by the applicants that everything will be contained within the building. Maddie Charlton mentioned that she was impressed at the cleanliness of their operation in New Germany. She also questioned whether the building will be of sufficient size for their operation needs. The applicants said a truck will come in three days a week to pick up any stock and there will not be any storage outside.

Susan MacLeod asked about the old recycling depot and if they will be cleaning it up. The applicants stated that the owners of that property have been given two weeks by Divert Nova Scotia to clean up the operation. She also inquired if they will be collecting any additional items. The applicants have been given approval to collect electronics and used paint. She also thanked the applicants for their investment in the community.

Mike Ferguson commended the applicants on their marvellous opportunity. Don Kimball also commended the applicants as they have a mobile operation in North Queens and the residents are very happy.

It was **MOVED** by **Maddie Charlton** and **SECONDED** by **Mike Ferguson**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement to allow for the establishment of a recycling depot and processing operation on property identified as PID#70083902 and located at 3965 Highway 3 in Brooklyn;

AND THAT a Public Hearing be held on December 7, 2020, venue to be determined.

Motion Carried Unanimously.

7. MUNICIPAL PLANNING REVIEW

Mike MacLeod updated the Committee that the Public Engagement Sessions have all taken place. There was one virtual meeting and six in person meetings. There was a really good turnout at many of the meetings. Many comments and questions were received. UPLAND is currently taking comments and hope to get additional comments until the end of October. They are also working on a 'What we heard' report that will be brought to PAC in November.

8. OTHER

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9. NEXT MEETING

The next meeting is tentatively scheduled for late November.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 p.m.

Date