

**Planning Advisory Committee
September 7, 2021 - 7:00 p.m.**

Minutes

Present: Paul Connolly, Chair
Councillor Maddie Charlton
Councillor Vicki Amirault
Councillor Jack Fancy
Don Kimball
Jonathan Bower
Robert Ross
Julie Petrella
Mary White
Mike MacLeod, Planner
Wendy Connors, Development Officer

Regrets: Linda Rafuse

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 **Jonathan Bower** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. Approval of Minutes – May 3, 2021

It was Moved by **Vicki Amirault** and Seconded by **Mary White** that the Minutes of May 3, 2021 be approved as circulated.

Motion Carried Unanimously.

4. Action Plan – September 2021

The only active item on the list is the ongoing review for the Municipal Planning Strategy & Land Use Bylaw. Julie Petrella indicated that the “Sent back to staff for further options” should be changed to Completed.

5. Rezoning Request 1428 East Port L’Hebert Road in East Port L’Hebert – Fishing and Marine (M3) to Mixed Use Coastal Residential (R6)

Mike MacLeod gave an overview of the application to rezone PID# 70275185 from Fishing and Marine (M3) to Mixed Use Coastal Residential (R6). The property was formerly part of Sandy and Sons Fisheries lands and the current owner wishes to build a new single detached dwelling. The property has a future land use designation of Industrial (M) under the Municipal Planning Strategy and policy allows the rezoning without an amendment to the Strategy.

Julie Petrella asked if all the abutting properties were residential, with exception to the fish plant property. Mike indicated this was the correct.

Robert Ross inquired about the potential of site contamination. Mike MacLeod indicated the area that the property owners were looking to develop was a forested area and not near the fish plant. Robert also inquired about the wet area indicated on the survey plan (Appendix B), the proposed location of the dwelling as well as access, the existence of two drilled wells and an error on the application stating that the property has more frontage than it actually does. Robert felt that rezoning this property from an industrial designation to residential would yield less tax dollars and that the Harbour Authority should be notified of this application.

It was Moved by **Mary White** and Seconded by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to rezone PID# 70275185 from Fishing and Marine (M3) to Mixed Use Coastal Residential (R6);

AND THAT a Public Hearing be held on October 12, 2021 at 9:00 a.m. in the Council Chambers of the Municipal Administration Building, 249 White Point Road in Liverpool.

Julie Petrella indicated that only property owners were notified of the rezoning application. Due to this, she felt that the Harbour Authority should be notified, in addition to the property owners.

It was Moved by **Julie Petrella** and Seconded by **Robert Ross**

THAT the motion be amended to require the Harbour Authority be notified of the rezoning.

Amendment Defeated 4 in favour and 5 against.

Motion Carried Unanimously.

6. Municipal Planning Strategy And Land Use Bylaw Project

Mike MacLeod updated the Planning Advisory Committee that UPLAND would be meeting with Council on September 13th, 2021 to go over the draft documents to get their comments and any suggested changes.

7. Other

8. Adjournment

There being no further business, the meeting was adjourned at 7:27 p.m.

Date