

**Planning Advisory Committee  
May 3, 2021 - 7:00 p.m.**

**Minutes**

**Present:** Councillor Maddie Charlton, Chair  
Councillor Vicki Amirault  
Councillor Jack Fancy  
Don Kimball  
Linda Rafuse  
Jonathan Bower  
Robert Ross  
Mary White  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**Regrets:** Paul Connolly  
Julie Petrella

**1. Call to Order -**

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

**2. Approval of Agenda -**

It was MOVED by **Vicki Amirault** and SECONDED by **Linda Rafuse** that the Agenda be approved as circulated.

**Motion Carried Unanimously.**

**3. Approval of Minutes - December 14, 2020**

It was Moved by **Mary White** and Seconded by **Vicki Amirault** that the Minutes of December 14, 2020 be approved as circulated.

**Motion Carried Unanimously.**

#### **4. Action Plan - May 2021**

Mike updated the Committee with the current list of items. The only active item on the list is the application from Wa-Su-Wek Limited to amend the Municipal Planning Strategy and Land Use Bylaw to consider self-storage businesses through a Development Agreement.

#### **5. Development Agreement Amendment – 85 Hillside Road, Brooklyn**

Mike MacLeod gave an overview of the application FROM Wa-Su-Wek Limited to make an amendment to the existing Development Agreement, that would allow the operation of a self-storage business at 85 Hillside Road in Brooklyn, identified as PID 70218896. The property is zoned General Residential (R2) under the Land use Bylaw and the list of permitted uses in this zone don't allow a self-storage business. An amendment was completed in the fall of 2020 to the Municipal Planning Strategy and land use Bylaw to allow for this use by Development Agreement. Those amendments were approved in January 2021. This is the second part of the process. This property is the site of the former Brooklyn School and the applicants are currently operating a Christmas wreath manufacturing business, which was the intent of the current Development Agreement, entered into back in 1999. The uses in that agreement were specific to small scale manufacturing.

Jonathan Bower clarified that this is the second and final step in the process that was decided by the Planning Advisory Committee as the best route for the applicants.

Robert Ross asked if the applicants have the capabilities to build more buildings for self-storage. Mike MacLeod stated that as per the Development Agreement, it will just be for interior storage within the confines of the existing building.

Vicki Amirault noted that the staff report indicates that there has to be another public hearing and asked that this is just for the second part of the process. Mike indicated that because this was a two part process, there is also a requirement for a public hearing at both stages.

Maddie Charlton noted that the intention was to bring this to the next Council Meeting on May 11<sup>th</sup>, 2021, with a public hearing set for June 8<sup>th</sup>, 2021. Mike MacLeod indicated that this was the earliest possible timeline due to the required advertising and process. All meetings will be held on Zoom, if the current lockdown continues.

It was Moved by **Vicki Amirault** and Seconded by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend an existing development agreement with Wa-Su-Wek Limited, dated October 29, 1999, to allow for a self-storage business on property identified as PID# 70218896 and located at 85 Hillside Road in Brooklyn;

AND THAT a Public Hearing be held on June 8, 2021 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m. In the event that health directives prohibit an in person hearing, arrangements will be made to host a hearing through an authorized online platform.

**Motion Carried Unanimously.**

## **6. Municipal Planning Strategy And Land Use Bylaw Project**

Mike MacLeod updated the Planning Advisory Committee that following the last meeting with UPLAND, they are in the process of finalizing the revisions to the draft Municipal Planning Strategy and Land use Bylaw. Ian will send out a summary of the changes suggested, as opposed to sending out the entire draft documents again. After the Committee reviews, the next step will be to have a meeting with Council, to give them an opportunity to ask any questions they may have and get more comfortable with the documents before the First Reading. This meeting may have to be held online in order to keep the project moving. Once it goes to Council for a First Reading, the documents will be released to the public. Mike hopes to have the documents adopted by the summer. UPLAND has forwarded the draft documents to the province, with hopes that it will expedite the process on their end.

## **7. Other**

## **8. Next Meeting**

The next meeting is tentatively scheduled for June 7th, 2021.

## **9. Adjournment**

There being no further business, the meeting was adjourned at 7:24 p.m.

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Date