

**Planning Advisory Committee  
September 9, 2024 - 6:00 p.m.**

**Minutes**

**Present:** Councillor Maddie Charlton, Chair  
Councillor David Brown  
Councillor Carl Hawkes  
Pamela Brennan  
Jonathan Bower  
Zenia Horton  
Linda Rafuse  
Mary White  
Mike MacLeod, Planner  
Wendy Connors, Development Officer

**Regrets:** Gary Clark  
Deanna Armstrong

**1. Call to Order -**

The meeting was called to order at 6:00 p.m.

**2. Approval of Agenda –**

It was **MOVED** by **Carl Hawkes** and **SECONDED** by **David Brown** that the Agenda be approved as circulated.

**Motion Carried Unanimously**

**3. Approval of Minutes**

**3.1** It was **MOVED** by **David Brown** and **SECONDED** by **Carl Hawkes** that the Minutes of October 11, 2023 be approved as circulated.

**Motion Carried Unanimously**

- 3.2** It was MOVED by **Carl Hawkes** and SECONDED by **Mary White** that the Minutes of November 6, 2023 be approved as circulated.

**Motion Carried Unanimously**

- 3.3** It was MOVED by **David Brown** and SECONDED by **Zenia Horton** that the Minutes of January 31, 2024 be approved as circulated.

**Motion Carried Unanimously**

#### **4. Grouped Dwelling Development By Development Agreement**

Mike MacLeod gave an overview of the proposed Development Agreement that would allow the establishment of a grouped dwelling development (bareland condominium) on property identified as PID# 70116660.

Mary White inquired if the proposed development will be getting water from Ponhook Lake. The applicant, Laurie Wamboldt said there are currently two wells on the property but they intend to supplement water from the lake, which will include a treatment facility. There was discussion related to short-term rentals but this application is not tied to this type of use.

It was MOVED by **David Brown** and SECONDED by **Linda Rafuse**

THAT Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with 4557380 Nova Scotia Limited to allow for the establishment of a grouped dwelling development, consisting of forty one units, on property identified as PID# 70116660 and located off Laurie Wamboldt Road in Greenfield.

AND THAT a Public Hearing be held on November 26<sup>th</sup>, 2024 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 6:00 p.m.

**Motion Carried 6 in favour and 2 against**

#### **5. Potential Amendments to Municipal Planning Strategy & Land Use Bylaw**

There was discussion on potential amendments to the Municipal Planning Strategy & Land Use Bylaw. Topics include:

- Short Term Rentals
- RV Parking Site Requirements
- Definition for Grouped Dwellings
- Accessory Buildings not permitted in some front yards
- Text updates on zoning maps
- Additional shoreline protection measures
- Discussion around light, light emitting and glare

Mike indicated that this is an open ended list so more items can be added as time goes on.

## **6. Other**

There was a short discussion regarding the Planning Advisory Committee and the new Municipal Council after the election.

## **7. Adjournment**

There being no further business, the meeting was adjourned at 7:06 p.m.

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Date