

**Planning Advisory Committee
February 15, 2023 - 7:00 p.m.**

Minutes

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

Regrets: Zenia Horton

1. Call to Order -

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

2. Approval of Agenda –

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

Motion Carried Unanimously.

3. Approval of Minutes – December 5, 2022

It was MOVED by **David Brown** and SECONDED by **Mary White** that the Minutes of December 5, 2022 be approved as circulated.

Motion Carried Unanimously.

4. Rezoning Request – Beach Meadows Beach Road, Beach Meadows

Mike MacLeod gave an overview of the rezoning request for PID# 70260948. The property owners wish to construct a triplex dwelling on the property to be used as a short-term or long-term rental. One option is to rezone the property from Hamlet Residential (HR) to Hamlet Core (HC), which potentially opens the property up to uses that are less compatible with the surrounding low-density residential uses. Another option is to consider the use through a development agreement process, which offers a greater degree of control as opposed to a rezoning.

David Brown favors the Development Agreement option, as it limits the permitted uses. He doesn't feel that three-units will significantly increase the traffic. Gary Clark asked if this is a trend, maybe we should look at the boundaries of the hamlets to see if they are still accurate, in the near future. Jonathan Bowers reiterated that the Land Use Bylaw is a living document and it is impossible to predict what property owners will want to do with their property. Mary White asked if the septic is a holding tank or full system. Mike indicated that it is a full system and it has already been approved by Nova Scotia Environment. Mary indicated that the Beach Meadows Beach Road, which is Provincially owned, is sometimes flooded. If there is an increase in the water level, related to this development, who would be responsible to fix the issue. Mike said that if a development alters a watercourse or drainage on their property and it affects abutting properties, it is the responsibility of the developer to remedy the situation. Al Doucet, owner of the property, indicated that there is another vacant piece of land adjacent to the subject property, which will not be developed or cause any alteration to the wetland.

Jonathan Bowers inquired about condominiums and short-term rentals. Mike said he would need to get an interpretation from the Municipal solicitor. At this point, it has not been an issue but it could become one down the road. With Mary asking the question about an increase in the number of units, Mike indicated that the property owner would be required to go through the Development Agreement process again to construct additional units. The property owner indicated that due to the uniqueness of the property, including the septic system, well and wetland, there is not much flexibility to increase the development.

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 Albert and Paula Doucet to allow for a three (3) unit fixed-roof overnight accommodation on property identified as PID# 70260948;

AND THAT a Public Hearing be scheduled for Tuesday March 28, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 6:00 p.m.

Motion Carried Unanimously

5. Committee Review of Planning Documents

Mike MacLeod wanted to get a feel from the committee as to whether they want to go through the Municipal Planning Strategy and Land Use Bylaw, as a committee or by themselves. This could help the new members of the team become more comfortable with the documents. Mike will bring sections of the MPS or LUB to a meeting and the committee can discuss.

6. Other

The next meeting is tentatively scheduled for Monday, March 6th, 2023 at 6:00 p.m.

7. Adjournment

There being no further business, the meeting was adjourned at 8:15 p.m.

Date