

**Planning Advisory Committee
October 11, 2023 - 6:00 p.m.**

Minutes

Present: Councillor Maddie Charlton, Chair
Councillor David Brown
Councillor Carl Hawkes
Gary Clark
Deanna Armstrong
Zenia Horton
Mary White
Jonathan Bower
Mike MacLeod, Planner

Regrets: Pamela Brennan
Linda Rafuse

1. Call to Order -

The meeting was called to order at 6:01 p.m.

2. Approval of Agenda –

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

Motion Carried Unanimously.

3. Approval of Minutes – June 19, 2023

It was MOVED by **Mary White** and SECONDED by **Gary Clark** that the Minutes of June 19, 2023 be approved as circulated.

Motion Carried Unanimously.

4. Development Agreement Request – Fixed roof Overnight Accommodation in the Lakeshore Residential (SR) Zone

Mike MacLeod reviewed a staff report respecting a proposal to establish a fixed-roof overnight accommodation on a waterfront property in South Brookfield. The property is zoned as Lakeshore Residential (SR) under the Land Use Bylaw. While this is a use that is not permitted in the SR Zone, Council has incorporated provision within the Municipal Planning Strategy and Land Use Bylaw whereby it can consider such uses through a development agreement process. The proposal is to construct 8 rental units on the property as a nature retreat.

The subject property, identified as PID# 70191937, is a 19 acres lot located on First Christopher Lake and has approximately 1,500 feet of frontage on Highway 8. The surrounding area is primarily rural in nature with scattered low density residential development.

David Brown noted that he had reviewed the application thoroughly and felt that given the scale of the proposal, there should be a fairly light impact on the area. He does not see any major issues.

Mike noted that it was the intent of the developers to create a nature retreat and the environment was very important to them.

Mary White enquired as to what the applicants were doing for water and sewer services. Mike advised that there are no municipal services in vicinity of subject property and the development would require an on-site sewage disposal system and well.

Maddie Charlton enquired about what the process would be if additional units were requested in the future. Mike advised that the draft development agreement (DA) identifies additional units as a substantial amendment and would require the developers to go through the formal DA process.

Mary White noted that in the SR zone, such proposals are considered through a DA process, while in other rural zones, this use is not permitted. She felt that the use should also be considered in the Inland Rural and Coastal Rural zones as well. Maddie suggested adding this to the list of items to consider as potential amendments to the planning documents. Gary Clark enquired if the list of potential amendments could be distributed to Committee. Mike advised that, while the number of amendments wasn't extensive, he would do up a list of items and bring back to a future meeting.

Gary enquired as to the nature of the surrounding area and if this proposal would have an impacts, such as noise. Carl Hawkes advised that the area is very rural, with only a few houses and a provincial park next door. With the size of the lot and number of units, the impacts should be fairly low.

It was MOVED by **Carl Hawkes** and SECONDED by **David Brown**:

That Council of Region of Queens Municipality give notice of its intention to enter into a development agreement with Jasmine and Matthew Mallay to allow for a fixed-roof overnight accommodation operation, consisting of eight (8) rental units, on property identified as PID#70191937 and located on Highway 8 in South Brookfield;

And That a Public Hearing be held on November 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. Other

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

6. Adjournment

There being no further business, the meeting was adjourned at 6:50 p.m.

Date