

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

Minutes

Present: Councillor Maddie Charlton, Chair
Councillor David Brown
Councillor Carl Hawkes
Gary Clark
Pamela Brennan
Zenia Horton
Linda Rafuse
Mary White
Mike MacLeod, Planner

Regrets: Deanna Armstrong
Jonathan Bower

1. Call to Order -

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

2. Approval of Agenda –

Addition:
5.1 Potential Amendments

It was MOVED by **David Brown** and SECONDED by **Mary White** that the Agenda be approved as amended.

Motion Carried Unanimously.

3. Development Agreement Request – Grouped Dwellings in the Coastal Rural (R6) Zone

Mike MacLeod reviewed a staff report respecting a proposal to establish a grouped dwelling development on a property in Summerville Centre. The property is zoned as Coastal Rural (R6) under the Land Use Bylaw. While this is

a use that is not permitted in the R6 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 5 long-term rental units on property identified as PID# 70057799 and located on Highway 3 in Summerville Centre.

Mike reviewed policy which sets out ability to consider such requests, criteria to consider for development agreements and items that can be incorporated in a development agreement.

The subject property has a lot area of approximately 26,500 square feet, with approximately 200 feet of frontage on Highway 3. There is an existing two (2) unit short term rental located on the property and it is the intent of the owner that this use remain. The surrounding area is primarily rural in nature with scattered low density residential development and fixed roof overnight accommodations.

Options for consideration:

1. Maintain status quo (deny development agreement request); or
2. Enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) rental units, on property identified as PID#70057799 and located on Highway 3 in Summerville Centre.

Mary White noted that the size of the existing lot is only 26,500 square feet and that this would be considered as undersized in the R6 Zone, even for the existing development. This was of concern to her.

Gary Clark advised that he also had some concerns with the density of the proposed development and the property location. He did not feel that the proposal was in keeping with the nature of existing development in the area, which was primarily single unit dwellings. He does not feel that the proposed density reasonably fit in with the area. The subject lot is small, as are a lot of the surrounding properties, and he worries about potential negative impacts. The Committee discussed the application at length and the majority echoed the above concerns.

It was MOVED by **David Brown** and SECONDED by **Pamela Brennan**:

That Council of Region of Queens Municipality maintain status quo respecting the use of PID# 70057799, located at 7371 Highway 3 in Summerville Centre, and to not proceed with application to enter into a development agreement with 3328333 Nova Scotia Limited to allow for grouped dwellings, consisting of seven (7) units on the subject property.

Motion Carried 7 for and 1 against.

4. Floating Homes

Pamela Brennan reviewed some information she had come across respecting a growing trend around floating homes that are anchored in lakes and waterways. While it hasn't taken off here in Nova Scotia to any significant degree, it has in other provinces. There are many questions around how such uses would be regulated, impacts on the environment, etc. This is something the Municipality may want to look into in greater detail in the future.

5. Other

5.1 Potential Amendments

Mike MacLeod distributed a copy of some potential amendments to the new planning documents, which could be considered in our next review. For Committees information. While not an extensive list, these are several items that have come up through administration of the documents over the past year.

The next meeting is scheduled for Monday, December 4th, 2023 at 6:00 p.m.

4. Adjournment

There being no further business, the meeting was adjourned at 7:35 p.m.

Date