

# Planning Advisory Committee

## September 6, 2022 - 7:00 p.m.

### Minutes

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

**Regrets:** Linda Rafuse  
Don Kimball

### 1. Call to Order -

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

### 2. Approval of Agenda -

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

**Motion Carried Unanimously.**

### 3. Development Agreement Request – 16 Edward Street, Milton – Automobile Repair Shop

Mike MacLeod gave an overview of the request to enter into a Development Agreement that would allow for an automobile repair shop on property identified as PID# 70071782, 70261383 and 70071816 and located at 16 Edward Street in Milton. Robert Ross commented that anytime a different land use is introduced into a residential neighbourhood, you need to look at it carefully because residential quality of life is very important for people that

live in that community. He noted the historical use of the property and that the existing treed buffer provides a barrier but the Development Agreement needs stronger language to require the retaining of trees to help with noise that accompanies this type of business. The operating hours of 7a.m. to 7p.m., seven (7) days a week should be revised to allow one day of the week of peace and quiet, possibly Sunday. Mary White asked if we are allowed to control what days of the week a business can be open. Mike commented that we could incorporate that under hours of operation. Maddie Charlton commented that the owner wished to offer evening and weekend hours and felt that Robert's suggestion was a fair compromise. Jack Fancy echoed the concern for hours of operation.

It was Moved by **Robert Ross** and Seconded by **Jonathan Bowers**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Samantha Corner and Robie Leigh Murphy to allow for an automobile repair shop on properties identified as PID# 70071782, 70261383 and 70071816 and located at 16 Edward Street in Milton;

AND THAT a Public Hearing be held on October 11, 2022 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

**Motion Carried Unanimously.**

#### **4. Rezoning Request – Highway 8 in Milton – Recreation and Open Space (P) to Multiple Unit Residential (RM)**

Mike MacLeod gave an overview of the application to rezone properties identified as PID# 70077698, 70077722 and 70077680 from Fishing and Marine (M3) to Mixed Use Coastal Residential (R6). This area, commonly known as the Garika property, is currently owned by the Municipality. Council entered into a purchase and sale agreement to sell these properties and the purchaser proposes to a multiple unit residential housing project.

Mary White asked if the change in zoning affects the value of the land. Mike said the property was appraised for the best use of the land and the zoning is not a factor. Mary visits the property frequently and would hate to see it lost as an open space use. Jonathan Bowers feels that this is an underutilized piece of land and feels that this is a positive step for housing needs. Robert Ross feels the proposal is well thought out but should be located elsewhere,

due to the current use of the property. He feels that this is a special piece of property and parkland should be kept as parkland or moved to another property, of similar size, so that it is not lost to a different land use. Robert mentioned the status of Mersey River as a significant watercourse, the coastal elevation requirements under the new Land Use Bylaw and if there was any possibility to incorporate some public space/use into the proposal.

Mary White agrees that housing is necessary but feels that it should not be at the expense of losing existing parkland. Robert Ross enquired if there was a possibility of the Municipality retaining a strip of land along the river and if that could be incorporated into the proposal. The purchaser of the property, Eric Fry, was introduced to the Committee and had an opportunity to answer some questions. He also indicated that access to the boat launch and dry hydrant will remain. There was some discussion around maintaining an area for greenspace and whether this was achievable through an easement or restrictive covenants.

Maddie Charlton indicated that she was in support of the housing project but wanted to ensure that public still had access to the boat launch and that there is sufficient room for fire trucks to access the dry hydrant. Mike indicated that Council has previously agreed to create an easement agreement for these areas.

Jack Fancy mentioned that there will be a public meeting held on September 14<sup>th</sup>, 2022 at 6:30 p.m. at the Milton Hall to discuss this proposal. Eric Fry thanked the Committee for the opportunity to listen and participate in the conversation.

It was Moved by **Vicki Amirault** and Seconded by **Jonathan Bowers**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Municipal Planning Strategy and Land Use Bylaw to change the future land use designation of PID#'s 70077698, 70077722 and 70077680 to Serviced Residential (RES) and the zoning of PID#'s 70077698, 70077722 and 70077680 to Multiple Unit Residential (RM);

AND THAT a Public Hearing be scheduled for October 11, 2022 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

**Motion Carried 4 in favour and 2 against.**

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

Mike MacLeod updated the Planning Advisory Committee that the project is completed and the documents are in effect.

## **6. Committee Membership**

Mike MacLeod advised that the Planning Advisory Committee membership is up for renewal in October and advertisements will be going out shortly. If anyone is interested in continuing to serve, please let him know.

## **7. Other**

## **8. Adjournment**

There being no further business, the meeting was adjourned at 9:09 p.m.

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Date