

**Planning Advisory Committee  
December 5, 2022 - 7:00 p.m.**

**Minutes**

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

**Regrets:** Jonathan Bower

**1. Call to Order -**

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

**2. Welcome and Introductions –**

Maddie Charlton asked the members of the Committee to introduce themselves to each other.

**3. Approval of Agenda -**

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

**Motion Carried Unanimously.**

**4. Approval of Minutes – September 6, 2022**

It was MOVED by **Carl Hawkes** and SECONDED by **Mary White** that the Minutes of September 6, 2022 be approved as circulated.

## **Motion Carried Unanimously**

# **5. Planning Advisory Committee**

## **5.1 – Policy**

Mike MacLeod gave an outline of the background and expectations of the Planning Advisory Committee, as the majority of the members are new to the Committee. Maddie Charlton has been appointed as Chair and David Brown has been appointed as Vice Chair of the Committee.

## **5.2 – Code of Conduct**

The Code of Conduct for Members of Council and Public Committee Members – Policy number 74, was discussed. Any questions on this policy should be directed to Mike for clarification.

## **5.3 – Roles and Responsibilities**

Mike went over the Roles and Responsibilities of the Planning Advisory Committee and what is taken into consideration when dealing planning matters.

# **6. Development Agreement Request – 6755 Highway 3 in Hunts Point – Multiple Unit Dwelling**

Mike MacLeod introduced the owner of the property, Sonnie Banfield and gave an overview of the application to enter into a development agreement that would allow for the conversion of an existing 7 unit fixed roof overnight accommodation to a multiple unit residential dwelling on property identified as PID# 70055058 and located at 6755 Highway 3 in Hunts Point. A multiple unit dwelling containing more than four units is required to go through the development agreement process.

Gary Clark asked if this was similar to 'grandfathering' and Mike explained that the development agreement is a tool used in planning to permit certain uses, with conditions, in addition to regulations set out in the Land Use Bylaw.

David Brown inquired about the impact this change will have on Airbnb's (short-term rentals). Mike MacLeod clarified that the intent was to register this building as a condominium and each unit would be owned independently. However, each owner will still have the opportunity to use their unit as a short-term rental, as they are permitted within the definition of fixed roof overnight accommodation. All uses in the Hamlet Core Zone are still be permitted on the property. Mary White asked if the building was not already in existence, would this be permitted or would the property owner have to rezone the property? Wendy Connors stated that the owner would go through the same process that he is going through today, the development agreement process. However, a building with four units or less is permitted by site plan approval and would not need to go through the Committee.

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

THAT Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with 3332373 Nova Scotia Limited to allow for a multiple unit dwelling on property identified as PID# 70055058 and located at 6755 Highway 3 in Hunts Point;

AND THAT a Public Hearing be held on January 10, 2023 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 9:00 a.m.

**Motion Carried 7 in favour and 1 against.**

## **7. Committee Membership**

Mike MacLeod advised that the Planning Advisory Committee still has an opening for a member from District 7.

## **8. Other**

## **9. Adjournment**

There being no further business, the meeting was adjourned at 8:37 p.m.

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Date