

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
April 2, 2014 - 7:00 P.M.**

**MINUTES**

---

**Present:** Councillor Susan MacLeod  
Councillor Brian Fralic  
John Winters  
Heather Kelly  
Richard Smith  
Robert Ross  
Mike MacLeod, Planner

**Regrets:** Councillor Peter Waterman  
Don Kimball  
Bev Davison  
Jessica Van Dyne Evans

**1. CALL TO ORDER -**

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

**2. APPROVAL OF AGENDA –**

Additions: 8.1 Facebook  
8.2 Written Submissions as Part of Agenda

It was MOVED by **Brian Fralic** and SECONDED by **John Winters** that the Agenda be approved as amended.

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES – March 5, 2014**

It was MOVED by **John Winters** and SECONDED by **Richard Smith** that the Minutes of March 5, 2014 be approved as circulated.

**Motion Carried Unanimously.**

#### **4. SMALL ENGINE REPAIR AND RETAIL SALES USE IN THE MIXED USE COASTAL RESIDENTIAL (R6) ZONE BY DEVELOPMENT AGREEMENT**

Mike MacLeod received an application for a development agreement for a new service and repair shop and retail sales business located in the Mixed Use Coastal Residential (R6) Zone. The applicant would like to operate a small engine repair and retail sales shop from his residential property. The subject property is located at 20 Gull Island Road in White Point and is identified as PID# 70049978.

Mike noted that the R6 Zone provides for a limited list of commercial uses as of right; however, the proposed uses of a *service and repair shop* and *retail store* do not fall under this list of permitted uses. The small engine repair component could be permitted as a home occupation, but the retail sales could not.

Mike advised that the Region's Municipal Planning Strategy does; however, set out provision for Council to consider to consider such uses by way of a development agreement.

Robert Ross advised that, while he understands that people have to make a living, he feels that emphasis should be placed on strengthening the Region's commercial core areas by having new businesses locate in these designated areas. By permitting sproatic commercial development throughout our rural areas only serves to "waterdown" the commecial areas.

Mike MacLeod noted that the MPS contains policy which allows Council to consider commercial development in rural areas through the development agreement process.

Robert felt that we should step back and look at current regulations respecting commercial uses in rural areas.

Robert Ross enquired as to the percentage of the operation that is intended to be retail sales. Mike MacLeod advised that it was the intention of the applicant to deveote approximately 50% of his 720 square foot building to retail. The applicant would like to have a similar operation to the one operating on Old Port Mouton Road in White Point.

Heather Kelley noted that we have already approved a number similar requests and precident has been set. Mike MacLeod reiterated that current policy does allow for consideration of such requests.

Robert Ross noted that the Region of Queens Municipality is a little unique in that it is a regional government, with planning in place for the entire Municipality. Made up of both urban and rural areas. Robert also noted that the concept of providing for home occupations is that they are intended to be incubators for a commercial business and if or when they get to a point where they need to expand, they should relocate to a commercially designated area.

John Winters enquired if this development agreement application is approved, does it set a precident for other future development that we may not be desireable. Mike MacLeod advised that is the current policy of Council to consider such requests for commercial development through the development agreement process. If at some time Council decides that it does not want to consider these uses in the rural areas of the County, then Council has the ability to change policy.

Robert Ross suggested that perhaps Council should be rethinking its current policy. Mike MacLeod advised that when the Regional Planning Documents were being prepared, comments from the public and from Council directed Staff to look at a fairly broad approach to uses permitted in the rural areas, whereby some

commercial and industrial uses were permitted. The rural areas are actually mixed-use zones.

John Winters enquired as to what was the tipping point of commercial development within the predominantly residential community?

Brian Fralic noted that economic development is one of the primary focuses of Council and that we should be promoting new commercial development in an effort to stimulate the Region's economy.

Robert Ross felt that new commercial development should not simply be rubber stamped. It should be evaluated on its own merits. Consideration should be given to the dominant use in an area and that we need to establish firm rules to guide development.

Robert Ross advised that he still had some reservations and questions respecting the proposed DA application. Mike MacLeod advised that he would get additional information from applicant and bring back to next meeting.

## **5. REZONE FROM RESTRICTED RESIDENTIAL (R1) TO NEIGHBOURHOOD COMMERCIAL (C3) – MAIN STREET, LIVERPOOL**

Mike MacLeod reviewed an application and discussion paper respecting a proposal to rezone portions of two parcels of land on Main Street in Liverpool. The properties, located at 709 and 717 Main Street and identified as PID#'s 70019948 and 70015060; are currently zoned Restricted Residential (R1) under the Region of Queens Municipality Land Use Bylaw. The applicant currently operates a hair salon business; under a home business; on PID# 70015078; and now wishes to expand at the current location. An expansion of the existing business beyond a home based business would fall under the classification of a personal service shop. The adjacent property, identified as PID# 70015060, has recently been acquired by the applicant. In order to accommodate this request, a rezoning to Neighbourhood Commercial (C3) would be required.

Robert Ross noted that home occupations are intended to be small scale commercial business and that if or when they get to a point where they need to expand, they should relocate to a commercially designated area. Robert also noted; however, that there are some businesses that are a little better fit in a residential area than others. He felt that a hair salon would not have a significant impact on the surrounding area.

Brian Fralic felt that the current business has fit in well with the surrounding neighbourhood and was unaware of any issues with neighbours.

Robert Ross enquired as to the location of the boundary for the proposed zone and that it does not actually front on the street. What if the present or a future owner of the property wants to subdivide off the commercial business from the rest of the properties. Mike MacLeod advised that he would reconfigure the zone boundary so that a portion fronts on Main Street.

It was **MOVED** by **Brian Fralic** and **SECONDED** by **Richard Smith**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone a portion of PID#'s 70015078 and 70015060, from Restricted Residential (R1) to Neighbourhood Commercial (C3), as shown in Schedule "A";

AND THAT a Public Hearing be held on June 10, 2014 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:55 a.m.



**Motion Carried Unanimously.**

**6. DOG KENNEL, GROOMING, TRAINING AND RETAIL SALES IN THE MIXED USE COASTAL RESIDENTIAL (R6) ZONE**

Mike MacLeod advised the Committee that he has received an application respecting a proposed dog kennel, grooming, training business, as well as retail sales from a property on Beech Hill Road in Beech Hill Farms. Mike advised that the application, particularly the kennel component, raises a number of concerns, since the property in question is in close proximity to other residential dwellings. The nature of a dog kennel has the potential to cause issues with the surrounding area. Mike noted that prior to proceeding any further with this application, he wants to get more detailed information from the applicant respecting the proposed operation. Robert Ross suggested that the Region's MPS should set out a listing of minimum information required to be submitted with an application. Mike MacLeod advised that this is something he will investigate.

## 7. VISIONING FOR THE DOWNTOWN COMMERCIAL (C1) ZONE

Further to discussion at last months meeting, Committee discussed potential for a visioning process for downtown Liverpool. Mike MacLeod noted that there is all kinds of information available on visioning. He included in the agenda package one such general visioning process that he had come across.

The question was raised as to how such a process should be initiated. Robert Ross advised that from a municipal prospective, ultimately it would be up to Council to decide if it wished to initiate or participate in a downtown visioning process. Should it be Council's wish to proceed, it could initiate a task force to identify issues and prioritize needs affecting the downtown.

Brian Fralic advised that he has always felt that Liverpool's downtown needed to have a vision, and would be fully supportive of proceeding with a visioning process. Kathleen Quinlan commented that as a member of the downtown business community, there is a feeling of disconnect between the business owners and the Municipality. A lack of communication.

Robert Ross felt that if there were communication issues, they need to be improved. This is just one issue that could be highlighted in a visioning process.

John Winters felt that a visioning process needs to be led by the business community. The Municipality would have to participate and assist, but it has to start with the business owners.

Brian Fralic felt that there may be some disconnect with the business community; however, communication is a two way street. The business community has to form a body and initiate discussion amongst its own members to determine where they would like to go.

Susan MacLeod reflected on Brian's comments and agreed that a collaboration between business owners in the district needs to come first.

Kathleen Quinlan felt that, in her opinion, the business community was not respected and therefore would not be listened to.

Robert Ross suggested that if this was the case, then this is what has to change. Council needs to act as advocate and initiate conversation / discussion .

John Winters again felt that business community has to make the first step. Bring forward solutions to issues. He does not want the visioning to be seen as Council telling the business community how to change.

Brian Fralic noted that the business community has to work as a unified group and not individual business owners. He suggested that the revitalization of the Chambre of Commerce may be the best vehicle to activate / initiate a visioning process.

Robert Ross felt that Council was a key stakeholder in contributing to the success of the downtown and that as an act of good faith, it should be Council who initiates discussion with the business community.

Susan MacLeod advised that the Region is in the process of creating a communication strategy, which could tie in well to improving communication with the business community.

**8. OTHER -**

**8.1 FACEBOOK**

John Winters enquired if it might be useful to have the PAC set up a facebook account as a means of getting information out to the public and to receive information from the public. He noted that some people are not comfortable coming out to meetings.

Heather Kelly felt that this not only pertains to PAC issues, but all municipal matters. The Region of Queens Municipality does have a facebook page that could be utilized to a greater extent, instead of having a separate PAC page.

Brian Fralic noted that the communication strategy will identify most appropriate modes for conveying of information.

**8.2 WRITTEN SUBMISSIONS AS PART OF AGENDA**

John Winters enquired as to the potential for some of the email discussion between PAC members forming part of the agenda package. Mike MacLeod advised that this is not something he usually includes as part of the agenda. However, if was the wish of Committee, he would make a point of asking if it was the wish of the individual Committee member if they wanted their comment to form part of agenda. Committee agreed.

**9. NEXT MEETING -**

The next meeting is scheduled for May 7, 2014.

**10. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:20 p.m.

---

Councillor Susan MacLeod, Chair

---

Date