

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
MARCH 5, 2014 - 7:00 P.M.**

**MINUTES**

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**Present:** Councillor Susan MacLeod  
Councillor Peter Waterman  
Councillor Brian Fralic  
John Winters  
Heather Kelly  
Don Kimball  
Bev Davison  
Richard Smith  
Mike MacLeod, Planner

**Regrets:** Robert Ross  
Jessica Van Dyne Evans

**1. CALL TO ORDER -**

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

**2. APPROVAL OF AGENDA –**

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

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES – December 4, 2013**

It was **MOVED** by **John Winters** and **SECONDED** by **Brian Fralic** that the Minutes of December 4, 2013 be approved as circulated.

**Motion Carried Unanimously.**

**4. PERMITTED USES IN THE DOWNTOWN COMMERCIAL (C1) ZONE**

Mike MacLeod opened discussion on the types of uses permitted in the Downtown Commercial (C1) Zone. Questions have arisen lately respecting uses that are perhaps not the most appropriate for the downtown area, an example being those of an adult nature. Mike advised that the list of permitted uses in the C1 Zone was discussed at great length when the Regional Municipal Planning Strategy and Land Use Bylaw were being prepared

back in 2009. At that time, the list was deemed appropriate. In respect to adult-oriented businesses, the Land Use Bylaw defines “adult entertainment”, but does not include this use in the list of C1 Zone permitted uses. Therefore, this use is not permitted. The definition; however, is narrow in scope and would only apply to certain adult-oriented operations. Mike advised that the Land Use Bylaw is intended to be a living document and is meant to change with the times. Mechanisms are in place to amend the planning documents, if required, to better meet the needs of the community. The question arises, how do we foresee the future of the Liverpool downtown area.

Bev Davison noted that this question goes beyond simply the downtown Liverpool area. What about the other areas of Queens County. Some uses may be equally inappropriate for those areas as well.

Heather Kelly noted that the uses permitted in a particular zone really define how we want that area to be portrayed.

John Winters enquired if it was the intention of the regulations to maintain the ambiance of the downtown area or to keep particular uses out? He agreed with Heather, in that we have to figure out how we want the downtown to be portrayed. John noted that the definitions included in the Land Use Bylaw have to be very clear, else, people will find a way around the regulations.

Richard Smith agreed with Bev’s comments in that appropriate permitted uses goes beyond the Liverpool area and applied to all other zones as well.

Mike MacLeod concurred. We cannot predict the future and the permitted use lists are established with the best information available at that time. However, things change and periodic review of these lists is necessary.

John Winters noted that if it was the intention to make the downtown area look good, then perhaps we should be looking at establishing some design standards or guidelines. He advised that there were many communities which have done just that, a good example would be Williamsburg VA.

Heather Kelly felt that establishing standards may be challenging and that not all business may be treated equally under such a process.

Susan MacLeod advised that times are changing and we have to change with them.

Brian Fralic noted that the Region should be initiating a visioning process for the downtown to determine where we want to be in the future.

Bev Davison enquired as to whether there was actually any controversy, formal plans or applications, which would lend themselves toward immediate concern in Liverpool’s downtown area. Mike MacLeod advised that nothing formal has been submitted to the Municipality.

Brian Fralic advised that it was his feeling that a visioning process for the downtown area should be a priority. He noted that this is not something that is going to happen overnight. It may take years, but it should be done.

Susan MacLeod advised that in the past, there had been several provincial programs aimed at encouraging improvements of downtown commercial areas. She advised that *Mainstreet 2.0* was announced last summer, where the province was giving grants of up to \$1,000 to help beautify main streets.

Richard Smith reiterated his earlier comments, respecting having a more regional focus, instead of a particular area of the Municipality.

Heather Kelly felt that we have to start somewhere. Visioning is a major issue and that we have to take the necessary time to do it right. Do not want to be reactionary.

Don Kimball noted that the aesthetic component of a downtown commercial core area is very important to a visioning process, not just permitted uses.

John Winters acknowledged that a visioning process can be challenging and that if the Region is going to proceed with this, the necessary time needs to be taken to do it right. He felt that a community with a vision is actually attractive to prospective business owners.

Brian Fralic noted that in order for any visioning process to work, buy-in from Council and the community is necessary.

Mike MacLeod advised that community visioning is certainly not something new and that he would do some research around the subject and try to bring back some information for the next meeting.

**5. OTHER -**

**5.1 CELLULAR TOWER PLACEMENT RULES**

Mike MacLeod provided an update on a recent announcement by the federal government respecting changes to the rules for the placement of cell towers (Feb. 6 / 2014). The changes will require that companies:

- consult communities on all commercial tower installations, regardless of height;
- build any tower within three years of consulting with communities; and
- ensure home owners are well informed of upcoming consultations.

Mike advised that this was for information purposes only and that the changes would not have a significant effect here in Queens, as we allow new telecommunication towers through a development agreement process. We currently require additional public notification and consultation as part of the DA process.

**6. NEXT MEETING -**

The next meeting is scheduled for April 2, 2014.

**7. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:03 p.m.

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Councillor Susan MacLeod, Chair

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Date