

**PLANNING ADVISORY COMMITTEE  
REGULAR MEETING  
OCTOBER 1, 2014 - 7:00 P.M.**

**MINUTES**

---

**Present:** Councillor Susan MacLeod  
Councillor Peter Waterman  
John Winters  
Don Kimball  
Richard Smith  
Robert Ross  
Jill Cruikshank  
Mike MacLeod, Planner

**Regrets:** Councillor Brian Fralic  
Bev Davison  
Heather Kelly  
Jessica Van Dyne Evans

**1. CALL TO ORDER -**

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

**2. APPROVAL OF AGENDA –**

Additions:

7.1 Municipal Climate Change Action Plan

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

**Motion Carried Unanimously.**

**3. APPROVAL OF MINUTES – September 3, 2014**

It was **MOVED** by **John Winters** and **SECONDED** by **Richard Smith** that the Minutes of September 3, 2014 be approved as circulated.

**Motion Carried Unanimously.**

**4. QUEENS COUNTY ATTRACTION STRATEGY**

Susan MacLeod welcomed Jill Cruikshank, Director of Economic Development with the Region, to the meeting. Jill presented an overview of the Queens County Attraction Strategy which was prepared for the Municipality in 2013. Jill outlined the history of the project, including formation of a steering committee and the “three pillar” approach taken in developing the attraction strategy. The report identified goals, objectives and actions to be

taken to meet the changing economic times. Jill then gave an update on some of the things that have occurred, or have been implemented, since the report was originally presented. Robert Ross thanked Jill for her presentation. However, from a land use planning perspective, he did not feel that a report such as the Attraction Strategy went far enough in delving into the nuts and bolts of what it is going to take to address our economic situation. Some of the things which he felt need to be addressed were:

- ❖ How much money is going out of our community (leakage);
- ❖ Detailed demographic analysis;
- ❖ Commercial “voids” in our area and how are we going to fill these voids;
- ❖ Inventory of vacant land.

Robert felt that an economic action strategy which addresses a lot of these issues is what really needs to be developed and implemented.

John Winters acknowledged Roberts comments and noted that there has to be a direct tie between planning and economic development. The departments have to work together and get into the nuts and bolts of addressing economic change. John felt that we really have to be aggressive in promoting what we have – marketing 101.

Susan MacLeod noted that there were a lot of important considerations being discussed, which should be investigated further.

Robert Ross suggested that the Municipality has to start filling some of these information voids if it wants to keep up with the changing times. A prime example is downtown Liverpool. Robert felt that this area is a real gem in our community and that we were missing the boat on really capitalizing on this great asset.

## 5. TELECOMMUNICATION TOWER IN MIDDLEFIELD BY DEVELOPMENT AGREEMENT

Mike MacLeod reviewed an application and discussion paper respecting a proposed new cellular telecommunication tower in a residentially zoned area. The subject property, identified as PID# 70110788, is located off Highway 8 in Middlefield and is zoned Mixed Use Rural Residential (R5) under the Region’s Land Use Bylaw. The applicant; Rogers Communications Inc.; intends to lease a portion of the subject property from the landowner to facilitate this development.

Telecommunication towers are not permitted as-of-right in the (R5) Zone. However, Council can consider such uses through a development agreement process.

Mike advised that part of the development agreement process required the applicant to hold a separate public information meeting to get feedback from the community. Mike noted that representatives from Rogers have scheduled and advertised for a meeting on October 7, 2014 at the Greenfield Fire Hall, from 6:00 pm to 8:00 pm.

The proposed location of the tower is approximately 900 meters back from Highway 8 and approximately 850 meters from the nearest dwelling.

Mike MacLeod reminded the Committee that while the Municipality has established a process to address applications for new telecommunication towers, the siting of radiocommunication towers falls entirely under the jurisdiction of the federal government. The Committee felt that outside of the visibility of the tower on the skyline, given the proposed location, the tower would have minimal impact on the surrounding community.

It was **MOVED** by **Robert Ross** and **SECONDED** by **John Winters**:

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement to allow for the erection of a new telecommunication (cellular) tower on property identified as PID# 70110788 and located in the Mixed Use Rural Residential (R5) Zone;

AND THAT a Public Hearing be scheduled for November 12, 2014 in the Council Chambers of the Municipal Administration Building located at 249 White Point Road, Liverpool, NS at 8:55 a.m.

**Motion Carried Unanimously.**

**6. PAC MEMBERSHIP 2014 – 2016**

Further to discussion at last months meeting respecting current membership on the Planning Advisory Committee, Mike MacLeod advised that terms for representatives from District 2, District 3, District 4 and District 6 expire on October 31, 2014. Mike Macleod advised that Heather Kelly (District 2), John Winters (District 3) and Jessica Van Dyne Evans (District 6) have requested that their names be put forward to represent their districts for another two year term.

Mike advised that he had a subsequent discussion with Bev Davison and that although he had enjoyed his time on PAC, due to a number of other commitments, he would not reoffer for another term. Susan MacLeod advised that since this was her district, she would endeavour to find a name or two for the Nominating Committee's consideration.

**7. OTHER -**

**7.1 MUNICIPAL CLIMATE CHANGE ACTION PLAN –**

Robert Ross enquired as to some of the outcomes of the Region's Climate Change Action and how this document would impact on the current Municipal Planning Strategy and Land Use Bylaw. Mike MacLeod advised that the Municipal Climate Change Action Plan had been prepared and submitted to the Province as required under the 2010 – 2014 Gas Tax and Municipal Funding Agreements. The document identifies a number of priorities respecting climate change, as well as future adaptive actions aimed at addressing potential impacts. Some of the adaptive actions will require amendments to the MPS and LUB. Mike advised that he will include this section of the MCCAP in the agenda for next months meeting for discussion.

**8. NEXT MEETING -**

The next meeting is scheduled for November 5, 2014.

**9. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:47 p.m.

---

Councillor Susan MacLeod, Chair

---

Date