

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
NOVEMBER 12, 2014 - 7:00 P.M.**

MINUTES

Present: Councillor Susan MacLeod
Councillor Peter Waterman
Councillor Brian Fralic
John Winters
Don Kimball
Richard Smith
Robert Ross
Heather Kelly
Jessica Van Dyne Evans
Doug Kent
Mike MacLeod, Planner

1. CALL TO ORDER -

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

Susan MacLeod took this opportunity to welcome Doug Kent to the meeting, as representative for District 4 on PAC. Introductions were made.

2. APPROVAL OF AGENDA –

It was MOVED by **Brian Fralic** and SECONDED by **Richard Smith** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - October 1, 2014

It was MOVED by **Robert Ross** and SECONDED by **Peter Waterman** that the Minutes of October 1, 2014 be approved as circulated.

Motion Carried Unanimously.

4. REZONING – OLD PORT MOUTON ROAD, LIVERPOOL

Mike MacLeod reviewed an application and discussion paper respecting a proposal to develop several parcels of vacant land on Old Port Mouton Road in Liverpool, identified as PID#s 70257100, 70257118 and 70257126. The proposal is for a 4-unit seniors residential development (row house). The parcels are currently zoned as Restricted Residential (R1) under the Region's Land Use Bylaw. In order for such a proposal to move forward, the properties would have to be rezoned as Multiple Unit Residential (R3). Mike noted that the

developer put up a similar 4-unit building across the road on Payzant Street a couple of years ago.

Susan MacLeod advised that the building will be almost identical to that on Payzant Street. Susan noted that the developer is providing quality seniors housing, that is much needed in the area.

Robert Ross enquired if there was any provision for landscaping for the property. He noted that the yard of the units on Payzant Street was primarily asphalt. Mike MacLeod advised that the Land Use Bylaw does not have specific requirements for landscaping, but noted that the developer does intend to do his own landscaping after the building is erected. Not going the asphalt all the yard. The size and configuration of the lot on Payzant Street left little opportunity for landscaping.

John Winters enquired if the developer was aware that water tends to pool on the property and if this will be taken into consideration with the development. Mike MacLeod was sure that the developer was aware of the water, but that would have been a disclosure issue between the former owner and the current owner. The Municipality had elevated the majority of the water problems when it put in a french drain at the back of the property. With the proposed development, the property owner will have to ensure that run-off issues are not created as a result of the development.

Heather Kelly noted that Old Port Mouton Road and Payzant Street are busy areas and enquired if this development will create any problems. Mike MacLeod advised that he did not feel that the development will create any issues. The driveway(s) will come off Old Port Mouton Road and will be a minimum of 50 feet from the intersection.

It was **MOVED** by **John Winters** and **SECONDED** by **Richard Smith**

That the Council of the Region of Queens Municipality give notice of its intention to rezone PID#'s 70257100, 70257118 and 70257126 from Restricted Residential (R1) to Multiple Unit Residential (R3);

AND THAT a Public Hearing be held on December 23, 2014 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:55 a.m.

Motion Carried Unanimously.

5. MUNICIPAL CLIMATE CHANGE ACTION PLAN

Mike MacLeod gave a brief overview of the Priorities and Actions section of the Municipal Climate Change Action Plan (MCCAP) that was prepared for the Region last year. The section sets out a list of priorities respecting climate change related issues, as well as adaptive actions to be taken to respond to these issues. In response to climate change, a number of changes will be required to the Region's planning documents.

Robert Ross noted that he has observed a number of developments that have been created over the last couple of years, particularly along the coast, which don't appear to take climate change into consideration. Mike MacLeod advised that under current regulations, as a special requirement, new developments have to be set back a minimum of 50 feet from the shore line. There are no other regulations for properties abutting watercourses. This is something recognized in the MCCAP that needs to be looked at, particularly along the Atlantic Coast. Perhaps incorporating minimum elevation requirements.

John Winters noted that the incorporation of development standards along the coast is a sensitive issue. Flooding, storm surge and erosion are happening with increased frequency and we need to err on the side of caution when issuing permits for new development.

Brian Fralic noted that there is a house in East Berlin that is a good example of what not to. Mike MacLeod advised that this dwelling was constructed prior to implementation of the Regional Planning Documents. He acknowledged; however, the dwelling has very little elevation above the ordinary high water mark and will undoubtedly see impacts from climate change.

Doug Kent advised that he was very familiar with this area and the house in question. He wondered how some of these places get insurance and where this fits in with the issuance of permits. Mike MacLeod noted that insurance companies have to do their own evaluations respecting coverage. From a municipal perspective, if we have particular areas which we know are impacted regularly, with supporting documentation, we can restrict development. However, in the absence of accurate supporting data, it is challenging to place blanket regulations over all coastal properties, as every place is different.

Robert Ross felt that minimum elevation standards along the coast is crucial. There are many lessons to be learned from impacts on previous developments. Prior to any decisions being made, there must be opportunity to bring all interested stakeholders together to flush out concerns and identify opportunities for potential future regulations. Department of Fisheries and Oceans is an obvious group we need to bring to the table.

Doug Kent enquired as to responsibility of notifying new property owners of potential issues related to climate change. Mike MacLeod noted that there is an obligation of original property owners to fully disclose issues with a property prior to closing. However, the Municipality will be developing information for the public, as part of an education program, on potential impacts of climate change.

6. AMENDMENTS TO MUNICIPAL PLANNING STRATEGY AND LAND USE BYLAW

Mike MacLeod opened discussion on potential amendments to the Region's Municipal Planning Strategy and Land Use Bylaw. Mike noted that current policy establishes that the Municipality conduct a formal review of the planning documents at least every eight years. However, if necessity dictates, the documents can be reviewed before this.

Robert Ross enquired as to what we were trying to achieve with a plan review. He felt that we need to sit down as a group and identify what we value about our community and make this a focus as we move forward in a plan review process. Robert noted that sustainability is a corner stone of community planning and with this in mind, perhaps a starting point could be establishing a list of benefits / concerns that we see in our communities from an economic, social and environmental perspective. An example could be economic development and home based businesses within residential areas. What uses should be considered, what scale, relocation to commercial or core areas, etc.

Brian Fralic noted that he had a somewhat differing opinion economic development. In our current economic climate, emphasis has to be placed on realizing opportunities. He also wants to ensure that there is consistency in the application of the rules, whatever they may be.

Mike MacLeod suggested that each Committee member thinks about the Region from an economic, social and environmental perspective and prepare a list of things they feel our communities have going for them and issues / concerns that we are facing. Bring back to our next meeting for discussion.

7. PAC MEMBERSHIP 2014 – 2016

Mike MacLeod distributed a revised list of contact information for each member of PAC. Committee was asked to review and advise of any necessary changes.

8. OTHER - /

9. NEXT MEETING -

The next meeting is scheduled for December 3, 2014.

10. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:14 p.m.

Councillor Susan MacLeod, Chair

Date