

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
MARCH 11, 2015 - 7:00 P.M.**

MINUTES

Present: Councillor Peter Waterman, Chair
Don Kimball
Heather Kelly
John Winters
Richard Smith
Robert Ross
Mike MacLeod, Planner

Regrets: Councillor Susan MacLeod
Councillor Brian Fralic
Jessica Van Dyne Evans

1. CALL TO ORDER -

The meeting was called to order at 7:05 p.m.

2. APPROVAL OF AGENDA –

It was **MOVED** by **John Winters** and **SECONDED** by **Robert Ross** that the Agenda be approved as circulated.

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - January 13, 2015

It was **MOVED** by **John Winters** and **SECONDED** by **Richard Smith** that the Minutes of January 13, 2015 be approved as circulated.

Motion Carried Unanimously.

4. REZONING – 3 WHITE POINT ROAD, LIVERPOOL

Mike MacLeod reviewed an application and discussion paper respecting the rezoning of a parcel of land on White Point Road in Liverpool. The property, located at 3 White Point Road and identified as PID# 70020482, is currently zoned Neighbourhood Commercial (C3) under the Region of Queens Municipality Land Use Bylaw. The applicant wishes to convert the vacant convenience store to a single family dwelling. In order to accommodate this request, the property would have to be rezoned to Restricted Residential (R1).

The property in question is the former Hank's Variety convenience store which had been vacant and for sale for the last few years. The new owner feels that there is little potential to re-establish a convenience store at this location.

Mike noted that the surrounding area is zoned as Restricted Residential (R1) and has a future land use designation of Residential (R). This designation allows Council to consider the rezoning request.

Robert Ross advised that he had some safety concerns with the location of this property. He noted that the existing structure was very close to the road and the property itself was located at the intersection of several roads and was on a curve. Robert felt that there was real potential for vehicular collision with the building and that perhaps some form of barrier should be installed along the front of the building.

Richard Smith noted that he didn't feel there was any greater chance of a collision with the building, based on the use of the building.

Mike MacLeod noted that according to a survey plan of the property, there was only a couple of feet between the building and the edge of the street right of way.

Heather Kelly enquired if the property was big enough to accommodate the change of use.

Mike MacLeod advised that property and building would be considered existing non-conforming, in that they don't meet the current requirements of the Land Use Bylaw. However, the lot and development pre-date the regulations. Mike noted that the survey plan shows that part of the paved area (driveway) belongs to this property, as well as some undeveloped land at the rear of the building.

Robert Ross enquired as to the extent of the renovations which were planned for the building. Mike MacLeod advised that any renovations would be pretty much limited to interior, given the proximity of building to property lines.

It was **MOVED** by **John Winters** and **SECONDED** by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to rezone PID# 70020482, from Neighbourhood Commercial (C3) to Restricted Residential (R1);

AND THAT a Public Hearing be held on April 14, 2015 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:50 a.m.

Motion Carried Unanimously.

5. REDUCED LOT SIZE AND LOT FRONTAGE REQUIREMENTS FOR ROW HOUSE DWELLING UNITS –

Mike MacLeod reviewed a discussion paper respecting amendments to the Region's Land Use Bylaw which would see reduced lot size and lot frontage requirements for row house dwelling units in the Liverpool Waterfront (C4) Zone and the Multiple Unit Residential (R3) Zone. Mike noted that row houses or groups of row houses (group dwellings) on same lot are currently permitted in the (C4) and (R3) zones; however, this proposed amendment would allow for the subdivision of the original parcel so that each dwelling unit in the row house had its own separate lot.

Robert Ross advised that he had serious concerns with this proposal, particularly in the Liverpool Waterfront (C4) Zone. Robert felt the waterfront is a real gem in the community and that detailed regulations need to be in place to ensure that development is the right fit for the area. He felt that the Municipality should be doing whatever it can to protect this asset. Robert noted that we ought to be very careful what goes there.

John Winters concurred with Roberts comments that the Liverpool Waterfront is a show piece for our community and that there should be more stringent requirements put in place to protect it.

Don Kimball acknowledged that once the area is developed, we can't get it back. Want to enhance the area, not detract from it.

Robert Ross noted that the Liverpool waterfront left a very positive impression on visitors to our area and it is the type of thing that may entice visitors to return in the future. He feels that allowing higher density residential development will detract from this positive impression of the area. Robert advised that he would not vote in favor of the amendments as proposed. At the very least, a separate zone should be created to address this use and should set out additional requirements that a development must meet, including maximum lot coverage, landscaping, greenspace provisions and building design standards.

Mike MacLeod reminded the Committee that the current regulations allow for similar higher density residential development by way of group dwellings; rental units or condominium development; on same lot.

Heather Kelly enquired if the amendments would apply to the old Legion property. Mike MacLeod advised that the proposed amendments would apply to all properties currently zoned as C4 and R3 and would apply to the old Legion property on the waterfront.

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

THAT the Land Use Bylaw amendments as prepared in the Staff Report do not go far enough to regulate high density residential development, particularly in the Liverpool Waterfront (C4) Zone;

AND THAT should it be the will of Council to further pursue amendments for row house developments, that both the Municipal Planning Strategy and Land Use Bylaw be amended to establish a new and separate zone for this use which incorporates special requirements addressing maximum lot coverage, open space / green space, building design standards and landscaping.

Motion Carried Unanimously.

6. MUNICIPAL GOALS FOR A SUSTAINABLE FUTURE

Mike MacLeod opened discussion on developing a new set of goals for a sustainable future, which would form the basis of a review to the MPS and LUB. Mike noted that Robert Ross and John Winters has submitted comments which were included as part of the agenda package.

John Winters noted that, for him, goals for a sustainable future ought to centre around "protection and quality of life".

Robert Ross suggested that before the Committee delves too far into the process for a potential review of the planning documents, the appetite of Council to undertake an early review ought to be determined. A lot has changed in our community over the past couple of years, particularly with the closure of Bowater, and Robert felt that the documents adopted in 2009 no longer met current challenges / opportunities. It is time to chart a new direction for the Municipality over the next 15 – 20 years. Robert felt that a full review / rewrite of the documents should be undertaken.

John Winters noted that prior to 2009, the majority of the Municipality had no planning at all. He felt that the current documents established a base for moving forward.

Mike MacLeod advised that the current documents were prepared over a 5 year period, with extensive public consultation throughout that process. He noted that there was much conflict and compromise in finding something that was acceptable to most. Going from nothing to a set of minimum standards for the majority of the County was the direction of Council during this process.

Robert Ross felt that an outside perspective in the preparation of revised planning documents may be advantageous.

Mike MacLeod advised that he would be having discussions with Council in the next couple of weeks respecting department budget for the upcoming year. A plan review will be part of those discussions.

John Winters felt that we have lost our vision for the Region and that having a vision is crucial to moving forward and planning for the future.

Robert Ross concurred with John and noted that we have to know where we are going to enable sound policy and regulations to be put in place.

Heather Kelly noted that our community has changed and we have to change with the times to meet these new realities.

Peter Waterman advised that both he and Mike would sit down with Susan MacLeod and Brian Fralic prior to budget deliberations to discuss planning document review process.

7. OTHER - /

8. NEXT MEETING -

The next meeting is scheduled for April 1, 2015.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:57 p.m.

Councillor Susan MacLeod, Chair

Date