

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
NOVEMBER 2, 2015 - 7:00 P.M.**

MINUTES

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

Regrets: Councillor Brian Fralic
Heather Kelly
Jessica Van Dyne Evans
Gary Feindel

1. CALL TO ORDER -

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

2. APPROVAL OF AGENDA –

Additions: 6.1 Agricultural Lands
6.2 Right-of-Way Access to Beach Areas

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - October 5, 2015

It was MOVED by **John Winters** and SECONDED by **Richard Smith** that the Minutes of October 5, 2015 be approved as circulated.

Motion Carried Unanimously.

4. MPS / LUB AMENDMENTS – OLD MILL LANE, LABELLE - TOURIST ESTABLISHMENTS –

Mike MacLeod reviewed a discussion paper respecting proposed amendments to the Region's Municipal Planning Strategy and Land Use Bylaw which would allow for a recreational rental development (tourist establishment) in what is currently zoned as Seasonal Residential (R7). Following discussion at last months' PAC meeting, it was felt that creation of a separate zone to allow for this use was the most appropriate method to address this request. Mike reviewed current goals, objectives and policy in the MPS and he

felt that the amendments being proposed fit in well with connecting economic development with the Region's natural environment.

Robert Ross requested some clarification on what other services and facilities would be included, as per the definition of tourist establishment. Mike MacLeod advised that this could include things like a pool, laundry, and recreational equipment rental. Robert enquired if a convenience store would be included. Mike advised that the sale of necessity items to clients of the tourist establishment would be permitted, but not a convenience store which is open to the general public.

Susan MacLeod enquired as to what will happen if the developer wishes to change the use of the properties at some time in the future. Mike MacLeod advised that the developers intention is to establish a tourist establishment on the properties and the amendments are specific to this type of use. Who knows what will happen in the future. If things change, the property owner at that time may have to look at another amendment or rezoning.

It was **MOVED** by **Richard Smith** and **SECONDED** by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to amend its Municipal Planning Strategy and Land Use Bylaw, which would see the creation of a new Tourist Commercial (C6) Zone;

AND THAT Council rezone PID#'s 70261029, 70117817, 70177357, 70177365, 70177373, 70177381 and 70177399, from Seasonal Residential (R7) to Tourist Commercial (C6) ;

AND THAT a Public Hearing be held on December 8, 2015 at 8:55 a.m. in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS.

Motion Carried Unanimously.

5. DEVELOPMENT AGREEMENT REQUEST – EXTENSION OF COMMERCIAL USE IN RESIDENTIAL ZONE

Mike MacLeod reviewed an application and discussion paper respecting an expansion of an existing non-conforming commercial use. The applicant has requested the Region enter into a development agreement to consider an expansion to the existing automobile repair and body shop on property identified as PID# 70049093 and located at 4964 Highway 3 in White Point. The property owners wish to put a 17 foot by 38 foot addition onto the east side of the existing building. Mike advised that the existing business has operated on the property for many years, predating the implementation of the Regional MPS and LUB. Under current regulations, an expansion is not permitted as-of-right; however, Council can consider through a development agreement process.

Concern was expressed regarding the visual state of the property and what impact an expansion of the business may have on the current condition of the property. As well, concern was also expressed regarding potential environmental issues from the storage / disposal of automobile parts and other debris in close proximity to the brook that runs through the property. The Committee also questioned the impacts of the expansion would have on parking and traffic to and from the site.

Mike MacLeod advised that some of the things that PAC and Council look at when evaluating development agreements include traffic circulation, parking and buffering and landscaping. An addition to the building will reduce the area for parking vehicles and could impact traffic flow on the property. Under a development agreement, provisions could be included to require fencing or landscaping to reduce the visual impacts of the operation.

Robert Ross noted that he appreciates the fact that a small business finds itself in a position to need to expand; however, the property should be cleaned up first. Robert suggested that prior to proceeding with this application, further information be requested from the applicant as to how they would address some of these concerns.

Mike MacLeod advised that he would send a letter to the applicant and request that they attend the PAC meeting in December to outline their proposal and answer some questions.

6. OTHER -

6.1 AGRICULTURAL LANDS –

Robert Ross commented on a presentation which Krista Harding of South Shore Opportunities had made to Council on the Climate Data Study. He noted that this was a very interesting project, the intent of which was to identify areas that had the greatest suitability for agricultural operations, particularly the growing of grapes. Robert felt that there was opportunity to utilize this data for planning purposes. By identifying these prime agricultural areas and mapping them, the municipality could designate them in the MPS and LUB in the interest of such things as farmland preservation and food security.

Don Kimball noted that from an agricultural perspective, there is a lot going for this area. Data shows that there are many areas in Queens which are just as good for growing crops as those in the Annapolis Valley.

6.2 RIGHT-OF-WAY ACCESS TO BEACH AREAS –

Robert Ross enquired as to what information might be available respecting public right of ways to the shore line, particularly in the South West Port Mouton area. He noted that there have been a number of instances in recent years of properties changing hands and some of these traditional accesses being blocked off. Mike MacLeod noted that the Municipality had some information on public right of ways which fell within the former Liverpool Township. As these were transferred to the Municipality. However, the Township only extended out to Summerville. He was unaware of what other information may be out there for other areas of the coast. May be something to look at; however, the legal nature of a right of way over private property and the public’s ability to use them can be complicated.

7. NEXT MEETING -

The next meeting is scheduled for December 7, 2015.

8. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:05 p.m.

Councillor Susan MacLeod, Chair

Date