

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
OCTOBER 5, 2015 - 7:00 P.M.**

MINUTES

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

1. CALL TO ORDER -

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

Susan MacLeod welcomed Doug White to the meeting.

2. APPROVAL OF AGENDA –

Additions: 7.1 Port Mouton Highway Signs
7.2 Carters Beach Designation
7.3 Autobody Shop Expansion by Development Agreement

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - July 6, 2015

It was MOVED by **Robert Ross** and SECONDED by **John Winters** that the Minutes of July 6, 2015 be approved as circulated.

Motion Carried Unanimously.

4. REZONING – OLD MILL LANE, LABELLE – TOURIST ESTABLISHMENT –

Doug White, representative for the applicant, advised the Committee on some of the history of the Lakeland Retreats recreational development, which was established in the 1970's and 1980's. The development consisted of approximately 1,500 cottage lots in the heart of the Labelle area, in what came to be known as "cottage country". Mr. White advised that part of the original development concept was to have a commercial cottage rental component, which was hoped to attract people to the area and hopefully spark interest in investing in a

property of their own in the area. Unfortunately this component of the development, for various reasons, never moved forward. The property owners were unaware that the Regional Planning Documents adopted in 2009 did not provide for such commercial operations in this area.

Mike MacLeod reviewed an application and discussion paper respecting the request to amend the Region's Land Use Bylaw to allow for several vacant properties on Old Mill Lane in Labelle, identified as PID#'s 70261029, 70117817, 70177357, 70177365, 70177373, 70177381 and 70177399 to be used for cottage rental development. This type of use would fall under the classification of tourist establishment. The current zoning is Seasonal Residential (R7), which does not allow tourist establishments as a permitted use. Mike advised that the closest existing zoning classification that permitted tourist establishments was the Mixed Use Rural Residential (R5) Zone.

Robert Ross enquired as to how the proposed development would take place; construct all at once or phased in over time. Doug White advised that it would likely be phased in over time. Robert also enquired as to the type of septic system proposed for the development. Mr. White advised that the development plans had not progressed to that stage yet, but whatever system they went with would obviously be in compliance with Department of Environments on-site sewage disposal system regulations.

John Winters advised that he had some concerns with a rezoning to R5, as that would potentially open the door to many other uses which may not be compatible with the area. Doug White concurred. He is not interested in having a broad list of permitted uses. He acknowledged that the current owner has a specific plan for the properties; however, who knows what will happen down the road.

Robert Ross enquired as to the options to allow this type of operation in this area. Mike MacLeod advised that there were several options: 1. Rezone to Mixed Use Rural Residential (R5) Zone, which would also allow for a broad range of other uses; 2. Amend the MPS and LUB to allow Council to consider tourist establishments in the Seasonal Residential (R7) Zone by way of a development agreement; or 3. Amend the MPS and LUB to create a separate and specific zone around tourist establishments and rezone the properties to this new zone.

Doug White noted that he would sooner have a new zone created to allow for this use.

Robert Ross enquired as to the time frame for MPS and LUB amendments. Mike MacLeod advised that this process would take approximately 3 to 4 months to complete.

Committee suggested that draft amendments respecting the creation of a new zone be prepared and brought back to the November meeting for discussion.

5. WIND TURBINE GENERATORS IN MIXED USE RURAL RESIDENTIAL (R5) ZONE BY DEVELOPMENT AGREEMENT -

Mike MacLeod reviewed an application and discussion paper respecting a proposal from Liverpool Wind Energy Storage Project Inc. to enter into a development agreement to allow for the erection of two 2.35 mega watt wind turbine generators in the Brooklyn area. Wind turbine generators are not permitted as-of-right in the (R5) Zone. This being said; however, Council has set out provision in the Region's Municipal Planning Strategy (MPS) to consider such uses by way of a development agreement. Mike advised that the proposed locations for the turbines was north of Highway 103, approximately half way between Nickersons Pond and Herring Cove Lake and are approximately 2,300 metres from the nearest dwelling. Due to the scale of the project, a full environmental assessment was required, which included such components as noise and light impacts, impacts on wetland and wildlife and visual impacts.

Robert Ross enquired as to the sighting of the turbines and the visual impacts. Mike passed around the section of the environmental assessment which deals with visual impacts, noting that due to the size of the turbines, they will certainly be visible on the skyline, but are setback a considerable distance from the highway and existing dwellings.

Richard Smith noted that some people actually like the look of the turbines on the skyline. Robert Ross acknowledged that there are only certain locations where wind turbines can be located to be effective, and this could be the tip of the iceberg of what is to come. He felt that the Region ought to be proactive in identifying potential sites, have them mapped and do some public consultation around this renewable energy source.

Mike MacLeod advised that the proposed wind turbines are part of a renewable energy storage system being developed at the Port Mersey Industrial Park. Robert Ross noted that this is a real good news story for the area, as this is the first grid connected energy storage system in Nova Scotia. This should be publicized and promoted.

Jessica Van Dyne Evans enquired as to the access to the site. Mike MacLeod advised that the proposed access is through existing woods roads off Highway 103, in the vicinity of Exit 18.

It was **MOVED** by **Jessica Van Dyne Evans** and **SECONDED** by **Don Kimball**

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Liverpool Wind Energy Storage Project Inc. to allow for the construction of two (2) wind turbine generators on property identified as PID# 70169180 and located in the Mixed Use Rural Residential (R5) Zone;

AND THAT a Public Hearing be scheduled for November 10, 2015 in the Council Chambers of the Municipal Administration Building located at 249 White Point Road, Liverpool, NS at 8:45 a.m.

Motion Carried Unanimously.

6. A PLANNING STRATEGY FOR THE FUTURE -

Susan MacLeod advised that the Region's new Chief Administrative Officer has recently initiated a strategic planning process with staff and Council which involved a vision check-up on what is working and what needs attention. From this exercise, both staff and Council were tasked with identifying a list of strategic priorities which will form the basis for annual budget deliberations. Susan felt that this process was a real step forward and will have a positive impact on Planning and the Region as a whole.

In light of this, Robert Ross felt that perhaps now was not the time to bring forward a report on an early initiation of the municipal planning review.

7. OTHER -

7.1 HIGHWAY SIGNAGE IN PORT MOUTON -

Robert Ross advised the Committee that he is working with some of the business owners in the Port Mouton area respecting advertising signage and the Highway 103 bypass of Port Mouton. Robert noted that he is trying to set up a meeting with the Department of Transportation and Infrastructure Renewal to discuss their concerns, but is not sure who the contact with the Department is.

Mike MacLeod advised that he will check in to this.

7.2 CARTERS BEACH NATURE RESERVE –

Robert Ross enquired if the Municipality has had any discussions with the Province respecting the designation of Carters Beach as a nature reserve. Susan MacLeod advised

that the Mayor, Deputy Mayor and CAO had met with the Minister of Environment to discuss the potential designation and to express a number of concern which the Municipality had. Susan noted that the results of this meeting were somewhat frustrating. The Municipality plans to have further discussions with the Province on this matter.

7.3 AUTOBODY SHOP EXPANSION BY DEVELOPMENT AGREEMENT –

Mike MacLeod advised the Committee that this item was for information purposes only. He has received an application for a development agreement for the expansion of an existing auto body / repair business; however, the timeliness of the application did not allow for the application to be discussed at this meeting. Mike advised that the application and staff report would be coming forward at the November meeting for discussion and recommendation.

8. NEXT MEETING -

The next meeting is scheduled for November 2, 2015.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:40 p.m.

Councillor Susan MacLeod, Chair

Date