

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

MINUTES

Present: Councillor Susan MacLeod, Chair
Councillor Brian Fralic
Richard Smith
Robert Ross
Don Kimball
Gary Feindel
Mike MacLeod, Planner

Regrets: Councillor Peter Waterman
John Winters
Heather Kelly
Jessica Van Dyne Evans

1. CALL TO ORDER -

The meeting was called to order at 7:02 p.m.

2. APPROVAL OF AGENDA –

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - November 2, 2015

Robert Ross noted that under agenda item 5, discussion also included reference to a brook that ran through the subject property and the fact that there may be environmental concerns resulting from storage / disposal of automobile parts and other debris in close proximity to the watercourse. Mike MacLeod advised that he would make this correction.

It was **MOVED** by **Brian Fralic** and **SECONDED** by **Robert Ross** that the Minutes of November 2, 2015 be approved as amended.

Motion Carried Unanimously.

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

David Dagley, on behalf of the applicants, was welcomed to the meeting to give an overview of the intent of the proposed expansion and to answer any questions. Mr. Dagley advised that the addition will allow the owners extra space to work on vehicles and to provide additional storage for vehicles and parts. In addition, he noted that enlarging the building

will have little impact on the availability of parking in the front of the building. The nature of the business, with large vehicles coming and going from the property makes it difficult to incorporate landscaping or fencing in the front yard of the property.

Gary Feindel enquired as to the impacts on the roadway through the property. Mr. Dagley advised that it was actually a driveway through the property to the owners dwelling, which was located behind the business.

Robert Ross noted that one of his primary concerns was that Trunk 3 is a gateway to the community of Liverpool and the visual state of the property does not make it very appealing to visitors to our area. Effort should be made to improve the aesthetics through some form of buffering. The owners of the property are looking for something and they should be willing to give something in return, in the form of site improvements. Improvements could include incorporating some landscaping features or reorganizing the parking of vehicles on the property. Robert also felt that the property needed to be cleaned up around the brook.

David Dagley advised that he did not feel that the brook was impacted by the operation, and noted that the number of vehicles coming and going from the property were many and is difficult to control by the business operators. A lot of people just stop by. Mr. Dagley enquired as to what type of landscaping would suffice. Robert Ross noted that a landscaped berm at the front of the property would be a fairly simple improvement. Submission of a landscaping plan for review would be beneficial.

David Dagley felt that this would be problematic for the many 18 wheelers that back into the property.

Brian Fralic enquired if this issue has come up before and does it actually fall under the Land Use Bylaw. Mike MacLeod advised that the property has not been addressed since the implementation of the Regional Land Use Bylaw, but has been look at on several occasions under the Dangerous of Unsightly Premises provisions of the Municipal Government Act. Mike also advised that the aesthetics and buffering are some of the criteria upon which we evaluate development agreement applications.

Gary Feindel noted that if PAC denies the application, nothing changes with the current operation. The property stays as it is. He feels that this is more an issue of unsightly premises.

Richard Smith noted that the state of the property has improved quite a bit over the last couple of weeks.

It was **MOVED** by **Robert Ross** and **SECONDED** by **Don Kimball** that

THAT the Council of the Region of Queens Municipality give notice of its intention to enter into a development agreement with Frederic Westhaver and Kevin Westhaver to allow for an extension of the commercial use (automobile repair and body shop) on property located at 4964 Highway 3 in White Point and identified as PID# 70049093;

AND THAT the development agreement include provisions to improve the aesthetics of the front of property (east side) by way of utilizing such things as landscaped features or fencing and to provide for ongoing maintenance of the property;

AND THAT a public hearing be scheduled for January 12, 2016 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS., following another public hearing which is scheduled for 8:45 am.

Brian Fralic noted that he was not in total agreement with the requirement for landscaping. Robert Ross felt that there needs to be some minimal provisions. The applicants need to make an effort.

Motion Carried Unanimously.

5. REZONING – 40 MILFORD STREET IN MILTON TO NEIGHBOURHOOD COMMERCIAL (C3)

James and Tanya Grant, representatives of the applicant, were welcomed to the meeting. Mike MacLeod reviewed an application and discussion paper respecting the proposed rezoning of a portion of property identified as PID# 70076625 and located at 40 Milford Street in Milton from General Residential (R2) to Neighbourhood Commercial (C3). Mr. and Mrs. Grant are interested in opening a convenience store at this location. Mike noted that the building on the property is currently vacant, but had formerly housed an abattoir and retail meat shop.

Robert Ross enquired if the Grants were comfortable with the location insofar as a marketing plan. Mr. Grant advised that he has lived in the area all of his life and is very comfortable with this location for the proposed business. It is their intention to serve the needs of the local area and feels that it will be well received, particularly with the closure of the convenience store on Trunk 8.

It was **MOVED** by **Robert Ross** and **SECONDED** by **Richard Smith** that

THAT the Council of the Region of Queens Municipality adopt a bylaw respecting the rezoning of a portion of property identified as PID# 70076625, and located at 40 Milford Street in Milton, from General Residential (R2) to Neighbourhood Commercial (C3).

Motion Carried Unanimously.

6. REZONING – WATERLOO STREET IN LIVERPOOL – RESTRICTED RESIDENTIAL (R1) TO MULTIPLE UNIT RESIDENTIAL (R3)

Mike MacLeod reviewed an application and discussion paper respecting the proposed rezoning of two properties on Waterloo Street in Liverpool from Restricted Residential (R1) to Multiple Unit Residential (R3). The property owners wish to erect a triplex dwelling on the properties. The single family dwelling which had been located on the property was torn down a number of years ago.

Robert Ross noted that this is another good news story, and is certainly something that is needed in the area. Susan MacLeod concurred. She felt that the location was great for this type of housing and would fit in well with the existing development in the area.

Brian Fralic noted that the type of structure being proposed would be very attractive to seniors.

It was **MOVED** by **Brian Fralic** and **SECONDED** by **Don Kimball** that

THAT the Council of the Region of Queens Municipality adopt a bylaw respecting the rezoning of properties identified as PID# 70268016 and 70021712, and located at 205 Waterloo Street in Liverpool, from Restricted Residential (R1) to Multiple Unit Residential (R3).

Motion Carried Unanimously.

7. OTHER - /

8. NEXT MEETING -

The next meeting is scheduled for January 4, 2016.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m.

Councillor Susan MacLeod, Chair

Date