

**PLANNING ADVISORY COMMITTEE
REGULAR MEETING
JULY 6, 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
Mike MacLeod, Planner

Regrets: Don Kimball
Jessica Van Dyne Evans

1. CALL TO ORDER -

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

Susan MacLeod welcomed Gary Feindel to meeting , as PAC representative for District 4.

2. APPROVAL OF AGENDA –

Additions: 7.1 Invitation of Mayor, Chief Administrative Officer and Municipal Clerk to PAC Meeting

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

Motion Carried Unanimously.

3. APPROVAL OF MINUTES - June 3, 2015

It was **MOVED** by **Robert Ross** and **SECONDED** by **Peter Waterman** that the Minutes of June 3 2015 be approved as circulated.

Motion Carried Unanimously.

4. DOG TRAINING AND GROOMING IN THE LIGHT INDUSTRIAL (M1) ZONE -

Mike MacLeod reviewed an application and discussion paper respecting a proposed dog training and grooming business in the Light Industrial (M1) Zone. Under current regulations, this type of use is not permitted in the M1 Zone. In order to consider requests for such uses, amendments will have to be made to the Region's Municipal Planning Strategy and / or

Land Use Bylaw. Mike also advised that the applicant was concerned over the limited number of uses permitted within the M1 Zone.

Susan MacLeod advised that she had been talking to the applicant, and that he had several other vacant units within his building and was concerned that he may have to go through an amendment process again if a potential tenant doesn't fall under the list of permitted uses.

Robert Ross enquired as to what we were trying to achieve; employment, economic growth. Robert noted that the nature of the industrial park has changed over the years to include a number of commercial uses. In review of some of the potential amendments, Robert advised that he felt the definition of personal service shop was out of date and he did not feel that some of the uses included in this definition were a good fit for the M1 Zone.

Discussion ensued as to the potential for broadening the types of uses which could be included in the M1 Zone.

Heather Kelly felt that the state of the M1 Zone warranted greater discussion and that the Committee should concentrate on this specific request at the present time.

Gary Feindel advised that he had some concerns respecting the spot zoning option, as it could be opening the door to other issues.

John Winters felt that the definition for pet care services needed to be more precise respecting the overnight boarding of pets. The definition should be made to exclude kennels due to issues this type of use could have on the surrounding area.

Brian Fralic noted that he was opposed to the \$700.00 cost to an applicant for an amendment process.

Robert Ross felt that the M1 Zone was an appropriate zone for pet care services and that the Region should try to accommodate the request by including a new definition for pet care services and amending the M1 Zone permitted uses to include pet care services; excluding kennels.

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

THAT the Council of the Region of Queens Municipality give notice of its intention to amend the Land Use Bylaw to:

1. Insert a definition for pet care services; and
2. Include pet care services in the list of permitted uses in the Light Industrial (M1) Zone;

AND THAT Council be cognizant of the need to undertake a review of the permitted uses in the Light Industrial (M1) Zone as part of a comprehensive review of the Municipal Planning Strategy and Land Use Bylaw;

AND THAT a Public Hearing be held on August 11, 2015 in the Council Chambers of the Municipal Building, 249 White Point Road in Liverpool, NS, at 8:55 a.m.

Motion Carried - 7 For and 1 Opposed.

5. CHICKENS IN URBAN RESIDENTIAL AREAS –

Mike MacLeod advised that at the June 9th Council meeting, the issue respecting allowing chickens in urban residential areas was referred back to the Planning Advisory Committee to develop a time line for conducting a more formal review, including public consultation, on this item.

The Committee discussed some options as to how to proceed, which included creating a new residential zone which allowed for chickens, and then upon application, spot zoning the specific properties to this new zone.

It was **MOVED** by **Richard Smith** and **SECONDED** by **Heather Kelly**:

THAT the Council of the Region of Queens Municipality request that Mr. Edward Whynot make formal application to amend the Region's Municipal Planning Strategy and Land Use Bylaw to create a new zone to allow for chickens in urban residential areas;

AND THAT the proposed amendments include a requirement to hold a public information session prior to scheduling a public hearing to deal with such rezoning requests.

Motion Carried Unanimously.

6. A PLANNING STRATEGY FOR THE FUTURE -

Susan MacLeod advised that the sub-committee, including herself, John Winters and Robert Ross, had met to discuss the basis or rationale for initiating a formal review of the Region's Municipal Planning Strategy and Land Use Bylaw. Resulting from these discussions, a draft report was prepared for PAC review and discussion.

Robert Ross noted that this was only a first draft and was intended to be brief and include a number of key points, including challenges, need for strategic direction and a recommendation to Council. Robert noted that upon consensus of report content and format, he would be willing to make a presentation to Council.

John Winters suggested that perhaps the Committee ought to take some additional time to review document and discuss further at the next meeting.

7. OTHER -

7.1 Invitation of Mayor, Chief Administrative Officer and Municipal Clerk to PAC Meeting -

Robert Ross suggested that it may be beneficial to have the Mayor and some senior staff attend one of our PAC meetings to discuss future planning initiatives and our path forward. He felt that, at times, there was somewhat of a disconnect between Council and PAC and a discussion around the role of PAC would create a sense of awareness and understanding and would benefit all involved.

Susan MacLeod advised, that as Chair of PAC, she would extend an invitation to the Mayor, CAO and Clerk to attend the next meeting of PAC.

8. NEXT MEETING -

The next meeting is scheduled for August 10, 2015.

9. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:25 p.m.

Councillor Susan MacLeod, Chair

Date