

Minutes - Planning Advisory Committee (PAC)

The meeting of the PAC was held on January 18, 2023, 6:30 pm.

1. **Call to Order**

The meeting of the PAC was called to order at 6:35 p.m. by Chairperson Lloy.

2. **Attendance**

Mayor ...	George Lloy
Councillor....	Rebecca Rogers-Laing
Citizen ...	Denvert Levy
Citizen ...	David LeBlanc
Citizen....	Charlene Deconde
Citizen...	Susan Smith Doucet
Citizen...	Ron Colpitts

Staff...	Grant Cooke
	Dale Bogle
	Randi Buchi

Regrets....	Chad Ramsey
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3. **Approval of Agenda**

*On Motion of Dave LeBlanc and Denvert Levy it was moved to approve the agenda.
Motion carried unanimously*

4. **Disclosure of Interest on Agenda Items**

None

5. **Approval of Minutes**

On Motion of Susan Smith Doucet and Ron Colpitts it was moved that the minutes of November 16, 2022 be approved.

Motion carried unanimously

6. **Business**

a) **Idea from CBCL session - Residential Section of Main Street**

At the CBCL session held in Stewiacke on December 8, 2022 part of the discussion was with respect to the residential section of Main Street between Riverside Avenue up to the beginning of the highway commercial uses near the Subway. It was suggested that there may be ways to encourage more movement of people between the two areas if there were more than residential uses allowed there.

For example many people traveling Hwy.102 may stop at one of the commercial

business near the highway (and soon there will be a new Foodland there) but probably not continue along Main Street to the Downtown unless there were uses which attracted their attention.

Regarding traffic going either way (pedestrian, bicycle, cars) it was recognized that crossing the Highway #2 continues to be a challenge. This intersection is the responsibility of the Province and there is little information on what their plan is going forward.

The Committee discussed this matter. G. Cooke said that if commercial uses were permitted they could have a residential appearance. One Committee member thought building with commercial on the ground floor and have dwelling unit(s) on the second and perhaps third floors.

The Town is now looking more seriously at development agreements for at least some areas or specific uses. G. Cooke suggested this approach may be a good way of allowing residential and commercial uses on this section of Main Street.

b) R-1 Zone

The low density residential area of the Town on the water and wastewater system is zoned either Residential Single Family (R-1) or General Residential (R-2). While the R-2 Zone allows a number of uses the R-1 zone is very restricted with the only use being single unit residential development.

G. Cooke indicated that if the Town goes ahead (depending on the results of public consultation) and allows an accessory dwelling in a home or in a building in the back yard, that this would open up the R-1 Zone to some extent. Other changes such as home based businesses could also be considered.

Even if there is no change to the developed R-1 Zone G. Cooke suggested that the vacant land zoned R-1 could be changed to the R-2 Zone. The wishes of the owners of this land should be sought. D. Bogle said he may be in contact with one owner and will likely have information to share.

c) Larger accessory buildings on Larger lots

G. Cooke asked the Committee about changes to the Land use By-law to allow a larger accessory building on larger lots, consistent with adjacent municipalities. This change would still not allow an accessory building being proposed on a R-1 Zone lot on Lewis Street. A Committee member indicated that larger buildings on larger lots may be appropriate but was not sure a change to allow the proposed building on Lewis Street would be good.

7. Next Meeting Date

The next meeting date is February 15, 2023

8. Adjournment

The meeting adjourned at 7:35 p.m.