

Minutes - Planning Advisory Committee (PAC)

The meeting of the PAC was held on February 15, 2023, 6:30 pm.

1. Call to Order

The meeting of the PAC was called to order at 6:36 p.m. by Chairperson Lloy.

Attendance

Mayor ...	George Lloy
Citizen ...	Denvert Levy
Citizen ...	David LeBlanc
Citizen....	Charlene Deconde
Citizen...	Susan Smith Doucet
Staff...	Grant Cooke
	Dale Bogle
	Randi Buchi (late arrival)
Regrets....	Chad Ramsey
	Rebecca Rogers-Laing
	Ron Colpitts

Non Committee Attendee... Deputy Mayor Roseanne Chapman

2. Approval of Agenda

On Motion of Charlene Deconde and Susan Smith Doucet it was moved to approve the agenda.

Motion carried unanimously

3. Disclosure of Interest on Agenda Items

None

4. Approval of Minutes

On Motion of Denvert Levy and Charlene Deconde it was moved that the minutes of January 18, 2023 be approved.

Motion carried unanimously

5. Business

a) Development Agreement Process

CAO Bogle presented an information package on Development Agreements (DA) and Site Plan Approvals. In his presentation CAO Bogle notes that a DA will form part of a deed on the property.

2 members attended training on DA's and Site Plans in East Hants with CAO Bogle and were impressed with the usage of both by the East Hants Planners. CAO Bogle indicated that other municipalities such as Wolfville and Truro also use DA's and Site Plans.

CAO Bogle presented flow charts for both the Development Agreement Process and Site Plan Process.

An example given was with Foodland moving, staff would like to have, as part of a DA, the private road to Foodland would become a town road. This (DA's and Site Plans) allow additional controls that are not already in the Land Use Bylaws. This would allow protection of the historic downtown area.

Site Plan approvals are essentially being used now by ensuring building applications adhere to the LUB. Council is involved with DA's but not Site Plans unless they are appealed.

G. Cooke added that a DA brings in more elements to evaluate a proposal. For example you can vary side yards, heights, the building appearance, underground parking. With DA's you know exactly what is occurring on the site, which includes building sketches and maintenance agreements. Council decides which areas will use DA's and for what purpose. DA's would not be suitable for single use residential areas, but would be for commercial zones. DA's are labour intensive. CAO Bogle suggested accessory buildings could be part of DA's or Site Plan approvals.

G. Cooke affirmed that an amendment to the MPS can be done at this time when asked by a committee member. He also mentioned that the use is where you apply DA's not necessarily the area.

PAC members agreed in principle to the use of DA's and Site Plan approval with staff bringing more details and examples forward for more discussion. Members expressed concern with resource availability.

The amendment could take 2-3 months for approval, as there is a public participation requirement.

b) Planning Report – Downtown Foodland Site

G. Cooke believes a DA or Site plan approval would be useful for this area. He recommends this as a good one to focus on if we bring in DA's or Site plans. Potentially using a comprehensive development agreement, which basically freezes that site until there are proposals for development and the zoning doesn't apply at all. So if people are interested in other uses for the site such as residential and commercial together, it is possible with a DA or Site plan. At the above mentioned training session held in East Hants, John Woodford said that they held a public meeting to obtain residents' vision for sites to be considered in this way. Examples of different uses were discussed.

7. Next Meeting Date

The next meeting date is March 15, 2023

8. Adjournment

The meeting adjourned at 7:35 p.m.