



Minutes - Planning Advisory Committee (PAC)

The meeting of the PAC was held on October 19, 2022, 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
Councillor... Chad Ramsey
Citizen ... Denvert Levy
Citizen ... David LeBlanc
Citizen.... Charlene Deconde
Citizen... Ron Colpitts

Staff... Grant Cooke
Dale Bogle
Randi Buchi

Regrets.... Susan Smith Doucet

3. Approval of Agenda

On Motion of Charlene Deconde and Dave LeBlanc 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 Denvert Levy and Chad Ramsey it was moved that the minutes of September 21, 2022 be approved.

Motion carried unanimously

6. Business

a) Potential Changes – MPS and LUB

G. Cooke outlined potential changes for the Municipal Planning Strategy and Land Use By-law. The Town is undertaking a sustainability study the results of which will be very useful for

updating the MPS and LUB. It is a good time to look at other changes. Some changes have already been discussed by the Committee and G. Cooke brought others to the table.

One change that has been discussed is whether to permit an accessory dwelling unit on existing residential lots, either by adding one to the house or by constructing the second unit in a separate building in the back yard. There may be restrictions placed on the units such as maximum size of the dwelling unit and a minimum lot size for a dwelling unit in a separate building.

The Committee are not against the idea of allowing accessory dwellings units but would like more information regarding what restrictions would be appropriate. Also it would be useful to have photos of an accessory unit in a backyard.

Another potential change brought to the Committee's attention related to the architectural requirements of the highway commercial zone. G. Cooke proposed a clarification by stating the requirements only apply to commercial lots fronting on Main Street. The Committee also affirmed that they are in favour of the restrictions to promote attractive commercial development on Main Street which is the main entrance to the downtown.

The third possible change was with respect to mini homes. The planning documents restrict housing commonly referred to as mini homes (homes with no more than a length to width ratio of 3:1) to the area of Town west of Hwy.# 102. These mini homes are zoned Mini Home Park (R-5), all of the mini homes are on one lot.

There is another mini home zone which is available for this area of Town, the Mini Home (R-6) Zone. A landowner in this area may apply to be rezoned to this zone. This zone is different from the Mini Home Park (R-5) Zone as each home is on its own lot. The Committee has discussed lowering the zone requirements of the R-6 zone to encourage this type of lower cost housing. For example, the minimum frontage requirement could be 35 to 40 feet which would allow more lots to be subdivided on a new proposed street.

G. Cooke suggested it may be time to consider permitting this type of housing in other areas of the Town. The cost of this housing is less than that of more traditional homes.

Some Committee members felt this housing would not be appropriate adjacent to the more established residential sections of the Town. The housing is not visually attractive, especially over time. Another member thought the new mini homes were not as unattractive as in the past and felt it was worth looking at.

G. Cooke said he would look into another option which would hopefully address concerns and bring it to the next PAC meeting.

b) Request for a large garage in residential zone

D. Bogle informed the Committee about an inquiry he received regarding an accessory building. A resident would like to build a garage that is bigger than what is permitted by the Land Use By-law.

One Committee member questioned what effect such a garage would have on adjacent resident uses. D. Bogle will bring more detail on the proposal to the next meeting.

7. Next Meeting Date

The next meeting date is November 16, 2022

8. Adjournment

The meeting adjourned at 7:36 p.m.