



Minutes - Planning Advisory Committee (PAC)

The meeting of the PAC was held on November 16, 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
Citizen ... Denvert Levy
Citizen ... David LeBlanc
Citizen.... Charlene Deconde
Citizen... Susan Smith Doucet

Staff... Grant Cooke
Dale Bogle
Randi Buchi

Regrets.... Chad Ramsey
Ron Colpitts

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 Denvert Levy and Dave Leblanc it was moved that the minutes of October 19, 2022 be approved.

Motion carried unanimously

6. **Business**

a) **Signage Provisions of the Land Use By-law**

G. Cooke indicated that the signage section of the by-law which has not been looked at for some time. He asked if there were if anyone had any thoughts about signage. R. Buchi said that

signage was part of the Town's accessibility project. This may be impacted by the signage provisions but probably if the signs are on public property, the provisions would not apply. The provisions deal primarily with signs that businesses want to erect. There does not appear to be any major issues in that regard.

Before Covid hit the Committee had discussed distributing a questionnaire survey to at least the business to see if they would like to suggest changes. This could still be done and getting the Tourism and Business Committee involved would be important. G. Cooke will follow up on this.

b) Focus group meeting being planned – to help with engineering study

D. Bogle informed the Committee about a number of public sessions that are being planned to help with the study CBCL is conducting. One is On December 3 and another on December 8. In particular for the one on December 8 it is hoped that as many members of the PAC as possible. There will be a wide range of subject some of which will relate to the work of the PAC.

Further details about these sessions will be forthcoming in the days ahead.

c) Another idea for mini home development

At the previous meeting G. Cooke suggested that the Committee consider permitting mini home development (in the form of mini home parks or mini home subdivisions) in the main area of Town. At present this type of residential development is restricted to the area of Town west of Hwy. 102.

Some Committee members expressed a concern that this form of development would not be compatible if it was located close to established neighbourhoods of the Downtown. G. Cooke brought a slightly different approach to this meeting by selecting at random several areas of the Town that are far enough away that any impact on the established areas would be minimal. Or another way would be not to pick specific areas but establish criteria that only appropriate site could be developed with mini homes.

One Committee said there was lots of land west of Hwy. 104 where these developments could go so maybe that should do it. G. Cooke said it is surprising to him that there has been no interest shown in developing mini home in this area of town, maybe it is felt to be too far away from the main part of Town.

d) Inquiry regarding construction of a large garage

D. Bogle showed the Committee the plans for a large garage proposed to be located on a lot at the end of Lewis Street. It is intended to be used as an accessory building as storage for items belonging to the home owner, such as a travel trailer and boat.

The maximum size of an accessory building in Stewiacke is 967 sq. ft. in area and 15 feet in height. This building is much larger being 2800 ft. in area and more than 15 feet in height.

G. Cooke said he looked at the by-laws of adjacent municipalities. They allow bigger accessory buildings depending on the size of the lot. For example on a serviced lot in East Hants an accessory building with a maximum footprint of 1900 square may be constructed on a lot that has a minimum area of 60,000 square feet.

Lewis Street is a dead end street. The area is zoned R-1. It was pointed out that the construction of such a large building may not be an issue now but it was quite likely that Lewis Street would be extended at some point. Since the area is zoned residential the building could have a negative impact on future residential growth.

The Committee did not make a decision on this matter. Construction is not planned until next year. It may be that an amendment may be agreed upon to allow for bigger accessory buildings on larger serviced lots (similar to East Hants) but not to the extent to accommodate this proposal.

7. Next Meeting Date

The next meeting date is January 11, 2023

8. Adjournment

The meeting adjourned at 7:19 p.m.