



Minutes - Planning Advisory Committee (PAC)

The regular meeting (virtual) of the PAC was held on January 26, 2022, 6:30 pm.

1. Call to Order

The meeting of the PAC was called to order at 6:30 p.m. by Chairperson Lloy.

2. Attendance

Mayor ...	George Lloy
Councillor ...	Rebecca Rogers-Laing
Councillor....	Chad Ramsey
Citizen ...	Denvert Levy
Citizen ...	Susan Smith Doucet
Citizen...	David LeBlanc
Citizen...	Charlene Deconde
Citizen...	Ron Colpitts (joined the meeting at the conclusion of the first business item)
Staff...	Grant Cooke
	Dale Bogle
	Randi Buchi

3. Approval of Agenda

On Motion of Rebecca Rogers- Laing and Chad Ramsey 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 Charlene Deconde and Chad Ramsey it was moved that the minutes of December 15, 2021 be approved.

Motion carried unanimously

6. Business

a) Preliminary Proposal for 72 acre property off St. Andrew's Street

This topic had been briefly discussed at the previous two meetings. Terry Reid is the developer behind the proposal and was present to provide more details about his plans. A very rough sketch was shown. This sketch shows a possible street network for the first phase and is intended to give some idea of what the street pattern could be.

Mr. Reid gave a brief summary of his background and indicated he was especially interested developing residential properties in small towns. He will strive to construct housing that he termed "attainable".

For single unit development he hopes to be able to subdivide lots with 30 feet of frontage. The homes will be two storey, approximately 20 feet by 30 feet. Using a zero lot line approach the homes will be up to the side lot line on one side, leaving approximately 10 feet on the other. Part of the development will be townhouses with a number being "barrier free" to be consistent with the Building Code regulations. Mr. Reid said that by having small homes on small lots the cost per home should be considerably less than the cost of traditional homes, especially in recent times.

Mr. Reid also plans to construct four apartment buildings each containing 50 units. The buildings will be either three or four storeys. He is also open to constructing some type of nursing home. He said it is unfortunate that people who live all of their lives in a small community are forced to move because assisted living accommodations are not available.

In response to questions Mr. Reid said that he plans to construct the houses to sell and he thinks the range of the cost will be \$225,000 to \$350,000. He does have house plans but will accept other plans if requested by the prospective homeowner. With respect to the apartment buildings they would not be built all at the same time, once one building was 50% rented the next one would be constructed. The apartments would range from studio to two bedroom.

After the presentation the Committee discussed the proposal. Although there were no objections expressed as to type of development proposed, there were concerns about the ability of the Town to provide services, especially water, to so many residential units. D. Bogle indicated the Town was making progress in developing another water source. In the meantime the Town would have an engineer evaluate the present water system to determine its excess capacity.

G. Cooke stated that there are provisions in the planning documents bring in the capacity of the Town to provide services before proposals such as this one are approved. This includes the capacity of the school which was raised as a potential issue.

In the end the Committee decided to reserve a decision on going forward until more information about the services became available. G. Cooke indicated that more time would also be needed to conduct public participation. In his opinion such consultation should not be virtual and we may be some time away to have public events due to covid restrictions.

b) Lot Grading By-law

G. Cooke reviewed with the Committee a report he prepared regarding the adoption of lot grading by-laws in East Hants and Halifax Regional Municipality. These two municipalities are among the few who have done so.

One of the reasons East Hants decided on a lot grading by-law was that the soil is mostly heavy clay which is poor for absorbing storm water. A Committee member thought that Stewiacke was much the same.

The report cites two factors which supports the need of a lot grading. One is that climate change has resulted in more rainstorms of higher intensity. The other is that smaller lot sizes makes it more difficult to deal with storm water drainage; a lot grading by-law would help with drainage issues.

One Committee member thought that the development of a lot next to him caused flooding on his property which was somewhat costly to fix. A lot grading by-law may have eliminated this problem.

G. Cooke indicate that although this by-law was not a planning document subject to the same public participation requirements he suggested there should be consultation due to the cost to home builders of meeting the by-law. This cost ranges from \$3000 to \$5000 per lot. The Committee will revisit this issue as a subsequent meeting.

7. Next Meeting Date

The next meeting is February 16, 2022

8. Adjournment

The meeting adjourned at 7:37 p.m.