



## Minutes - Planning Advisory Committee (PAC)

The regular meeting (virtual) of the PAC was held on February 16, 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

Staff...	Grant Cooke
	Dale Bogle
	Randi Buchi
	Josh Hilton

Regrets....	Ron Colpitts
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### 3. Approval of Agenda

*On Motion of Chad Ramsey 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 Rebecca Rogers-Laing it was moved that the minutes of January 26, 2022 be approved.*

**Motion carried unanimously**

### 6. Business

### **a) Rezoning Request from R-2 to R3A – End of KelRy Drive**

G. Cooke reviewed with the Committee a planning report he prepared regarding an application by Tan Capital Inc. to rezone a lot at the end of KelRy Drive (off of Joffre Street) from the General Residential (R-2) Zone to the Low Rise Multi Unit (R3A) zone. The report listed the criteria (contained in the Municipal Planning Strategy) to which rezonings are subject and evaluated the rezoning against the criteria. The report concluded that the rezoning was reasonably consistent with the intent of the Municipal Planning Strategy.

One of the criteria related to the capacity of the services to accommodate the rezoning. D. Bogle provided information about the water system which staff had recently compiled. The data shows that water consumption is about the same now as it was in 2009 and is well less than what is approved by the provincial government. Now there are other factors such as leakage and fire flows to be considered and further investigation will be forthcoming. With regard to replacing or supplementing the St. Andrews River with a well source every indication points to the well source providing considerable excess capacity in the long term.

After a brief discussion the Committee decided in favour of the rezoning.

***On Motion of Denver Levy and Charlene Deconde it was moved that the Planning Advisory Committee recommend to Council to proceed with the rezoning of the lot bounded by Hwy. #2, Joffre Street, and Riverside Avenue (PID# 20121877) from the General Residential (R-2) Zone to the Low Rise Multi-Unit Residential (R-3A) Zone.***

### **b) Open Space or Cash-in-lieu – Subdivision Process**

G. Cooke indicated that as part of the Town's strategic planning process the subject of requiring either open space or cash-in-lieu when subdivisions are approved came up. Most municipalities in the province require 5%, which is the maximum allowed by the legislation. Some years ago the Committee had discussed required a lesser amount but it was never approved.

The Committee indicated it was in favour of the requirement in Stewiacke now that the Town is growing and weighed the pro and cons of open space in each subdivision as opposed to cash-in-lieu. Further work will be done before the Committee makes a formal decision.

### **c) Affordable Housing**

This topic has been raised at previous meetings. The Town owns the former school site which may be a good candidate for affordable housing. Someone from the province is planning to attend the next PAC meeting to talk about affordable housing.

### **d) Lot Grading By-law**

G. Cooke indicated that this item was put on the agenda in order to keep the consideration of adopting a by-law in the Committee's sights. There was general agreement to proceed with the adoption of a by-law although some members questioned whether the extra cost of constructing a home was warranted. G. Cooke suggested perhaps a public session just to talk about the problem may lead to other solutions.

## **e) Public Participation**

The Committee again discussed public participation on possible changes to the planning documents. G. Cooke went over a draft mail out outlining inviting the public to three sessions to be held on a Saturday. Each session would be an hour long. The changes areas follows:

### **1. Change lot specifications so that smaller lots can be subdivided.**

Stewiacke has already reduced the lot specifications in the General Residential (R-2) Zone. This encouraged a subdivision off of Windcrest which has more lots than would have been the case under the former regulations. The cost per lot was therefore significantly reduced.

The Town is considering going further by permitting subdivisions with even smaller lot size specifications, with lots having a frontage of 30 feet. The Town would exercise some control over where in Town these subdivisions could go. One proposal relates to a 72 acre property off of St. Andrew's Street.

### **2. Allow an accessory dwelling unit in conjunction with existing homes.**

Several municipalities have already taken this step and more are seriously considering it. The Town can limit the size of the any accessory dwelling unit and can specify whether it is part of the house or a separate building in the back yard or both.

### **3. Partnering with the private sector to provide housing on Town owned land.**

The former school site may be a good candidate for such an initiative. The Town has already looked at some options for developing this lot.

G. Cooke felt the sessions would be much more effective if they were held in person. One Committee suggested that April, 2022 should be the earliest to hold them

## **7. Next Meeting Date**

The next meeting is March 9, 2022

## **8. Adjournment**

The meeting adjourned at 7:45 p.m.