



Minutes - Planning Advisory Committee (PAC)

The meeting (virtual) of the PAC was held on May 25, 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....	Chad Ramsey
Citizen ...	Denvert Levy
Citizen ...	Susan Smith Doucet
Citizen...	David LeBlanc
Citizen...	Charlene Deconde
Staff...	Grant Cooke
	Dale Bogle
	Randi Buchi
Regrets....	Rebecca Rogers-Laing
	Ron Colpitts

3. Approval of Agenda

On Motion of Chad Ramsey and Susan Smith Doucet 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 Chad Ramsey and Charlene Deconde it was moved that the minutes of February 16, 2022 be approved.

Motion carried unanimously

6. Business

a) Small Lot Zone

G. Cooke put forward the suggestion that the PAC consider creating a small lot zone to encourage the construction of smaller homes that would be more affordable than traditional housing. There was a recent proposal for a small lot subdivision on a 72 acre property off of St. Andrew's Street but this proposal is no longer before us. G. Cooke thought that to create a small lot zone, possibly on a section of the 72 acres, would encourage the landowner to proceed with a small lot subdivision at some point.

Committee members pointed out that even if small lots were subdivided it would not lead to the construction of homes that were affordable, by any definition of affordable housing. The idea was expressed that the Town's efforts to encourage or provide affordable housing should be concentrated on rental housing which could be eligible for funding from senior levels of government. There was unanimous support for this approach by the Committee.

b) Plan for Public Sessions

For some time the Committee has briefly discussed holding a public session on a number of topics, including amendments which would allow homeowners to construct a dwelling unit in their house and/or in a building in the back yard. It was felt that in person sessions would be the way to go but with covid cases remaining high the Committee felt that the time was not right.

With summer fast approaching the Committee decided to wait until the fall to hold public sessions. G. Cooke thought this was a good idea and hoped that the sessions would lead to a replacement of the Municipal Planning Strategy and Land Use By-law.

c) Egress – St. Andrew's Street

D. Bogle gave a brief summary of concerns regarding the lack of a second access for St. Andrew's Street. He said staff is aware that there needs to be a link between St. Andrew's Street and Hw. # 2. Also the Town has arranged for traffic counts to be conducted by the Department of Transportation and Infrastructure Renewal. This will be important information.

G. Cooke went over a report he prepared. In preparing the report G. Cooke spoke with the provincial emergency office who said they were not aware of any provincial or federal regulations with respect to requiring second access points. G. Cooke looked at a number of streets in neighbouring municipalities and found that there were quite a few streets that do not have a second access.

The Town is close to having a transportation study done. This study should address all of the transportation issues of Stewiacke.

A question was raised about pedestrian traffic. D. Bogle indicated there was a walkability study done which contains key recommendations. He will distribute the study to Committee members.

d) Small RV Grouping on a R-4 Lot

D. Bogle informed the Committee of an informal proposal to locate a small number of RVs in a lot in Rural Residential (R-4) Zone in the vicinity of Kent Road. He thought that the Town may as well look at the bigger campground as well.

G. Cooke will investigate how other municipalities deal with this land use and report back at the next Committee meeting.

7. Next Meeting Date

The next meeting is June 22, 2022

8. Adjournment

The meeting adjourned at 7:45 p.m.