

MINUTES OF THE PUBLIC CONSULTATION MEETING
APPLICATION FOR R. PENNER REZONING C2 to R2

January 19, 2020

Via WebEx Virtual Meetings

Present: Councillor Rod Reeves, Chair
Mayor Don Clarke
Councillor Ty Walsh
Councillor Adam Lutz
Mike Payne, CAO
Chris Millier, 4 Site Group
Chantal Pineo-Atwood, Executive Coordinator
Kelly Branton, PAC Citizen Representative
Joan Levack, PAC Citizen Representative

Present: Rene Penner, Applicant
Brody Mossman, Applicant's Consultant
Pat Jodrie
Rita Shay

1. Introduction by Chris Millier and Councillor Reeves, Chair

Chair Reeves introduced the rezoning issue and asked the committee and guests to introduce themselves.

Mr. Millier noted that his role is to assist the Chair and the Committee with information and sharing the next steps for the proposal.

2. Overview of the Proposal - Applicant

Mr. Penner had no comments and noted Mr. Mossman would comment on the application.

3. Overview of Environmental Considerations – Applicant's Consultant

-Site is a the former location of bulk diesel fuel storage tanks that were decommissioned in 2012

- Contamination was identified and has since been remediated.

- Soil quality has been brought within the regulations

- 2019 – acceptance from NS Environment – applicable for potable water, negative risk within compliance with residential standards

Chair Reeves asked if there were any questions or comments from the committee or public. There were none.

4. Issues/Questions – Chris Millier

- Explained the role of the Committee and the process could include: Application, public

meeting, Committee Review and recommendation, 1st reading, public hearing, 2nd reading, Council decision, submission of documents to Province. The whole process can take approximately three months.

- Environmental Consultant's report will be part of the public record
- The application is for 2 new semi-detached units
- 2 lots, fronting on Brown Street and Front Street
- The lots are pending subdivision approval
- In receipt of floor and building plans
- Applicant has developed a self-storage facility on Front Street, east of subject property
- There are residential uses on both Brown and Orchard Streets (newer multi-developed area)
- The lots are currently designated as commercial development
- The lots are the only portion of Brown Street that is commercial
- The committee must go through evaluation of the criteria
- This would be a policy change and an amendment to the Land Use Bylaw change
- The committee will have the opportunity to hear any community concerns at the public hearing
- The committee will assess the application against the Municipal Planning Strategy and determine whether to forward the application to Council. *Planning Considerations from Mr. Millier:*

Bulk storage: Assessment has been undertaken. Closure for EQS?? has been completed. If rezoning takes place, an updated letter will be requested from NS Environment to ensure residential EQS for potable water is met. NS Environment will need to be informed of the intentions for the property.

Recognizing the Commercial/Residential Boundary – There really is no magic to it – the change of boundary/designation took its ownership in 2012.

Compatibility of Uses – Compatibility of uses for existing uses in the area vs new uses/insuring new development is compatible with existing development. It will be bringing residential development to Front Street.

Loss of land for commercial development – The Town should be aware that there is an opportunity for new residential but it would be reducing its inventory of commercial lands.

Chair Reeves asked if there were any questions or comments from the committee or public. Mayor Clarke spoke to the fact that the boundary between the zones is clear and would remain so by moving these two abutting properties from commercial to residential.. The Town does need to be concerned about the commercial inventory but commercial uses are not well developed in that area.

5. Next Steps

The PAC will meet in February and receive a Staff Report prepared by Mr. Millier. The committee then prepares a recommendation for Council.

Chair Reeves asked if there were any questions or comments from the committee or public.

There were none. The Public Consultation adjourned at 7:02pm.