

Minutes of a Town of Pictou Planning Advisory Committee meeting convened at the CN Station – Council Chambers on the above date. Chair Ken Johnston presiding.

PRESENT: Mayor Jim Ryan; Deputy Mayor Melinda MacKenzie; Councillors Dan Currie and Nadine LeBlanc; Community Members Murray Hill and Gary Nowlan

ALSO PRESENT: Kyle Slaunwhite, CAO
Roland Burek, Planning & Development Officer (DO)
Nicole MacDonald, Deputy Clerk/Meeting Recorder

ABSENT: Councillor Shawn McNamara

1. CALL TO ORDER

The Chair called the meeting to order at 5:30 pm.

2. APPROVAL OF AGENDA

MOTION: To approve the agenda as presented.
MOVED, SECONDED AND CARRIED

PAC-03-06-23-2639b

3. REZONING R1 TO R2

The CAO shared the idea of rezoning R1 Zones to R2 Zones throughout the Town as a way of minimizing red tape and encouraging more development. This change would permit as-of-right multi-unit dwellings.

- Question on height differences between R1, R2 and R3 Zones – no difference

Consensus was for staff to include changing R1 Zones to R2 Zones, with the exception of MacLennan Court in the Land Use Bylaw review.

4. HOSPITAL HILL VARIANCE

The planned Development is for a multi-unit building in an R3 Zone. The Use is as-of-right (meaning multi-units are permitted in this Zone); however, there is a request for a variance to the maximum permitted height of 35 feet to just over 39 feet.

As part of the application process, neighbouring property owners within 100 feet were notified, allowing them to appeal the Development. One letter of objection was received from Kyllie MacGregor, which triggered an appeal that is required to be brought before Council.

Ms. MacGregor mentioned that no other apartment complexes are located in the area, and that she does not think it is a good fit for the neighborhood, noting there are other more suitable locations.

- Questions on procedure:
 - Does this committee have to approve it? No, the information was provided for information purposes; it has to be taken to Council; committee members could speak at the Hearing
 - Is there a requirement to register prior to the Public Hearing or can anyone just show up? Council allows the public to speak at Public Hearings, pre-registration is not required

5. DRAFT LUB

Planner/DO Burek highlighted the proposed changes to the Land Use Bylaw, per his circulated report.

Comments:

- Required notifications to nearby property owners – Committee consensus was to use the provincial minimum standards
- Residential tiny homes – Similar to R6 zone terminology; if a developer wanted to develop a tiny home, a proposal would be required and would have to come before Council to render a decision

Next steps:

- Committee members to review the draft document and be prepared to discuss at an upcoming meeting
- The remaining towns will need to do the same
- A joint meeting will then be called

6. COMMITTEE VACANCY

Council will send a letter to Gary Schell thanking him for his service on the Committee; vacancy will be advertised.

7. ADJOURNMENT

There being no further business, the Chair adjourned the meeting at 6:25 pm.

APPROVED

James Ryan
Mayor

Kyle Slaunwhite
CAO