

Centreville Area Advisory Committee Meeting

Meeting Date and Time	A Centreville Area Advisory Committee (CAAC) meeting was held April 5, 2017 at 7:00 pm at the Centreville Community Hall, Centreville, NS
Attending CAAC Members	In attendance: Kim Foote, CDCDA Jack Waterbury, CDCDA Jim Hoyt, Community-at-large Bev Greening, Community-at-large Pauline Raven, Councillor District 2 Brian Hirtle, Councillor District 3
Staff	Laura Mosher, Planner Mark Fredericks, Planner
Petitioners	Ron and Doreen Cook; Ted Davison
Public	Two (2) members of the public
Call to Order	Laura Mosher, Planner, called the meeting to order at 7:05 pm. She opened the meeting with a review of the Area Advisory Committee Policy (PLAN-09-002).
Introductions	Councillor Raven introduced Committee members.
Election of CAAC Chairperson	Councillor Raven nominated Jack Waterbury for the position of chairperson. There being no further nominations, nominations ceased. Jack Waterbury was declared chairperson of the Centreville Area Advisory Committee and assumed the chair.
Election of CAAC Vice-chairperson	Councillor Raven nominated Jim Hoyt for the position of vice-chairperson. There being no further nominations, nominations ceased. Jim Hoyt was declared vice-chairperson of the Centreville Area Advisory Committee.
Proposed Land Use Bylaw amendment for the lot located at 1958 Highway # 359, Centreville from the Community Facilities (CF) Zone (Appendix A) to the Residential One and Two Unit (R2) Zone (Appendix B). Landowners Ron and Doreen Cook to develop a second unit within the existing structure on the lot, which was originally originally constructed as a church.	Laura Mosher, Planner, reviewed the Municipality of Kings Staff Report, with reference to the applicable Municipal Planning Strategy enabling policies. The report concluded that the application for amendment of the Land Use Bylaw met all criteria of the Municipal Planning Strategy. A copy has been filed. A Public Information Meeting was not required because the size of the lot was less than one acre; two emails were received from residents expressing concerns re: property ownership and traffic sight lines. The applicable departments did not find valid issues with either concern.

Tabling of Motion

On motion of Councillor Raven and Kim Foote, the Centreville Area Advisory Committee accepts the Municipality of Kings Staff Report and recommends that the Planning Advisory Committee recommend that Municipal Council give First Reading to and hold a Public Hearing regarding amending the Zoning Map of the Land Use By-law from the Community Facilities (CF) Zone to the Residential One and Two Unit (R2) Zone for 1958 Highway # 359, Centreville. (PID # 5505576)

Discussion of Motion

There was no discussion.

Voting of Motion

Motion carried.

Proposed Land Use Bylaw amendment to rezone the property at 1852 Highway 359 from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone, to provide for multi-unit residential development on the subject site. Ted Davison, the applicant, has indicated a desire to respond to a growing market demand for seniors who are looking for single level rental units.

Mark Fredericks, Planner, reviewed the Municipality of Kings Staff Report, with reference to the applicable Municipal Planning Strategy enabling policies. A Public Information Meeting was held relating to this application because the size of the property exceeds one (1) acre. No opposition was raised at the meeting.

The reported concluded that the application for amendment of the Land Use Bylaw met all criteria of the Municipal Planning Strategy. A copy has been filed.

Tabling of Motion

On motion of Councillor Hirtle and Bev Greening, the Centreville Area Advisory Committee accepts the Municipality of Kings Staff Report and recommends that the Planning Advisory Committee recommends that Municipal Council give First Reading and hold a Public Hearing regarding the map amendment to the Land Use Bylaw to rezone the property at 1852 Highway 359 (PID 55054787) in Centreville, from the Residential Single Dwelling (R1) Zone to the Residential Medium Density (R4) Zone as described in Appendix D of the report dated April 5, 2017.

Discussion of Motion

There was no discussion.

Voting of Motion

Motion carried.

Adjournment

There being no further business, on motion of Councillor Raven and Jim Hoyt the meeting adjourned at 7:40 pm.

Respectfully submitted,

Anne-Marie Waterbury,
Recording Secretary

Jack Waterbury,
Chairperson AAC

April 5, 2017