

A meeting of the Planning Services Public Advisory Panel (PSPAP) was held at the Town Hall on Monday, September 12, 2016, starting at 7:05 p.m.

### **PRESENT**

Chairing the meeting, Deputy Mayor Dan Smith; Councillor Darren Boates; Citizens-at-large Colin Crowell, Mike Hazelwood, Reinhold Griff and Tom Spinney; Chief Administrative Officer, Rachel Turner; Planner and Development Officer, Chris Millier; and Recording Secretary, Sharon McAuley.

Regrets: Mayor Calvin Eddy.

Also in attendance were: Steve Dow and Janis Cumin, Orchard Queen Motel and RV Park; and three (3) citizens.

#### **1. CALL TO ORDER**

Chair Smith called the meeting to order at 7:05p.m.

#### **2. APPROVAL OF THE AGENDA**

**160912.01: It was moved and seconded to approve the agenda as circulated. Motion carried.**

#### **3. APPROVAL OF THE MINUTES**

**160912.02: It was moved and seconded, that the minutes of the Planning Services Public Advisory Panel of June 13, 2016, be approved as circulated. Motion carried.**

#### **4. REQUEST FOR LUB AMENDMENT – ORCHARD QUEEN MOTEL & RV PARK**

Planner Millier advised that the Town had received a request from Orchard Queen Motel & RV Park to amend the Middleton Land Use Bylaw (LUB). The application seeks zoning changes to allow expansion of the RV Park onto the adjacent land at 421 Main Street (PID 05080049). The existing dwelling and residential use at 421 Main Street will remain and the rear of the property will be consolidated with the RV Park property and new RV sites would be developed.

Council has directed the Planning Services Public Advisory Panel (PSPAP) to process the request as an amendment to the Land Use Bylaw (rezoning) pursuant to Policy I5.

Planner Millier reviewed the attached report and proposed amendment to the LUB including:

- buffer zones are required between the Highway Commercial zone and the residential zones;
- all access will be through the existing RV Park and cannot be across the residential zone.

Steve Dow, owner of the Orchard Queen Motel and RV Park stated:

- the access to the new sites will be from the existing RV Park and will be a fourteen (14) foot roadway;
- they are looking to install twenty (20) to twenty-four (24) new RV sites;
- the units will be larger park models;
- the buffer zones present a challenge and may make the expansion unsustainable.

On question from the Councillor Boates, Mr. Dow asked to defer the decision until he has been able to review the implications of the buffer zones.

Steve Dow and Janis Cumin, Orchard Queen Motel and RV Park and three (3) citizens left the meeting at 7:44 p.m.

## 5. PUBLIC CONSULTATION PROCESS

Discussion on the Public Consultation Process was deferred to the next meeting.

## 6. REVIEW: MPS SECTOR / LAND USE POLICIES

Planner and Development Officer, Chris Millier facilitated a review of the existing Land Use Bylaw (LUB) sections which applies to all sectors.

### a. GENERAL PROVISIONS (PART 4.0)

Section #	Subject	Changes
4.1	Scope	<ul style="list-style-type: none"> <li>• 4.1.1 - keep</li> <li>• 4.1.2 - keep</li> <li>• 4.1.3 - keep</li> <li>• 4.1.4 - keep</li> </ul> <p>Committee agreed that heat pump, wind turbines and solar panels will require development permits.</p>
4.2	Multiple Uses	Correct spelling error. Section should read “where and land or building is used for more than <u>one</u> purpose...” and not “ <u>on</u> purpose”.
4.3	Frontage on a Street	<ul style="list-style-type: none"> <li>• keep</li> <li>• add name of private street: Second</li> </ul>
4.4	Licenses and other Bylaws	<ul style="list-style-type: none"> <li>• 4.4.1 - keep</li> <li>• 4.4.2 - keep</li> </ul>
4.5	Non-conforming Uses	Staff will bring the Non-Conforming Structures Section from the MGA to the PAC for review and confirmation.
4.6	Existing Buildings	Keep
4.7	Existing Lots	Keep
4.8	Existing Undersized Lots	Chris will check cross-reference.
4.9	Height Regulations	<ul style="list-style-type: none"> <li>• delete etc., wind turbines, barns</li> <li>• add “domestic” before television/radio antennae or towers;</li> <li>• cell towers, wind turbines and commercial television/radio antennae or towers will be regulated</li> </ul>
4.10	Existing Set Backs	Keep
4.11	Temporary Uses	<ul style="list-style-type: none"> <li>4.11.1 - keep</li> <li>4.11.2 - keep</li> <li>4.11.3 – keep</li> </ul>

Section #	Subject	Changes
4.12	Buildings to be moved	Keep
4.13	Safe Condition	Keep
4.14	Truck Bodies	Keep
4.15	Building on a Lot	Keep
4.16	Accessory Uses	Keep
4.17.1	Accessory Uses	<ul style="list-style-type: none"> <li>• 4.17.1 – keep all (a to g)</li> <li>• 4.17.1 – keep</li> <li>• Add max 3 accessory structures to a max area not to exceed the footprint of the main building.</li> <li>• Add no shipping containers allowed in residential zones.</li> </ul>
4.18	Illumination	Keep
4.19	Daylighting Triangle	Keep
4.20	Yard Exceptions	Keep
4.21	Yards on Corner Lots	Keep
4.22	Arterial Roads	<ul style="list-style-type: none"> <li>• 4.22.1 - delete</li> <li>• 4.22.2 - keep</li> </ul>
4.23	Through Lots	Keep
4.24	Encroachment in Yards	Keep
4.25	Abutting Zone Requirements	<ul style="list-style-type: none"> <li>• a – keep</li> <li>• b – keep</li> <li>• c – keep 6 m (19.68 ft.) and change trees and landscaping to trees that are 40 mm in diameter, 5 feet high and spaced 2 feet apart.</li> </ul>
4.26	One Main Building	Keep
4.27	Yard Sales	Change to state one yard sale per property per calendar year in residential zone.
4.28	Named Conforming Uses	Keep
4.29	Mobile/Mini Homes	Delete

## 7. NEXT MEETING

The next meeting will be on Monday, September 26, 2016 at 7 p.m. and include a review of General Provisions for All Zones (Land Use Bylaw – Parts 5, 6, 7) and Definitions (Land Use Bylaw - Part 2).

8. ADJOURNMENT

160912.04: It was moved and seconded to adjourn the meeting at 9.36 p.m. Motion carried.



CHAIR



RECORDING SECRETARY