

Planning Advisory Committee Minutes
Thursday, March 24, 2011
Council Chambers

Present

Councillor W. Cormier, Chair

Councillor D. MacInnis

A. Murray

D. MacFarlane

B. MacLean

T. Sherrington

S. Day, Planner

D. Kampen, MPA, Chief Administrative officer

D. Wilson, Deputy Clerk

Media

C. MacGillivray, Developer

D. MacGillivray, Developer

Absent with Regrets

Councillor L. Chisholm

M. MacDonald

Call to Order

The Chair called the meeting to order at 5:03 PM.

Agenda

Moved by Councillor D. MacInnis

Seconded by A. Murray

“That the Agenda be approved with additions.” Motion carried.

Approval of Minutes

Moved by B. MacLean

Seconded by D. MacFarlane

“That the Minutes of the December 8, 2010 (Special), December 8, 2010 (Regular), and February 10, 2011, be approved as circulated.” Motion carried.

Seniors Proposal, Sylvan Valley

S. Day presented an overview of a site plan for a proposed Seniors Complex to be attached to an existing Seniors Complex off Keltic Park with access to the Complex from Sylvan Valley Road (in the County). He expanded on the details of the previous development noting that it was carried out through a Development Agreement and as a Flag-lot Development, which is no longer permitted. He further noted that the current proposal is for twelve (12) units on what is currently two (2) (Single Family Dwelling) R1-zoned lots. S. Day noted that as the lots front on a ‘local road’, rezoning and amalgamating the two (2) lots is not feasible as multi-residential developments are currently only permitted on arterial streets.

D. MacFarlane stated his concern with looking toward permitting large buildings within residential areas.

S. Day noted that the previous development was done prior to the Town's application to annex County lands. He then reviewed the Site Plan noting the side and rear yard setbacks and noted that it is proposed that access to the proposed development would be through the existing Complex and that the rear yard of the proposed building would face a cul-de-sac.

At 5:20 PM, T. Sherrington joined the meeting.

S. Day questioned the Committee as to whether the Developer should be requested to provide a rendering of the proposal. Following brief discussion, it was agreed to request a rendering and that public consultation would be sought on the proposal. with D. MacFarlane expressing his concern with the project going any further.

Brief discussion took place on a local developer advertising a development that has not yet been approved with S. Day noting that this phase of the development is being done as-of-right with no Development Agreement required.

At 5:24 PM, Mr. C. and Mrs. M. MacGillivray joined the meeting; roundtable introductions were made.

Development Proposal – Main at Court

Amended plans for a proposed development by the MacGillivray's were distributed to the Committee. C. MacGillivray noted he had done his best to incorporate suggestions put forth by the Planning Advisory Committee at his last presentation to them. He further noted that changes include a roof-line facing Main Street, reduction in building height, and the inclusion of a mansard roof. In response to a query from S. Day, C. MacGillivray stated the number of condominiums had been reduced from six (6) to five (5) and the plans now have one (1) less bedroom per floor.

C. MacGillivray advised that the smaller footprint of the building changes the viability of the project. He further noted that the changes presented this evening would result in a 15-20% increase in price to the project. C. MacGillivray stated that options for two (2) Heritage Homes currently occupying the lands may include relocation or 'gifting' of the homes.

Brief discussion took place on parking and parking requirements. S. Day noted that he would contact management of other large developments in the downtown for their view on parking requirements.

T. Sherrington provided his comments on the existing dwellings on the lot noting he had viewed them, that one appears to be in better shape than the other, and, that he would not like to see this project lost over a house.

C. MacGillivray noted that entry to the proposed building would now be from the side thus eliminating the need for hallways. He noted that plans include year-round green landscaping and presented his proposal for split-level parking. He summarized that the architecture of the roof-line had been modified, an increase in the number of units would be required to ensure the viability of the project, he would continue to look at options for the existing dwellings, and, that the parking structure would also feature a landscaped façade.

S. Day noted that in calculating current parking requirements, the proposal is short ten (10) parking spaces to meet the full requirements of the Town's By-law and briefly explained parking size requirements for vehicles.

Brief discussion took place on snow storage with C. MacGillivray acknowledging snow would have to be trucked from the site.

S. Day noted that the MacGillivray's need to know whether the Committee would be comfortable with the addition of four (4) units for the project to move forward. The Chair questioned S. Day as to what the next steps would be for the project. S. Day noting he would have to finish his Report and set a date for a Public Hearing. He noted that a Public Hearing could possibly take place prior to the next meeting of Council in May 2011, and that a public consultation could also take place regarding the existing dwellings.

There was general agreement from the Committee that the project move forward.

S. Day noted that the front of the building would have to be mocked up to accommodate a vision triangle, final drawings would be required for him to finish his Report on the project, and that C. MacGillivray would have to address any servicing issues through the Engineering Department.

The MacGillivray's thanked the Committee for their time and they left the meeting at 6:25 PM.

Nova Scotia Planning Directors Association Spring Conference

S. Day noted that he typically budgets for four (4) people to attend the Conference (including himself) and questioned whether any Committee members were interested in attending. The Chair noted that Mayor C. Chisholm had expressed an interest in attending and that he, would also like to attend. A. Murray expressed interest in attending as did B. MacLean. Upon request, A. Murray agreed to check with M. MacDonald to determine if he would be interested in attending the Conference.

Brooks Report – Inclusion in Municipal Planning Strategy – (Antigonish Strategic Plan)

S. Day reminded the Committee that he had burned the R. Brooks Report on CDs and distributed to them. He further noted that it is a very large document and offered to put the Report on a USB Drive if anyone wished to bring one into his office.

In response to a query from A. Murray regarding a lot across from St. Martha's Hospital, S. Day advised the lot is currently zoned P1 (Professional Office), is owned Mr. I. Kadray, and that he is looking toward a residential development geared toward those employed at the Hospital.

The Chair noted that Council would be discussing the issue of licensing rental units at a Special Council meeting and the matter would then be brought back to the Planning Advisory Committee.

Revision to Industrial Policy

S. Day reviewed a proposed revision to the Industrial Policy and requested comments from the Committee. T. Sherrington suggested that the word 'overly' be removed from the section referencing heavy trucking so as to make the activity as limited as possible. S. Day suggested that utilizing Site Planning might be an option for use in the existing Industrial Zone which would not require rezoning but permit expansion through a Development Agreement and be restrictive.

S. Day took the Committee through a rating system scale exercise for possible industrial uses that may or may not fit within our Community.

Brief discussion took place on activities undertaken at Kell's with S. Day noting that if they ceased their on-site activity for one (1) year, they would not be permitted to start it up again. He further noted that that is not likely as they are interested in regaining a portion of the old riverbed and, further, they have purchased the fabrication shop adjacent their current location.

Adjournment

Moved by Councillor D. MacInnis

Seconded by B. MacLean

"That the meeting be adjourned." Motion carried.