

**Planning Advisory Committee Minutes
June 9, 2011
Council Chambers**

Present

Councillor W. Cormier, Chair
Councillor L. Chisholm
Councillor D. MacInnis
M. MacDonald
A. Murray
D. MacFarlane
B. MacLean
T. Sherrington

Mayor C. Chisholm
S. Day, Planner
D. Kampen, MPA, Chief Administrative Officer
D. Wilson, Deputy Clerk

Also Present

Dean MacDougall, Planning Intern

Call to Order

The Chair called the meeting to order at 5:10 PM.

Approval of Agenda

Moved by M. MacDonald
Seconded by A. Murray

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

The Committee briefly on matters not included on the Agenda. CAO D. Kampen agreed to review the Planning Advisory Committee Minutes from the past while to determine what matters should be included on future Agendas.

Approval of Minutes/Notes

Moved by T. Sherrington
Seconded by D. MacFarlane

“That the Minutes of the March 24, 2011 meeting and Notes of May 12, 2011, be approved as amended.” Motion carried.

Project Updates

- Seniors Proposal, Sylvan Valley
S. Day advised he had nothing new to report on the Seniors Proposal for Sylvan Valley.
- Floodway Mapping Project
S. Day updated the Committee on the Floodway Mapping Project noting that he does not feel that some of the areas identified as floodway actually flood. He further noted that he also hopes to receive elevations for the area.

- Gateway & Exhibition Grounds Strategies

S. Day reported that he had nothing new to report on the Gateway and Exhibition Grounds Strategies, with CAO D. Kampen noting that the matter would be discussed at an upcoming meeting of Council.

At 5:20 PM Councillor D. MacInnis joined the meeting.

- Courtland Condos

S. Day advised that the developer for a proposed Condominium project recently had a death in the family, thus slowing down the Project. Brief discussion took place on various aspects of the project including the comments heard 'on the street', height and costs associated with eliminating one (1) of the levels. S. Day provided the Committee with a presentation comparing the elevations of St. James United Church and the Kirk Building to the proposed project.

- Wetland Remediation Project

S. Day advised that a test project in the area of the Landing will not likely proceed this year, that the Kayak program will operate out of Seabright for the time being, and that trails are proposed to be developed in the area of St. Andrews Street as part of the Wetland Remediation Project.

- Wayfinding Project

S. Day advised that he had nothing new to report on Wayfinding.

Other Business & Updates

- Spring Conference

S. Day reported on a very successful Nova Scotia Planning Directors Association Conference noting the importance of understanding the health of our communities. He noted that some of the presentations could be found on the Planning Directors website.

- Heritage Conference

S. Day noted that he recently attended a very engaging Heritage Conference and noted that he was made aware of the availability of a Center of Geographic Science (COGS) student for a three (3)-week period at no cost to carry out a heritage related project, and further noted that there may be funds available through the province for a Heritage Strategy. S. Day spoke briefly on the Town of Truro receiving \$800,000.00 for façade improvements, with CAO D. Kampen stating the funding likely came by way of an Atlantic Canada Opportunities Agency (ACOA) grant.

Agenda Items

- Parking Proposal, Church Street

S. Day advised that he had received a request to develop a private parking area on Church Street but cannot permit it under the Town's By-laws. .

At 5:48 PM, Dr. D. Cudmore joined the meeting and roundtable introductions were made.

S. Day provided background information on the property, noting that Dr. D. Cudmore had purchased the lot which also included a dwelling, however; the dwelling could not be saved and was therefore demolished. He further noted that the proposed parking area would be temporary as Dr. D. Cudmore has long-range plans for the lot.

Dr. D. Cudmore provided details on his proposal, noting that the proposal for a parking lot would be for a three (3) to five (5) year period. He noted his plans would include a barrier between the parking area and Church Street and that vehicles could exit into the existing parking area to the rear of the lot, that the parking lot would be used for existing staff of the Medical Clinic, along with perhaps leasing lots to the general public.

Following brief discussion on possible details that could be included in the plans, Dr. D. Cudmore left the meeting at 5:13 PM.

S. Day agreed to write a report on the proposed parking lot.

Brief discussion took place on various areas related to parking including the rear of the Irving building on Main Street and the area to the rear of Wong's Restaurant.

- Planning Advisory Committee Policy

CAO D. Kampen noted that the Planning Advisory Committee Policy had initially come before the Committee in March, 2009. Brief discussion took place on what the term of members should be and the timing of replacing members. CAO D. Kampen agreed to revise the proposed Policy and bring it back to the Committee for the next meeting.

- Great Neighborhoods Discussion

S. Day introduced Planning Intern, D. MacDougall to the Committee.

D. MacDougall provided the Committee with a PowerPoint presentation on the elements that work toward making great neighborhoods and communities. The Chair referred to demographics and the growth of St. F.X. University noting that owner-occupied dwellings are more likely to be better managed and therefore fit in better with the neighborhood.

The Chair thanked D. MacDougall for his presentation.

- MPS/LUB New Zones and Control Areas

S. Day reminded the Committee that he had previously circulated MPS/LUB information regarding new zones/controls. He agreed to re-send the information and requested the Committee review it and provide him with feedback on the matter.

- Marketing Signs in Residential Areas

S. Day brought forth the matter of marketing signs in residential areas and presented a picture of a marketing sign by 'Domus' regarding student housing that is posted on a dwelling within the Town. Brief discussion took place on whether this matter should be pursued.

- Licensing of Rental Units

Chair, Councillor W. Cormier noted that the question of licensing rental units had created a lot of discussion. He noted that the Town is moving to more enforcement of existing By-laws, which would also include the hiring of an additional By-law Enforcement Officer. He further noted that the Town may look toward amending the Noise By-law if it is determined that an 'informed' landlord could be fined.

Heated discussion took place with various Committee members provided their dismay with the Town not moving toward the licensing of rental units and the perception of residents/landlords towards the Town's inaction on this matter.

Mayor C. Chisholm provided comment on a recently formed Rental Association in the area, noting that the formation of the group has already lead to specific people who may now have difficulty finding rental accommodations. He stated the Committee needs to allow sufficient time for the Town to work on increased by-law enforcement.

The Chair noted three (3) key issues that the Town will endeavor to address in the future including:

- The physical appearance of dwellings;
- Landlords who do not appear to care who the tenant is; and
- Dwelling that although may not look in a state of disrepair that are, in fact, substandard.

Two (2) Committee members provided comment on being invited for lunch following the presentation by D. Potts, with one member noting a feeling of trying to be coerced.

The Chair noted the matter of licensing rental units/increased by-law enforcement would be brought back to Council for further discussion.

Adjournment

There being no further business, the meeting was adjourned at 7:43 PM.