

**Planning Advisory Committee Minutes – Special
August 10, 2010
Council Chambers**

Present

Councillor W. Cormier, Chair
Deputy Mayor L. Chisholm
Councillor D. MacInnis
M. MacDonald
B. MacLean
T. Sherrington

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

Regrets

D. MacFarlane
A. Murray
D. Wilson, Deputy Clerk

Guest

Dr. T. Donovan, ND

Call to Order

The Chair called the meeting to order at 5:00 PM.

Approval of the Agenda

Moved by Deputy Mayor L. Chisholm
Seconded by Councillor D. MacInnis
“That the Agenda be approved with amendments.” Motion carried.

Presentation

- Dr. Teresa Donovan, ND, Root Cause Health & Wellness Clinic

Dr. Donovan was present at the meeting to request that the Committee consider a Development Agreement for her Clinic. Currently, the Clinic has been located at the Antigonish Mall but are looking for a new location due to expansion. Dr. Donovan wants to purchase a property located on Fernwood Drive but the only obstacle is that the Town’s zoning does not allow this type of business in this area as it is zoned residential.

Mr. S. Day joined the meeting at 5:05 PM.

She noted that their offer has been accepted by the owner of the house; there are no other residential properties beside the house; there is a natural buffer of trees between the houses at the top of the property; and she wants to turn the building into a holistic area for the Town as they have a number of patients that now travel to the Clinic from Cheticamp and Truro.

Councillor W. Cormier, Chair, noted that Dr. Donovan met with S. Day, Planner, Mayor C. Chisholm, and himself on the matter. He elaborated on the residential houses at the top of the property and that they have an agreement in place not to develop the area. Dr. Donovan has

spoken with all three (3) home owners and they felt the development would be good for the area as it would probably cut down on the amount of 4-wheelers that frequent the vacant lot.

Mr. T. Sherrington joined the meeting at 5:15 PM.

Mr. M. MacDonald had concerns regarding parking and Dr. Donovan stated that they would be routing the traffic through Bay Street. Mr. MacDonald further stated that the Town's Traffic Authority would need to be consulted.

Mr. B. MacLean was concerned that allowing this Development Agreement to proceed may set a precedent. Mr. S. Day, Planner, noted this lot is unique and no other area would fit the same criteria. Mr. M. MacDonald also noted that the Development Agreement should handle all these concerns.

Mayor C. Chisholm enquired if Dr. Donovan checked with the residents of Mount Cameron. She replied that they are above the three (3) houses and she is proposing a barrier to access from her property towards Mount Cameron.

There was general consensus for Dr. Donovan to proceed with Mr. S. Day on the Development Agreement.

Dr. Donovan thanked the Committee and left the meeting at 5:25 PM.

Approval of Minutes

- July 22, 2010 (Special)

Mr. S. Day noted there was an error in the Minutes under the heading "Municipal Planning Strategy/Land Use By-law Review (MPS/LUB)"; the word "County" in the second paragraph should read "Town".

Moved by Councillor D. MacInnis

Seconded by M. MacDonald

"That the Minutes of July 22, 2010 (Special), be approved with amendments." Motion carried.

Municipal Planning Strategy/Land Use By-law Review (MPS/LUB)

Mr. S. Day, Planner, continued with the review of the Major Goals and Objectives and the following were noted from the discussion:

- Place Making and Urban Design
 - O8(d): change the word "downtown" to "community"
 - O8(e): addition of this objective to include "community greening"
- Environmental Sustainability
 - O11(a): delete "opportunities to implement"
 - O11(b): replace "Foster the development of" with "Develop and implement"
 - G12.: delete "Respect and encourage the"; begin the Goal with "Protect and enhance the..."; delete "so as"; delete "natural"; and delete "and around".
 - G13.: this Goal would become an Objective "O12(a)" with S. Day wordsmithing the Objective.
 - O12(b): add this Objective to deal with an ecological stormwater management plan
 - G14.: this Goal would be re-numbered to "G13."
 - G15.: this Goal would be re-numbered to "G14."
 - O15(a): this Objective would be re-numbered to "O14(a)"

- O14(b): this Objective would be added to include updating of the flood modeling information
- G16.: this Goal would be re-numbered to "G15."; delete the words "Work toward" and begin the Goal with "Develop and implement..."
- O16(c): this Objective would be re-numbered "O15(c)"; delete the words "e.g. target Kyoto"
- G17.: this Goal would be re-numbered to "G16."; delete the words "Work toward" and begin the Goal with "Become..."

It was generally agreed that the next meeting would be held on September 2, 2010, from 5:00 to 5:30 PM prior to the next regular meeting of the Planning Advisory Committee.

Adjournment

Moved by M. MacDonald

Seconded by T. Sherrington

"That the meeting be adjourned." Motion carried.