

**Planning Advisory Committee Minutes
September 8, 2011
Town Council Chambers**

Present

Councillor W. Cormier, Chair
Councillor L. Chisholm
Councillor D. MacInnis
B. MacLean
T. Sherrington

Mayor C. Chisholm
S. Day, Planner
T. Wadden, CA, Interim CAO
D. Wilson, Deputy Clerk
Delegates
Media

Absent

A. Murray
M. MacDonald, with Regrets
D. MacFarlane

Call to Order

The Chair called the meeting to order at 5:18 PM.

Approval of Agenda

Moved by Councillor L. Chisholm
Seconded by Mayor C. Chisholm
“That the Agenda be approved with additions.” Motion carried.

Approval of Minutes

Moved by B. MacLean
Seconded by T. Sherrington
“That the Minutes of the August 11, 2011, meeting be approved as amended.” Motion carried.

Noise By-law Update (Chair)

The Chair updated the Committee on recent events including noise and inappropriate behavior that took place this past weekend within the Town. Mayor C. Chisholm expanded on details from a recent Police & License meeting. The Chair noted that the Town is moving toward also having landlords fined for the action of their tenant(s). He noted that S/Cst. S. Smith and Sgt. B. Rehill are visiting known ‘party houses’ to discuss the Town’s By-laws with the tenant(s), with follow-up letters being written to the tenant and being copied to the landlord and key St. F.X. University personnel. Councillor D. MacInnis noted that the Antigonish Volunteer Fire Department will also advise the Town of any unsafe conditions that they might find as a result of a call to a dwelling.

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 noted that he had received updated mapping the previous day but had not had an opportunity to review it.

- Gateway & Exhibition Grounds Strategies

S. Day briefly reviewed details from a recent presentation to Council on the Gateway Project, Wayfinding, and the twinning of the TransCanada, and noted that the County has now begun writing new plans for the Fringe Area. He stated that although the Town has accepted the Gateway & Wayfinding Strategies, Council has yet to adopt them. Brief discussion took place.

Court Street Condominiums

Mr. & Mrs. C. MacGillivray joined the meeting at 6:35 PM.

S. Day noted spoke on the many and complex details contained within the proposed Development Agreement for the Court Street Condominium project. In addition to usual matters contained within such a document, other matters such as the Town's Integrated Community Sustainability Plan (ICSP) and fire-fighting ability must also be considered. He noted that a site meeting with the developer lead to some issues that need to be addressed such as overhead electrical lines, easements and implications to landscaping. S. Day then went through various sections of the proposed Development Agreement. Other matters for consideration include:

- Rezoning required (in conjunction with time-lines for the Development Agreement)
- A portion of the lands are currently designated Flood Fringe
- The properties are required to be consolidated and are impacted by the Downtown Periphery designation

S. Day spoke briefly on a clause to be included requiring an on-site manager, if required. He noted that commercial development is not being restricted to a specific type and that the mix of commercial and residential development is adding to 'Smart Growth'.

Brief discussion took place on the Penthouse units and costs of the condominiums. Mr. C. MacGillivray provided a brief overview of the proposed commercial development and interest he has had in the residential development to date. S. Day then reviewed the specific sections of the Municipal Planning Strategy (MPS) that must be given consideration for any development agreement. He noted that although parking is to be provided, it is unknown if it will be sufficient and therefore will have to be monitored. S. Day advised that the current plans impact the Vision Triangle and will have to be revisited. He noted that some mature trees currently on the site may be lost, and the issue of a sidewalk will have to be looked at. Discussion took place on the number of residential units currently planned and a clause to be included in the event the proposed number of units changes, but not enough to have to revisit the entire Agreement. S. Day noted that the Town Engineer has briefly looked at the proposed development.

Interim CAO T. Wadden suggested that other matters such as peak electrical loads and energy efficiency need to be looked at and further suggested that the MacGillivray's deal directly with whichever Town Department they need to address.

The Chair noted the Town's support in general for the project and urged the MacGillivray's to work with Town staff to keep the project moving along. Following a Poll of the Committee to confirm support for the project, the Chair thanked the delegates for their attendance and they left the meeting at 7:00 PM.

Project Updates (Continued)

- Development Agreement Re Parking Lot at 22 Church Street

S. Day noted that the Town Engineer has raised some concerns and has requested additional detail from the Consultants.

- Fatima Street

For the benefit of the Committee, S. Day outlined of an area of Fatima Street and issues a landowner is having in accessing his property. He noted that the land in question is located at the end of an unfinished street at which a barricade is in place to prevent access to an embankment. He provided various scenarios which have been given consideration and noted that a letter has been sent to the landowner noting that the Town will give consideration to access to the area once the landowners' plans have been outlined.

- Twinning of TransCanada (T. Sherrington)

T. Sherrington noted that recently he was able to see the view of the Town from the construction site at the #7 Highway and that it is a relatively good view of the Town with the University being the first thing a person would see, and provided pictures he had taken.

Adjournment

Moved by Councillor D. MacInnis

Seconded by B. MacLean

"That the meeting be adjourned." Motion carried.