

**Planning Advisory Committee Meeting Minutes
November 3, 2011
Council Chambers**

Present

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

S. Day, Planner
D. Wilson, Deputy Clerk
Delegates

Absent

Mayor C. Chisholm
Councillor L. Chisholm
D. MacFarlane

Call to Order

The Chair called the meeting to order at 5:05 PM.

Approval of Agenda

Moved by M. MacDonald
Seconded by Councillor D. MacInnis
"That the Agenda be approved with additions." Motion carried.

Approval of Minutes

Moved by M. MacDonald
Seconded by T. Sherrington
"That the Minutes of the Planning Advisory Committee held on October 13, 2011, be approved as amended." Motion carried.

New Business

- Mr. K. Young; Delegate

The Chair noted that in a recent conversation, Mr. K. Young offered to attend a Planning Advisory Committee meeting to discuss density in housing within the Town. It was generally agreed that this be added to the Agenda for the next meeting and that Mr. K. Young be invited to attend.

- Mobile Home/Mini-Park By-law

Discussion took place existing Mobile Home/Mini-Parks within the Town and whether they meet current Building Code and By-law requirements. Fire separation, larger homes being placed on lots that do not meet current requirements, safety concern for those housed in very old mobile homes, the built quality of older homes, and enforcement were discussed. S. Day noted that he is currently working on updating the Town's existing and very out-dated Mobile Home By-law and hopes to have a draft prepared for discussion at the next Planning Advisory meeting, with the hope of then having a follow-up meeting with the owners of the Parks. Following brief discussion on the Town's liability in this regard, S. Day agreed to look further into the matter.

Agenda Items

- Mr. C. MacGillivray re Proposed Condominium Development at Court/Main Streets
Mr. S. Day displayed a potential scenario showing one of Mr. C. MacGillivray's heritage homes relocated to another lot. Mr. A. Murray provided details on a conversation with a senior staff of a local motel and discussion on having one of Mr. C. MacGillivray's heritage homes moved to that site. A. Murray noted he would continue his efforts in this regard.

Mr. C. MacGillivray was in attendance to further update the Committee on matters with respect to his proposed condominium development. Mr. S. Day noted that most of the items identified as outstanding have been attended to, including: vision triangle, maintaining street wall, parking; and site plan. It was noted that more perspective on the bulk of the building in relation to its surroundings would be useful. Mr. S. Day displayed a site plan of the area with details including a view of the mansard roof, changes to the parking layout, the streetwall, vision triangle, and compliance with commercial setback requirements. It was noted that the Town's Traffic Authority, S/Cst. S. Smith will review details regarding the vision triangle.

Mr. C. MacGillivray noted that he is currently working on the required compliance statement. In response to a query from the Committee, Mr. C. MacGillivray noted that colour schemes have not yet been chosen for the building. Brief discussion took place on the exterior materials of the building. Mr. C. MacGillivray noted that he is no longer hopeful of a partnership with a neighbouring property.

In response to a query from Councillor D. MacInnis, S. Day noted that the next step would be to recommend that Council move to a Public Hearing, but only if the Committee was comfortable with doing so at this point.

S. Day presented an overview of existing trees and buffering, and noted that Mr. C. MacGillivray understands it his responsibility to have a fire hydrant installed for fire flow requirements. It was noted that the matter of a sidewalk in this vicinity would be forwarded to the Public Properties and Streets Committee for further consideration. Brief discussion took place on the size and number of residential units proposed.

The Chair polled the Committee on moving toward a public hearing.

Moved by Councillor D. MacInnis

Seconded by T. Sherrington

"To recommend that Council move to a Public Hearing to receive comments and provide information with respect to proposed Condominium Development (DA 2.10) at 179 Main Street, Antigonish." Motion carried.

At 5:52 PM the Chair thanked the delegate and he left the floor.

- Mr. I. Kadray re Proposed Development Agreement; 24 Unit Apartment Complex
Mr. I. Kadray was in attendance to provide information on a proposed Development Agreement for a 24 unit apartment complex on Bay Street.

Mr. S. Day provided an overview of the area and provided some details on the history of the lot. A site plan was presented and it was noted that it is proposed two (2) existing P-1 (Professional Office) lots along with a portion of another lot owned by Mr. I. Kadray would be used for the proposed development. An overview of the proposal was presented and reviewed. S. Day noted that the land is eligible for a rezoning, which would be required. Other issues discussed

included having no more than 1/3 front parking, and an increase in side yard setbacks. With regard to side yard setback requirements, Mr. I. Kadray noted that he owns one of the adjoining lots.

Mr. I. Kadray noted that he has owned the land for a number of years and has considered various types of development over that time and noted that this development would be geared toward the neighboring hospital. He noted that his proposed development would shelter views of past and current industrial developments on Adam Street. Mr. I. Kadray further noted that, if necessary, he is confident he can purchase a 10' strip of land to the right of his property to meet requirements. In response to a query from a Committee member, S. Day noted he would look into whether issuing a variance would be possible. Mr. I. Kadray further noted his discussion with the Nova Scotia Department of Environment and the possibility of developing a park/pond area to the rear of his lands as a rainwater collection area to trade off wetland as an amenity area.

Much discussion took place on drainage, a 'gully' area, infilling, the appearance of the front of the building and street-wall. The Chair noted he would like to see a profile, particularly of the front area of the building/landscaping.

Discussion took place on vehicular and pedestrian traffic and how is it already compounded by the hospital and railway. Mr. I. Kadray provided comment on discussions he has had with a neighboring developer regarding pedestrian travel-ways. Discussion took place on a partnership to have Fernwood Drive paved.

Brief discussion took place on the proposed exterior of the building and how it would fit with the surroundings.

At 6:33 PM the Committee thanked Mr. I. Kadray and he left the meeting.

Committee members provided comments on various aspects of the proposal. The Chair requested S. Day to speak with Mr. K. Proctor, P.Eng. on infrastructure matters related to the proposed project.

Project Updates

- Senior's Proposal, Sylvan Valley

S. Day noted he had nothing new to report on the Senior's Proposal for Sylvan Valley

- Floodway Mapping Project
Ongoing.

- Gateway & Exhibition Grounds Strategies

The Chair noted that the Gateway & Exhibition Grounds Strategies are with the Antigonish Regional Development Authority (ARDA) and provided details on funding the Town committed to in this regard.

- TransCanada Twinning/Wayfinding Project

S. Day noted he recently attended a meeting regarding TransCanada signage and provided comment on the meeting. Discussion took place on new highway signage, wayfinding and current signage on the Post Road. The Chair suggested S. Day contact Gerry Grant of the Antigonish Regional Development Authority (ARDA) on these matters.

- Trail Development

S. Day noted he had nothing further to report on Trail Development.

Other Business and Updates

- Heritage Properties (Chair, Councillor W. Cormier)

The Chair noted that at a recent Heritage Museum meeting, he was asked to provide an update on the twelve (12) properties within the Town that are registered as heritage properties.

A. Murray offered to determine the status of the heritage properties as he carries out a planned status of properties throughout the Town and agreed to contact Ms. J. Gillis of the Antigonish Heritage Museum in this regard.

It was noted that although the Town does not have a Heritage Committee, matters respecting Heritage can be assigned through the Planning Advisory Committee.

- Parking; top of Brookland Street (T. Sherrington)

T. Sherrington brought forth concerns regarding two (2) vehicles which regularly park at the top of Brookland Street. It was generally agreed to have the Town's Traffic Authority look into the matter.

Brief discussion took place regarding parking on West Street.

- Agenda Schedules

Moved by B. MacLean

Seconded by M. MacDonald

"That the following format be followed for future Planning Advisory Committee meetings:

1. Only items/information received three (3) weeks in advance of a meeting are to be included on the Agenda;
2. That the Agenda and any detailed reports be distributed to the Planning Advisory Committee at least one (1) week in advance of the meeting." Motion carried.

It was suggested and generally agreed that a time-line and procedures for Development Agreements be developed and distributed to Committee members and developers, to assist in developments evolving in a prudent and timely manner. S. Day agreed to draft something in this regard.

T. Sherrington noted the need for the Committee to be supportive if the above matters are to be adhered to.

The Chair agreed to make a comment on the above matters at the next regular meeting of Council.

At 7:55 PM M. MacDonald left the meeting.

Brief discussion took place on the type of fencing material being used for a development on Church Street. It was noted that Public Works intends to place a bench in this area where a cement pad was recently poured.

Brief discussion took place on a proposed Smoking Area By-law.

Brief mention was made of the possibility of a new pub opening in the Town and parking issues.

Action List

- Town Parking, Court Street

S. Day noted he had nothing further to report on Town Parking in the Court Street area of Town.

- Site Alteration Control By-law

S. Day noted he had nothing further to report on the Site Alteration By-law.

- Industrial Policy Discussion (tabled)

- Vacant Lots

S. Day noted that he had attended a Brownfield Webinar earlier in the day.

- MPS/LUB: New Zones and Control Areas

S. Day noted that this matter is ongoing.

- Planning Advisory Committee Policy

It was generally agreed that this matter be dealt with once a new Chief Administrative Officer is in place.

Adjournment

Moved by Councillor D. MacInnis

Seconded by T. Sherrington

"That the meeting be adjourned." Motion carried.