

**Planning Advisory Committee Minutes - Special  
November 10, 2010  
Council Chambers**

**Present**

B. MacLean, Vice-Chair  
Deputy Mayor L. Chisholm  
Councillor D. MacInnis  
M. MacDonald  
D. MacFarlane  
A. Murray

Mayor C. Chisholm  
S. Day, Planner  
D. Wilson, Deputy Clerk

**Also Present**

Mr. R. Calnen, Developer

**Absent**

Councillor W. Cormier, Chair  
CAO D. Kampen

**Call to Order**

Vice-Chair B. MacLean called the meeting to order at 5:03 PM and noted that there was only one (1) item on the Agenda for this meeting.

**Approval of Agenda**

Moved by M. MacDonald  
Seconded by D. MacFarlane  
"That the Agenda be approved as circulated." Motion carried.

**Proposed Development Agreement DA1.10 Concerning Commercial Uses at 18 College Street, Antigonish**

S. Day presented the architectural changes that would form part of the Development Agreement. He noted that the changes would include some Greek Revival architecture which formed part of the original building that was once a Pottery House, including the entry, plaques acknowledging the Pottery House, and improved trim and cornerboards.

S. Day advised the Committee that the developer is seeking to change the existing building from a six (6) unit residential building to five (5) unit residential units and one (1) commercial use.

In response to a query from Deputy Mayor L. Chisholm, S. Day advised that sufficient parking is available on the site; however, a clause would be included in the Development Agreement to have the parking situation reviewed if there is a change of use to the building in the future. S. Day responded to a query from A. Murray noting that the exterior of cladding of the building is to be changed.

At 5:15 PM, Mr. R. Calnen joined the meeting.

In response to the Vice-Chair, R. Calnen confirmed that he had reviewed the proposed Development Agreement earlier in the day.

At 5:16 PM, Councillor D. MacInnis joined the meeting.

S. Day noted that for the project to move forward, the Planning Advisory Committee would have to recommend that Council move to a Public Hearing. Advertising of the proposed Development Agreement/Public Hearing would then take place. He noted that the project could begin once the appeal period has passed, pending no appeals.

S. Day then went through various points contained in the Development Agreement. He noted that he had included a clause which would permit up to two (2) commercial uses within the building.

In response to a query from R. Calnen on re-shaping the rear portion of the roof to improve the architecture of the building, S. Day advised he would amend the Development Agreement to allow the re-shaping of the roof.

S. Day noted that he had included a clause to allow for a plaque noting that the building was a former Pottery House, to which R. Calnen was agreeable.

The matter of parking was briefly discussed, with R. Calnen advising that he had already discussed parking with the current tenants. S. Day advised he would include a clause in the Development Agreement not to permit vehicles to back out onto St. Ninian Street. He further noted the Development Agreement would contain a clause for parking to be reviewed should there be a change of use in parking requirements. S. Day then explained how cash-in-lieu of parking would work.

S. Day noted that the Development Agreement would include maximum signage permitted on the building. Brief discussion took place on the specifics of signage and display for the building.

S. Day advised that a clause would be included in the Development Agreement requiring foundation planting and planting of the adjacent riparian area.

At 5:30 PM, D. MacFarlane left the meeting.

The Committee and R. Calnen were advised by S. Day that he would permit a two (2) year period to allow R. Calnen to carry out his landscaping requirements. Further, there would a requirement for waste to be housed in an attractive manner. S. Day further noted that if a shed were to be located on the property it would be required to feature architectural detailing. He further noted that hours of operation for commercial activity would be 8:00 AM to 9:00 PM. The section respecting Environmental Protection was reviewed.

R. Calnen was advised by S. Day that in addition to a Development Agreement, all necessary permits would still be required.

S. Day reviewed the Phasing Section of the Agreement and noted that during the first year the cornerboards, entrance porches, window trim, display boxes and canopies, and new siding along College Street and St. Ninian Street would be required to be completed. Siding the remainder of the building must be completed in year two.

Brief discussion took place on the exterior finish of the building, maintenance, and amendments. S. Day spoke on the need for the document to be registered and noted that the Development Agreement would stay with the property, regardless of ownership. He noted he is requiring two (2) \$500.00 bonds which would be released upon completion of the Development Agreement. Further, it is expected that Mr. B. Day would provided more detailed plans.

R. Calnen expressed his appreciation for allowance of two (2) commercial uses within the building. He noted that he would be working with local photographer, Ms. C. Jones.

S. Day provided R. Calnen with clarification on the process and time-lines of a Development Agreement.

Moved by Councillor D. MacInnis

Seconded by Deputy Mayor L. Chisholm

“To recommend that Council give First Reading and set a date for a Public Hearing to consider Development Agreement DA 1.10 concerning commercial uses at 18 College Street.” Motion carried.

### **Adjournment**

Moved by Deputy Mayor L. Chisholm

Seconded by M. MacDonald

“That the meeting be adjourned.” Motion carried.