

**Planning Advisory Committee Minutes - Special  
Wednesday, December 8, 2010  
Council Chambers**

**Present**

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

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

M. MacDonald, Observer

**Call to Order**

The Chair called the meeting to order at 5:06 PM.

**Approval of Agenda**

Moved by Councillor L. Chisholm

Seconded by B. MacLean

“That the Agenda be approved as circulated.” Motion carried.

**Municipal Planning Strategy (MPS) and Land Use By-law (LUB) Reorganization of  
Sections 2, 3, 4 & 5**

S. Day advised he would like to have Sections 2, 3, 4, and 5 of the Municipal Planning Strategy for better flow and noted that the information to be reviewed this evening is to be looked at as a ‘work-in-progress’. He then provided a brief background on what had recently been reviewed.

D. MacFarlane joined the meeting at 5:07 PM.

- Section 2.0 - Guiding Influences

S. Day noted that the details of the Guiding Influences would be found in other areas of the MPS. He then reviewed the Statements of Provincial Interest and noted that these are required to be considered.

T. Sherrington joined the meeting at 5:09 PM.

S. Day then reviewed the following Sections:

- 2.2 – Community Consultation

- 2.3 – Integrated Community Sustainability Plan – S. Day to add Implementation comments to the Goals and Objectives.

- Section 3.0 Planning Context

It was generally agreed to skip this Section for this evening.

- Section 4.0 – Issues

S. Day noted that the title needs to be changed; however, this Section deals with the important ‘thrusts’ or concerns which should/need to be addressed.

Councillor D. MacInnis joined the meeting at 5:16 PM.

The Chair suggested the Committee give thought to matters they feel should or need to be addressed.

- 4.1 Municipal Governance

S. Day reviewed the Municipal Governance Preamble and related Policies 4.1.1, 4.1.2, and 4.1.3.

- 4.2 Inter-Municipal Relations

S. Day reviewed the Inter-Municipal Relations Preamble, and agreed to add comments on ‘sewer’. Brief discussion took place on the capacity of the Town’s existing sewer system.

S. Day then reviewed the related Policies including: 4.2.1, 4.2.2, 4.2.3, and 4.2.4, with brief discussion taking place on the Alignment of Fringe/Town Planning Goals and the term ‘investigate options’.

- 4.3 Regional Issues

S. Day reviewed the Regional Issues Preamble and it was suggested this Section might better be titled ‘Regional Co-operation’, with CAO D. Kampen and M. MacDonald providing comments.

- 4.4 Community Sustainability and Quality of Life

S. Day reviewed the Community Sustainability and Quality of Life Preamble and the related Sustainability Strategies in Policies 4.4.1, 4.4.2, 4.4.3 and 4.4.4.

- 4.5 Partnerships

S. Day reviewed Section 4.5.1 which speaks to a partnership with St. F.X. University, and Section 4.5.2, partnerships with the Antigonish Chamber of Commerce and Antigonish Regional Development Agency. He noted that he is attempting to convey the impact the tax base lost to the Town as a result of the University and agreed to reword this Section.

- 4.6 Threats

S. Day reviewed the Threats Preamble and continued to review Policies 4.6.1, 4.6.2, and 4.6.3.

- 4.7 Environmental and Conservation

Brief discussion took place following S. Day’s review of the Environmental and Conservation Preamble, and it was generally agreed that these comments need to be more pro-active in nature.

S. Day then reviewed Policies 4.8.1, 4.8.2, and 4.8.3.

- 4.8 Licensing of Rental Units

Following S. Day’s review of the Licensing of Rental Units Preamble, M. MacDonald provided his comments. S. Day requested M. MacDonald provide him with a proposed Preamble in writing.

- 4.8.1 Family Neighbourhoods

Further to discussion on the Preamble for this Section, discussion took place on what should or should not be included with respect to the term 'family'.

The Chair then polled the Committee on what they felt is important to the Town over the next five-(5) year period:

- M. MacDonald – Town/County Boundary consistency;
- A. Murray – Ensuring everything is attractive;
- Councillor D. MacInnis – Affordable, good quality neighbourhoods;
- D. MacFarlane – That the Town needs a 'hook' to draw people into the Town;
- T. Sherrington – Ensure that the Town doesn't 'sell itself out' for students, and to be really good at what we are good at;
- Councillor L. Chisholm – Have a vital downtown and trails. She further noted that the downtown is rather dark at night and that there should be lamp posts on both sides of the (Main) street; and
- Councillor W. Cormier, Chair – Get control of what emanates from buildings.

### **Adjournment**

Moved by Councillor L. Chisholm

Seconded by M. MacDonald

"That the meeting be adjourned." Motion carried.