

**Planning Advisory Committee Minutes
August 13, 2009
Town Council Chambers**

Present

Councillor W. Cormier, Chair
Deputy Mayor D. MacInnis
B. MacLean
A. Murray
T. Sherrington

S. Day, Planner
D. Halfpenny, Administrative Assistant, Engineering and Planning
K. Chisholm, Delegate
J. Kerr, Delegate

Absent

Mayor C. Chisholm
Councillor L. Chisholm
D. MacFarlane
M. MacDonald

Call to Order

The Chair called the meeting to order at 5:35 PM.

Approval of Agenda

Moved by T. Sherrington
Seconded by B. MacLean
“That the Agenda be approved as circulated.” Motion carried.

Approval of Minutes

Moved by Deputy Mayor D. MacInnis
Seconded by A. Murray
“That the Minutes of the Planning Advisory Committee meeting held on June 4, 2009, be approved as circulated.” Motion carried.

Business from Minutes

- Adam Street Update

Councillor W. Cormier, Chair, requested an update on the status of Adam Street. S. Day, Planner, noted that he had requested Mr. I. MacNeil of MacNeil Construction to carry out elevation measuring. Ms. A. Hanifen’s property requires increased drainage and Mr. MacNeil is working with her.

- Venedam Development Agreement – St. Mary’s Street

The house on St. Mary’s Street being built by P. and E. Venedam was discussed. The Committee agreed that the building is starting to take shape and is fitting well with the streetscape.

Mr. Day noted that the Site Alteration By-law continues to play an important role in the development of the above-noted properties.

- Brophy Flood Case

Mr. Day advised that the particulars of the case are being dealt with by lawyers.

New Business

- DA1.09, Flag Lot at 152 College Street

S. Day, Planner, provided a visual presentation of 152 College Street. Mr. Day advised the Committee that the Flag Lot Policy has been repealed; however, the application for DA1.09 was received prior to the repeal. Therefore, the Development Agreement would proceed under the Flag Lot Policy in effect at the time.

Mr. B. MacLean expressed concerns that it would have to be clearly stated that the application was started before the policy was repealed. Mr. S. Day advised that the required advertising would confirm this.

The Applicant, Ms. K. Chisholm, advised she was in agreement with Mr. Day's recommendations.

Moved by Deputy Mayor D. MacInnis

Seconded by B. MacLean

"To recommend DA1.09 Flag Lot at 152 College Street to Council for First Reading." Motion carried.

- DA4.09, C1-P (Downtown Commercial Periphery) Application at 66 Church Street
- S. Day, Planner provided a visual presentation of the Kerr Property. A brief outline of the present usage, and C1 (Downtown Commercial zone) was provided. It was noted that the applicant, Mr. J. Kerr, is interested in turning the existing retail space into an apartment; further, he wanted to maintain the existing zoning.

Members of the Committee expressed concerns with high traffic. After discussion it was agreed that the property should have no more than seven (7) bedrooms, adequate parking be provided, and the maximum hours of operation (8:00 AM-9:00 PM) should a business relocate in the space.

Mr. J. Kerr requested the Committee's recommendations be communicated to him and he will determine whether or not to proceed.

The Committee recommended the following:

1. Only one of the three units to be used as commercial space.
2. The footprint of the bottom floor of the house is the largest area that can be developed as a commercial space.
3. Small additions may be considered for utility purposes such as enclosure of compost bins, oil tanks, etc.
4. Any plan proposed to return to a commercial use would have to be sent to Council for review.

Moved by Deputy Mayor D. MacInnis

Seconded by B. MacLean

"That Mr. S. Day, Planner, forward the Committee's recommendations to Mr. J. Kerr. Further, if Mr. J. Kerr is in agreement, to recommend DA4.09, C1-P (Downtown Commercial Periphery) Application at 66 Church Street to Council for First Reading." Motion carried.

- **Policy Regarding Vacant Lots and Unsightly Premises**

Councillor W. Cormier, Chair, outlined difficulties encountered by the Town with respect to unsightly premises complaints on rental properties. Issues such as lack of lawn care and inside furniture being left outside are continually ongoing.

The Committee agreed that a draft policy should be brought back to a future meeting. Once a policy has been approved, an awareness campaign needs to be put in place.

Other Business

- **Industrial Rezoning Application, Adam Street**
Brief discussion took place.

- **62 Hawthorne Street – 29 Unit Apartment Application**
S. Day advised that Mr. C. Sullivan is working on the engineered drawings.

- **Municipal Planning Strategy (MPS)/Land Use By-Law (LUB)**
Brief discussion took place.

- **GIS/Garmin Mapping**
S. Day reported that he has requested C. Sullivan of HJS Consultants to develop a street map for GPS distribution. This would be based on the boundary confirmation work done recently for the GIS system. At this time, Antigonish is not fully mapped on the popular Garmin GPS Mapping system.

- **Main Street Sidewalk Work**
Brief discussion took place.

- **S. Lei Property – Hawthorne Street**
Mr. Day updated the Committee: correspondence has been received from Mr. J. Monkman; Mr. B. Lynch, P.Eng., has been retained by Mr. Lei for consultation on the slumping bank.

- **Parking on West Street, St. Francis Xavier University**
Mr. S. Day noted that correspondence has been forwarded to St. F.X. University to address the issue of the illegal parking lot. St. F.X. will be required to go through a Development Agreement and apply for rezoning of the area to have parking buffers.

Brief discussion took place on improvements to West Street, with wiring changes, as it is to become the major entrance into Town.

- **Hillcrest Street**
Councillor W. Cormier, Chair, updated the Committee noting that there may be a deeding of part of the University lands at the top of Hillcrest Street to extend the road right-of-way, and potentially, additional use of an area as a snow plow turn-around.

- **Unsightly Premises**
It was noted that a local restaurant sign, featuring unique heritage, is in need of improvement; however, it was noted the owner may opt to remove it rather than carry out improvements.

Mr. A. Murray noted that a downtown business is in need of roofing repairs and paint. It was further noted that the owners are currently trying to sell the building.

Mr. Day advised that he will check to see if something can be done to encourage the owners to make necessary improvements and report back to the Committee.

- Planning Intern

S. Day, Planner, advised that Mr. C. McBeath will be leaving at the end of the week and all Institutional Development information/material that he was working on will be provided to Mr. Day.

Adjournment

Moved by T. Sherrington

Seconded by A. Murray

“That the meeting be adjourned.” Motion carried.