

**Planning Advisory Committee Minutes
June 4, 2009
Town Council Chambers**

Present

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

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

Mr. C. McBeath
Ms. E. Venedam, Delegate
Mr. P. Venedam, Delegate
Mr. M. MacDonald, Observer

Absent with Regrets

Deputy Mayor D. MacInnis

Call to Order

The Chair called the meeting to order at 5:30 PM.

Approval of Agenda

Moved by Councillor L. Chisholm
Seconded by Mr. T. Sherrington
“That the Agenda be approved with additions.” Motion carried.

Introduction of Student Intern

Roundtable introductions were made with the Summer Planning Intern, Mr. C. McBeath.

Approval of Minutes

Moved by Mr. B. MacLean
Seconded by Councillor L. Chisholm
“That the Minutes of the meeting held on May 12, 2009, be approved as circulated.” Motion carried.

Business from Minutes

- Applications for Rezoning – Adam Street

Mr. S. Day, Town Planner, reviewed the status of the rezoning applications. Eastern Sanitation Limited (ESL) has applied to rezone lands from R1 (Residential First Density) to I (Industrial). In concert, Asset Management has applied to rezone lands to the rear of ESL from R1 and Conservation to Industrial, and additional lands further to the rear from R1 to R3 (Residential Multiple Density).

The Chair noted that the community at large, and more particularly those living in close proximity, would have to be ‘on side’ with whatever comes forth as proposals for the lands being rezoned.

S. Day, Town Planner, noted that although the Town can rezone lands in conjunction with their planning documents, the Department of Environment can also input with regard to wetlands.

Brief discussion took place on work being carried out on land in this area, concerns of neighbours, and other general issues related to the area. Mr. S. Day noted that, although the Town is in the process of adopting a Site Alteration By-Law, it would not speak to the issue of trees.

With regard to the lands of ESL, Mr. S. Day noted that if rezoned, buffering would be required between the Residential and Industrial areas.

- 84/88 St. Mary's Street – 2 Duplex Residential Application: DA-3.09

Mr. and Mrs. P. Venedam were in attendance to respond to questions regarding their Development Agreement application. Mr. S. Day reviewed the initial proposal and noted that it was short in meeting the architectural requirements for Old Town, and also that it appeared that it would be difficult to phase the project. A new proposal was distributed and Mr. S. Day noted that there were a few issues but felt they could be resolved. The proposal would see a reduction in the number of bedrooms from the existing dwellings currently on the site(s). In speaking to his report, Mr. S. Day noted that the current proposal fits in well with Old Town requirements.

The Venedams responded to queries with respect to waste management, siting of the buildings, outbuildings being considered, servicing, and snow storage/removal. Mr. P. Venedam advised the Committee that he has spoken with neighbours in the area regarding his proposal and did not receive any negative comments.

Mr. S. Day reviewed the requirements which must be addressed under the Town's Planning Documents. One area of concern centres around the Municipal Services policy which recommends a 5' separation from a driveway to a property line.

Looking at the width of proposed driveway which consumes almost 50% of the frontage – well beyond the 1/3 norm, Mr. P. Venedam advised that he would prefer to use concrete in the parking areas rather than paving stones which was put forth as a suggestion.

At 6:30 PM, Mr. A. Murray left the meeting.

The 'bump out' proposed for one of the buildings was discussed, and it was suggested perhaps it could be removed to allow for additional room on the site; however, Mrs. E. Venedam noted she would prefer to keep it if possible. As the Committee was in agreement, a relaxation of the recommended side setback was discussed. Also, the designer will look at adjusting the building on the site to allow the bump out at 84 St. Mary's Street to remain.

Moved by Councillor L. Chisholm

Seconded by Mr. T. Sherrington

"To recommend to Council to move to hold a Public Hearing at a special Council meeting on July 6, 2009, at 12:00 Noon to consider entering into Development Agreement DA-3.09 concerning the establishment of two, two unit buildings at 84 and 88 St. Mary's Street in Old Town, on small lots." Motion carried.

At 6:40 PM, Mr. and Mrs. Venedam left the meeting.

- **Planning Advisory Committee Policy**

The Committee reviewed the Policy and generally agreed that everyone on the Committee should be able to vote, as any Motions arising from these meetings are only recommendations to Council. Further, the Committee noted the number of Councillors sitting on the Committee needs to be changed to three, to meet the existing Committee structure. Some concern was raised with the term of appointments which is currently at two years but may be appointed for a further term.

- **Minimum Standards for Residential Properties By-law**

Councillor W. Cormier, Chair, brought forth the idea of incorporating matters such as banning indoor furniture from outside and requirements for lawn maintenance into the existing Minimum Standards By-law, however, Mr. S. Day advised that this By-law is meant specifically for building structures and suggested perhaps a separate By-law be created. The Chair was in agreement and Mr. S. Day agreed to research this matter.

New Business

- **Conference Review**

Moved by Mr. M. MacDonald

Seconded by Mr. B. MacLean

“That the Conference Review be Tabled to the next meeting of the Planning Advisory Committee.” Motion carried.

Other Business

- **62 Hawthorne Street re 29 Unit Apartment Application**

The matter of servicing this site and associated costs were discussed. Mr. S. Day noted that several years ago, when reviewing an earlier proposal on this property, Mr. K. Proctor, Town Engineer, had the Insurance Advisory Organization (IAO) review the plans for servicing, and that generally their recommendations come with high servicing costs. He further noted that Mr. K. Proctor does not feel there is a need for IAO to do an updated review, regardless that the plans have changed. It was noted that Mr. I. Kadray had agreed to run the numbers with his engineers and that they will approach K. Proctor for updated flow numbers

- **Town Parking Opportunity at Court Street**

Responding to a query from the Town Planner, Mr. D. MacFarlane, advised he would revisit this matter.

- **Site Alteration By-law**

The Committee was advised that this By-law is being forwarded to the Public Property and Streets Committee for review, as it would fall under the direction of the Town Engineer.

- **Brophy Flood Case**

The Town Planner advised the Committee that he has now received legal correspondence on this case.

Tabled Items

- **Loss of Committee Member**

It was agreed to keep this item on the Agenda.

- Institutional Update

Summer Planning Intern, Mr. C. McBeath updated the Committee on his findings. He noted that he had looked at institutional zoning in other university towns. Some of the main issues appear those of universities pushing out into other areas; housing stock; and cheaper housing for students (affordable housing).

In search of solutions, he found that Wolfville has adopted separate Institutional categories for University lands and also that the United States has a process for approving 'discretionary use'. In Wolfville, restrictions have been placed on zoning from Residential to Institutional and that the number of bedrooms permitted is limited. He noted that they also have a Strategic Planning Group that comprises both the Town and the University.

The Committee thanked Mr. C. McBeath for his presentation.

The Chair noted that the Town's Police and License Committee currently includes the Dean of Students and the Vice-President of the Student's Union. He noted that this has been successful in dealing with ongoing matters of the University which affect the Town. He further advised that in working toward common goals with the University, he will be attending a meeting later this month with the University and Aliant.

Adjournment

Moved by Mr. D. MacFarlane

Seconded by Mr. T. Sherrington

"That the meeting be adjourned." Motion carried.