

**Planning Advisory Committee Minutes
November 5, 2009
Town Council Chambers**

Present

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

S. Day, Planner
D. Wilson, Deputy Clerk

Call to Order

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

Approval of Agenda

Moved by M. MacDonald
Seconded by B. MacLean
"That the Agenda be approved with additions." Motion carried.

Approval of Minutes

Moved by Councillor L. Chisholm
Seconded by Deputy Mayor D. MacInnis
"That the Minutes of the Planning Advisory Committee meeting of September 17, 2009, be approved as circulated." Motion carried.

Business from Minutes

- Brophy Claim

S. Day, Planner, advised that the FOIPOP information has been submitted and this matter is ongoing.

- Street Lights re West Street

The Chair reported that this matter is being worked on with L. MacLellan of St. FX University.

- 55 Hawthorne Street re Improvements

S. Day, Planner noted that he had not yet had an opportunity to write C. Dunbar to offer appreciation for the work carried out recently to this dwelling; it was further noted that the work is not yet complete.

Other Business

- Adam Street re ESL Operation

The Chair briefly updated the Committee on issues ongoing in this area including expansion of an industrial use without permission, inconsistencies of intent within the Land Use By-law, and attempts to correct the current operations/land ownership.

M. MacDonald indicated that some of the lands being in-filled are on his property and made reference to the Municipal Planning Strategy which states that there shall be no further lands rezoned to Industrial.

The Committee was in general agreement to deal with (1) Installation of Berm, (2) Expectation of an Application for a Development Agreement by Eastern Sanitation Limited, and (3) Contravention of Land Use By-law by in-filling.

The Chair agreed to speak with those involved while S. Day will correspond with Eastern Sanitation Limited regarding continued in-filling.

Policy re Vacant Lots and Unsightly Premises

S. Day noted that some changes had been made to this document including a requirement for clotheslines to be located to the rear lot, cutting grass to the curb, and some changes in wording. He noted that in the past, it had been proposed that the Police and Licensing Committee review the document prior it becoming official.

B. MacLean reviewed the requirements in this regard from the Municipal Government Act (MGA).

The Committee was generally in agreement that grass would be required to be mowed at 4" in height, and S. Day requested the Committee give consideration to Section 2.2 regarding window and door coverings. The Committee generally agreed that requirements under this Policy be the responsibility of the landlord.

Loss of Staff Member and New System/Implications

The Chair advised the Committee that one of the Town's Building Inspector's has left to accept a position in another community, and that some of the required building inspections are being contracted out to the Eastern District Planning Commission. Deputy Clerk, D. Wilson, cautioned the Committee that comments respecting staff are a personnel matter and not for discussion at the Committee level.

Ekistics PowerPoint re Vibrant Communities

S. Day previewed a power point presentation from the recent Planning Conference. The Committee briefly discussed how the Town could move forward with sustaining our downtown and the importance of the downtown, particularly as the TransCanada Highway is twinned.

Other Business

- 62 Hawthorne Street re 29 Unit Apartment

S. Day reported that the developer has secured the services of a local consulting firm to work on fire flow issues.

- Town Parking Opportunity – Court Street

D. MacFarlane noted that he was aware that some discussion had taken place between the local gas bar franchisee and the appropriate contact person of the property in question, and that he will find out how the discussion went and report back to the Committee.

- Technology Matters

S. Day noted that he is working on getting a PDF Writer. He then spoke on Halifax Regional Municipality's adaptation to climate change and the use of a LiDar program. He expanded on its capabilities and accuracy, partners, and in-kind expertise that is available. S. Day further

noted that money is available for 'green' projects and indicated he would seek further information on LiDar. The Chair advised that the priorities of Planning would have to be looked at.

- RK MacDonald Nursing Home re Parking Development

S. Day advised that this project continues to move along. Brief discussion took place on the large Elm tree in this area. S. Day noted that the RK would be seeking a variance for a portion of a building to be located closer to the street than setback requirements permit.

Tabled Items

- Municipal Planning Strategy (MPS)/Land Use By-law (LUB) Update

S. Day noted he had nothing new to report.

D. MacFarlane brought forth the issue of dwellings being let out by the (bed)room, and the impact this may be having on rental units in general. B. MacLean suggested that this matter could be dealt with by requiring licensing. S. Day suggested perhaps the Town spend some funds in an effort to determine what the Town might be able to do in this regard. B. MacLean then advised that an authority on this matter, D. Potts, would be willing to come to Antigonish, review our planning documents and Municipal Government Act, and provide direction.

Moved by D. MacFarlane

Seconded by A. Murray

"Recommend to Council that the Planning Advisory Committee explore the possibility of licensing residential rental properties." Motion carried.

Adjournment

Moved by T. Sherrington

Seconded by A. Murray

"That the meeting be adjourned." Motion carried.