

**Planning Advisory Committee Minutes
September 17, 2009
Town Council Chambers**

Present

Councillor W. Cormier, Chair
Mayor C. Chisholm
Deputy Mayor D. MacInnis
Mr. A. Murray
Mr. M. MacDonald
Mr. B. MacLean
Mr. T. Sherrington
S. Day, Town Planner
D. Wilson, Deputy Clerk

Absent

Mr. D. MacFarlane

Call to Order

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

Approval of Agenda

Moved by Deputy Mayor D. MacInnis
Seconded by Mr. M. MacDonald
“That the Agenda be approved with additions.” Motion carried.

Approval of Minutes

Moved by Deputy Mayor D. MacInnis
Seconded by Mr. B. MacLean
“That the Minutes of the August 13, 2009 meeting be approved as circulated.” Motion carried.

Business from Minutes

- Brophy Flood Claim
Mr. S. Day, Town Planner, advised that this matter is ongoing.
- DA 1.09 Ms. K. Chisholm
Mr. S. Day noted that Development Agreement DA1.09 between the Town and Ms. K. Chisholm is ready for First Reading prior to the next meeting of Council, scheduled September 21, 2009.
- S. Kadray Proposed Development
The Committee was advised by Mr. S. Day that Mr. Kadray’s proposed development is on hold as he working on other developments at this time.
- S. Lei – Gabion Wall
Mr. S. Day advised that although Mr. S. Lei had placed the rock for the gabion wall, he did not submit the engineered drawings as requested. Brief discussion took place on efforts to ensure that work is done properly and information submitted as requested. Mr. S. Day was encouraged to issue a Stop Work Order in relation to this project.

Mr. T. Sherrington noted the importance of having sufficient staff to enforce the numerous By-laws of the Town.

- Hillcrest Street

Mr. S. Day advised that a letter has been drafted to be sent to St. F.X. University requesting a turning 'T' at the top of Hillcrest Street, and two additional lots which could not be developed.

- West Street Electrical Wires

The Chair noted that St. F.X. University wishes to have the electrical wires along the western side of West Street removed. Mayor C. Chisholm noted that discussions would see the wires run along the TransCanada Highway to the Snow Queen Restaurant, then jump back. The Chair expanded on the long term plans in this regard, and noted it would see the elimination of poles on the west side of West Street.

- Main Street Properties

Mr. S. Day noted that there has been no action as of yet on two Main Street properties in need of attention.

Rezoning – Adam Street

Mr. S. Day advised of the uses permitted in the Industrial zone (i.e. light industrial). He noted that expansion in the Commercial Zone is allowed, but only by way of development agreement and no expansion permitted within the M1 (Industrial) zone. Mr. M. MacDonald spoke on what industrial impact the Town is willing to allow to residential neighbourhoods, and questioned whether R1 (Residential First Density) zoning would be permitted to be rezoned to Industrial. Mr. S. Day noted that this is the only zone where this cannot be done; and furthermore all other zones can be rezoned to their neighbouring zones. The Chair suggested that a mechanism should be in place to apply for rezoning. Mr. S. Day suggested that a criteria for rezoning for the purpose of expansion.

Moved by Mr. M. MacDonald

Seconded by Deputy Mayor D. MacInnis

“That the Town investigate the development of a process for consideration of Industrial Rezoning applications, along with a set of rigorous governing criteria, consistent with other protocol, whereby expansion adjacent existing Industrial Zones may be considered. Motion carried.

Mr. S. Day read through existing Policy and permitted uses and discussion took place on initial and current activities being undertaken at the site of Eastern Sanitation, and suggested perhaps looking at hours of operation. Mr. S. Day then reviewed the requirements for new industrial applications within the C2 (Highway Commercial) zone.

It was generally agreed that a special meeting be held to discuss industrial zoning specifically.

Policy re Vacant Lots and Unsightly Premises

- Proposed Policy

The Committee reviewed the previously distributed draft policy and Mr. S. Day noted that the Town's By-Law Enforcement Officer often uses moral suasion to encourage tenants/property owners to carry out improvements to their properties. He noted that the Town can interpret unsightly premises under the Municipal Government Act (MGA).

The following was noted during the review of the draft policy:

- 1.1 - needs re-wording. Discussion and concern was raised with using a specific number for the height of grass. Keep wording requiring grass to be mowed to the curb; and clotheslines to be located behind the front wall of a house.
- 2.1 - 'Unoccupied' needs to be defined. It was suggested by Mr. A. Murray that a property on Church Street be checked to see if any Orders had been issued.
- 2.2 – Mr. S. Day to review this section again, and to look at bringing the policy back to the Police and License Committee.

- **Amherst Policy and Enforcement Procedure**

The Committee reviewed previously distributed information regarding The Town of Amherst's Dangerous or Unightly Premises By-Law. Mr. S. Day noted that the Town of Amherst had set up a committee, but was unsure whether the Town of Antigonish would need a committee. He further noted that Policy sets out what we want to achieve, where the By-Law enforces it, and noted that the Town of Amherst has a clear line of process.

DA.1.09 and DA4.09

Mr. S. Day questioned whether the Committee had any final thoughts on either Development Agreement DA1.09 and/or DA4.09. The Committee was fine with the Development Agreements as presented. Section 2.2 of DA4.09 was briefly reviewed. With respect to DA1.09, Mr. S. Day noted that a separate agreement will be in place to deal with the section regarding servicing.

Note of Gratitude re Renovations at 55 Hawthorne Street

Mr. S. Day noted that renovations recently undertaken at 55 Hawthorne Street was a great improvement. It was generally agreed to have a letter of congratulations sent to the developer, to be signed by Mayor C. Chisholm.

Other Business and Updates

- 62 Hawthorne Street – 29 Unit Apartment Application
Previously discussed.
- Town Parking Opportunity at Court Street.
Still awaiting additional information.
- Site Alteration Control
This matter is with the Chair to deal with.
- Time/Date of Meetings

It was agreed that regular meetings of the Planning Advisory Committee are to be held at 5:30 PM on the first Thursday of each month. Information for the meetings are to be distributed one week prior to the meeting.

Adjournment

Moved by Deputy Mayor D. MacInnis

Seconded by Mr. T. Sherrington

“That the meeting be adjourned.” Motion carried.

