

Planning Advisory Committee Meeting

May 18, 2023

Town Council Chambers

Present

Councillor M. Farrell, Chair

Mayor L. Boucher

Councillor W. Cormier

Councillor D. MacInnis

T. Barkhouse

C. Hughes

J. Lawrence, CAO

J. Bain, Director of EDPC Planning & Development Services

D. Halfpenny, Secretary

Absent

R. Sers

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

Approval of Agenda

"It was moved and seconded, that the Agenda for the Planning Advisory Committee meeting of May 18, 2023 be approved." Motion carried.

Approval of Notes

"It was moved and seconded, that the Planning Advisory Minutes of June 27, 2022. be approved." Motion carried.

EDPC Staff Report.

J. Bain, Director of EDPC advised that the special Planning Advisory Committee meeting was called to address changes that were made because of Feb 18, 2020, plan review which failed to take into consideration the existing ownership of specific lands on Braemore Avenue, Church Street, and West Street.

J. Bain noted that since the adoption of revised Municipal Planning Strategy and Land Use By-law there have been limited requirements for amendments with minor housekeeping items being addressed in February of 2022.

J. Bain outlined provided a review of the three locations.

1) **Braemore Avenue PID 10096295** currently High Order Residential (RN-2) Designation to return to an Institutional (1) zone as it was prior to the plan review.

Portion of property PID 10027274 currently RN-1 to High Order Residential Neighborhood (RN-2) zone.

2) **Church St portions of properties** from Residential Neighbourhood Designation to Mixed-Use Designation and rezoned from Residential Neighbourhood (RN-1) zone to Downtown Mixed Use MU-1 zone.

3) West Street Property (PID 01222025) from Higher Order Residential Neighbourhood Designation to the Community Use Designation and rezoned from Higher Order Residential Neighbourhood Designation to the Community Use Designation and rezoned from the Higher Order Residential Neighbourhood (RN-2) zone to the Institutional (1) Zone.

J. Bain explained that reverting back to the former designation of the Braemore property would allow the current owners High-Crest Enterprises Limited to allow for the development of health care services.

The Church Street properties are owned by a variety of owners and all properties are in the High-Risk Floodplain or Moderate Risk Floodplain Overlay. The properties in question have a variety of commercial, mixed use and professional offices. An application received by staff for a small expansion with suitable flood proofing brought the issue to the attention of staff. Currently this application would not be able to proceed under the current designation of a nonconforming use.

The rezoning of this area will allow the application to move forward with a small expansion of the Medical Center.

There were no questions or concerns from the Planning Advisory Committee on either of these proposed changes.

West Street J. Bain reported is currently owned by StFX University. He noted that in the old plan the University had a portion that was identified as Institutional. He identified that there are two small university outbuildings and two parking areas on the property. J. Bain advised that EDPC staff have reviewed several properties in the Town of Antigonish in respect to the possibility of a nursing home being permitted. He commented that if this property were selected it would still require Site Plan Approval which is a negotiated process like a Development Agreement but requires less involvement of Council. He referred to section 1.8 of the Land Use By-law. He noted landscaping such as replacing some of the native trees that were damaged and removed due to Fiona would be one such consideration during the Site Plan process.

Discussion followed.

Deputy Mayor W. Cormier noted the designated area should perhaps be expanded to take it to West Street across from StFX excluding the 4 properties not owned by StFX.

The Chair M. Farrell agreed that it would prevent the matter from coming before the Planning Advisory Committee in the future.

EDPC Director J. Bain agreed and highlighted how the proposed changes fit within the statement of Provincial interests.

C. Hughes agreed that it makes sense for the StFX properties to be Institutional.

T. Barkhouse questioned whether there could be other potential uses for the property, however, he agreed that it would be good to have development occur and since StFX owns the property and it is for the most part undeveloped it would be favorable to have the land developed.

Consensus was reached by Planning Advisory Committee members that the EDCP recommendations are favorable.

Motion

A motion was made and seconded, “that the Planning Advisory Committee recommends that Council give First Reading to the proposed amendments to the Generalized Future Land Use Map in the Town of Antigonish Municipal Planning Strategy; and approval of the Zoning Map amendments in the Town of Antigonish Land Use By-law to allow for the concurrent amendments to the municipal planning strategy for properties on Braemore Avenue, Church Street and West Street to address previous plan review changes which failed to consider the existing ownership and or use of the specific lands”. Motion approved.

Motion

A motion was made and seconded, “That the West Street SFX University properties (between and including 14 to 42 West Street) also be redesignated from the Higher Order Residential Neighbourhood Designation to the Community Use Designation and rezoned from the Higher Order Residential Neighbourhood (RN-2) Zone to the Institutional (I) Zone.” Motion Carried.

Deputy Mayor W. Cormier asked about the posting of the advertisement timeline of the First Reading

J. Bain stated that pending Council’s approval of a First Reading and the setting of a date for a Second Reading, he would be able to place the ad to run in next Wednesday’s paper.

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Adjournment

The meeting was adjourned at 6:16 p.m.