

# Planning Advisory Committee Meeting Minutes

August 8, 2016

Town Council Chambers

## **Present**

Councillor W. Cormier, Chair

Mayor C. Chisholm

Councillor S. Cameron

Councillor J. MacPherson

B. Gottschall

S. Hargreaves

C. Henderson

J. Kerr

K. Silver

J. Sullivan

J. Lawrence, CAO

B. Nheiley, Planner

D. Halfpenny, Secretary

S. Scannell, Special Projects Coordinator

## **Guests**

Deputy Mayor L. Boucher

Members of the Public

## **Absent**

S. Day, Planner

C. Hanlon

A. Sirois, STFX representative

## **Call to Order**

Chair, W. Cormier called the meeting to order at 5:15 p.m.

## **Approval of Agenda**

"It was moved and seconded, that the Agenda for the August 8, 2016 Planning Advisory Committee meeting of be approved." **Motion carried.**

## **Approval of Minutes**

"It was moved and seconded, that the minutes of the July 11, 2016 and July 14 Planning Advisory Committee meetings be approved." **Motion carried.**

## Business Arising from the Minutes

Chair, W. Cormier advised that the fence has been removed on Court Street property and that looks good.

J. Kerr commented that the street closure experiment is an interesting idea. He noted that Baddeck is currently trying out the concept of a pedestrian street this summer and initial results are showing that it has been a huge success for businesses.

B. Nheiley reported that the Rain Garden has not been started yet but that the parking lot has been paved on the Court Street project; work is proceeding with the StFX parking lot; building permits have been issued to two businesses at the Antigonish Market Square to expand their footprint and the 7 James Street project is expected to be constructed in the fall. She noted that the Car Sharing interest group with resume meets in September.

The Chair advised that the bridge lights topic will be discussed at the next Council meeting.

B. Nheiley reminded the Planning Advisory Committee that the meeting would have to conclude early as the Public Consultation Meeting would be starting at 6:30 p.m.

## Standing Issue-Conflict of Interest

Councillor W. Cormier, Chair reported that a legal opinion had been received concerning whether citizens representatives on the Planning Advisory Committee who are also landlords can participate in the decision making process regarding changes to the Land Use By-Law. He stressed that the opinion had been sought before a citizen had made disparaging comments in the letter to the local newspaper. He commented that a legal opinion was necessary to support decisions made by the Planning Advisory as to matters that are referred to Council.

S. Scannell, Special Projects Coordinator acknowledged that he had received a letter from the law firm that addressed the items of concern. He commented that the opinion given is well defined. However, due to time restraints he will circulate a copy to committee members for review and provide a full report at the September meeting.

## Transportation Structures in Recreation Zones

The Chair advised that Council had discussed allowing transportation structures in recreation zones. Council had agreed that recreation zones such as the high school need inexpensive storage that is resistant to vandalism.

B Nheiley reported that there are two ways to amend the recently passed revision. The first option would be to look at amending by adding a provision that it included transportation structure in recreational zones as a permitted use or secondly to leave it as is. She advised

that under the Land Use By-Law the town has the right to erect building structures as need on Town sites.

Discussion ensued.

J. Lawrence advised that the Town of Antigonish as other municipalities has this clause primarily in order to allow for flexibility for the utilities. He noted that the onus of the Town's guidelines is to keep the town looking attractive.

Planning Advisory Committee discussed with most members agreeing that it was important that the town follow the guidelines for buffering while allowing the flexibility for the utilities and therefore the By- Law should be left as is.

## Motion

"A motion was moved and seconded that the Planning Advisory Committee recommend to Council that no changes be made to the Transportation Structures as Storage Units By-Law." **Motion Carried.**

## Back Burner Issues

B. Nheiley provided a brief update on the status of Back Burner issues.

## Lodging Houses

S. Day will provide an update at the September meeting.

Discussion ensued.

Planning Advisory Committee agreed this item should be taken off back burner.

## Vacant Lots

Catalogue of vacant lots will take place when time permits.

## Urbans Hens

Low on priority list.

## Mobile Home Parks

Work ongoing with park owners, however update to be provided by S. Day at next meeting.

The Chair advised that he wanted this item taken off back burner.

Councillor S. Cameron commented that the signage has not been replaced at one of the Mini-home parks.

## Environmental Amendment

B. Nheiley reported that she has been work on environmental amendments concerning flood zones, steep stope development, etc. She noted that this is an important one and she is moving forward on getting the framework done. She advised that environmental amendments are needed to protect swamp lands and to avoid long term financial impacts.

## Cell Tower Policy

Discussion concluded that this is not a hot issue and should be removed from the Planning Advisory Agenda.

## Site Alteration Control By-Law

Discussion concluded that this is provincial legislation and should be removed from Planning Agenda for now.

## Minimum Standards for Residential Properties Policy

Councillor S, Cameron advised that he will refer this to Police and Licensing as it is a by-law enforcement matter.

Councillor J. MacPherson commented that he feels strongly about unsightly premises. He provided an example of a home that had a broken step and paint peeling off the exterior.

J. Lawrence commented that in other municipalities he has seen both By-Law Enforcement and the Planning Department work together on minimum standards for residential properties policy.

## Gateway Commercial

Chair, W. Cormier update new committee members on the efforts of Antigonish Town and Antigonish County to address issues of the former location of the former Bennetts market. He noted that this particular property has unique issues in that the access point is owned by the Town of Antigonish with the remaining land being part of the County of Antigonish. He advised that meetings had taken place between both municipal units to mitigate any issues.

B. Nheiley noted that there hasn't been a proposal put forth by the owner at this point.

The Chair commented that to have the environmental issues addressed now would prevent hold ups when the land is developed.

Work will be ongoing.

## Meter Parking and Sidewalk Cafe By-Law

Nothing new to report.

Discussion ensued.

C. Henderson commented that it would be good to have the plans in place this year and therefore next year merchants would be able to make applications in the spring and be prepared for summer activities.

S. Hargreaves agreed that it would make sense to get the Meter Parking and Sidewalk Cafe By-Law in place and have things in place especially if the town were to do a pilot pedestrian project. S. Hargreave noted that it wouldn't make sense for a lot of businesses and he wouldn't expect that all business on Main Street would want to take advantage of the opportunity to put their ware on the street but that for businesses like the bike shop and especially the restaurants it makes perfect sense and it looks good.

Discussion followed on pedestrian project and reference was made to the Street Fair event. The Planning Advisory Committee agreed that the Street Fair was a lovely event and that people enjoyed the atmosphere.

Chair W. Cormier noted that time was getting short as clean up and preparation for the Public Consultation meeting. He advised that the next regularly scheduled Planning Advisory Meeting was scheduled for Monday, September 12, 2016

### **Motion to Adjourn**

"It was moved and seconded that the meeting be adjourned." **Motion carried.**

**Meeting adjourned at 6:10 p.m.**