

Planning Advisory Committee Meeting Minutes

April 10 2017

Town Council Chambers

Present

Mayor L. Boucher, Chair
Deputy Mayor, W. Cormier
Councillor D. MacInnis

B. Gottschall
C. Hanlon
C. Henderson
J. Kerr
K. Silver

S. Day, Director of Planning
B. Nheiley, Planner
D. Halfpenny, Secretary

Absent

P. Andersen, StFX Representative
S. Hargreaves
J. Sullivan

Call to Order

The Chair called the meeting to order at 5:15 p.m.

Approval of Agenda

“It was moved and seconded, that the Agenda for the Planning Advisory Committee meeting of April 10, 2017 be approved with the addition of determination if a special meeting will need to be called to further discuss Commercial Periphery Zone or if an email poll will be used”

Motion carried.

Approval of Minutes

“It was moved and seconded, that the minutes of the March 13, 2017 Planning Advisory Committee meetings be approved.” **Motion carried.**

Conflict of Interest

Previous meeting C. Henderson and J. Kerr identified as being in Conflict of Interest and therefore unable to participate or vote on matters regarding Commercial Periphery Amendment.

Business Arising from the Minutes

Update Planning & Building Services

S. Day provided an overview of DA 2.13. He reviewed the background work which facilitated the change to the Municipal Planning Strategy and Land Use By-law to allow for the new zoning designation and ability for Celtic Sea Holdings to expand its work site. He spoke of the public engagement between Town, Celtic Sea Holdings to address the concerns of adjacent neighbours to the business. He identified the provincial Flood Plain mapping and how Celtic Sea Holdings Ltd and Asset Management piggy backed on provincial mapping program at their own expense to clearly delineate the wetlands on the properties. Asset Management then sold a portion of the land to Celtic Sea Holdings to facilitate the expansion.

J. Dee of Celtic Sea Holdings explained his proposal to amend DA 2.13 to increase the building to 8000 sq feet. He suggested that this would increase the buffering for existing neighbours where they would then see the side of the new building instead of the blue dumpsters. He advised that he has completed some of the conditions of DA 2.13 but has not completed the landscaping at the back of the property. He noted that the baler machines would be moved. He reported that his new state of the art equipment will be housed in the new building and that the machinery is much quieter than the old equipment and more energy efficient. He noted that neighbours would notice a decrease in noise.

S. Day noted that the DA 2.13 required a posting of what the work entailed and that a change to the size of the building would require that the amendments be posted. He provided a visual of the what the initial building would look like and a rendering of the proposed building which did not have any of the architectural elements of the initial building. He explained that he did not have any major concerns with the change as the building will not be highly visible from the street. S. Day advised that the major issue is that the Land Use By-Law does not allow for buildings over 8000 sq ft with out a Development Agreement. S. Day requested that a floor plan layout be provided for the new building and architectural drawing of the proposed building to determine if the footprint could be reduced to decrease the building size to 7500 sq ft.

Discussion followed on whether the existing DA could be amended to allow for the change in size of the building.

Mayor L. Boucher commented that step one would be for J. Dee to speak to the neighbouring property owners and get support for the changes. She advised that once this is achieved the Planning Advisory would look at whether an amendment to the existing DA could take place or if a new DA would have to be applied for to move the project forward.

J. Dee of Celtic Sea Holdings advised that he wants the building to be 8000 sq ft. He explained that the company are working with a structural engineer to construct a building that will meet the company needs while addressing concerns of the adjacent homeowners. He

noted that this is at a significant cost to the business. He stated that he would rather increase his taxes in the Town of Antigonish rather than expand his business elsewhere.

Discussion followed. The Planning Advisory Committee agreed that the first step is to get adjacent homeowners aware of the proposed changes and to gain their support for the amendment to the existing DA.

Mayor L. Boucher concluded that the matter will require further consideration and advised that due to the public engagement session taking place at 6 p.m. the topic will be moved forward to a future Planning Advisory Meeting. She stressed that J. Dee should petition the neighbours as soon as possible and that the PAC will continue to review the matter once that has been achieved.

Motion to Adjourn

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

Meeting adjourned at 5:55 p.m.

Set up began for Public Engagement Session on Commercial Periphery Overlay.