

Planning Advisory Committee Meeting Minutes

May 8, 2017

Town Council Chambers

Present

Mayor L. Boucher, Chair
Deputy Mayor, W. Cormier

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

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

Absent

Councillor D. MacInnis
P. Andersen, StFX Representative
S. Hargreaves
K. Silver

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 May 8 be approved with the addition of Department Priorities under New Business.”

Motion carried.

Approval of Minutes

“It was moved and seconded, that the minutes of the April 10 2017 Planning Advisory Committee meetings be approved.” **Motion carried.**

Conflict of Interest

C. Henderson, J. Kerr identified and J Sullivan identified as being in Conflict of Interest and therefore were unable to participate or vote on matters regarding Commercial Periphery. These three committee members left the room.

Business Arising from the Minutes

Commercial Periphery Amendment

B. Nheiley asked the remaining Committee members if they had reviewed the Commercial Periphery package of material that had been sent prior to the meeting. She advised that there would be one more change to what was circulated. She noted that it is important to ensure design elements and therefore Architectural Design requirements would be added to amend the final document.

Committee members advised that they had reviewed the documents and were prepared to vote on the matter with the minor change.

Motion

“ It was moved and seconded, that the Planning Advisory Committee recommend to Council that first reading be given to Commercial Periphery designation to allow residential uses within commercial zones and commercial in residential zones, in areas identified.”

Motion Carried

Members that had declared conflict of interest were asked to rejoin the meeting.

Consideration 116 Church Street

B. Nheiley identified the requirements needed for rezoning from R1 to R2. She stated that 116 Church Street meets the conditions of section 8.2.5 in the Land Use Bylaw, is supported by the Municipal Planning Strategy, and complies with the Strategic Plan for the Town of Antigonish.

Motion

“ It was moved and seconded, that the Planning Advisory Committee recommend to Council that first reading be given to the rezoning of 116 Church Street from R1 to R2.”

Motion Carried.

Consideration of 52 Victoria Street

B. Nheiley reviewed the request for application to rezone 52 Victoria Street from R1 to R2. She advised that this application meets the conditions of section 8.2.5 of the Land Use Bylaw, fits within the Strategic Plan for the Town of Antigonish and the Municipal Planning Strategy.

She reviewed the floodplain issues of this property and requirements in the Land Use By-Law, and Federal and Provincial guidelines that would must be followed to allow for this re-zoning to take place. B. Nheiley noted she had given consideration to both the approved zoning map and the new map when reviewing the 52 Victoria Street property. She commented that stormwater consideration can be mitigated by fill requirements, landscaping, and strict adherence to the federal and provincial guidelines.

S. Day spoke about current floodplain mapping and latest mapping that has not be adopted yet. He advised that further work must be completed before the new mapping is adopted to ensure that any anomalies are reviewed and any corrections made..

Motion

“ It was moved and seconded, that the Planning Advisory Committee recommend to Council that first reading be given to the rezoning of 52 Victoria Street from R1 to R2.”

Motion Carried.

C. Henderson inquired about the street frontage of adjacent properties to those seeking rezoning from R1 to R2. She commented that in these particular cases it is spot zoning instead of pre-zoning.

Discussion followed on Flag Lot development, pre-zoning areas as R2 to facilitate higher density properties, and other macro and micro issues of zoning..

B. Nheiley advised that the street frontage concerning adjacent properties at 116 Church and 52 Victoria are wide enough in both cases and that conditions have been meet.

Deputy Mayor W. Cormier explained that now that a motion has been made to go to Council, it will be reviewed by Council. He noted that council will be, taking into consideration the concerns that come forth either in writing or expressed during the Public Hearing process. He stated that a developer should seek to work with the adjacent property owners and to facilitate a development that takes into consideration the perspective of those neighbouring property owners and thought given to maintaining the fabric of a community.

B. Nheiley reminded the Planning Advisory Committee that consideration is given to ensuring that the boxes are ticked off to meet the Land Use ByLaw requirements, fit within the requirements of the Municipal Planning Strategy for the Town of Antigonish and to abide by the rules of the Municipal Government Act. She commented that any challenge put before the URB would seek to identify how the development satisfied these criteria.

New Business

Department Priorities

S. Day reported that he is the final stage of budget work and has identified a number of targets. He advised that the Mobile Home Park Phase 1 is an item that has taken considerable staff time and budget to put in place. He remarked that Phase 2 will be funded by the Park Owners but the town will still need to give consideration for an increase in legal budget and enforcement as the process continues to move the mini home parks towards total compliance.

Deputy Mayor W. Cormier left the meeting at 6:05 p.m. to attend another meeting.

B. Nheiley commented that the Park Owners are taking a collaborative approach and are very engaged in the process. She advised that any new applications are coming from the park owners and not the tenants.

Discussion followed on proactive approach by Town to ensure compliance is reached while being mindful to the needs of low income citizens and as to whether the province would become involved to solve this provincial wide issue.

Mayor L. Boucher commented that the citizens safety is the priority and that by working with support systems within the community the necessary steps will be taken to mitigate displacement of tenants who live in the mini home parks.

S. Day noted that an important part of environmental stewardship is to get up to date floodplain mapping. He outlined some of the problems with gathering historic weather station information. He advised watershed assumption models and details on how our system actually works is important and he further commented on how remodelling the 2014 Lidar information to provide the data needed to maximize use of existing lands is an investment for the Town.

S. Day advised that an up to date zoning map is needed, determination on road designation, and an analysis of Stats Canada information, in addition to further work on the Gateway policy.

S. Day commented that the Engineering Department is interested cost sharing to get the roads properly designated into arterial, collectors, etc.

S. Day advised that he is budgeting to get B. Nheiley's position secured which is critical to enabling this work to move forward. He stated that the building inspections are currently being contracted out at a considerable cost to the Town and he is expecting this matter to be resolved in upcoming month.

S. Day noted that C. Henderson, Mayor L. Boucher, B. Nheiley and he will be attending the NS Planning Conference in Halifax commencing on Wednesday, May 17th and finishing up on May 19th. He advised that P. Andersen had expressed interest in attending but had not submitted a completed application.

Discussion followed on merits of attending the conference.

S. Day concluded that the priority list is subject to budget approval by Council but that the work outlined is an investment for the Town of Antigonish. he reiterated that limited land to develop requires that decisions be made to maximize the use of the land.

Motion to Adjourn

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

Meeting adjourned at 6:34 p.m.