

# Planning Advisory Committee Meeting Minutes

February 11, 2019

Town Council Chambers

## **Present**

Mayor L. Boucher, Chair

Deputy Mayor D. MacInnis

Councillor W. Cormier

T. Barkhouse

C. Hughes

R. Sers. via phone conference

P. Anderson, STFX rep

J. Bain, Director of EDPC, Planning & Development Services

P. Dec, Planner

J. Lawrence, CAO

S. Scannell, Director of Community Development

D. Halfpenny, Secretary

## **Members of the Public**

### **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 February 11, 2019 be approved." Motion carried.

### **Approval of Minutes**

"It was moved and seconded, that the Planning Advisory Minutes of December 5, 2018 be approved." Motion carried.

### **Planning Application - 52 Victoria Street**

J. Bain, Director of EDPC provided a reviewed of the staff report for 52 Victoria Street. an application received from Frank and Sarah McVicar and the Municipality of the Town of Antigonish concerning the construction of a two unit dwelling on a "Small Lot" to be created as per the provisions of the Municipal Planning Strategy and the Land Use By-law and the overlay of the Antigonish "Old Town requirements. He advised that F. McVicar on June 19, 2017 had submitted a request to rezone the property from an R1 to an R2. The request had been declined by Town Council and was then appealed to the Utility and Review Board. The Utility and Review Board had recommended that all involved work together for a resolution. The Developer was asked to reapply with a more detailed plan and Council was advised to look carefully at Town Policies to make sure the application met the criterias of policy. He explained that submission must be looked at in reference to how the application fits within the existing Town policies.

J. Bain stated that the property would require a subdivision. He explained that the Development Agreement Process would be required for the development and that through Development the developer must meet the Town Policy requirements to preserving privacy to the neighbouring property owners, have a stormwater management plan, and follow minimum architectural and site development plans.

J. Bain provided visual presentation of rendering of the new building, site conditions, stormwater management plan, existing vegetation and plan for privacy buffering. He note that the only condition that is not fully met is the lot frontage but that it is not such that it would prevent Eastern District Planning from recommending that the Development Agreement move forward for this project.

Discussion followed on concerns about architectural design, privacy, and stormwater management.

Mayor L. Boucher noted that the design of the building regarding location of windows added to privacy but that she wanted to make sure the vegetation was suitable to provide privacy throughout the various seasons. She commented that as long as a qualified person designed the stormwater management plan she would feel comfortable that the storm water issue is properly addressed and proposed that it is tied to the requirements of the Development Agreement as depicted in the diagram pg 18 as shown in the presentation..

Councillor W. Cormier commented that perhaps the size and type of trees could be added into the Development Agreement requirement for landscaping. He stated he had concerns about trees losing their foliage or being undersized and that perhaps a fence may be a better option. He also asked if the number of bedrooms would remain as outlined in the design. He explained that some developers would later turn a den into a bedroom.

J. Bain explained that where the Town By-law permitted 4 bedrooms per dwelling unit there is no recourse should the developer later change the development to contain 4 bedrooms.

R. Sers expressed concerns that the stormwater plan is only addressing the new development, where as, the property as a whole, containing the existing development in front of the proposed development should be taken into consideration.

J. Bain explained that Eastern District Planning can only deal with the new development as per the application. He advised that the new flood plain modeling shows that the property is outside the 1-20 and 1-100 flood area and therefore with the updated information there is less likelihood of a flood incident. However, he noted that the Development Agreement could be written in such a way as to strengthen the language and should a problem arise the developer would have to adjust the stormwater management plan.

## **Motion**

“It was moved and seconded, that the Planning Advisory recommend to Council that J. Lawrence, CAO have EDPC staff be tasked with ensuring that adequate privacy landscaping through fencing and/or specifications for vegetation be included in the Development Agreement.” Motion carried.

“It was moved and seconded, that the Planning Advisory Committee recommend to Council that J. Lawrence, CAO instruct EDPC staff to ensure that the Development Agreement include that the stormwater management plan be carried out as depicted in diagram as shown on page 18 of the EDPC staff report.

### **Motion**

“It was moved and seconded that the Planning Advisory Committee recommend to Council that the Development Agreement for 52 Victoria Street be approved as amended.” Motion Carried.

J. Bain explained that Town Council upon giving first reading will schedule the public hearing where anyone with concerns can have their say. Then Council can make their decision and based upon the outcoming either move to a 2nd reading or chose not to recommend. However, he cautioned the developer would then have the right to appeal to the Utility and Review Board and based on the developer meeting the policies of the Town of Antigonish it could very likely be ruled to move forward as an as of right development.

J. Bain, thanked the Planning Advisory Committee for their input.

### **Planning Application 74-76 Church Street**

P. Dec reviewed the staff report for 74-76 Church Street. He stated that C. MacDonald developer is seeking to build a 15 unit apartment building and had applied for rezoning from a R1 zone to an R3 zone on January 22, 2019. He advised that a variance letter had been sent to neighbouring property owner and that there were no appeals received at this point. He noted that there are accessibility units on the ground floor.

It was moved and seconded that the Planning Advisory Committee recommend to Council that 74-76 Church Street be approved for first reading for construction of a 15 unit apartment building through a Development Agreement.

### **Heritage Building-274 Main Street**

P, Dec stated that the Planning Advisory Committee is also the acting Heritage Committee and explained that Town Hall is a provincial heritage building.

S. Scannell provide a review of Town Hall desire to become more accessible by adding a ramp to the front of the building. He provided a hand out of the design. He noted that because the Town Hall is a provincial heritage building that the application had to be reviewed to meet the heritage building standards while also meeting building code requirements and budget. He provided an overview of acceptable materials that are to be used that maintain the character of the building while providing budget friendly alternatives to sourcing original materials.

### **Motion**

It was moved and seconded," that the Planning Advisory Committee/Heritage Committee recommend to Council that the accessibility ramp be built using the lower cost alternatives while maintaining the character of the Town Hall building." Motion Carried.

**Motion to Adjourn.**

"It was moved and seconded, that the Planning Advisory meeting be adjourned." Motion carried

The meeting was adjourned a 7:07 p.m.