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**ATTENDING**

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Mercedes Brian, , Robert Barach, Dr. Philip Edgar, Steve Mattson, Scott Roberts, Councillor David Mangle, CAO Erin Beaudin, Planner Devin Lake and Recording Secretary James Collicutt

**ALSO ATTENDING**

Members of the public

**ABSENT WITH REGRETS**

Paul Cabilio

**CALL TO ORDER**

The meeting was called to order at 1:31 PM.

**1. AGENDA APPROVAL**

- The agenda was amended by Staff to include an update on the 7 Gaspereau Avenue Appeal Decision (2015-05) as agenda item number 6.

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED.**

**CARRIED**

**2. APPROVAL OF MINUTES**

- The minutes of February 24<sup>th</sup>, 2016 were amended by the Committee to correct the acronym for *Crime Prevention Through Environmental Design* from "CEPTD" to "CPTED".

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF FEBRUARY 24<sup>th</sup>, 2016 BE APPROVED AS AMENDED.**

**CARRIED**

**3. DELEGATION – MARC POIRIER TO ADDRESS THE COMMITTEE**

- Mr. Poirier's presentation began with a review of the development's timeline; a paper copy of which was circulated to the Committee, along with an email from a neighbouring property owner supporting the development. The presentation went on to explain that Mr. Poirier was instructed by former Director of Planning, Gregg Morrison, via email to subdivide the property prior to occupancy if he did not intend to create a barrier-free unit within the building. Furthermore, he stated that he was unaware that the approved plan was unrealistic in practice until the day of paving, at which time he called Mr. Morrison and was advised that he would likely exceed the hard surface allowance as stated in his DA and would have to seek an amendment, which he may not be granted.
- Mr. Poirier explained to the Committee how his development manages surface water run-off by utilizing directional flow and dry wells to assist drainage on the property and that he had been working with Mr. Morrison to incrementally reduce the amount of hard surface on the property until Mr. Morrison's retirement. Mr. Poirier stated that he heard nothing more from the Town

until he was contacted by Marcia Elliott, Development Officer, to address the issue of an overabundance of hard surface so that the development agreement could be finalized.

- Mr. Poirier asked the Committee to forward a positive recommendation that would approve his development as it exists.

#### **4. DA 2016-001 AMENDMENT APPLICATION – 2/4 PROSPECT STREET**

- A brief presentation by Staff provided an overview of the request by Mark Poirier to amend the development agreement registered against 2/Prospect street to allow for an increase in the hard surfacing to 67%. Staff presented the background and analysis of the request as outlined in the the staff report and provided PAC with 3 options:.
- The Committee asked Staff for a clarification on what constitutes hard surface and if semi-permeable pavers are an option for reducing the amount of hard surface for this development? The Staff's response to this question was that semi-permeable pavers might be an option in dealing with the overabundance of hard surface. Staff also clarified for the Committee that the development agreement applies to both properties – 2 and 4 Prospect Street – as a whole.
- The Committee discussed the process that led to this situation and suggested that some of the learnings from this situation should be incorporated into the MPS review.

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND THE DEVELOPMENT AGREEMENT AMENDMENT APPLICATION FOR 2/4 PROSPECT STREET BE SUBMITTED TO COUNCIL WITH A NEGATIVE RECOMMENDATION AND THAT STAFF BE DIRECTED TO WORK WITH THE APPLICANT TO BRING BACK AMENDMENTS TO THE AGREEMENT THAT BRINGS THE PROPERTY INTO COMPLIANCE WITH RELEVANT POLICY.**

**CARRIED**

**ACTIONS:** Staff to work with the Applicant to bring back amendments to the agreement that brings the property into compliance with relevant policies.

#### **5. MUNICIPAL PLANNING STRATEGY REVIEW – DRAFT DOCUMENTS CIRCULATED**

- Staff circulated the draft documents (MPS, LUB, Subdivision Bylaw and Design Guidelines) to the non-Council members of the Committee and presented a summary slide of the key changes.
- A comment from the Committee pointed out that there needs to be more effective definitions of permeable surfaces and the acceptable dimensions of a parking space if there is going to be a move towards increased density in some parts of Town.
- Staff informed the Committee of the upcoming PIM for the West End Lands.

**ACTIONS:** Staff to email the “Big Moves: Key MPS Changes” summary slide to Committee members.  
Staff to look into the possibility of moving the West End Lands PIM to a larger room.

#### **6. DA 2015-05 UPDATE – 7 GASPAREAU AVENUE**



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- Staff informed PAC that the NSUARB rendered its decision regarding the appeal of Council's decision to not amend the DA for 7 Gaspereau. NSUARB has order the Town to amend the Development Agreement as outlined in the report to Council by staff.

**7. QUESTION PERIOD**

No questions or comments from the Committee.

**8. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING**

**MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 2:44 PM.**

**CARRIED**

**Approved at the Planning Advisory Committee Meeting of April 27<sup>th</sup>, 2016.**

**As recorded by James Collicutt, AA Community Development**