



ATTENDING

- Councillor, Oonagh Proudfoot
- Beverly Boyd, Vice-Chair
- David MacKinnon, Virtual
- Councillor Wendy Elliott
- Deputy Mayor, Isabel Madeira-Voss
- Mayor Wendy Donovan
- Amanda Brown, Recording Secretary

ABSENT WITH REGRETS

- Alice Cohen
- George Lohnes
- Mark Bishop

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Community Planner, Lindsay Slade

MEMBERS OF THE PUBLIC

- Vincent
- S.H.
- Travis Mills

CALL TO ORDER

Councillor, Oonagh Proudfoot, Chair, called the meeting to order at 4:07 p.m.

Agenda Item

Discussion and Decisions

1. Approval of Agenda

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED

CARRIED

2. Approval of Minutes

IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF JUNE 9, 2022, BE APPROVED AS CIRCULATED.

CARRIED

Agenda Item

Discussion and Decisions

3. Public Input / Question Period

- Shelly Thompson – question surrounding the R-1 zoning along Sherwood Drive and allowing accessory dwelling units. Felt that certain properties, like hers, surrounded by other zones and land uses should be considered differently or the R-1 zone reviewed entirely.

4. New Business:

a. DA Amendment Application – Travis Mills

- Director Lake advised there was documentation provided to the committee to review. Director Lake suggested that a question period be provided for the applicant to answer anything at the end.
- Director Lake provided an overview of the documents. The application is looking to increase the number of dwelling units to 16 per acre which would provide 76 units at completion.
- The right of way was highlighted, and it was acknowledged the front of Gaspereau would be used for parking.
- There are currently 5 buildings on site and the yellow buildings on the plan are the additions they are discussing today for the amendment.
- Director Lake is looking for some further time to work with the developer and the Public Works Engineer surrounding ways to resolve concerns surrounding the sidewalks etc.
- A public information meeting was held and feedback from the public was provided in the report and will be addressed through the process.
- Concerns were brought forward by Deputy Mayor Madeira-Voss surrounding the expanding of the driveway and the drop as well as the landscaping surrounding the property.
- Travis Mills advised that it is a narrow driveway but according to the Town that is the maximum width they were permitted to have. In terms of the greenspace, it is intended to be finished off to be nicer. The rentals are affordable and will be mostly younger people in the age range of 23-35 and not students.
- The intention is to create a place for children to play and the pond was created with acknowledgement from the insurance company that it was permitted.
- The money from the third phase his hope is to finish the landscaping and put an accessory building as well as completing the surrounding driveway area with paving and he is unsure about the parking lot it will be dependent on funds. The garbage will be looked after.

Agenda Item

Discussion and Decisions

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL FOR THE DRAFT DEVELOPMENT AGREEMENT FOR PID 55274591 AND THAT IT BE FORWARDED TO COUNCIL FOR INITIAL CONSIDERATION

PASSED

**b. DA Application –
Devour Studios
Signage**

- Director Lake provided an overview of the application indicating it is for marquee-like digital signage.
- Review of where the light will be seen.
- Staff do not believe that this type of signage is appropriate on all sites and believe a Development Agreement serves as an appropriate tool to regulate this type of site-specific proposal on a case-by-case basis. This site is unique and not all sites would be approved. Language from the MPS was provided.
- Framework surrounding the sign was taken from the Land Use Bylaw for the decision surrounding the signage at Acadia in 2014 and the brightness of the sign.
- A public information meeting was conducted and the feedback from the public was taken into consideration. The Design Review Committee was also consulted.
- A request was made to find a way to make sure that the information on the sign be kept up to date with current information.
- Confirmation was requested surrounding if the Design Review Committee has confirmed they agree with the design. Question concerning the three panels and how they are going to run to provide information, so it is not so busy and therefore has questions surrounding the design.
- Director Lake confirmed he can reach out to the Design Committee and have a meeting prior to the Committee of the Whole. It was requested by the committee that the meeting be convened with the Design Committee.
- Concerns expressed regarding the illumination and the movement on the sign.



Agenda Item

Discussion and Decisions

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL THAT THE DRAFT DEVELOPMENT AGREEMENT FOR PID 55278758 BE SUBMITTED FOR ADDITION INFORMATION FROM THE DESIGN REVIEW COMMITTEE AND FOR IT TO BE FURTHER RECOMMENDED TO THE COMMITTEE OF THE WHOLE BY THE DESIGN REVIEW COMMITTEE.

PASSED

**c. Rezoning/LUB
Amendment – 120
Highland**

- Director Lake provided an overview of the amendment for the Committee.
- The property backs on to high density residential area.
- The proposed changes are to raise the dwelling to construct a 2000 square foot basement to a daycare space, increase the main floor for the Mosque and community gathering center which would be 1000 square feet and the there would be 900 square feet of residential area.
- Daycares are not currently permitted in the I-1 Zone, however Staff believe this is an appropriate use for this zone and are bring forward amendments to better allow daycare facilities in Town.
- The public information meeting was conducted and there were a limited number of members with feedback.
- A comment was surrounding it being a welcomed addition for the community as well as for the international and non-international students to be able to have this space.
- A question surrounding if the conversation taking place after this surrounding the daycares is not agreed upon how it would limit this amendment. Director Lake advised it would just limit the space they would be able to use.

MOTION: THAT THE PLANNING ADVISORY COMMITTEE PROVIDE A POSITIVE RECOMMENDATION TO COUNCIL FOR THE DRAFT LAND USE BYLAW AMENDMENT FOR PID 55271563 AND THAT IT BE FORWARDED TO COUNCIL FOR INITIAL CONSIDERATION.

PASSED

Agenda Item

Discussion and Decisions

d. Land Use By-Law Amendments – Daycares and Architectural Drawing Requirement

- Request to have daycares more easily permitted different zones. The need for childcare is high.
- Request that the requirement for architectural drawings, stamped by a licensed architect, only be required in the design control areas of the Town (identified in the Land Use By-law). Has become overly complicated and push back received from Engineers.
- Concerns brought forward that the expertise that Council rely on would no longer be brought forward and could cause potential issues once the building has been built. Clarified that licensed professionals would still be involved and the design review committee where they are involved currently.
- In practice what is happening is someone else has designed the building and individuals are having an architect stamp them.

MOTION THAT THE PLANNING ADVISORY COMMITTEE RECOMMEND TO COUNCIL THE AMENDMENTS TO THE LAND USE BY-LAW RELATED TO DAYCARES AND ARCHITECTURAL DRAWINGS, AS OUTLINED IN ATTACHMENT 1.

5. Old Business:

PASSED

a. East End Secondary Planning Update

- A November 10th meeting – joint PAC and council

6. Round Table

- Unsightliness of 292 Main and if there will be more work to make the property sightly. The property has been in derelict for a long time.
- Director Lake advised signage will be posted to indicate work is being done.

7. Meeting Time Discussion and Membership Update

- Most committee membership is coming to an end, and they are encouraged to reapply.
- Meeting time and it being unique, and should the meeting time be changed? It was proposed that the 6:00-8:00 time be brought to the whole committee and see what the consensus is.
- It was noted that if you are a committee member and you are virtual that your camera remains on during the meeting.



Agenda Item	Discussion and Decisions
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8. Next Meeting	
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9. Adjournment	October 13, 2022 – 4:00 p.m.
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IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 5:57 p.m.

CARRIED

Approved at the November 10, 2022, Planning Advisory Committee Meeting. As recorded by Amanda Brown, Recording Secretary.