

PLANNING ADVISORY COMMITTEE MEETING
February 2, 2021
Via WebEx Virtual Meetings

Present: Councillor Rod Reeves, Chair
Mayor Don Clarke
Councillor Ty Walsh
Mike Payne, CAO
Chris Millier, 4 Site Group
Chantal Pineo-Atwood, Executive Coordinator
Kelly Branton, PAC Citizen Representative
Joan Levack, PAC Citizen Representative

Absent: Councillor Adam Lutz

1. Call to Order

The meeting was called to order by Chair Reeves at 6:43pm.

2. Approval of Agenda

The approval of the Agenda was approved as circulated.

3. Approval of Previous Minutes

The PP Consultation Minutes were approved as circulated.

4. Penner – Front & Brown Streets Application to Amend MPS and LUB

Mr. Millier reviewed the report (attached) in this matter to permit the construction of semidetached dwellings on lands at Front Street (Lot “2020-1” PID 55238067) and Brown Street (Lot “2020-2”PID 55238059).

In light of the considerations in the report (attached), Mr. Millier recommended that the Planning Advisory Committee consider the following motion.

IT WAS MOVED and seconded

THAT

PAC recommends that Council amends the Municipal Planning Strategy and Land Use Bylaw as follows:

1. Lands of R. and J. Penner located at Front Street and Brown Street, PIDs 55238067, 55238059 be redesignated from Commercial to Residential on the Municipal Planning Strategy Generalized Future Land Use Map.

2. Policy C2 be amended to read as follows:

C2 It shall be the intention of Council to Designate as Commercial the traditional downtown core including lands fronting on Commercial Street generally between Cottage and Pleasant Streets, lands fronting on Union Street west of Commercial Street, lands fronting on Mill Street and existing commercial lands fronting on the south side of Front Street.

That the Land Use By-law be amended as follows:

1. Lands of R. and J. Penner located at Front Street and Brown Street, PIDs 55238067, 55238059 be rezoned from Commercial General C1 to Residential Two Unit R2.

This motion is subject to:

The provision of a Record of Site Condition/Nova Scotia Department of Environment approval for Residential Use;

Completion of migration and subdivision approval (File F-06-20 BK)

That the Municipal Planning Strategy be amended as follows:

MOTION CARRIED

5. Status Report

The PAC committee reviewed the Status Report with Mr. Millier. Mr. Millier highlighted that it was a good year for development and expects this coming year to be even busier.

Discussion ensued with regard to Front Street (Frenchy's area) and the fact that it poses pedestrian traffic concerns because of the narrowness of the street. There needs to be an effort for improved walkability.

Mr. Millier noted that if business interest comes to the area the Town may need to look at infrastructure improvements.

6. Adjournment

The PAC Meeting was adjourned at 7:18pm.