

MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
August 03, 2021

Present: Councillor Ty Walsh, Chair
Councillor Adam Lutz
Mayor Don Clarke
Joan Levack, PAC Citizen Representative
Kelly Branton, PAC Citizen Representative
Chris Millier, 4 Site Group
Mike Payne, CAO

Absent with regrets: Councillor Rod Reeves
Chantal Pineo-Atwood, Executive Coordinator

1. Call to Order

The PAC Meeting was called to order at 6:34 pm by Councillor Walsh, Chair.

2. Approval of the Agenda

The Agenda was approved as circulated.

3. Previous Minutes

The previous PAC Minutes of February 2, 2021 were approved as circulated.

4. A&J Balcom Development Agreement - Update

Mr. Millier advised that on June 9 2021 he, the Town Engineer and the CAO met virtually with Mr. Balcom and his agents Palmer & Doherty Consulting to discuss Mr. Balcom's application to construct additional rental units on his property at the south west corner of Foster Street and Veterans Drive.

Mr. Millier summarized information provided by Town resources regarding the application that provided clarifications and suggestions re the size and density of the planned development. Currently the Town is awaiting a supplementary submission from Mr. Balcom

5. R. Woodworth Subdivision – Update

Mr. Millier advised that subdivision applications do not fall within the mandate of the PAC but he provided the following update by way of information: An application has been submitted by Mr. Woodworth to extend and complete the 'cul de sac' on Marsters Avenue that was the subject of a planning process some twenty years ago but was never completed.

Mr. Woodworth has acquired additional property in that area and intends to develop five residential building lots off the cul de sac. The original application was not sufficiently detailed and four engineering related concerns were identified by the Town. That information has been shared with Mr. Woodworth for addressing by his agents Palmer & Doherty. Once those matters have been addressed the project could receive tentative approval. It will require a formal Streets and Services Acceptance Agreement and the involvement of legal. Some discussion ensued about the 5% requirement for green space or cash in lieu. Mayor Clarke advised that there is a traditional informal path in that area to Cottage Street. Mr. Millier confirmed that issue could be addressed in the SSAA.

6. Kent Field Estates Development Agreement

The Town has received an application from KFE to develop a parcel of town property located at 228 Main Street which is an almost ten-acre parcel located in the 'backlands' of the northeast corner of Main and Commercial Streets. The intention would be to develop up to ten, eight-unit, two story apartment buildings over a series of four phases.

Mr. Millier reviewed his detailed report. He talked extensively about the Gateway Mixed Use zoning requirements and compatibility. Because of the specific location, the lack of frontage on Commercial Street and minimal frontage on Main Street (simply the driveway and greenspace), it is difficult to formally apply all GMU requirements. He did identify the following additional requirements in his report:

- Nova Scotia Department of Environment approval of the proposed sanitary sewer system;
- Confirmation from the Nova Scotia Department of Environment that the proposed domestic water supply conforms with all regulatory requirements for a Public Water Supply;
- The provision of a Construction Management and Erosion and Sedimentation Control Plans acceptable to the Town Engineer prepared by qualified persons;
- The provision of separated driveway access consistent with one-way internal circulation pattern or the construction of a median within a single driveway to a depth of 75 feet north of Main Street;

Considerable discussion ensued about the proposal. There was widespread support for additional housing in the Town. The following additional requirements were identified by the Committee:

- The provision of an internal walkway enabling pedestrian transit through the development from the north (Phase 4) area to Main Street and connection with the existing Main Street sidewalk;
- The provision of overhead lighting along the driveway/internal vehicle circulation route;
- Landscaping at Main Street, which could include signage and be integrated into a median (if provided as an alternative to separated driveway access).

IT WAS MOVED and seconded

THAT

The developer is to be advised of all seven additional requirements. Once plans have been modified to sufficiently address these requirements the application can go before Council.

MOTION CARRIED

8. Adjournment

The PAC Meeting was adjourned at 7:57 pm.