

Planning & Heritage Advisory Committee
Approved Minutes of Meeting held
February 1, 2016, 9:30 a.m.

PRESENT: Chair Alan Melanson, Vice-Chair Councillor Paul Paquette, Councillor Sherman Hudson, Brian Bohaker, Barry Moody, Adrian Nette, Planner Chris Millier (by Skype), Community Development Coordinator and Recording Secretary Sandi Millett-Campbell. Also in attendance Geoff Keymer, Shawn Oliver and Tom Ellah.

Regrets: None

1. **Call to Order:** Chair Melanson called the meeting to order at 9:30 am.

2. **Approval of the Agenda**

MOTION # PHAC-2016-FEB-1-01

Moved by Councillor Paquette, seconded by Councillor Hudson to approve the agenda as presented. **CARRIED.**

3. **Approval of the Minutes- January 5, 2016**

MOTION # PHAC-2016-FEB-1-02

Moved by Brian Bohaker, seconded by Councillor Hudson to approve the minutes of the January 5, 2016 as presented. **CARRIED.**

PLANNING ADVISORY COMMITTEE

4. **Report**

- Planning Services Report –December 2015

Community Development Coordinator (CDC) Millett-Campbell reviewed the December 2015 Planning Services Report.

MOTION # PHAC-2016-FEB-1-03

Moved by Councillor Paquette, seconded by Barry Moody to accept the December 2015 Planning Reports as presented. **CARRIED**

5. **Business Arising:** None

6. **New Business**

- a) AR15-002-DA – 209 St George Street

Planner Chris Millier reviewed the application for Development Agreement with King's Theatre, Annapolis Royal Wharf Association and the Town of Annapolis Royal. The application will consider the deck as an accessory structure as it is an extension of the lobby. The accessory structure is on three properties and two zones, one of the zones WF1 requires all development to be done by a development agreement. The application is consistent with all high level goals and criteria of the Town of Annapolis Royal. Chris Millier reviewed all relevant policies in the Municipal Planning Strategy and indicates the proposed development is consistent with all applicable portions of the policies relating to development within the WF1 zone.

MOTION # PHAC-2016-FEB-1-04

Moved by Councillor Hudson, seconded by Adrian Nette, that PHAC recommends to Council to enter into a Development Agreement with King's Theatre Society and the

Annapolis Royal Wharf Association to permit the construction of an accessory structure (deck) on the portions of PID 05004213 and PID 05003769 as proposed in the application dated November 18, 2015; that the development of the proposed accessory structure to be reviewed by the Planning and Heritage Advisory Committee with respect to alterations to a registered heritage property; and that the development of the proposed structure is in compliance with the J. Elliott “Deck Concept” and “Deck Elevation” drawings submitted. **CARRIED.** 1 abstained vote from Barry Moody.

b) AR15-003-DA – 438 St George Street
Planner Chris Millier reviewed the application for Development Agreement with Daniel and Krista McClair and the Town of Annapolis Royal. The application deals with interior development on an accessory building. There will be no change to the character of the existing main house or on the site. The application is extremely modest as no changes to the main house, driveway, or property are included in the application for this residential (R2) zone. Chris Millier reviewed the relevant policies in the Municipal Planning Strategy and indicates the proposed development is consistent with a majority of applicable portions of policies relating to development within the R2 Zone and consideration to the compatibility with adjacent land uses of the area and the impact on the heritage designation.

MOTION # PHAC-2016-FEB-1-05

Moved by Councillor Paquette, seconded by Brian Bohaker, that PHAC recommends to Council to enter into a Development Agreement with Daniel and Krista McClair to permit the construction of a dwelling unit in an existing accessory structure at 438 St George Street (PID 05002126) as proposed in the application dated December 7, 2015; that development of the proposed accessory structure be reviewed by the Planning and Heritage Advisory Committee with respect to alterations to a registered heritage property; and that the applicant prepare and submit a Site Plan suitable for inclusion in the Development Agreement, accurately representing the existing property and condition, which is consistent with the image provided with the application. **CARRIED.**

HERITAGE ADVISORY COMMITTEE

7. **Reports - None**

8. **Business Arising: None**

9. **New Business**

a) Ratification of Electronic Vote

Community Development Coordinator Millett-Campbell reviewed the electronic vote on January 11, 2016 with the revised Heritage By-Law.

MOTION # PHAC-2016-FEB-1-6

Moved by Councillor Paquette, seconded by Councillor Hudson, that PHAC ratify the electronic vote to Council that Council approve the revised Heritage By-Law as presented. **CARRIED**

10. Next Meeting

- March 7, 2016 at 9:30 am.

11. Adjournment

MOTION # PHAC-2016-FEB-1-07

Moved by Councillor Hudson to adjourn the meeting at 11:10 am. **CARRIED.**

Chair Alan Melanson

Recording Secretary Millett-Campbell