

Planning & Heritage Advisory Committee
Approved Minutes of Meeting held
April 8, 2015, 9:30 a.m.

Present: Chair Adrian Nette, Bill MacDonald, Alan Melanson, Councillor Paul Paquette (left at 12:35 pm), Councillor Sherman Hudson (left at 11:45 pm), Sefton Squires, Planning Heritage & Marketing Coordinator Sandi Millett-Campbell, Recording Secretary Monica Mills, Jonathan Lorette and Cletus MacIsaac Nova Scotia Power representatives. Development Officer Chris Millier skyped in to the meeting,

Regrets: None

1. **Call to Order:** Chair Nette called the meeting to order at 10:00 am.
2. **Approval of the Agenda:**

MOTION #PHAC-2015-04-08-01

It was moved by Councillor Hudson, seconded by Councillor Paquette that the agenda be approved. **CARRIED.**

3. **Approval of the Minutes:**
Approval of the minutes of the Planning & Heritage Advisory Committee held on March 2, 2015.

MOTION # PHAC-2015-04-08-02

It was moved by Bill MacDonald, seconded by Alan Melanson that the minutes dated March 2, 2015 be approved as presented. **CARRIED.**

PLANNING ADVISORY COMMITTEE

4. **Reports**

Planning Services Report – February 2015

PHMC Millett-Campbell reviewed the Planning Services Report for February 2015.

MOTION # PHAC-2015-04-08-03

It was moved by Alan Melanson, seconded by Councillor Paquette that the report be approved as presented. **CARRIED.**

5. **Business Arising**

a) Update re: 195 St. Anthony Street

Sefton Squires stated that he discussed the building code with the Town's building inspectors and stated that the contractors were abiding by standard building codes.

b) Zoning map – Paul Paquette

Councillor Paquette explained that he had undertaken a review of the zoning map, the current and future land use zoning map. He stated that he would like clarification regarding the process of changing the zoning of an environmentally sensitive zone. Councillor Paquette and PHMC Millett- Campbell would draft an email requesting clarification in the process of re-zoning an environmentally sensitive area for future reference.

HERITAGE ADVISORY COMMITTEE

7. Reports

Status Report on PHAC Recommendations to Council & Action Items from PHAC Meetings
PHMC Millett-Campbell advised there were no changes since last meeting.

8. Business Arising: None

9. New Business:

a) Development Agreement – AR15-001-DA – Nova Scotia Power

Town Planner Chris Millier explained the application for a development agreement and the process to the committee. Committee members asked and received clarification from the NSPI representatives regarding their concerns.

MOTION #PHAC-2015-04-08-04

It was moved by Sefton Squires, seconded by Alan Melanson that it be recommended that Council approve that the existing Development Agreement between the Town of Annapolis Royal and Industrial Wiper Supply and GEM's Good Used Clothing, dated May 23, 1996 and registered in the Annapolis County Registry of Deeds as Document 1624 be released.

CARRIED.

MOTION #PHAC-2015-04-08-05

It was moved Councillor Hudson, seconded by Alan Melanson that it be recommended to Council that the Town enter into a development agreement with Nova Scotia Power Inc. to permit the development of warehouse and accessory office use in an existing building at 211 Prince Albert Road, PID 05265012, as detailed in the application dated December 22, 2014.

Motion defeated.

Discussion:

The committee requested further provisions be added to the Development Agreement to provide flexibility and address future issues.

MOTION #PHAC-2015-04-08-06

It was moved by Bill MacDonald, seconded by Councillor Paquette that the Town enter into a development agreement with Nova Scotia Power Inc. to permit the development of warehouse and accessory office use in an existing building at 211 Prince Albert Road, PID 05265012, as detailed in the application dated December 22, 2014. With the following amendments to be included in the new Development Agreement: a provision for future temporary exterior storage during construction, buffering and exterior landscaping to include shrubs / bushes that permit the installation of "No Trespassing" signage but covers the fence, no outdoor storage and include a provision for a mural on the north facing wall.

CARRIED.

MOTION #PHAC-2015-04-08-07

It was moved by Bill MacDonald, seconded by Alan Melanson that it be recommended to Council that the Town enter into a development agreement with Nova Scotia Power Inc. to permit the signage at 204 Prince Albert Road, PID 05131800, to include the amended items of no outdoor storage and include a provision for future temporary exterior storage during construction, to the details in the application dated December 22, 2014.

b) Notice of Motion re: Vinyl Windows in the Heritage District

The Committee discussed Sefton Squires' Notice of Motion regarding Vinyl Windows.

MOTION PHAC-2015-04-08-08

It was moved by Sefton Squires, seconded by Bill MacDonald that the Town amend Policy #2011-5 (approved and adopted by Council March 21, 2011) under Guidelines Section 1 Registered Heritage Buildings – preferred approach Addition of one line, “ Vinyl windows and vinyl/metal doors are not a permitted replacement on Registered Heritage Buildings.” **CARRIED.**

c) Notice of Motion re: Authority for Decisions

The Committee discussed Sefton Squires' previous Notice of Motion regarding the authority of the committee. It was decided to table the discussion until both council representatives and CAO Barr were in attendance.

9. New Business

a) AR15-005-HER – 629 St George Street – Request for Changes to a Heritage Property

MOTION PHAC-2015-04-08-09

It was moved by Alan Melanson, seconded by Bill MacDonald that PHAC recommends to Council that the applicant at 629 St George Street be given heritage approval to repair and replace the existing asphalt roof with aluminum as detailed in application AR15-005-HER, providing all conditions of the Land Use By-Law are met. **CARRIED.**

10. Next Meeting

- Tentative – May 4, 2015 9:30 am

11. Adjournment:

MOTION # PHAC-2015-04-09

It was moved by Sefton Squires, seconded by Bill MacDonald, that the meeting be adjourned at 1:30 pm. **CARRIED.**