

Planning & Heritage Advisory Committee

Approved Minutes of Meeting held

December 2, 2013, 9:30 a.m.

Present: Chair Adrian Nette, Councillor Hudson, Councillor Paquette, Ern Dick, Chris Millier, Planner/Development Officer, CAO Carol St-Amour, Planning Heritage and Marketing Coordinator Sandi Millett-Campbell, Recording Secretary Dawn Bourke and members of the public, (Alan Melanson, Christine Igot, Alain Cottreau, Heather McCormick).

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

2. **Additions to the Agenda:**

Business Arising 9: Policy on Heat Pumps

New Business 5: Signage Danger Signs Proliferation

3. **Approval of the Agenda**

MOTION 1

It was moved by Councillor Paquette, seconded by Councillor Hudson, to approve the agenda as amended. **CARRIED.**

4. **Approval of the Minutes**

- Approval of the minutes of the Planning & Heritage Advisory Committee held on November 12, 2013.

MOTION 2

It was moved by Councillor Paquette, seconded by Councillor Hudson to adopt the minutes of November 12, 2013 as presented. **CARRIED.**

PLANNING ADVISORY COMMITTEE

5. **Reports:** None

6. **Business Arising:** None

7. **New Business:**

- **Development Agreement Amendment**

Chris Millier, Planner/Development Officer reviewed his 12 page report regarding the Application to Amend the Fortier Mills Development Agreement, FM Developments Limited.

MOTION 3

It was moved by Councillor Paquette, seconded by Councillor Hudson, that PHAC recommend to Council that the June 4, 2009 Development Agreement between the Town of Annapolis Royal and Brown Bros. Excavating Ltd., as amended January 30, 2013 be amended as follows:

1. Part 5, Figure 2 Maximum Gross Floor Area, Single Detached Dwellings shall be 6,000 sq. ft.;
2. Part 5, Figure 2 Maximum Gross Floor Area, Semi-Detached Dwelling shall be 3,000 sq. ft. per unit;
3. Part 3.1 be amended to read "That the Property shall be used for the construction of a maximum of twenty-two(22) single family dwellings and five semi-detached dwellings with a total number of ten (10) units, located within the development as generally described in Schedules "B", "C" and "D" of this Agreement."
4. Part 3.2 be amended to read "Notwithstanding Part 3.1 the developer shall have the right to construct semi-detached dwellings, containing two (2) dwelling units each, on "Lot 24" and "Lot 25" as identified and generally described as "Development Option" on Schedule "C" of the Agreement." **CARRIED.**

Ern Dick noted that based solely on heritage value, the book Houses of Nova Scotia by Allen Penney does a disservice to the particular historic character and diversity of the Town of Annapolis Royal.

Chris Millier departed the meeting at 10:20 am.

- Planning Services Reports – August 2013
- Planning Services Reports – September 2013

- Planning Services Reports – October 2013
- PHMC Millett-Campbell advised that Sharon McAuley completed the Planning Services Reports for the month of August, September and October 2013.

MOTION 4

It was moved by Councillor Paquette, seconded by Councillor Hudson to accept the Planning Services Reports for the months of August, September and October 2013 for information. **CARRIED.**

Signage:

Ern Dick inquired within the scope of the Town with regards to the six huge “Danger” signs including the one at the edge of Fortier Mills developments; noting lack of respect for the heritage of this community. CAO St- Amour advised that PHMC Millett-Campbell and herself are aware of the situation and have undertaken steps to determine who owns the properties; what is permitted for signage; had several conversations with NSPI in terms of size and the fact there was no application for permits; NSPI has been notified the sign nearest Fortier Mills need to be removed. Councillor Paquette inquired if NSPI indicated the reason for the erection of six danger signs. NSPI indicated that more incidents happen in this area than anywhere else in Nova Scotia and it is a higher risk area.

HERITAGE ADVISORY COMMITTEE

8. Reports

- Status Report on PHAC Recommendations to Council & Action Items from PHAC Meetings

MOTION 5

It was moved by Councillor Paquette, seconded by Councillor Hudson to accept as presented the Heritage Status Report for information. **CARRIED.**

9. Business Arising

Councillor Paquette noted that more heat pumps are being installed and applications are coming to this Committee and suggested consideration of a policy that heat pump placement be approved by administration unless placement is an issue.

MOTION 6

It was moved by Councillor Paquette, seconded by Ern Dick that PHAC recommends to Town Council the creation of a policy for heat pumps whereby administration can approve heat pumps that are placed on the side or rear of buildings unless placement thereof is an issue. **CARRIED.**

10. New Business

a) AR13-039-HER – 396 St George St - Request for Changes to Heritage Building

MOTION 7

It was moved by Councillor Paquette, seconded by Ern Dick, that PHAC recommend to Council that the applicant at 396 St. George Street be given heritage approval to add the five skylights, change a window to a door at the rear of the building, and add two heat pumps - one the side facing Prince Alberta Road, and one at the rear of the building, as detailed in application AR13-039-HER, providing all conditions of the Land Use By-law are met. **CARRIED.**

b) AR13-040-HER – 540 St George St – Request for Changes to Heritage Building Stairs from Church

MOTION 8

It was moved by Councillor Paquette, seconded by Ern Dick, that PHAC recommend to Council that the applicant at 540 St. George Street be given heritage approval to replace the stairs, as detailed in application AR13-040-HER, providing all conditions of the Land Use By-law are met. **CARRIED.**

c) AR13-041-HER – 44 Prince Albert Rd – Request for Changes to Heritage Building

MOTION 9

It was moved by Councillor Paquette, seconded by Ern Dick, that PHAC recommend to Council that the applicant at 44 Prince Albert Road be given heritage approval to enlarge the dormer on the rear of the house to match the style, design and shape of the dormer in the front of the house, as detailed in application AR13-041-HER, providing all conditions of the Land Use By-law are met. **CARRIED.**

d) AR13-042-HER – 210 St Anthony St – Request for Changes to Heritage Building

MOTION 10

It was moved by Councillor Paquette, seconded by Councillor Hudson that PHAC recommends to Council that the applicant at 210 St Anthony Street be given heritage approval to build a storage shed, as detailed in application AR13-042-HER, providing all conditions of the Land Use By-law are met. **CARRIED.**

11. Next Meeting

- January 6, 2013 9:30am

12. Adjournment

MOTION 11

It was moved by Councillor Hudson, seconded by Councillor Paquette to adjourn the meeting at 10:50 am. **CARRIED.**

Chair Adrian Nette

Recording Secretary Bourke