

Planning & Heritage Advisory Committee
Approved Minutes of Meeting held
February 2, 2015, 9:30 a.m.

PRESENT: Chair Adrian Nette, Bill MacDonald, Alan Melanson, Councillor Paul Paquette, Sefton Squires, Planning Heritage and Marketing Coordinator (PHMC) Sandi Millett-Campbell and Recording Secretary Dawn Bourke.

1. **Call to Order:** Chair Nette called the meeting to order at 9:37am

2. **Approval of the Agenda**

MOTION # PHAC-2015-02-02-01

Moved by Alan Melanson, seconded by Councillor Paquette, it was agreed to approve the agenda as presented. **CARRIED**

3. **Approval of the Minutes**

- Approval of the minutes of the Planning & Heritage Advisory Committee held on December 1, 2014.

MOTION # PHAC-2015-02-02-02

Moved by Councillor Paquette, seconded by Councillor Hudson, it was agreed to approve the minutes of the December 1, 2014 Planning and Heritage Advisory Committee meeting as presented. **CARRIED**

PHMC Millett-Campbell welcomed new members of the Planning and Heritage Advisory Committee Alan Melanson (representative of the Historical Association of Annapolis Royal) and Bill MacDonald (representative of the Annapolis Heritage Society).

PHMC Millett-Campbell advised that Ian Lawrence was Vice-Chair when his term expired and suggested consideration of selecting a Vice-Chair.

Nomination of Vice-Chair

Chair Nette called for nominations.

Alan Melanson let his name stand for Vice-Chair. There were no other names offered for nomination. Chair Nette called for nominations twice more.

Chair Nette declared by acclamation, Alan Melanson Vice-Chair of the Planning and Heritage Advisory Committee.

PLANNING ADVISORY COMMITTEE

4. **Reports**

- Planning Services Report –November 2014 and December 2014
PHMC Millett-Campbell reviewed the November 2014 Planning Services Report.

MOTION # PHAC-2015-02-02-03

Moved by Councillor Hudson, seconded by Councillor Paquette, it was agreed to accept the November 2014 Planning Report as presented. **CARRIED**

PHMC Millett-Campbell reviewed the December 2014 Planning Services Report.

MOTION # PHAC-2015-02-02-04

Moved by Alan Melanson, seconded by Councillor Hudson, it was agreed to accept the December 2014 Planning Report as presented. **CARRIED**

5. Business Arising: None

6. New Business

PHMC Millett-Campbell advised that a development application may be forthcoming to demolish a heritage building further noting the owner indicated that during the purchase of the building it was not being shown as a heritage building on the LUI. PHMC Millett-Campbell reviewed the stages of an application to demolish a heritage building.

PHMC Millett-Campbell advised that NSPI has submitted an application for changes to the property at 211 Prince Albert Road, to include larger warning signs on property, and changes to the building to allow offices in the front and storage in the back.

Sefton Squires mentioned certain properties are not conforming to building code regarding roof ice and water shields. PHMC will contact Alfred Doucet (Building Inspector) to make sure he is aware of it.

Land Use By-law – Corner Vision

Discussion was held regarding corner vision requirements. Chair Nette advised that there are corner vision requirements and set-backs in the current Land Use By-law. Councillor Hudson suggested that when the Land Use By-law is being amended in the future, consideration could be given to change the corner vision requirements. Bill MacDonald inquired if the amendment would be to increase the set-back requirements. Councillor Hudson agreed that his suggestion was to increase the set-backs. Sefton Squires advised there are people currently in contravention of the corner vision triangle. PHMC Millett-Campbell advised an amendment would only apply to new applications after the amendment was approved, the current existing would be grandfathered in. Bill MacDonald noted it may be appropriate to amend the By-law, but would not want to grandfather in properties that are currently are non-compliant.

Discussion was held regarding the boulders at the corner of St. Anthony and Church Streets with regards to the set-back requirements and corner vision.

HERITAGE ADVISORY COMMITTEE

7. Reports

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

PHMC Millett-Campbell noted there was no activity therefor no report.

8. Business Arising: None

9. New Business

- a) AR14-023-HER – 401 St George Street – Request for Changes to a Heritage Property – Sign permit

MOTION # PHAC-2015-02-02-05

Moved by Councillor Paquette, seconded by Alan Melanson, PHAC recommends to Council that the applicant at 401 St. George Street be given heritage approval to install a ground sign as detailed in the application AR14-023-HER, providing the requirements of the Land Use By-law are met. **CARRIED**

10. Next Meeting

- Tentative – March 2, 2015 9:30 am

11. Adjournment

MOTION # PHAC-2015-02-02-06

Moved by Alan Melanson, seconded by Councillor Hudson, it was agreed to adjourn the meeting at 10:13 am. **CARRIED**

Chair Adrian Nette

Recording Secretary Bourke