

Planning and Heritage Advisory Committee

November 7, 2011

9:30am

CALL TO ORDER: The meeting was called to order at 9:30am by Chair Peter Davies.

Present: Chair Peter Davies, Councillor Holger Mueller-Sparenberg, Corinne Frantel, Ian Lawrence, Councillor Sherman Hudson, Councillor Kathie Fearon, Keith Saunders, Sefton Squires, Gail Robertson, Grace Butland, Ray and Bev Saulnier.

Regrets: Grant Slinn

APPROVAL OF PHAC MINUTES:

Motion 1:

It was moved by Councillor Fearon, seconded by Corrine Frantel that the minutes dated October 3, 2011 be approved with the following amendments:

- The spelling of Chair Davies name
- Page 1, under the heading of reports, the second line should read, "have been."
- Page 1, under the heading of reports, a ':' should be inserted after Harris House signage
- Page 1, under the heading of reports, the name Far Fetch building should be the Old Dairy building
- Page 2, under the heading Development and Building report, the last line should read, "...have to be retroactive."
- Page 2, under the heading of Request for an alteration, line 5, should read, "as well as approval from PHAC, a building permit is required..."

Motion carried.

ADDITIONS TO AGENDA:

- Review of the application for 154 St George, under New Business
- Progress report on Sign removal, under Business Arising

APPROVAL OF AGENDA:

Motion 2:

It was moved by Councillor Hudson, seconded by Ian Lawrence that the agenda dated November 7, 2011 be approved with additions.

Motion carried.

BUSINESS ARISING – Planning Advisory Committee

ITEM	DECISION / ACTION
Progress report on signage	<p>Keith Saunders stated that last month's PHAC recommendations had gone to Council. He added that letters had gone to the owners of the Old Dairy Building and Harris House Lighting. He added that it was now the Town's responsibility to enforce the by-law, after the date in the letters had passed.</p> <p>Chair Davies explained to Sefton Squires that the signage on his building for Harris House was against a Town By-law. He explained that signage on a building must reflect the business inside of the building. Sefton Squires replied that he would remove the signage from his building</p>

NEW BUSINESS – Planning Advisory Committee

ITEM	DECISION / ACTION
Development & Building Report	The Committee reviewed the reports.

BUSINESS ARISING: HERITAGE ADVISORY COMMITTEE

ITEM	DECISION / ACTION
Terms of office for the PHAC committee	Chair Davies stated that there are limitations to the length of time that a member can serve on the committee, and these limitations should be reviewed.

NEW BUSINESS – HERITAGE ADVISORY COMMITTEE

ITEM	DECISION / ACTION
<p>1. Request for Alteration to a property adjacent to Registered Heritage Buildings: - 1 Riverview Drive</p>	<p>The owners of 1 Riverview Drive, Ray and Bev Saulnier, explained that they are requesting approval to renovate their property in order to make an addition that is wheelchair accessible. It was noted that the design of the addition was impacted by a Town right-of-way that crosses their property. The committee discussed the application.</p> <p>Recommendation 1: It was moved by Councillor Fearon, seconded by Ian Lawrence that PHAC recommends to Council that the application to construct an addition to 1 Riverview Drive be approved. Motion carried.</p> <p>Councillor Fearon expressed appreciation to the Saulniers for their application.</p>
<p>2. Request for Alteration to a Registered Heritage Building : - 424 St George Street</p>	<p>Sefton Squires explained his application for an alteration to 424 St George Street. He explained that they would like to add a portico to the existing building similar to the house down the road owned by Joan Harrison.. The committee reviewed the application.</p> <p>Recommendation 2: It was moved by Councillor Fearon, seconded by Councillor Hudson that PHAC recommends to Council the approval of the application to alter a registered heritage building located at 424 St George Street. Motion carried.</p>
<p>3. Request for Alteration to a Registered Heritage Building : - 285 St George Street</p>	<p>The committee discussed the application to change the door at Town Hall and potential future alterations of the building.</p> <p>Recommendation 3: It was moved by Ian Lawrence, seconded by Councillor Hudson that PHAC recommends to Council that PHAC be consulted prior to alteration taking place at 285 St George Street. Motion carried.</p>
<p>4. Request for Alteration to a Registered Heritage Building : 396 St George Street</p>	<p>Grace Butland explained that the original intention of ARCAC was to renovate the garage; however, it was determined that the garage was not salvageable. She added that since the garage was not original to the property, it would not constitute a substantial change. The committee</p>

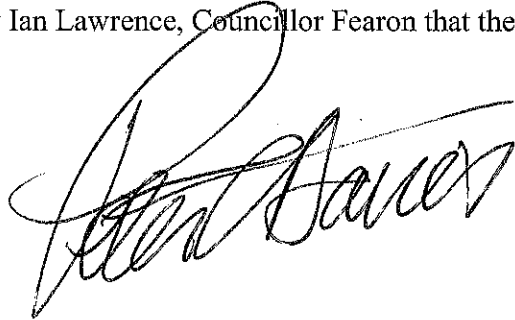
	<p>reviewed the application.</p> <p>Recommendation 4: It was moved by Ian Lawrence, seconded by Councillor Fearon that PHAC recommends that the demolition of the garage portion of 396 St George Street be approved as proposed. Motion carried.</p>
154 St George Street	<p>Keith Saunders explained that this application resulted from a 'Proof of Insurance' form submitted to the Town regarding the replacement of the roof decking on this property. The owners' representative, Jim McGinis, was contacted. He stated that the repairs were necessary as the cedar shingles were disintegrating and falling off, resulting in water damage, and that they have been waiting most of the summer for the contractor to be available to replace this roof. He had researched appropriate materials in use on heritage buildings in the direct vicinity, namely the Pickles & Mills building and the O'Dell Museum, and would use similar materials to re-shingle his roof.</p> <p>The chair of PHAC phoned his committee and determined by consensus that this would not be considered a substantive change. PHAC felt assured that the representative had done his due diligence in finding a suitable replacement product that was in keeping with similar heritage buildings in the area.</p> <p>The owners' representative was informed of this, and was requested to make an application for notation in the heritage file for this property.</p> <p>The committee discussed this issue and agreed that it was not a substantive change that would affect the heritage value of the property.</p> <p>Recommendation 5: It was moved by Corrine Frantel, seconded by Councillor Hudson that the change to 154 St George Street be noted in that property's file. Motion carried.</p>
Progress report on joint meeting with the County.	<p>Chair Davies stated that he was having some difficulty contacting the County to arrange a meeting. He requested possible dates from the committee for scheduling the possible meeting. The committee decided that Tuesdays and Thursdays would be the most suitable days. Chair Davies requested that possible agenda items be forwarded to him for the meeting.</p>

NEXT MEETING: December 5, 2011, 9:30am

ADJOURNMENT:

Motion 3:

It was moved by Ian Lawrence, Councillor Fearon that the meeting be adjourned at 10:35 am. Motion Carried.

A handwritten signature in black ink, appearing to read "Ian Lawrence", is written over the text of Motion 3. The signature is fluid and cursive, with a large loop at the top.