

**Special Council Meeting
Approved Minutes
July 28, 2016 at 6:30 p.m.**

1. PRESENT: Chair Mayor Michael Tompkins, Deputy Mayor Pat Power, Councillor Sherman Hudson, Councillor Byron Mersereau, Councillor Paul Paquette, CAO¹ Gregory Barr, CDC² Sandi Millett-Campbell, Executive Assistant Amy MacManus as Recording Secretary, Town Planner Chris Millier via Skype (until 7:30pm for New Business items 1 & 2), Developer Tim Tanner (left after New Business items 1 & 2), member of the public for New Business items 1 & 2, and Jane Nicholson for Business Arising item 2.

2. REGRETS: N/A

3. CALL TO ORDER: Mayor Tompkins called the meeting to order at 6:45pm

4. APPROVAL OF AGENDA:

MOTION #SP2016-07-28-01

It was moved by Councillor Hudson, seconded by Councillor Paquette to approve the agenda as presented. Motion carried.

5. NEW BUSINESS:

i. Second Reading of MPS and LUB Amendments

MOTION #SP2016-07-28-01B

It was moved by Councillor Paquette, seconded by Councillor Hudson to table the second reading to allow for discussion. Motion carried.

Council discussed the amendments and Development Agreement.

MOTION #SP2016-07-28-02

It moved by Councillor Mersereau, seconded by Councillor Hudson to give second reading approval to the amendments to the Municipal Planning Strategy and Land Use By-Law as follows:

Municipal Planning Strategy Amendments:

1. That the Generalized Future Land Use Map be amended by re-designating 590 St. George Street, the former Annapolis Royal Regional Academy, (PID 05001896) from Institutional to Residential;
2. That Policy 27.6.1 be amended by adding the following new subsection: (k) The development of former institutional properties pursuant to Policy 8.4 for multiple unit residential and mixed use institutional development within the Residential Multiple (R2) Zone.

Land Use By-law Amendments:

1. That Schedule A, Zoning Map, be amended by rezoning 590 St. George Street, the former Annapolis Royal Regional Academy, (PID 05001896) from Institutional (IN1) to Residential Multiple (R2);
2. That Part 3.7 be amended by adding the following new section:

¹ Chief Administrative Officer

² Community Development Coordinator

3.7.11 Multiple unit residential and mixed use institutional development within the Residential Multiple(R2) Zone (Policy 8.4).

3. That Part 9.1 be amended to include the following use as a Use Permitted Subject to Special Requirements;

Multiple Unit Residential/Institutional Mixed Use Development

4. That Part 9.3 be amended by adding the following new Section:

9.3.4 Residential/Institutional Mixed Use Development by Development Agreement subject to criteria contained in Policy 27.6 and 27.7.

i. Second Reading of Development Agreement

MOTION #SP2016-07-28-03

It was moved by Councillor Hudson, seconded by Deputy Mayor Power to table the second reading of the Development Agreement to allow for discussion. Motion carried.

Council discussed the Development Agreement. Planner Chris Millier explained points within the Agreement. Councillor Mersereau suggested amendments which are reflected in the motion (changes to parking spots and signage). Planner Chris Millier explained the next steps of the process. Discussion ensued around the process and timelines.

MOTION #SP2016-07-28-04

It was moved by Councillor Mersereau, seconded by Councillor Hudson that Council give second reading approval for the Town to enter into a Development Agreement with Jacob Tanner Developments Ltd for the development of a multiple unit residential and institutional mixed use project at 590 St. George Street, the former Annapolis Royal Regional Academy (PID 05001896) with all material terms and conditions to be as set out in the July 13, 2016 Draft Development Agreement provided to this meeting with the following amendments:

1. The provision at paragraph 3 providing for the erection of up to four new ground signs and two new wall signs shall stipulate that all signage will comply with all relevant conditions of the LUB other than Section 7.3 limits on number of signs;
2. Schedule B is to be replaced by a copy of "The Academy at Annapolis Royal Apartment Plan Revision 3" drawing submitted to this meeting and references throughout the text of the draft of the Development Agreement to Revision 2 of the Plan shall be updated accordingly. Motion carried.

MOTION

- ii. Councillor Hudson - Potential Cease to be Resident - MGA Section 17 (3) & (6)
Councillor Hudson has sold his house and will be moving out of town, likely at the end of September.

MOTION #SP2016-07-28-05

It was moved by Councillor Paquette, seconded by Deputy Mayor Power to allow Councillor Hudson to continue as councillor under MGA, Section 17 (6), with an extension until the end of October. Motion carried. Councillor Hudson abstained from voting as conflict of interest.

- iii. Special Council Meeting – August (Review of PHAC Recommendations)

Council set a date of August 5th at 12 noon to hold a Special Council meeting to review PHAC applications.

6. Business Arising

i. Approval of 2015/2016 Audited Financial Statements

MOTION #SP2016-07-28-06

It was moved by Councillor Mersereau, seconded by Deputy Mayor Power that Council approve the financial statements for the year ending March 31, 2016 in the form of the draft statements submitted for this meeting. Motion carried.

ii. Façade Improvement Program – AIRO

CAO Barr relayed the research he has conducted on funding possibilities for the Town's matching funds contribution (\$25,000) if it were to contribute to the proposed Façade Improvement Program, a project suggested by AIRO. Jane Nicholson, president of AIRO, outlined the program and partnerships to date. Discussion ensued.

MOTION #SP2016-07-28-07

It was moved by Councillor Paquette, seconded by Councillor Mersereau that we commit \$10,000 to the first part of establishing a town grant program for façade improvement for the Town. Motion carried

MOTION #SP2016-07-28-08

It was moved by Deputy Mayor Power, seconded by Councillor Paquette that this council recommend to the next municipal town council to give strong consideration to \$15,000 being awarded in the 2017/18 budget year for the purposes of this façade improvement program. Motion Carried.

7. ADJOURNMENT:

MOTION #SP2016-07-28-09

It was moved by Councillor Hudson to adjourn the meeting at 8:57pm.

Chair Michael Tompkins

Recording Secretary Amy MacManus