

**PLANNING ADVISORY COMMITTEE
MINUTES OF REGULAR MEETING**

November 20th, 2017

The Planning Advisory Committee (PAC) met in the Arena Complex (Dining Room) with the following attendance:

Present: Chair Jill Stewart, Vice-Chair Jeff Cross, and Committee Member Shannon-May Pringle, Esma Taylor, Kate Akagi. Also present were Chris Spear, Assistant Manager of Planning and Alex Henderson, Southwest Regional Service Commission Planner.

Regrets: Angela McLean, CAO/Clerk.

1. CALL TO ORDER

The meeting was called to order 8:00 p.m. by the Chairperson, Jill Stewart.

2. DECLARATIONS OF CONFLICT OF INTEREST, IF ANY

3. ADDITIONS TO AND/OR APPROVAL OF AGENDA

It was moved by Kate Akagi, seconded by Shannon-May Pringle and carried to approve the agenda as presented.

4. CONFIRMATION OF PREVIOUS MEETING'S MINUTES - October 24th, 2017

It was moved by Vice-Chair Jeff Cross, seconded by Kate Akagi and carried to approve the minutes for the Regular October 24th, 2017 meeting as presented.

5. BUSINESS ARISING FROM MINUTES

NONE

6. PRESENTATIONS / DELEGATIONS

NONE

7. SIMILAR AND/OR COMPATIBLE USE REQUESTS

NONE

8. ZONING APPLICATIONS

NONE

9. MUNICIPAL PLAN AMENDMENT APPLICATIONS

NONE

10. APPLICATIONS FOR VARIANCES / APPROVALS

- 10.1 89 Joes Point Road – Chris Evans and Ann McCain have applied for relief from the ordinary high water mark to construct a building within 9.41 meters (30.9 feet) at PID 15203003.

The discussion opened with the Assistant Development Officer providing comments on the application.

Mr. Chris Evans, the applicant, was present and asked to have his statement entered into the minutes. The statement is included at the end of the minutes as “*Appendix A*”.

After Mr. Evans brief statement, Kate Akagi asked Mr. Evans if any more extensions were expected and he responded in the negative.

Chairperson, Jill Stewart opened the floor to anyone within the polling area who wished to make a presentation. The following concerns were mentioned:

- Betsy Kelly of 88 Joes Point Road is opposed because she feels the 20m setback for the ordinary high water mark is meant to protect the environment.
- Andrew Cooper of 28 Charles Street is opposed because he feels the 20m setback for the ordinary high water mark is meant to protect the environment and the risk of surges are different now than 20 years ago when other residences were built so close to the water.

Kate Akagi asked Mr. Spear, Assistant Development Officer, if the sea wall is adequate to support the new structure, which he replied he is not qualified to make a judgement on that.

There was discussion among the Committee members on various issues, such as:

- Vice-Chair, Jeff Cross – Felt a *Letter of Undertaking* as suggested by the Assistant Development Officer, should be included.
- Kate Akagi prefers that once this structure is completed, no more construction beyond the presented footprint should be allowed.
- Shannon-May Pringle sees both sides of the debate but feels the PAC does not have to follow earlier precedents.

It was moved by Shannon-May Pringle, seconded by Esmá Taylor to approve the variance requested under section 3.32 of the Town of Saint Andrews Zoning By-law in the amount of 10.59m.

After some discussion the motion was amended to read as follows and to include the following conditions:

It was moved by Shannon-May Pringle, seconded by Esmá Taylor to approve the variance requested under section 3.32 of the Town of Saint Andrews Zoning By-law in the amount of 10.59m. With the following conditions attached:

- A letter of Undertaking be drawn up between the Town and the applicant waiving liability to the Town for any damage as a result of storm surges or sea level rise;
- No more construction on the lot beyond what is presented at this meeting and;
- A geotechnical survey on the property be prepared by the applicant to assess the potential for erosion as a result of the structure and it must be to the satisfaction of the Development Officer.

The motion was carried with member Kate Akagi registering a nay vote.

11. SIGN APPLICATIONS

NONE

12. SUBDIVISION APPLICATIONS

NONE

13. APPLICATIONS FOR TEMPORARY USE APPROVAL

NONE

14. ORGANIZATIONAL MATTERS

14.1 Next regular PAC Meeting Discussion

The Chair suggested a special meeting should be held on December 13th, 2017 to approve the minutes of this meeting as the last action of the PAC.

15. OTHER BUSINESS

NONE

16. QUESTION PERIOD

17. MOTION FOR ADJOURNMENT

It was moved by Kate Akagi, seconded by Vice-Chair Jeff Cross to adjourn the meeting at 8:40 p.m.

**** Next Scheduled Regular Meeting in December 13th, 2017.**

Jill Stewart, Chairperson