

**PLANNING ADVISORY COMMITTEE  
MINUTES OF REGULAR MEETING**

August 16<sup>th</sup>, 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 Members David Johnson, Shannon-May Pringle, Darren Turner, Lindy Townsend, and Esma Taylor. Also present were Hap Stelling, Manager of Planning, Angela McLean, CAO/Clerk, and Nikki Mott, Receptionist.

**Regrets:** Committee Members Kate Akagi

**1. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. by the Chairperson, Jill Stewart

**2. DECLARATIONS OF CONFLICT OF INTEREST, IF ANY**  
NONE

**3. ADDITIONS TO AND/OR APPROVAL OF AGENDA**

*It was moved by David Johnson, seconded by Darren Turner and carried to approve the agenda as presented.*

**4. CONFIRMATION OF PREVIOUS MEETING'S MINUTES - June 21<sup>st</sup>, 2017**

*It was moved by Vice-Chair Jeff Cross, seconded by Esma Taylor and carried to approve the minutes for the June 21, 2017 meeting as presented.*

**5. BUSINESS ARISING FROM MINUTES**  
NONE

**6. PRESENTATIONS / DELEGATIONS-**

- 6.1 260 Water Street - Jeffrey Holmes & Gerald Ingersoll presented a development proposal for an 18-unit residential condominium with underground parking at PID# 01320035, 15054893, & 01320043.

Gerald Ingersoll, Project Manager for the proposed "Princess Royal Condominiums" presented on behalf of owners Jeffrey & Ardeth Holmes and partner Bill Stanley. The applicant is currently in the process of consolidating three PID's located at the corner of Water and Princess Royal Street. Currently a *Tentative Subdivision* plan has been approved by the Development Officer.

Mr. Ingersoll began the presentation by referencing the Municipal Plan's *Overall Plan Goals* to provide "a mix of residential housing types that reflects the accommodation needs of different age groups, lifestyles, and income levels." (Sec. 2.0(G) of the Municipal Plan. Mr. Ingersoll noted that the rezoning application is necessary as the property is currently zoned as *Central Commercial*, so to accommodate the proposed condominium the zoning would require *Mixed Use* classification because it enables multiple residential development.

This project has been in the planning stages for a couple of years with several members involved, including the Minister of Environment who "has signed off on the site as being available for redevelopment". Mr. Ingersoll also stated that there have been prior discussion with maintaining the "Heritage Characteristics" to match the façade similar to other buildings located along Water Street. Mr. Ingersoll also mentioned that they have consulted with the Heritage Board Committee on how best to proceed with maintaining the "Heritage" look. The goal is to have heritage design characteristics on the outside with modern conveniences on the inside. As well, there will be built in parking to help relieve congestion along both streets, especially the Water Street side. Once the consolidation of the three PID's has been completed, the main entrance to the building would be located at 40 Princess Royal to also assist with cutting down congestion on the Water Street side.

Mr. Ingersoll concluded by reminding the Committee members that Mr. & Mrs. Holmes have been successful business owners in Saint Andrews since 1972 and have had rental properties for over 30 years.

After Mr. Ingersoll's presentation, Lee Sochasky, chair of the Heritage Board Committee wanted to place on record that the Heritage Board has not been approached by the applicant the contrary to what was previously stated by Mr. Ingersoll.

~~6.2 ——— 130 Prince of Wales St. Alex Henderson wishes to present a development proposal for a Municipal Plan Amendment submitted to Council by Timothy Henderson on behalf of owner, Lucinda Flemer. They wish to amend the zoning of the property from Residential to Tourist Commercial at PID 01323252 & 15155047. APPLICATION WITHDRAWN~~

## 7. SIMILAR AND/OR COMPATIBLE USE REQUESTS

7.1 719 Mowat Drive - Kathy Ball is requesting that the Planning Advisory Committee use its special powers pursuant to Sec. 35(1)(a) of the *Community Planning Act* to declare this accessory dwelling unit in an existing stand-alone garage as a similar or compatible use to that permitted in a main dwelling unit within the "Estate Residential" zone at PID 15076722.

Ms. Kathy Ball was present to answer any questions the Committee might have. The application was straight forward. She is requesting permission to put a dwelling inside her existing garage to accommodate a family member.

**Sec. 35(1)(a) of the Community Planning Act States:**

*“The advisory committee or commission may permit, subject to such terms and conditions as it considers fit,*

- (a) a proposed use of land or a building that is otherwise not permitted under the zoning by-law if, in its opinion, the proposed use is sufficiently similar to or compatible with a use permitted in the by-law for the zone in which the land or building is situated;”*

There were no responses to the polling and no one within or outside the polling area asked questions. The applicant did not make any presentations.

*It was moved by David Johnson, seconded by Lindy Townsend to approve the application to construct an accessory dwelling unit in an existing garage at 719 Mowat Drive (PID# 15076722) as a similar or compatible use provided that it conforms with the concept plan for the apartment submitted with the application. The motion was approved unanimously.*

## 8. ZONING APPLICATIONS

- 8.1           260 Water Street – Council has requested the views and recommendations of the Planning Advisory Committee regarding the Zoning Amendment application submitted by property owner Jeffrey Holmes who wishes to amend the zoning for his properties at PID # 01320035, 15054893, & 01320043. The noted PID’s are currently zoned as *Central Commercial* and Mr. Holmes wishes to have them zoned as *Mixed Use* with Sec. 39 of the *Community Planning Act* terms & conditions attached.

As previously mentioned in Sect. 6.1.; Gerald Ingersoll provided a brief presentation on behalf of the applicant, Jeffrey & Ardeth Holmes and Bill Stanley’s, proposed condominium to be built on their land at 260 Water Street. Chair, Jill Stewart, gave a brief recap of the presentation and reminded everyone that council held a *Hearing of Objections* on Monday, August 14<sup>th</sup>, 2017.

The Chair asked if anyone within the polling area was present and if they wish to speak. There were two separate residents present who live within the polling area. Both residents live either beside or a few doors down from the proposed site. They both showed concern with the design as they feel it will create a “dead zone” with no commercial shops on the ground floor. Some tourists might not venture any further. If there was a commercial business in the bottom of the condominium, then at least the commercial character would still exist. Another concern was the height of the proposed building. Some residents felt that three (3) stories was too high for Water Street. There was also a suggestion to take one floor out of the design to cut it back to a two (2) story building.

The Chair then asked the Committee members if there was any questions to the applicant or his team. Lindy Townsend stated she wants to represent the town’s people interest and wanted to know how the environmental side of the construction would be considered *“environmentally friendly”*, as previously stated by the Project Manager. Mr. Ingersoll explained that the building materials will be 100% recyclable and that they will be taking steps to minimize the environmental impact by using heat pumps, solar panels, and other sources of renewable energy.

Water Street has been named a “Historic Street” and the 2016 Great Place in Canada. Some concern has been expressed that a modern condominium built on the “Historic Street” will harm the town’s reputation and overall character. The height of the proposed design would be over 36 feet. Mr. Holmes stated that is why they are trying to match the same façade as other buildings along Water Street. They will be using a wooden structure with a flat roof similar to other buildings in the vicinity. They will be able to provide 19 indoor and 10 outdoor parking spaces to help relieve congestion on the streets. The building will be adults only, which caused some concern for committee members as there is limited accommodations in town for small/young families.

The Manager of Planning confirmed that a height variance would be required and that the drawings presented to the committee did not include the emergency exit/elevator shaft at the top of the building. Mr. Stelling also reminded the committee that they are not being asked to discuss the design but to provide council with suggestions/recommendations to assist council in making their overall decision on re-zoning. He also reminded the committee that they are able to apply Section 39 *Terms and Conditions* with respect to the *Community Planning Act*.

Vice-Chair Jeff Cross and David Johnson both inquired on why the zoning had to be *Mixed Use* and not *Mixed Residential* as it is a residential dwelling. The *Mixed Use* classification is a Commercial class which allows for multiple families to live within the same building. With the *Mixed Use* class the applicant is not required to go through the *Municipal Plan Amendment* and protects both the developer and the Town in the event of the project being abandoned, as the zoning can go back to *Central Commercial*. Darren Turner summed up the definition as “Facilitates change without changing anything”.

There were several letters of objection to the project both in writing and in person at the *Hearing of Objections* which the committee feels cannot be ignored. The HMS garage, currently located at 260 Water Street, has been a face of Water Street for years and some residents feel it is a historic part of our Town and would hate to see the structure torn down to make way for the condominium.

The Chair stressed to the Committee that they have been asked to provide only their views and recommendations to Council and understood that it is hard to separate the design with the zoning application. They reviewed, as a group, the *Section 39 Terms and Conditions* and decided that the members should go home, do some homework, and submit their recommendations and proposed terms and conditions to the Chair no later than Friday, August 18<sup>th</sup> so she can finalize the letter to council.

## ~~9. MUNICIPAL PLAN AMENDMENT APPLICATIONS~~

~~9.1 ——— 130 Prince of Wales/KIRA — Council has requested the views and recommendations of the Planning Advisory Committee regarding the Municipal Plan Amendment application that was submitted to Council by Timothy Henderson on behalf of owner, Lucinda Flemer. They wish to amend the zoning of the property from Residential to Tourist Commercial at PID 01323252 & 15155047. APPLICATION WITHDRAWN~~

**10. APPLICATIONS FOR VARIANCES / APPROVALS**  
NONE

**11. SIGN APPLICATIONS**  
NONE

**12. SUBDIVISION APPLICATIONS**  
NONE

**13. APPLICATIONS FOR TEMPORARY USE APPROVAL**  
NONE

**14. ORGANIZATIONAL MATTERS**  
NONE

**15. OTHER BUSINESS**

- 15.1 Proposed Zoning Amendment for 260 Water Street-Council requests written views of the Planning Advisory Committee.

This item was already discussed above in Section 8.1.

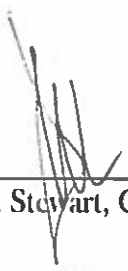
**16. QUESTION PERIOD**

Mrs. Ardeth Holmes made a brief statement and thanked everyone for allowing them to present their proposal.

**17. MOTION FOR ADJOURNMENT**

It was moved by Shannon-May Pringle to adjourn the meeting at 8:16 p.m.

Next Regular Meeting will be held Wednesday, September 20<sup>th</sup>, 2017.



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Jill Stewart, Chairperson