

**PLANNING ADVISORY COMMITTEE
MINUTES OF REGULAR MEETING
October 19, 2011**

The Planning Advisory Committee met in the Council Chambers with the following attendance:

Present: Chris Flemming (Chair), Jill Stewart, Roger McNabb, Cyndy Parker, Michael Burley and Michael Craig.

Absent: Dareth Thorne and Lee Sochasky.

Also present was the Development Officer, Tim Henderson.

1. Call to Order

Chairman Chris Flemming called the meeting to order at 7:00 p.m.

2. Declarations of Conflict of Interest, if any

None.

3. Additions to and/or approval of Agenda

It was moved by Cyndy Parker, seconded by Jill Stewart and carried to approve the October 19th, 2011 Agenda as presented.

4. Confirmation of Minutes

It was moved by Michael Craig, seconded by Roger McNabb and carried to approve the previous committee minutes (September 21, 2011) as presented.

5. Business Arising from the Minutes

None

6. Presentations / Delegations

None

7. Zoning Applications

None

8. Applications for Variances / Approval

8.1 Kirk Lord, property owner of 110 Water Street has applied to the Planning Advisory Committee for permission to add a Central Commercial Use to the property in addition to its current Residential Use.

Mr. Lord wishes to add a commercial use to the current residential use of the property but in order to change or add a category use of a property in the Mixed Use Zone, an approval must be obtained from the Planning Advisory Committee. The Zoning Bylaw No. 10-04, -5.4.2, Change

of Use in a Mixed Use Zone states: “The principle *use* of a property shall not be changed from one category specified in Section 5.4.1 (a) to a different specified category without the prior approval of the Planning Advisory Committee, and subject to terms and conditions that may be set by the committee, unless the proposed new *use* is permitted in the SR (Serviced Residential) Zone”. The applicant has an offer to sell the property to Mr. Nick Altemus with the proviso that the property can be used as a residential apartment upstairs with a commercial retail shop in the downstairs. The Development Office has received confirmation that the applicant would provide off-street parking in the rear of the property for up to four vehicles. As per the Zoning Bylaw, PAC is required to approve this additional category use and apply terms and conditions at their discretion.

The Committee reviewed the documentation provided which included the Development Officer’s Planning Report, application form and accompanying information and pictures, and the polling letter. There was one letter of response from the 100 meter polling area, and it was in favour of the variance request. Mark Gauley, the applicant’s real estate agent, was present and stated that the application to add a central commercial use within a mixed use zone is in keeping with the goals and objectives of the Town’s Municipal Plan. The Chairman asked if there were any affected parties who wished to speak to the application, and there was one. Mr. Evan Gill, a neighbor, wanted to confirm that the intention of the new owner was to put in a retail shop downstairs and one residential apartment upstairs. He also asked what the Town’s plan was for commercial development in the downtown area. The Development Officer replied that the town’s plan is to expand upon the existing downtown core and explained that the mixed use regulations within the Municipal Plan allows for this expansion to occur. Mr. Henderson noted that this property is located next to the NB Liquor Store and across the street from the St. Andrews Motor Inn and adding another commercial use along Water Street and between Elizabeth and Edward Streets will help to expand the Town’s commercial district and bring foot traffic to the other businesses. He added that since the property owner is making provisions for off-street parking, an approval with this condition would be in order and he also noted that the applicant will need to adhere to the regulations on parking lots next to residential areas during this process.

It was moved by Jill Stewart, seconded by Cyndy Parker and carried to grant Kirk Lord a variance to add a Central Commercial Use to his property at 110 Water Street in addition to its current Residential Use with the following conditions:

1. The property owner must make provisions for off-street parking for four (4) vehicles and;
2. The property owner must adhere to the regulations on parking lots next to residential areas by creating a buffer between the parking lot and the neighbouring residences as stated in Section 3.28, Parking Lot and Driveway Requirements, in the Town’s Zoning By-Law No. 10-04 .

9. Sign Applications

None

10. Subdivision Applications

None

11. Organizational Matters

None

12. Other Business

None


13. Question Period

None

14. Adjournment

It was moved by Roger McNabb to adjourn the meeting at 7:25PM.

The next scheduled regular meeting of the Committee will be November 16th, 2011.



C.G. Flemming, Chairman