



## Planning Board

### Minutes

Date: March 7, 2019

Time: 5:15 pm

Members Present Jim Bagnall  
David Mabon  
Daphne Griffin  
Debbie Johnston  
Bob Smith

Staff Present Andrew Daggett

Others Present 11 gallery members including Mayor MacAulay, CAO Walsh,  
and Councillors Cameron MacLean and Ronnie Nicholson.

#### 1. Call to Order

Chair Bagnall called the meeting to order at 5:17 pm.

#### 2. Approval of Minutes

There were no minutes attached to approve.

#### 3. Items to be Addressed

Chair Bagnall gave an overview of the process and the purpose for the meeting. He explained that this meeting was for the Planning Board to hear from the public and make a decision on what recommendation would be forwarded to the Council from the Planning Board.

##### 3.1 Rezoning for 56 unit apartment

The Chair asked Andy Daggett to read the correspondence received (an email from Lyman Douglas, a letter from Donald Sutherland and a letter from the Montague Volunteer Fire Department) after the last round of letters were sent out to residents. Mr. Daggett explained that the latest round of letters were sent to the same people as the first round even though the only properties now within the 200' notification zone were the Superstore property, the Canadian Tire property and the Mormon Church property. The email from Mr. Douglas and the letter from Mr. Sutherland were opposed to the rezoning. The letter from the Fire Department stated that the FD were not opposed to development but would like to be consulted on developments that require rezoning or variances. Mr. Daggett also explained that he had met with representatives of Transportation, Infrastructure and Energy (TIE) and APM to discuss the possible future development of the property. TIE reps accepted the plan as proposed but agreed that a street would need to be built to Provincial standards if any further development was proposed for the property around the apartment complex. They also expressed that the extra traffic from the proposed apartment would not create traffic issues for MacIntyre Ave. The Chair then asked the Board members present about their concerns and received the following responses:

Daphne Griffin - expressed that she was hoping for more detail from the Province with respect to further development.

Debbie Johnston - agreed with Ms. Griffin.

David Mabon - no further comment.

Bob Smith - expressed an understanding about the concern for residential privacy and felt there needed to be better planning.

Chair Bagnall then opened the floor to the public to bring forward their comments.

### **3.1.1 Dianne Collins**

Mrs. Collins wondered why the access to the apartment couldn't be from Main Street. It was explained that the developer stated it would be an extra \$350,000 to come from Main Street and the financing for the project didn't support the extra cost.

Mrs. Collins also wondered why the apartment couldn't be built in the commercial zone. It was explained that the developer had

expressed his desire to leave the commercial area for commercial development.

### **3.1.2 Boyd Munn**

Mr. Munn expressed that he would not have purchased his property and built there if he had known that the property owned by Mr. Banks would be rezoned as R-3. He expressed that Mr. Banks had purchased the property as R-2 and it should remain as such.

### **3.1.3 Donald Sutherland**

Mr. Sutherland wondered why citizens weren't invited to the last Planning Board meeting with APM. He said he found out about the meeting from the media, and although the meeting was advertised on the website, he thought letters should have been sent out to the residents.

Mr. Sutherland also expressed concern about the ownership and maintenance of the "driveway" to the apartment and wondered if the Town/Province would be responsible for such. It was explained that the driveway was private and would only be taken over by the Town/Province if it was brought up to Provincial standards and turned over.

### **3.1.4 Billy Power**

Mr. Power stated that he built his home in 1972 under the impression that the area would be residential. He thinks that the access to the proposed apartment complex should be from Main Street and questioned if the Board had received any correspondence in favour of the rezoning. He was informed that none in favour had been received.

### **3.1.5 Norman Coffin**

Mr. Coffin stated that he purchased his house with the impression that the area would be residential. He also stated that he thinks the access to the apartment should be through the property being donated to Inclusions East. Mr. Coffin also expressed concern that the developer might clear the rest of the property and hoped that this would not happen as the trees provide a buffer between the proposed apartment area and the residents.

### **3.1.6 Jock Beck**

Mr. Beck expressed that the Town needs a long range plan for development. He also expressed that reaching the top floor of a four story building would require a ladder truck and that they are about \$3,000,000 to purchase.

**3.1.7 Ronnie Nicholson**

Councillor Nicholson stated that he did not support the development next to the current homes but that he would support it as now proposed.

**3.1.8 Gerry Martell**

Mr. Martell stated that he purchased his home as an R-2 and hoped that the buffer zone between the proposed apartment and the current homes would remain R-2.

**Moved By** Daphne Griffin

**Seconded By** Bob Smith

To recommend the approval of the rezoning conditional on access being from Main Street only.

**Defeated**

The motion was made but several members expressed concern that this motion may do one of two things: it may either squash the development because of the extra financial burden or it may lead to a road being put through from Main Street to MacIntyre Ave. Making the developer put the road 2/3 of the way through may make completing the road more of a possibility than leaving the proposed development with access to MacIntyre. This vote went to a tie which was broken by the Chair with a vote against the motion.

**Moved By** Debbie Johnston

**Seconded By** David Mabon

To recommend the rezoning as proposed with driveway access for the development off MacIntyre Ave only.

**Carried**

Bob Smith voted against the motion.

4. **Other**

5. **Adjourn**

**Moved By** Debbie Johnston

**Seconded By** Daphne Griffin

Motion to adjourn.

**Carried**

The meeting was adjourned at 7:14.



Chair Jim Bagnall