

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Planning Advisory Committee Meeting Minutes

Monday, March 3 2025, 7:00 pm
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

In Attendance: Councillor Mary MacLellan, Chair
Deputy Warden John Dunbar
Councillor Richelle MacLaughlin
Mike MacEachern

Staff Present: Shirlyn Donovan, CAO
Beth Schumacher, Deputy Clerk
Mikalya Tait, EDPC

Regrets: Morgan Peters
Colleen Briand

Call to Order – Chair, Councillor Mary MacLellan

The meeting of the Planning Advisory Committee was called together by the Chair, Councillor Mary MacLellan, at 7:02pm.

Approval of Agenda

Councillor MacLellan called for any additions or deletions to the agenda. There were no additions or deletions to the agenda.

Moved and Seconded

THAT the agenda be approved as presented.

Motion Carried

Minutes from the PAC Meeting of January 20, 2025

Councillor MacLellan called for any errors or omissions to the minutes of the meeting of January 20, 2025.

Moved and Seconded

THAT the minutes be approved as presented.

Motion Carried

Staff Planning Reports

File No. AT-DA2025-002:

Ms. Tait provided a presentation to the Committee outlining the proposed Development Agreement under consideration for a gas station located on Catherine Drive at the corner of Beech Hill Road and Trunk 4. The designation, zoning, and enabling policy were all reviewed. She explained that the gas station component of the proposed development is why the application needs to go through the Development Agreement process.

Ms. Tait explained clause 16.5 of the Land Use By-law, prohibiting parking between the front façade and the streetline. A concession is being negotiated with the developer where there will be no parking between the building and the frontages onto Beech Hill Road and Trunk 4, but limited parking would be permitted on the frontage with Catherine Drive. The developer has also agreed to install an electric vehicle charging station. Ms. Tait reviewed the schedules of the Development Agreement, and expressed that staff is of the opinion that the development meets the intent of the policy.

Questions were asked by the Committee regarding the location and screening of the garbage and grease disposal; Ms. Tait noted that while it is not shown on the site plan, there is a clause regarding the requirement to screen those features in the Development Agreement. She noted that the location of the fencing and garbage screening would need to be shown on plans submitted before a Development Permit could be issued.

A question was asked about parking, and Ms. Tait noted that the development exceeded the minimum required parking for the development. Discussion followed regarding the location of the electric vehicle charging station. Members of the Committee flagged the sidewalk width of 1.5 metres and noted a concern with fast food restaurant signage or sales displays creating barriers, as seen at other similar developments in the community. A suggestion was made to include a clause in the Development Agreement that the travelled portion of the proposed sidewalk would have to have a clear travel-way for barrier-free access meeting accessibility guidelines. A question was asked to verify that the development met the 2030 legislation for accessibility.

Moved and seconded

That the Planning Advisory Committee recommends that Municipal Council gives First Reading and set a Statutory Public Hearing regarding entering into a Development Agreement to construct a Gas Station with a Convenience Store and Restaurant on Lot 9, PID 10140010, Beech Hill Road, Beech Hill, Antigonish County.

and,

That the Planning Advisory Committee recommends that the Development Agreement be amended to include a clause to require that the sidewalk adjacent to the proposed building meet any accessibility requirements and be kept free of any obstructions.

Motion Carried

Application to Demolish the Rectory – St. Margaret’s of Scotland, Arisaig

Ms. Schumacher spoke to an application that was received for the demolition of the rectory building adjacent to the church in Arisaig. She explained that while the municipal heritage designation applies to the entire property, only the church was described in the Statement of Significance. Discussion followed regarding the condition of the building, whether it could ever be relocated, and the recommendation from staff to ask the developer to document any significant features discovered during the demolition.

Moved and seconded

That the Planning Advisory Committee recommends that Municipal Council approve the application to demolish the Rectory at St. Margaret’s of Scotland Church in Arisaig.

Motion Carried

Discussion Items

There were no discussion items.

Other Business Arising

There was no business arising.

Adjournment

Moved

THAT, there being no further business, the meeting be adjourned at 7:32pm.

Motion Carried

Councillor Mary MacLellan

Shirlyn Donovan, CAO