

Internal Committee Report

Planning Advisory Committee

January 2019

At their December meeting the Planning Advisory Committee recommended that Council enter into a development agreement in order to convert 5 motel units into 5 apartment units on the property located at 150 Victoria Street.

In addition to the above, there have been a number of significant dangerous and unsightly premises files dealt with over the last few months as follows:

72 Station Street

- Demolition was ordered by the Planning Advisory Committee.
- Demolition work was procured and awarded to Baxter Trucking.
- Due to the condition of the structure and associated safety considerations a detailed site investigation could not be undertaken to identify the contents of the interior of the building.
- On the first day of demolition, November 2, a wall of the building fell on the contractor's trailer causing work to stop on site for a number of hours.
- Also on the first day of demolition an unidentified material was found on site. This caused work to stop until a proper plan was in place to deal with the material in the event it proved to be hazardous.
- Upon re-commencement of work on November 19 no hazardous materials were found and work proceeded until the building was fully demolished and all materials were disposed of in accordance with provincial regulations.
- As there was insufficient land available on site, in order to properly sort the material from the building, the material was taken to the contractor's C&D site in Mount Pleasant. Material was sorted and 619 tonnes of C&D was disposed of at this facility. An additional 1.35 tonnes of solid waste was taken to Little Forks Landfill for disposal. No hazardous materials were found.
- Town staff attended the Mount Pleasant site on three occasions to verify the sorting and disposal of the material from the property.
- Due to weather conditions the final placement of top soil and seed will take place in the spring.

196 East Victoria Street

- The Planning Advisory Committee ordered that the buildings on this property be demolished.
- The owner has appealed this decision.
- A special meeting of Council is being organized to hear this appeal.

59 Church Street

- On January 18 the Planning Advisory Committee ordered this property to be demolished.
- The owner has appealed this decision and a special meeting of Council is being organized to hear this appeal.

16 Prince Arthur Street

- The Planning Advisory Committee ordered that the building on this property be demolished.
- The property owner did not appeal this decision.
- The property owner has applied to the Nova Scotia Supreme Court for a judicial review of this order.
- A court date was set for the morning of January 10, 2019 – the property owner did not appear. The hearing was adjourned until the afternoon and the property owner still did not appear. The Town asked that the judicial review proceed at this time. The judge decided to adjourn the review until February 8. In addition a teleconference was set up with the judge, our solicitor and the property owner in advance of the court date. The property owner did not participate in that teleconference.
- Staff will attend the court date for the judicial review on February 8.

2 Industrial Park Drive

- On January 18 the Planning Advisory Committee ordered this property to be demolished.
- In addition to the regular notification, staff have also sent this order to the property owners' solicitor in order to ensure that all notification efforts were made given the rumored health issues of the owner.
- The appeal period lapses on January 25.

23 Spring Street

- The administrator placed an order requiring an engineer review of the structure of the building. The time period has lapsed for that information to be provided.
- We were contacted by the owner's solicitor in December who requested a meeting to discuss this issue. We have not heard from the solicitor since that time.
- The PAC will receive a recommendation on this property at their March meeting.

1 Spring Street

- The PAC will receive a recommendation on this property at their February meeting.

8 Albion Street

- This property was the former gas station located at Croft and Albion Street. It is now owned by Couch Tarde based in Quebec. Upon receiving a letter from the Administrator and phone calls from the Deputy CAO, the company decided to demolish the building which was completed prior to the new year.
- This demolition was undertaken voluntarily by the property owner and was not subject to an order of the Committee.