

To: **Antigonish Town Council**
From: **Planning Staff (EDPC)**
Date: **February 14, 2022**
Reference: **Planning Advisory Committee Recommendations**

Planning Advisory Committee made the following motion related to the attached staff report:

Motion

The following motion was moved and seconded “That the Planning Advisory Committee recommends to Town Council to approve the proposed amendment to the Town of Antigonish Municipal Planning Strategy and Land-Use By-law to redesignate the portion of the lands designated Community Use of the property identified as PID 01228782, to the Higher Order Residential Neighbourhood designation. Also, that Council approves the rezoning of the same lands from the Open Space (OS) Zone to the Higher Order Residential Neighbourhood (RN-2) Zone and;

That Council give First Reading and set a Public Hearing date.” Motion Carried

Omnibus Amendments:

Also at the February 14, 2022 Planning Advisory Committee staff discussed a number of Omnibus amendments with the Committee. District Planning Commission staff have been administering the documents since they came into effect May 7, 2020 and keeping track of areas where the documents could be revised. These include minor amendments to definitions and adding consistency between policy and by-law provisions.

The three omnibus Amendments include:

- 1) Height: Replacing an absolute height definition with a mid-height definition. This amendment uses the definition of height which was in the old planning documents.
- 2) Number of Building on a Lot: Removing the “Notwithstanding any other provision in the by-law” to ensure that the total number of dwelling units in multiple buildings conforms to the zone standards.
- 3) Restrictions on Permitted uses within the Moderate Risk Floodplain (MF) Overlay Zone: Bringing the land use by-law provision inline with the Policy. The policy states: *“Council shall regulate the following through the Moderate Risk Floodplain (MF) Overlay Zone,*

*including but not limited to: a) Requiring flood proofing for **all main structures**; and the prohibition of basements within the 1:100-year flood frequency area. b) Maximum lot coverage permitted where development is to occur. c) The alteration of land levels and the removal or placement of topsoil.”* While the by-law extended this provision to accessory buildings. The amendment removes the floodproofing requirements for accessory buildings (sheds and garages) so long as they are not used for the storage of chemicals or petrochemicals or as accessory dwelling units.

All three omnibus amendments (attached) received approval by consensus from PAC to be forwarded to Council for first reading and to have a public hearing scheduled.