

TOWN OF NEW GLASGOW

PUBLIC HEARING

MONDAY, JUNE 14, 2021

A Public Hearing was held on Monday, June 14, 2021, at 6:00 p.m. using the Microsoft Teams platform. Present were: Mayor Dicks; Deputy Mayor El-Haddad, Councillors Dorrington; Borden, Fraser, Peters, and MacDonald. Also present were: Lisa MacDonald, CAO; Earl MacKenzie, Town Engineer; Corey Smith, Director of Corporate Services; Derek Eisan, Director of Information Technology; Thiv Tharma, Director of Community Development; Ross White, Director of Fire, Inspection and Emergency Services; Kelly Sloan, Executive Assistant; Jeffrey Turnbull, Development Officer; Rachel Mitchell, Climate Change Co-ordinator; Matthew Russell; Frank DeMont, Solicitor; Tom Boone, registered public hearing speaker; and Marlin Plett, Truline Design for a portion of the meeting.

DEVELOPMENT AGREEMENT – JOHNBO INVESTMENTS LTD. – 225 MCCOLL ST.

Council considered an application from Johnbo Investments Ltd. for a Development Agreement for property at 225 McColl St. to permit the change in use of a nonconforming use to another nonconforming use for the existing building at 225 McColl St. to establish a commercial storage facility comprised of approximately 95 storage units.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for first reading. A request was received from Tom Boone to speak to the matter and a letter was received from Colton Bowie.

Mr. Boone of 492 Pleasant Street spoke to Council via teleconference. He stated that he has concerns with the well-being neighbourhood as it relates to the building in question. He outlined that he felt the back of the building is in disrepair, the chimney is crumbling, rodents have been seen coming out of the chimney for years, the siding is rotting in the bottom corner. He felt the condition of the building is impacting the value of the neighboring properties. He feels this is an old building and a fire hazard and suggested it would be better to demolish the building and replace it with an alternative to a commercial site that suits a residential neighbourhood better.

The Development Officer read a letter from Colton Bowie of 484 Nelson Street who borders on 225 McColl St. He stated that for years they have seen racoons living in the roof vents and large rodents around the property as well. He feels the property is in such poor condition that it affects the value of his property and feels the building should be demolished and replaced with a new building.

The Development Officer stated that the building permit process would address the concerns noted by Mr. Boone and Mr. Bowie which would be the next step if the application proceeds.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

DEVELOPMENT AGREEMENT – JOHNBO INVESTMENTS LTD. 196 MUNROE AVE.

Council considered an application from Johnbo Investments Ltd. for a Development Agreement for property at 196 Munroe Avenue to permit the conversion of the former Maranatha Church to a 10-unit residential dwelling.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for second reading. No oral or written objections have been received.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

LAND-USE BYLAW AMENDMENT – SIMON PITTS 385 LITTLE HARBOUR ROAD

Council considered an application from Simon Pitts to rezone property at 385 Little Harbour Road from Residential Single Unit (R-1) Zone to Residential Two Unit (R-2) Zone to enable the future sub-division of the lands in accordance with the (R-2) lot requirements.

The matter has been advertised and considered by the Planning Advisory Committee which recommended that the application be referred to Council for first reading. No oral or written objections have been received.

It was regularly moved and seconded that the application be referred to Council for second reading.

Motion carried.

ADJOURNMENT

It was regularly moved and seconded that the meeting be adjourned.

Motion carried.