



ROTHESAY

PUBLIC MEETING – SELF STORAGE FACILITY
MILLENNIUM DRIVE (PID 00065227)
Rothesay Town Hall Common Room
Monday, July 10, 2017
7:00 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR GRANT BRENNAN
COUNCILLOR PETER J. LEWIS
COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA
COUNCILLOR MIRIAM WELLS

TOWN MANAGER JOHN JARVIE
TOWN CLERK MARY JANE BANKS
DIRECTOR OF PLANNING/DEVELOPMENT (DPDS) BRIAN WHITE
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN
TREASURER DOUG MacDONALD
ADMINISTRATIVE ASSISTANT LIZ POMEROY

PUBLIC MEETING
Documentation

15 June 2017	Telegraph Journal advertisement
29 June 2017	Telegraph Journal advertisement
45 July 2017	Memorandum from DPDS White
DRAFT	Development Agreement (<i>Revised</i>)
4 July 2017	Recommendation from Planning Advisory Committee
29 June 2017	Staff Report to Planning Advisory Committee with attachments

Appearances:

Rick Turner, Hughes Surveys & Consultants Inc.
Brian Reid, Applicant
Kelly Peters

Comments:

Letters from residents (7)

Mayor Grant called the public meeting to order at 7:00 p.m. and gave instructions to those in attendance. She noted the meeting had been duly advertised and Mr. Rick Turner, Hughes Surveys & Consultants Inc. will give a presentation on the proposed application for a Self-Storage Development on Millennium Drive (PID00065227). Mayor Grant noted no decision will be made until the regular Council meeting following the public meeting.

Town Clerk Banks advised no further comments were received.

Mr. Turner highlighted the following: the size and location of the proposal; the requirement for a municipal services easement for sanitary sewer and possibly storm sewer; compatibility; features that reinforce compatibility including limited noise - likely during construction only, no expected parking conflicts, blocked access to Wedgewood Drive, a large buffer to ensure privacy and avoid conflicts, low trip generation, curb appeal for the office building, obscured storage unit buildings, and consultations with public safety officials to ensure quick access if an issue arises; less compatibility anticipated with a higher density residential development; a minimum 30% green/landscaped area maintained primarily located in the vicinity of the Wedgewood Drive properties to improve compatibility; ongoing

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discussions with the owners of the adjacent Wedgewood Drive properties to address concerns; the actual number of buildings, their configuration, footprint, and pond location may vary; the 18 meter wide (60 feet) buffer maintained adjacent to the Wedgewood Drive properties; options for stormwater management including a stormwater detention pond, other stormwater management methods, or a contribution to the cost of stormwater management infrastructure built and maintained by the Town; the stormwater detention pond is expected to typically remain dry with the exception of heavy rainstorms; a 6-8 foot chain link fence with privacy slats encompassing the storage buildings and stormwater detention pond for security and enhanced buffering; downcast light fixtures with timers installed on the storage units to avoid light shining onto adjacent properties; decorative pole lights installed at the gated entrance to the fenced compound; and a staff member will reside onsite for additional security. He added care has been taken to assure the visual appearance from Millennium Drive and Wedgewood Drive is acceptable to the Town and the adjacent residents on Wedgewood Drive; and the large buffer is likely to absorb existing noise from the nearby highway.

Visual renderings were displayed demonstrating how the landscaping and fencing is expected to create a significant buffer. Mr. Turner indicated, because of the large buffer and fence, it is likely only the rooflines of the buildings will be visible. A sample of the signage was shown depicting one freestanding sign with a panel 4 meters wide by 2 meters high on posts. Mr. Turner displayed a site plan noting features such as a buffer, a berm, fencing, and a possible arrangement including the number of buildings, and the location and size of the stormwater detention pond which are subject to change. He added a municipal services easement will be required for stormwater handling upon completion of the design; and he is available for contact if residents have further concerns.

Council inquired about the following: the overall footprint of the project if the configuration of the buildings were to change; the height of the fence; use of the fence as a noise barrier; the berm; and the intention to complete the project in phases.

Mr. Turner responded with the following: it is expected the footprint will remain the same if the configuration changes; the fence will have a minimum height of 6 feet but could be as tall as 8 feet depending on the final design; the privacy slats on the fence will act as a noise barrier; the developer met with an adjacent property owner to discuss the possible location of the berm; the berm is expected to blend into the tree line; it is expected the project will be completed in phases to determine the appropriate number and size of buildings to adequately meet demand; the berm will be constructed at the rear of the property in close proximity to the adjacent Wedgewood Drive properties; and it is likely the first storage building constructed will be located directly behind the office building.

In response to an inquiry, Mayor Grant noted the Planning Advisory Committee approved a 100% variance for the development.

Counc. Shea inquired about the size and location of the stormwater detention pond, the option to use gravel as opposed to pavement, the elevation levels of the property, and construction of the fence.

Mr. Turner responded with the following: the stormwater detention pond will be designed to adequately manage water runoff in accordance with Town standards; the size of the pond will depend on the completed stormwater management plan; the location of the stormwater detention pond is contingent upon on the findings of the stormwater management plan; it may be advantageous to install pavement and catch basins to control stormwater management flow rather than gravel; pavement also enables consistent grading surrounding the buildings; the average elevation of the property is 78 meters; there are some high points reaching 82 meters in elevation; and to maintain a considerable buffer at all times,

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the fence will surround only the constructed buildings and expand as the development progresses.

Counc. Wells commented on the anticipated phases of construction and questioned if a fence would surround the stormwater detention pond regardless of its location. Mr. Turner indicated the stormwater detention pond will be encompassed by a fence once constructed. He added depending on the location and the progress of the development a separate fence may be erected to surround the stormwater detention pond. Counc. Wells commented on the increasing severity of storms in the area and inquired if the design for the stormwater detention pond anticipates the worsening weather conditions. Mr. Turner noted the design will meet Town standards as established in the Zoning By-law.

Counc. Wells inquired about the aesthetics of the storage unit buildings. Mr. Turner indicated the overall intention is to obscure the storage unit buildings as much as possible as the design of the buildings follows a basic utility style. Counc. Wells suggested an 8 foot fence may increase overall screening of the buildings and ensure they are obscured from public view. She added a black fence may camouflage the fence into the surrounding environment. Mr. Turner indicated it is likely, because of the privacy slats, the fence will closely resemble a solid fence. He added a brown and green fence is more likely to blend in with the forested buffer.

Deputy Mayor Alexander commented on the developer's intention to accommodate both the applicant and the neighbouring property owners. He inquired about the height of the buildings noting the difference of height between the single wide and double wide buildings. Mr. Turner indicated the number and size of buildings are subject to change depending on the demand for the business. He added the double wide buildings are taller than the single wide buildings. Mr. Kelly Peters indicated it is likely the bridge line will be approximately 16 feet above grade.

Deputy Mayor Alexander inquired if the variance is limited to the self-storage development only. DPDS White clarified the proposal does not require a rezoning. He added the approvals granted by the Planning Advisory Committee are subject to a development agreement; thus if the development agreement is declined by Council the approvals granted by PAC are nullified.

Deputy Mayor Alexander questioned the timeline for construction of the sidewalk. Mr. Turner indicated he was amenable to the preference of the Town. DPDS White suggested it is typical to construct sidewalks in conjunction with Town infrastructure projects in order to reduce the frequency of disturbances to Town roads.

Counc. Wells inquired if the project is likely to set a precedent for future proposals. DPDS White advised the proposal required a variance to the Zoning By-law not the Municipal Plan; approval of similar proposals is at the discretion of both the Planning Advisory Committee and Council, and are not bound by precedence.

Counc. Shea commented on the intent to build the fence as the development progresses expressing concern changes such as the phasing of fence construction may have influenced PAC's decision. DPDS White advised the proposal includes a concept design demonstrating the maximum area of 2800m² for the development. He added the developer can reduce the number of buildings but cannot add buildings; and it is likely the project will be phased resulting in construction being completed over a number of years. Mr. Turner indicated the intention to complete the project in phases was addressed at the PAC meeting.

In response to an inquiry, DPDS White advised the variance is subject to the proposal's development

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agreement and cannot be transferable to another proposal. He added alternative proposals require separate applications.

There was a brief discussion with respect to the sidewalk. Town Manager Jarvie advised a sidewalk is required across the driveway. Mr. Turner indicated a rolled curb sidewalk would be installed across the driveway.

Mayor Grant called three times for those wishing to speak against the proposal.

Barb Williams, 2 Wedgewood Drive, expressed concern with respect to setting a precedent if the development is approved. She added it may not set an immediate precedent however it is likely to influence future decisions on similar matters.

Mayor Grant called three times for those wishing to speak in favour of the proposal. There being none, Mayor Grant thanked all in attendance.

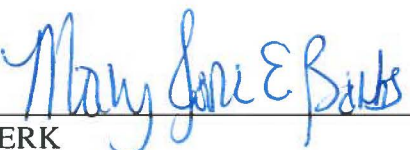
MOVED by Counc. Wells and seconded by Counc. McGuire the public meeting be adjourned.

CARRIED.

The public meeting adjourned at 7:45 p.m.



MAYOR



CLERK