



Town of Borden-Carleton
Special Council/Planning Board Meeting Minutes
April 16 2024 – 20 Dickie Road Borden-Carleton, PE
7:00pm

PRESENT: Mayor Randy Ahearn, Deputy Mayor Larry Allen, Councillor Barb Wood, Councillor Nicole Arsenault-Bernard, Councillor Eric Stewart, and Councillor Ashley Steele.

DEEMED ABSENT: Councillor Laurel Palmer-Thompson

STAFF PRESENT: Chief Administrative Officer, Jim Wentzell; Planner Derek French

ALSO PRESENT:
Fifteen (15) persons from the general public were present at the meeting.

1. CALL TO ORDER:

Mayor Randy Ahearn called the meeting to order at 7:00 p.m. and stated that the purpose of the meeting was to receive submissions from two developers proposing housing in the Town.

2. Conversion 256 Main Street to up to 9 Residential Units

Mr. Jonathan Matheson (Red Island Investments) was present at the meeting requesting a change of use of his property at 256 Main Street (PID 658021) to Residential and would like to Convert the existing building to up to 9 residential dwelling units

His property is currently in the Comprehensive Development Area (CDA) Zone and there is an existing development agreement for the building allowing the building to be used for storage units and a retail outlet.

Mr. Matheson stated that his original request was to convert the present building to apartments or to demolish the building and build a 12-16-unit apartment building. His intentions now are to renovate the existing building.

The Town's Planner was present and circulated to Council his report and his comments on the proposed development. Outlined in his report were comments on Water/Sewer services, the Fire Marshall's approval, Parking and the need to follow the rezoning procedures.

Mr. Matheson circulated to Council a 3D drawing of the structure and a layout of 9 apartments. He stated there was space that would allow for excess parking spots that are required by the town's bylaw and that the property would be landscaped to provide a green area and walkways.

He then answered various questions as put to him by the Planner and members of Council. It was his hope to begin construction in the near future with the apartments occupied by December.

As the property is in the Comprehensive Development Area (CDA) Zone a public hearing is required as the next step. The process would also include a new development agreement for the site. Council agreed to have a public meeting on April 30th at 7:00pm at the Legion to receive public input in respect to the proposed development.

Mr. Matheson left the meeting at 7:30 pm

3. Housing Development -Read Road (58 town Houses)

Daniel Mullen (Greenside Atlantic Limited) proposing row housing consisting of 58 housing units on town owned property on Read Road

The Town's Planner was present and circulated to Council his report and his comments on the proposed development.

Several questions were put to the developer by the Development Officer and members of Council. The site plan circulated showed 8 buildings totaling 58 town houses. There was an entrance off of Read Road at the upper end of the property and a two-lane roadway proposed at the lower end of the property where the Maritime Electric easement exists.

The discussion included the front side of the buildings and whether it would be better to have the buildings facing each other., the parking, whether there would be garages or not. The concept Mr. Mullen was looking at was a one-bedroom ground floor apt for seniors with a three-bedroom family apt on the second floor . Traffic flow, fire safety, snow and garbage removal were also discussed. He planned to build the buildings with concrete walls.

Following the discussion Mr. Mullens said he would take into consideration the various comments and develop a revised site plan and floor layout of the apartments.

Mr. Mullins left the meeting at 8:45pm.

4. Use of sea containers as Accessory buildings

The development officer Derek French reported to Council that an application has been received from a town resident (PID to have a "sea-can" otherwise known as a "shipping container" as an accessory building on the property.

He was seeking direction from Council as the container was already placed on the lot.

The definition of an accessory building in the Town's Land use bylaw requires the accessory building to be "compatible in design to the main buildings and surrounding structures."

It was agreed by members of Council that the property owner be required to make the accessory building compatible in design in order to have the accessory building remain. This means it would require siding and a roof similar to the main dwelling.

Council agreed that the property owner would have 90 days to comply with the Development Bylaw or the container will have to be removed from the property.

The CAO was requested to determine if there were other “shipping containers” in the Town being used as accessory buildings and to give those property owners the same terms to comply with the Land Use bylaw.

5. ADJOURNMENT:

There being no further business to come before the meeting, the joint Council/Planning board meeting adjourned at 9:20pm.

Mayor, Randy Ahearn

CAO, Jim Wentzell