

Town of Sussex

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Minutes of Meeting of Council held this
10th day of September, 2012

A.D.,

The Town Council of the Town of Sussex met in special session, by appointment of the Mayor of the said Town, in the Council Chambers of the said Town on Monday the 10th day of September, 2012, at 6:00 o'clock in the evening.

The following members of the Council were present: His Worship Mayor Thorne, Deputy Mayor Carr, Councillors Wright, Hutchings, Boyle, Armitage and Wilson. Councillor Ryan was absent. Also present at this meeting were the Chief Administrative Officer, Scott Hatcher and the Town Clerk/Treasurer, Paul Maguire.

It was moved by Councillor Wilson, seconded by Councillor Armitage, that the agenda for this special Town Council meeting be approved. Motion carried.

No members present declared a conflict of interest on any items on the agenda at this time.

The purpose of this special meeting was to hold a public presentation for the Municipal Plan By-Law Amendment, By-Law # 704-10-07. Atlantic Commercial Properties requested to change the designation of a portion of the property bearing P.I.D. # 30159107 from a Commercial Business District Zone "CBD" to a Residential High Density Zone "HD". Present at the Council meeting, representing Atlantic Commercial Properties was Gary Richards, Richards Development Consulting Inc. and David Robinson of the Sussex Mall. Mr. Richards made the public presentation on his proposal and went over the layout of the site and parking for Phase 1 and Phase 2 of the project. Phase 1 of the project would be the construction of the 32 unit apartment building which

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would include 21 two bedroom units and 11 one bedroom units. Phase 2 would be the construction of a second similar building which would take place once the occupancy in the first building is near completion. Mr. Richards noted that the building would have an elevator, automatic doors, laundry room, sprinkler and security system. Some of the apartments would have balconies, the construction would be wood with vinyl and brick or stone on the fronts and ends of the building. Mr. Richards indicated that the rent for the two bedroom units would be in the \$900.00 to \$1,000.00 a month range and the rent for the one bedroom units would be in the \$825.00 a month range. The total height of the building would be approximately 50 feet. Mr. Richards indicated that initially the Mall Manager would be the Manager for the apartment buildings. The applicant has not made any decisions whether the buildings would be animal free; however the buildings would be smoke free. He indicated that the estimated time of construction would be for a spring start in 2013 with occupancy in the fall of 2013.

Members of the Council had an opportunity to ask Mr. Richard questions on his presentation as well as citizens at the meeting had an opportunity to ask questions on the presentation. Questions raised included the number of bedrooms in each building, different timelines for Phase 1 and Phase 2 of the construction, specific questions about rent, whether there was a market study done for the need of two 32 unit apartment buildings in the Town of Sussex, entrances and exits off of Magnolia Avenue, whether there would be an Apartment Manager on site, height of the building and the effects that a four-storey building

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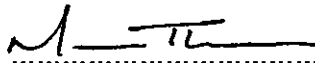
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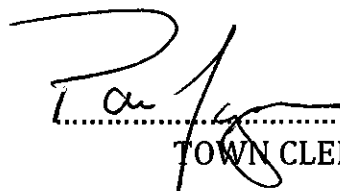
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would have on the site-lines of other buildings in the area such as the Kings Manor.

His Worship Mayor Thorne noted that the next step in the process would be the hearing of objections and that the date for the hearing of objections has been set for Thursday, October 18, 2012, at 6:00pm in the Council Chambers of the Town Hall. His Worship noted that the time period for submitting written objections to the proposal would be 30 days from the date of the public presentation and that the objections should be forwarded to the Town of Sussex.

It was moved by Councillor Wilson, seconded by Deputy Mayor Carr, that this special meeting of the Town Council of the Town of Sussex adjourn. Motion carried.


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MAYOR THORNE


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TOWN CLERK