

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

21 May 2014, 7:00 pm

AAC Members Present.

Anne Cosgrove
Kelly Nelson
Bob Weld
Jim Betts
Councillor Errol Knickle

Municipal Staff.

Douglas Reid, Planner

Regrets.

Richard Wentzell.

Meeting called to order at 7.20PM.

Approval of Minutes.

It was moved by A Cosgrove, seconded by B Weld that the minutes of the April 30 2014 meeting be approved as circulated.

Motion carried.

Business Arising

2a. AAC members: Land Use Planning Orientation.

Staff provided an overview of the land use policy framework as it presently exists in the Municipality. The presentation identified the role of local Area Advisory Committees; the principal tools used in existing planning documents, the process for public participation and Public Hearings, and the relationship between municipal land use planning and other rules that pertain to land development (i.e. provincial regulations regarding septic, water)

Committee discussion throughout - e.g. the Municipality's process for reviewing more intensive developments; the identification procedure for provincial wetlands, review of the experience of past planning applications in the Plan Area, etc.

New Business

3a. Plan Review: Background Report.

Staff also provided the Committee a presentation of the 2014 Background Report. Included pertinent background statistics, a review of recent development activity in the Plan Area, notable environmental features, and inventory of existing local land uses.

Staff was asked to identify if the existing regulation in the By-law concerned with **lot frontage** was resulting in 'stranded lots' - i.e. lots that would not be developable, due to their not being able to meet the By-law requirement. Further Committee discussion on the rationale that had motivated the use of a lot frontage regulation, as it was initially developed in the 2005 Plan Review process.

Committee discussion also focused on a number of specified elements associated with the mapping information that was part of the Background Report. In particular:

- Clarification on Map 7 - identification of which lots (over 4 acres in size) were developed / undeveloped (**CORRECTION REQUIRED**)
- Clarification on the location of existing right-of-ways, private roads as identified on Map 9

Next meeting date.

Monday June 23rd, 7:00PM, Mahone Bay Centre.

B. Weld moved to adjourn at 9.05PM.

Meeting adjourned.