

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

23 June 2014, 7:00 pm

AAC Members Present.

Anne Cosgrove
Kelly Nelson
Jim Betts
Bob Weld

Municipal Staff.

Jeff Merrill, Director of Planning & Development
Douglas Reid, Planner

Absent.

Richard Wentzell

Regrets.

Councillor Errol Knickle

Meeting called to order at 7.02PM.

Approval of Minutes.

It was moved by B Weld, seconded by A Cosgrove, that the minutes of the May 21 2014 meeting be approved as circulated.

Motion carried.

Business Arising

2a. Staff correction to Map 7 (2014 Background Report)

Staff reviewed (revised) Map 7, which forms part of the Background Report. It was noted there are more than 70 parcels of undeveloped lands that are 4 acres in size or greater in the Plan Area.

2b. Lot Frontage regulation - clarification

Staff clarified that minimum lot frontage requirements in the (existing) By-law could not be applied retroactively. Any lots already in existence at the time of the Bylaw's adoption were not affected by its restriction. (Lots are not "stranded" by this regulation - although other standards, e.g. on-site septic, need to be met in its development.) Staff noted the issue with lot frontage requirements may pertain more to any existing lots with 40-80m frontage, seeking to subdivide. The Committee noted that the matter of the regulation's continued applicability be a point for further discussion at a future Plan Review meeting.

New Business

3a. Plan Review: Planning Strategy framework.

Staff presented to the Committee an outline of a revised Planning Strategy, following the template used for documents in all Community Plan Areas. The intent during the Review process is for staff to highlight various topics / perspectives that may result in changes to existing policy (or development of new policy) that can then be incorporated in the various parts of a revised document, following the Committee's discussion and determination.

3b. Plan Review: SPS Part 2 - Goals & Objectives

The first section for Committee review was the "Objectives" portion of the Planning Strategy. This initial Part presents the general goals of the Municipality in adopting local land use controls. While such generalized objective statements can possibly conflict with one another, they are also used to identify Council's interests, and to provide direction on subsequent policies in the Strategy to be developed.

Discussion focused on whether current statements (2 goals / 7 objectives) reflected community-wide interests, and whether such statements (separated into two categories - environment protection and social aesthetic) spoke clearly to the types of controls expected in permitting / guiding new development. The Committee identified to staff that:

- staff research further re: what uses can affect local Air Quality (current Policy 3.2.2)
- staff draft an additional objective, concerned with supporting local economic development, for the Committee's review.

The Committee's discussion also focused extensively on staff's consideration (as found in the Background Report) whether current Zoning designations reflected the Planning Strategy's stated objectives on both "rural aesthetics" and "emerging residential areas." (Policy 3.3.2 & Policy 3.3.4, respectively) The Committee considered there was sufficient evidence against an expansion of the current "restrictive" residential designation that covers a very small proportion of the Plan Area, but was willing to discuss further the concept of establishing two separate rural designations.

The Committee asked staff to prepare a Report for the next meeting that would document the related land uses and possible procedural alternatives that would be affected, if there was to be three Zoning designations identified in the Plan Area, as opposed to the current framework which allows for two. Staff would also present which areas of the Plan Area may be affected by any changes in zoning designation.

Mr. Merrill also noted that during past Reviews in other Plan Areas, the Municipality has provided a forum where particular interests are invited - a smaller geographic area of residents, (i.e. landowners on Hermans Island) or a targeted group (i.e. commercial interests) and the Committee / staff can receive feedback directly from them, as to proposed changes in Policy, based on particular questions presented. It was noted such a process can be brought about for Princes Inlet should the Committee consider there to be substantive matters.

Two matters, raised during discussion, that will require an update from staff at future meetings:

- Whether "Young's Wharf" was still in public ownership.
- Development on Loye Island

Next meeting date.

Monday July 21st, 7:00PM, Mahone Bay Centre.

A Cosgrove moved to adjourn at 8.56PM.

Meeting adjourned.