

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

21 July 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 7.01PM.

Approval of Minutes.

It was moved by A Cosgrove, seconded by B Weld, that the minutes of the June 23 2014 meeting be approved as circulated.

Motion carried.

Business Arising

2a. Review of Lot Frontage Requirements

To be carried forward to proposed September Plan Review meeting.

Staff also provided information to the Committee on Loyal Island, as follow-up to the Background Report.

New Business

3a. Plan Review: Rural / Residential Zoning Designations.

Staff presented to the Committee a report comparing the current "2 Zone" designation framework (one Rural, one Residential) with the potential application of a "3 Zone" designation that would provide for differentiation along the Highway 3 corridor and all secondary roads that lead off from the principal corridor.

Committee discussion considered:

- Number of residential uses that could be allowed per parcel under a "3 Zone" framework, where compared with requirements with the existing Rural Zone
- Current requirements associated with different "problematic" uses known as "Restricted Developments" under current By-law section 5.2.4(c).
- Identified uses that would not be permitted in the "secondary" zone where they would be permitted in the "primary" or "corridor" zone by way of Development Agreement.
- Maximum size threshold allowances, in each of the identified zones for commercial / industrial uses. (current By-law section 5.2.1)
- Identification of any appropriate boundary considerations along the corridor, where a "3 Zone" framework may be implemented, as opposed to the applicability of the current "General Zone" designation that exists throughout the Plan Area (but for Kinburn Acres).
- The potential impact of identified development pressures on lands located in proximity to the Town of Mahone Bay, behind the existing Highway 3 corridor.

No decision regarding the proposed application of a "2 Zone" or a "3 Zone" framework was determined by Committee members. It was suggested by staff that the matter be brought forward again at the next Plan Review meeting in August, where a determination of its applicability can be considered, following (possible) further presentation and discussion with residents at the Annual Ratepayers meeting, also scheduled for August.

J Betts asked that the following two items be added to the list of "Business Arising", so that staff and the Committee may discuss the matter more comprehensively at a future Plan Review meeting:

- Prohibition of Developments, rather than Restricted Developments.
- Size and Type of permitted home-based occupations.

Other Business

4a. Coastal Policy consultations.

Staff noted that the process for gathering input from local residents on a municipal 'Coastal policy' will continue into August. A final public consultation meeting is planned for Tancook - five meetings were held, including one in Mahone Bay.

4b. Ratepayers General Meeting.

It was identified that staff could provide a presentation on existing land use regulations at the Ratepayers Annual meeting, scheduled for August 19th, as a means to communicate the ongoing Plan Review, and solicit greater input from residents and landowners.

Next meeting date.

Monday August 25th, 7:00PM, Mahone Bay Centre.

J Betts moved to adjourn at 8.45PM.

Meeting adjourned.