

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

25 August 2014, 7:00 pm

AAC Members Present.

Anne Cosgrove
Kelly Nelson
Jim Betts
Bob Weld
Councillor Errol Knickle

Municipal Staff.

Douglas Reid, Planner

Absent.

Richard Wentzell

Meeting called to order at 7.08PM.

Approval of Minutes.

It was moved by A Cosgrove, seconded by J Betts, that the minutes of the July 21 2014 meeting be approved, with noted corrections.

Motion carried.

Business Arising (*being carried forward*)

2a. Lot Frontage Requirements

Identified as a Review topic at September AAC meeting.

2b. "Restricted Developments" uses (as listed in current By-law)

Staff provided an update of the Blockhouse AAC meeting (August 12), where this particular subject was recommended to Council. PIAAC to be kept informed by staff of this (corollary) process, in the Committee's consideration of whether the introduction of a similar policy framework (where some uses are prohibited entirely from the Plan Area) during this Review. It was stated that some uses, currently found on the Restricted Development list, were considered incompatible with existing residential uses.

2c. Size/Type of permitted home occupations

Subject for review at a future meeting. (*date undetermined*)

New Business

3. Plan Review: Rural / Residential Zoning Designations.

No direction / recommendation identified by the Committee, in regard to a determination of whether a revised Strategy should adopt 3 zoning designations as opposed to the current 2 designation framework.

It was noted by PIAAC members - from follow-up communications with various residents after presentation of land use issues at the Ratepayers AGM - that there was little perceived opposition to the potential application of a "three zone" designation, rather than see to the continued use of current policy. Soliciting the comments of specific residents which such a policy might affect was identified as a follow-on action before putting forward a final document for recommendation.

3a. Plan Review: Regulations affecting Environmental Protection.

Staff outlined current policies and regulations aimed at environmental protection. The issues pertaining to the application of a specific Zoning Designation for wetlands were identified. The Committee recommended that:

In revising current Policy, that the Municipality identify an approach where it obtains NS Environment's "sign-off", rather than restrict development entirely through a zoning designation, where the Department may re-delineate identified wetland boundaries.

Staff also noted suggested edits to be undertaken in revising (*current*) Policy 8.1.4(b), in regards to the review of Development Agreements or amendment applications.

Councillor Knickle asked if the current restrictions re: permitted uses in the Environmentally Sensitive Zone was sufficiently inclusive of infrastructure that provided accessibility to all potential users. Staff noted the intent of Policy/regulation was to ensure no structures were being developed in the Zone, excepting that which allowed for passive recreational use. While "raised boardwalks" was not included in the Definitions section, the intent of "raised" was not to suggest there should be a barrier in design that would obstruct or deny users from accessing a trail, or similar type of use.

J Betts asked if the restrictions on wind turbine uses were similar in the Plan Area, as found elsewhere in the Municipality. Staff identified that current regulations identified a setback from lot lines, based on both tower height and rotor blade width. Other Plan Areas have adopted regulations where there is also a decibel (sound) -related requirement for wind turbine applications, or where there is a specific zone restriction (*in the case of Hebbville*)

Committee discussion as to whether there should be any changes to current regulations, based on the potential proximity of turbines to existing dwellings. Some Committee members felt such a requirement wasn't appropriate, as (*it was felt*) there should not be distinctions made between the impacts on developed and undeveloped lots.

J Betts also noted that for some of matters (i.e. wind turbines, restricted uses) the Municipality might consider establishing consistency between the local By-laws, so that regulations are not put forward in one area without it also being considered in other Plan Areas concurrently.

Other Business

None.

Next meeting date.

Monday September 22nd, 7:00PM, Mahone Bay Centre.

A Cosgrove moved to adjourn.

Meeting adjourned.