

# PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

22 September 2014, 7:00 pm

## AAC Members Present.

Anne Cosgrove            Bob Weld  
Kelly Nelson, Chair      Jim Betts  
Richard Wentzell        Councillor Errol Knickle

## Municipal Staff.

Douglas Reid, Planner  
Norma Schiefer, Development Officer

Meeting called to order at 7.00PM. No changes to Agenda.

## Approval of Minutes.

Moved by J Betts, seconded by A Cosgrove, that the August 25 2014 meeting minutes be approved.

***Motion carried.***

## Business Arising (*being carried forward*)

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

Staff outlined an information meeting will be held in Blockhouse on October 7 in relation to possible changes regarding "Restricted Developments". It is identified that as any possible amendments are considered in Blockhouse, it can impact the review of similar regulations for the Princes Inlet Plan Area.

### 2b. Size/Type of permitted home based occupations

Subject for review at a future meeting.

## New Business

### 3. Plan Review: Presentation on Subdivision by-law and Lot frontage requirements.

N. Schiefer provided the Committee with an overview of the correlation between applicable subdivision regulations in the Municipality, and land use regulations affecting lot size / dimensions (in Princes Inlet). In particular: sections pertaining to lots created under the "Access Exemption" clause: and how lots created by a plan of subdivision (before the By-law's generation) are provided development rights in the Plan Area, irrespective of the existing frontage requirement.

Given the as-of-right allowance in the Rural Zone for up to four units on a lot, as well as an as-of-right allowance for industrial / commercial uses that may require great amounts of water, it is potentially difficult to associate a lot frontage regulation with water quantity concerns ("clustering of wells"). Planning staff would propose the Committee consider alternatives that would be associated more clearly with the objective of "less density", if that was the concern associated with the frontage regulation.

Committee members were asked for their input and the consensus was identified that:

***In revising Policy, the Municipality consider eliminating current policy establishing lot frontage regulations, and that staff identify other means associated with density of development, for the Committee's consideration.***

In further discussion, it was noted: the Municipality's process in handling development permits pertaining to waterfront activities (i.e. wharves requiring the permission of Natural Resources) was inconsistent where such activities were taking place on private land vs. in the road right-of-way. (owned by TIR)

## Other Business

None.

## Next meeting date.

Monday October 27th, 7:00PM, Mahone Bay Centre.

J Betts moved to adjourn.

**Meeting adjourned.**