

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

27 October 2014, 7:00 pm

AAC Members Present.

Bob Weld
Kelly Nelson, Chair
Jim Betts
Richard Wentzell

Municipal Staff.

Douglas Reid

Regrets

Anne Cosgrove
Councillor Errol Knickle

2 public also attended. (*J Mosher, R Myers*)
Meeting called to order at 7.01PM. No changes to Agenda.

Approval of Minutes.

Moved by J Betts, seconded by R wentzell that the September 22 meeting minutes be approved.

Motion carried.

Business Arising (*being carried forward*)

All previous carried-forward items were on this evening's Agenda.

New Business

3a. Plan Review: Regulations re: Home based occupations.

Staff reviewed the memo regarding proposed restrictions on the type and size of home-based businesses, (*or commercial uses developed in conjunction with a residential use*) as it pertained to the (proposed) "three zone" framework under consideration by the Committee. It was noted that proposed commercial uses in the "Rural Coastal" zone would look to be more consistent with regulations identified with the (current) Rural Zone, rather than with the (current) Two-Unit Residential Zone. The one notable variation being: the types of uses permitted would have to be pre-listed in the By-law.

Committee discussion: some members considered it may be appropriate to keep the footprint of such developments more limited than what the current size threshold (375 square metres) allowed, or consider introducing the use of a defined setback for such developments from adjacent properties. (Current zone requirements: a 1.5m minimum side yard). Other Committee members did not favor introducing any such restrictions. Staff was to provide a range of alternatives (re: setbacks, minimum lot size) when this particular regulation was being re-presented to the Committee, as part of the draft document (LUB).

Tourist Accommodation / Residential Uses

The staff memo outlined the limited nature of using land use regulation as a means to restrict individuals looking to rent property on a temporary basis (unlicensed accommodations vs. tenancy issue)

3b. Plan Review: Restricted Developments

Staff updated the Committee on the ongoing discussions in the Blockhouse Plan Area regarding the introduction of prohibited uses from that particular Plan Area. It was noted that the Committee may want to introduce a similar concept of prohibiting certain intensive industrial activities from the Princes Inlet Plan Area as part of Plan Review. Staff provided the Survey that was used in Blockhouse, and asked that Committee members highlight their responses at the next meeting.

Other Business

Staff noted a letter from Mr. James Mosher, to become a PIAAC member had been received by the Municipality on October 17. The matter will be before Council prior to the next meeting date.

Next meeting date.

Monday December 1st, 7:00PM, Mahone Bay Centre.

J Betts moved to adjourn.

Meeting adjourned.