

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

1 December 2014, 7:00 pm

AAC Members Present.

Anne Cosgrove
Bob Weld
Jim Betts
Kelly Nelson, Chair

Regrets

Richard Wentzell
James Mosher
Councillor Errol Knickle

Municipal Staff.

Douglas Reid

Meeting called to order at 7.01PM. No changes to Agenda.

Approval of Minutes.

Moved by B Weld, seconded by J Betts that the October 27 meeting minutes be approved.

Motion carried.

Business Arising

Advisory Committee composition

Staff provided an updated contact information sheet to members, as a new AAC member was appointed by Council, to serve to May 2017. (*J. Mosher*) There remains one vacant position on the AAC.

2a. Review of existing Standards for Lot Sizes / Lot Frontages

Staff provided a chart, highlighting regulations currently used in the Municipality, and similar jurisdictions (*Queens, Chester, HRM - St Margarets Bay, etc*), in restricting either lot size or lot frontage, in respective Plan Areas / Land Use By-laws.

Extensive Committee discussion on the implications in adopting either of the approaches ensued.

It was noted that the existing pattern of landownership in the Plan Area provided for long narrow properties, most notably along Highway 3 and the coast. Identifying new points of access for driveways / new roads along existing roadways is a determination of the Province (NSTIR) at the point of subdivision. The existing lot frontage regulation in the By-law affected properties at that particular point as well. Alternatively, a minimum lot size was also influenced by provincial regulations (septic permit requirements) but it was noted that through technological innovation, this might change over time.

It was concluded that requiring for a minimum lot size was likely more associated with any issues (policy) re: local "density" than was the continued application of a lot frontage requirement.

The issue of density can also be associated with the number of units that could be placed on a single lot. It was identified that in the proposed "three zone" framework being discussed, that the (proposed) Rural Corridor Zone may provide for up to 12 units, and the (proposed) Coastal Zone would remain at the current 4 units (*as "as-of-right" regulations*). It was also noted that requiring for a larger minimum lot size (e.g. 40,000 square feet) may then be more suitable for the Princes Inlet area, where the number of units was not being restricted to 2 units on a lot, as was found to be the case in the current Oakland By-law.

Staff identified that the issue of introducing a minimum lot size would possibly allow for different shaped lots to be formed, depending on the existing shapes of lots that were already in existence. (there would be ability to develop on a long & narrow lot vs. having to have a large, undeveloped rectangle) Staff identified that this topic would again be highlighted, at the point where staff is reviewing the proposed requirement in a draft By-law, when that section is being put forward for further Committee review.

New Business

3a. Plan Review: Committee Input on Prohibited Uses / Restricted Developments.

Staff reviewed the list of land uses that were being considered as a Prohibited Use or as a Restricted Development (requiring a Development Agreement process) in the Blockhouse Plan Area. (Handout provided at last meeting) It was identified that staff would consider, if the PIAAC were in agreement, that there be a similar introduction of prohibiting certain uses from the Princes Inlet Plan Area in the draft SPS/LUB. The timing of Council's consideration of the Blockhouse amendment would arrive before the adoption of a new Strategy for Princes Inlet, should Council reject the policy change.

It was identified that certain uses (and activities) were not on the handout, including wind turbines and fracking. Staff reiterated existing regulations, as developed during the last Plan Review process in 2003-04, for wind energy. It was also identified that certain activities were considered as falling under provincial jurisdiction, including mining operations (*See recent Provincial government actions taken, placing a continued moratorium on hydraulic fracturing activities, following the Wheeler report*).

There was a brief Committee discussion regarding the Plan Area's one existing aquaculture site, and whether future development activities may be affected by land use regulations.

3b. Plan Review: draft documents

Staff provided a copy of the proposed zoning map, which would ultimately become part of the Land Use By-law, should the Committee agree with adopting a three zone framework for land uses, as opposed to the current two zone framework.

Committee members identified that the section of the Highway 3 along the coast, near to the boundary with the town of Mahone Bay, may be more suitably considered as a "Coastal zone" rather than as a "Highway zone" (as currently shown). Staff will generate an edited version in time for the next meeting.

There was consensus that the Residential zone would cover the same geographical area as identified on the current Map for the Plan Area. (That area located along the coast off Maders Cove Road to the east, adjacent to, or near to, Kinburn Acres Rd.)

Staff also provided a copy of the type of draft materials that would be generated as the committee reviewed the specific editing made to the draft 2015 planning Strategy & Land Use By-law. Beginning next meeting, it is proposed that the committee review the sections of the new documents, as staff reviewed/edits changes, based on discussions to-date.

Next meeting date.

Monday January 12th, 7:00PM. (*changed by staff to January 26th.*)

B Weld moved to adjourn.

Meeting adjourned.