

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

26 January 2015, 7:00 pm

AAC Members Present.

Anne Cosgrove
Richard Wentzell
Jim Betts
Kelly Nelson, Chair

Regrets

Bob Weld
James Mosher
Councillor Errol Knickle

Municipal Staff.

Douglas Reid

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

Approval of Minutes.

Moved by A Cosgrove, seconded by J Betts that the December 1 meeting minutes be approved.

Motion carried.

Business Arising

Staff noted that one item, following from discussions at the previous meeting, has now been listed under "Business Arising" section. It will be re-posted until such time as the draft regulations / standards re: Lot Size in the draft 2015 Land Use By-law are put forward for the Committee's further review / discussion.

New Business

3a. Plan Review: draft Planning Sections, sections 1-3.

Staff reviewed drafted sections (s. 1-3) of the proposed 2015 Planning Strategy, covering: Authority & Scope, Objectives, and Land Use Controls. Comments from the Committee in regards to revisions / further edits to the current document, included:

- Addition of a specific statement in Policy 1.1, pertaining to, and emphasizing the important role of the Municipal Subdivision By-law in guiding local development activity.

In particular staff reviewed the (proposed) substantive changes in policy in regards to the Land Use Controls section of the drafted document. Identified substantive changes included:

- A new policy, which would allow for the prohibition of specified uses from the Plan Area.
- Policy re: the differentiation in zoning within the Rural Designation (Rural-Highway Corridor and Rural-Coastal), so as to allow for a variation in permitted uses within these two proposed Zones.
- Elimination of a zoning-based approach as it pertains to wetlands protection, save for the one sensitive area identified with an Environmental Protection Designation, the provincial wetland located around Westhaver Pond (the "ES-2" Zone in the previous By-law).

Staff presented, for Committee discussion, whether policy allowing for a "floating" Institutional Zone Designation was required. This Policy was intended to cover for the possibility of particular applications not meeting the existing size threshold regulations in the Rural Zone. It was proposed that the subject be revisited with all members of the Committee present.

A question was asked, in regards to local resident population statistics - the numbers referenced in the Background Report were identified as covering a larger geography, being based on Census dissemination areas. Staff was asked whether other statistics existed, possibly specific to the communities in the Plan Area, and/or if there were any recorded numbers that identified full-time and seasonal local residency.

Next meeting date.

Monday March 2nd, 7:00PM.

J Betts moved to adjourn.

Meeting adjourned.