

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

13 April 2015, 7:00 pm

AAC Members Present.

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

Regrets

Anne Cosgrove
James Mosher

Municipal Staff.

Douglas Reid

Meeting called to order at 6.57PM. No changes made to Agenda.

Approval of Minutes.

Moved by B Weld, seconded by E Knickle that the March 2 meeting minutes be approved.

Motion carried.

Business Arising

Items noted are to remain posted as Business Arising, until brought forward. Staff noted that a staff report on the options re: watercourse setback requirement (existing s.4.9.1) will be presented at the following meeting.

New Business

3a. Plan Review (ongoing).

Staff reviewed drafted Parts 6 & 7, which would be the final chapters of the revised Secondary Planning Strategy. Policies identified in these two sections of the document pertained to Regulatory requirements and administrative procedures (including Development Agreement applications, amendments)

Committee members noted the inclusion of lot frontage in (draft) Policy 6.1 - it was understood that frontage regulations would be withdrawn, in favour of the application of (proposed) lot area requirements. Following discussion, it was the Committee's consensus that frontage not be included in the draft (***Staff to update***) if minimum lot areas were being introduced.

Also included in the staff presentation, with subsequent discussion with Committee members, focused on the relevant changes or additions to draft Policy 7.2.6 - the Policy used in reviewing amendments and development agreements. Of note: removal of the consideration re: "...compromise the development potential..." in 7.2.6(d), as, in staff's conclusion, such a policy requirement was potentially ambiguous.

Staff also noted proposed revisions to policy and regulations affecting the development of commercial telecommunications towers. It was recognized that federal authority overrode municipal land use regulations affecting tower development. Staff is proposing that a policy consistent to the entire municipality, rather than drafting a separate approach for each Plan Area, regarding public consultation requirements, and to guide citizens to appropriate federal regulator. (*concurrent process, to be undertaken with local Plan Review*)

There was repeated Committee discussion throughout the meeting, concerned with the implications of policy / land use regulation to favour particular subsets of residents, to the potential detriment of others. Staff was asked if there was any background information, noting where non-resident landownership had affected the local community's development.

Next meeting date.

Monday May 11th - **subsequently changed to address conflicts to: Tuesday May 19th, 7:00PM.

J Betts moved to adjourn at 8.02PM.

Meeting adjourned.