

PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

October 13th 2015, 7:00 pm

AAC Members Present.

Jim Betts
Kelly Nelson, Chair
Bob Weld
James Mosher

Anne Cosgrove
Royal Stevens
Richard Wentzell
Councillor Errol Knickle

Municipal Staff.

Douglas Reid.

Meeting called to order at 7.02PM. All members present.

Approval of Minutes.

Moved by E Knickle, seconded by A Cosgrove that the September 14th minutes be approved.

Motion carried.

New Business

3a / b. Plan Review *Review of draft Version 2, following changes resulting from September AAC meeting.*

Staff identified specific changes made to the draft documents, following the AAC's discussion of the public's input at their September AAC meeting, and following AAC recommendation. Changes included:

- # of permitted residential dwelling units per lot in the Rural Highway Corridor Zone;
- no provision for non-listed commercial/industrial uses in the Rural Coastal Zone
- elimination of a front yard setback.

Staff then provided the Committee with an overall review of the notable changes that were undertaken during the Plan Review process to the existing Strategy & By-law. Key items included:

- Identification of two separate Zones in the *former* (General) Rural Zone, to be based on the identified main Highway 3 traffic corridor, and secondary road network, and the recognized pattern of development activity in the past 20-30 years;
- Removal of a zoning designation for provincially-identified wetlands;
- The introduction of Prohibited Uses in the entire Plan Area.

The Committee was asked for further input on the documents, prior to the AAC putting forward any recommendation. AAC members noted proposed changes re:

- In s.5.2.7 & s.6.2.6, the addition of "**and related structures**" for purposes of clarity in regard to hydroelectricity generation developments;
- In s.11.12 and s.11.90, minor editing changes made to the **definitions** re: "Slaughtering and Butchering of Animals for Wholesale" and for "Automotive Service Station"
- On Schedule "A", Zoning Map, staff was asked to contact the property owner directly, as it pertained to the **specified location** of the proposed zoning boundary line, as delineated. *(All changes were made, and found in the document presented to PAC, version 2.1)*

Approval of draft Planning documents

Moved by J Betts, seconded by B Weld, that, with the above changes as noted, that the Princes Inlet AAC respectfully recommends draft VERSION 2 of the Princes Inlet Secondary Planning Strategy & Land Use By-law, dated October 1 2015, to the Planning Advisory Committee and Council for their review.

Motion carried. 1 vote registered as opposed.

A Committee member made note that he did not consider that these regulations were necessary, or of value to the community.

Staff presented on Next Steps undertaken in the Municipality's review of the draft plan, and repeal of the existing By-law, with Council making any final decision, following a Hearing. Staff also thanked all members of the Committee for their participation and input in the Plan Review process.

Next meeting date. - indeterminate.

Meeting adjourned at 8.30.