

# PRINCES INLET AREA ADVISORY COMMITTEE

Mahone Bay Centre

2 March 2015, 7:00 pm

## **AAC Members Present.**

Anne Cosgrove  
Bob Weld  
James Mosher  
Kelly Nelson, Chair  
Richard Wentzell  
Councillor Errol Knickle

## **Regrets**

Jim Betts

## **Municipal Staff.**

Douglas Reid  
Norma Schiefer

## **2 Members of the Public: (presenters - R & K Stevens)**

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

## **Approval of Minutes.**

Moved by R Wentzell, seconded by K Nelson that the January 26 meeting minutes be approved.

***Motion carried.***

## **Business Arising**

Both items noted are to remain posted as Business Arising until brought forward during review of the draft By-law document.

## **New Business**

### 3a. Development Permit refusal.

Before proceeding with the ongoing Plan Review process, staff presented information regarding a recent Development Permit refusal that had involved a property in the Princes Inlet Plan Area. The reason for the permit refusal was that the proposed development was not in compliance with the watercourse setback requirement, as outlined in the current By-law (s.4.9.1). The property owners were in attendance at this meeting, as it was identified that they would like to present their proposal to the Committee.

Staff initially noted that one identified alternative would be for the Municipality / Committee to consider making changes in the "list" of uses that were exempt from the watercourse setback requirement (per s.5.1.3), so as to include the type of development as being proposed. Given the current timeline of the Plan Review, such changes may be incorporated into the current process, as opposed to requiring an application from the proponent.

Mr & Ms. Stevens presented their development proposal. It was noted that, at this stage, the intent of the property owners was to build a structure that would occupy the former site of the grist mill that had been located at that site for many years. The property owner had originally initiated a process for proposed renovation in the 1990s, but in the time since, the original building had been removed from the site. (i.e. there is no longer a structure on the property) The proposed use for such a structure was indeterminate - the owners having considered the possible development of a site for farm market sales; for energy generation (the restoration of a water wheel), and heritage development purposes. The property owner noted that there had always been a structure on that site for many years. The type of building that would be developed would look to replicate what previously existed. Mr Stevens identified that it was not his intent to see the removal of the watercourse setback requirement from the Plan Area, but to see the type of development proposal as described be able to proceed, given its relative unique circumstances.

The Committee thanked the Stevens for providing their presentation. It was the consensus of the Committee to ask planning staff to provide a report on the implications of the potential options, to include undertaking changes to the "exemption list" for the watercourse setback requirement.

### 3b. Plan Review (ongoing)

Staff reviewed drafted sections (s. 3.5, Part 4, Part 5) of the proposed 2015 Planning Strategy.

Included in the presentation were noted draft policy statements covering provisions for specific uses (beyond identified zone requirements), to include:

- proposed wind turbines;
- structures to house farm animals;
- tourist accommodation threshold

Staff noted that further discussion with the Committee was required, on the subject of how commercial communication towers would be suitably covered in a local Planning Strategy / By-law.

Drafted sections of Part 4 (Environmental Protection) and Parts 5 (Services) were also shared with the Committee. It was noted that there was an additional (draft) policy statement in Part 4 concerned with coastal hazard protection. Such a policy would introduce vertical setback regulations in the By-law affecting future development, to allow for the mitigation / potential avoidance of flooding & storm surge events affecting built property.

#### **Next meeting date.**

Monday April 13th, 7:00PM.

R Wentzell moved to adjourn.

**Meeting adjourned.**