

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
4 January 2005

A meeting of the Mahone Bay Planning Advisory Committee was held Tuesday, 4 January 2005 in the Town Council Chamber beginning at 7:00 p.m.

Attendance:

Chairman Councillor Lila O'Connor

Members Mayor Joe Feeney
 Deputy Mayor John Bain
 Councillor Karl Nauss
 Councillor Cathie Slaughenwhite-Nowe
 Mr. Ed Kinsman
 Ms. Lynn Hennigar
 Mr. John Biebesheimer

Staff Geoff MacDonald, Planner
 Jim Wentzell, CAO

Public gallery One person

1. Minutes of the Previous Meeting

The minutes of the previous meeting on 7 September 2004 were accepted as circulated..

2. Referrals and Presentations

None

3. Business Arising from the Minutes

(a) Development Agreement 458 - 466 Main Street

Mr. MacDonald pointed out that the on-site meeting scheduled at the last Committee meeting was cancelled. Subsequently, he understood that Mr. Gary Bardon lead some members of the Committee and others on a tour of the site.

Since there are now three new members of the Committee, the matter should be discussed to bring them up to date.

Mrs O'Connor asked if any Committee members had questions or comments.

John Bain: Was on the tour, believes the project should be considered for the Town. Not having this development costs the Town thousands of dollars in taxes.

Karl N: Agrees with the Deputy Mayor.

John Biebesheimer: Also agrees

Ed K: Has concerns about the design of the building and its size, as well as the water supply.

Asked by the Chair to explain, Mr. Bardon commented from the public gallery that the project is to rely on its own wells until the Town improves the water treatment plant and is able to supply water.

Cathy S: Has a problem visualizing the bulk of the building, is concerned about the roof design, but also would like to have residential development in the Town.

The Chair instructed Mr. MacDonald to copy the material on the proposal to the new members, and to copy the 7 September minutes to Mr. Bardon.

After discussion, the Chair instructed Mr. MacDonald to meet with the developer to bring further proposals forward.

Mr. Bardon: Size, bulk, and scale are the real issues. What procedure will the Committee follow to resolve these issues?
At this time (7:20 p.m.) Ms. Hennigar arrived at the meeting.

Cathy S: Can we have a 3-d drawing or a scale model showing the building in context?

Mr. Bardon: that can be done for the 7 February meeting. Photography was done with helium balloons tethered at the 50' height to show the corners of the building.

Lila O: Can the balloons be put up again during the week of 23 January?

Mr. Bardon: Yes, if the weather co-operates, since they need absolutely still air, usually early in the morning.

It was agreed that the Committee would be called to view the balloons if the weather was suitable, and that the matter would be further discussed at the 7 February meeting.

3. **Business Arising**
 (b) MPS Review.

The Committee reviewed the draft of the proposed Part 1 of the Municipal Planning Strategy (MPS). The detailed corrections were noted in the text by Mr. MacDonald as the work progressed. General comments included:

- Part 1 should be used as a background/existing conditions document, and not form part of the MPS. The MPS should contain the policies of Council, with perhaps a brief statement of overall objectives for each subject.

- The specific references to "beverage room" "lounge", etc. should be checked against the current Liquor License Board definitions.

After reviewing the sections on general intention, services, etc., the committee entered into a discussion of the future use of the commercial waterfront. Some felt that increased residential use should be encouraged and Council should have "maximum flexibility" in negotiating with developers. Others felt that there should be fairly close restrictions on residential development, with encouragement of commercial use in conjunction with residential.

The committee agreed to continue the discussion at the next meeting.

4. **Amendments and Agreements**

None

5. **Other**

None

6. **Adjournment**

The meeting adjourned by agreement at 8:50 p.m.

Chairman

Recording Secretary