

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
1 February 2005

A meeting of the Mahone Bay Planning Advisory Committee was held Tuesday, 1 February 2005 in the Town Council Chamber beginning at 7:00 p.m.

Attendance:

Chairman Councillor Lila O'Connor

Members 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

Regrets: Mayor Joe Feeney (*ex officio*)

Public gallery Eight people

1. Minutes of the Previous Meeting

The Chair pointed out two corrections to the minutes of 1 January: Mayor Feeney should be shown in the attendance as a member *ex officio*; on page 2 the date of the next meeting should be shown as 1 February. The minutes of the previous meeting on 4 January 2005 were declared approved as corrected.

2. Referrals and Presentations

None

3. Business Arising from the Minutes

(a) Development Agreement 458 - 466 Main Street

Mr. MacDonald reviewed his memo of 31 January to the Committee.

Cathy S: Is the birds-eye view drawn to scale?

Ron Peters, architect: It is a perspective drawing.

Cesar Saleh, project manager: The proposed building is about 170 feet from the street, all the vegetation is not shown on the sketch because it would obscure the building.

John Bain: Note the large setback from the river. Does the reduction from 36 units to 35 units reflect a change in building size, or just the change in the roof structure?

Cesar S: The building is slightly smaller than the one proposed in September. It is now 220 feet by 70 feet, in a combination of 3 and 4 stories high.

John Biebesheimer: Why the roof change?

Cesar S. : to soften the bulk and scale of the building, making it blend in better with the surroundings.

John Be: it still looks like a big apartment block. Can you make it more compatible? It just doesn't look like it fits in.

Cesar S: This building has many merits. Its location far from the street, at a lower elevation is key. Its detailing of siding, windows, doors and trim will be compatible. It is definitely a multi-unit residential building. The mature trees will also buffer the the building.

John Be: Those are deciduous trees with no leaves for the largest part of the year.

Cesar S: We are proud of this project and think it will add to the Town.

Moved by Ms. Hennigar, seconded by Councillor Slaughenwhite-Nowe, that the Planning Advisory Committee recommends the 35-unit apartment building at 466 Main Street to Council for approval. **Motion carried**

At this time the Committee dealt with agenda item 4 - New Business.

4. New Business

b) Acquisition of Wye Street.

The Committee reviewed Mr. MacDonald's report of 26 January. Some expressed surprise that the Town does not own Wye Street. After a brief discussion it was **moved by** Mr. Kinsman, seconded by Councillor Nauss, that the Committee recommends that Council acquire title to Wye Street from the Province of Nova Scotia. **Motion Carried.**

a) John Renouf letter

Mr. Renouf had sent his regrets that he was unable to attend the meeting tonight. After a brief discussion, it was agreed to table this matter and invite Mr. Renouf to the next meeting. The Committee felt it would be helpful for Mr. Renouf to break down the costs of new street construction into the separate sewer, water, and road components.

3 Business Arising

(b) MPS Review.

The Committee reviewed the Overview document pages 1 to 10 as revised at the last meeting, and made a number of small wording changes. In particular, it was felt that this is a background document, and not a part of the Planning Strategy.

The Committee reviewed the Zoning Map.

It was agreed that the Residential Shoreline area between the dinghy harbour and the RPS property should be changed to Open Shoreline.

It was agreed that the Town wharf and the dinghy harbour should be changed from Industrial to some sort of recreation zone.

It was agreed that the Nickerson property adjacent to the Town Wharf should remain Industrial.

The Committee discussed "site plans" and asked Mr. MacDonald for a summary of this new land use control tool.

Ms. Hennigar asked if the Town could control or influence unoccupied buildings. Mr. MacDonald said that the only tools are in the "Dangerous and Unsightly Premises" legislation or in purchasing the property in question.

Ms. Hennigar asked if the By-law can control advertising signs on the harbour side of the harbourfront buildings. Mr. MacDonald replied that it could and that the sign provisions of the By-law need to be reviewed at a later point in the process.

Other Committee members felt that backlit or internally lit signs could be banned in the downtown area.

5. Other

None

6. Adjournment

The meeting adjourned by agreement at 8:30 p.m. Because various members are absent in March, it was agreed that the next meeting date would be Tuesday, 22 February 2005.

1 FEBRUARY

P. A. C.

MOTIONS

Moved by Ms. Hennigar, seconded by Councillor Slaughenwhite-Nowe, that the Planning Advisory Committee recommends the 35-unit apartment building at 466 Main Street to Council for approval. **Motion carried**

Moved by Mr. Kinsman, seconded by Councillor Nauss, that the Committee recommends that Council acquire title to Wye Street from the Province of Nova Scotia. **Motion Carried.**