

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
7 February 2005

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 7 February, beginning at 7:05 p.m.

Attendance:

Chair Councillor Lila O'Connor

Members Deputy Mayor John Bain
 Ms. Heather Gordon
 Mr. John Biebesheimer
 Ms. Lynn Hennigar
 Councillor Cathie Slaughenwhite-Nowe

Staff Geoff MacDonald, Planner
 Jim Wentzell, CAO

Public Gallery None

1. Minutes of the Previous Meeting

The minutes of the previous meeting on 6 December were approved on a motion by Ms Hennigar, seconded by Mr. Beibesheimer, with four amendments; remove the names of Ed Kinsman and Councillor Nauss from the members, add Councillor David Hennigar to the list, and correct the word 'know' on page 2, item (b), paragraph 4 to read 'known'.

2. Referrals and Presentations

(A) Wood Furnaces

The Chair called for comments on the 16 January report on wood furnaces.

Ms. Gordon asked if permits on such matters could be delayed until the Committee had a chance to review them. Mr. MacDonald and Mr. Wentzell explained the legal requirement to issue permits if they satisfy the By-law. There was a

discussion of Building Permits and Development Permits.

There was a discussion of outdoor wood furnaces compared to wood stoves and indoor wood furnaces.

Some members felt that the outdoor wood furnace and its woodpile are ugly and inappropriate in a residential area. Others felt that the unsightly premises issue is hard to prosecute because it depends so much on the values of the observer.

Mr. Biebesheimer felt that the setbacks from adjacent property and from adjacent dwellings were set too high, and could be reduced. Mr. MacDonald pointed out some examples from adjacent areas.

Safety issues were discussed. It was agreed that these structures should remain locked at all times.

Moved by John Biebesheimer, seconded by Lyn Hennigar,

“it is recommended that Council amend the Land Use By-law by inserting a new Subsection 4.11.4 as follows:

4.11.4 In addition to the requirements of 4.11.1, outdoor wood furnaces shall be located a minimum of 45 metres (150 feet) from any lot line and 90 meters (300 feet) from dwellings on adjacent lots, shall not have a chimney height lower than the eaves of the building which it serves, but in any case not lower than 5 meters (16 feet), and shall be kept locked when unattended.”

Motion Carried

3. Business Arising from the Minutes

(B) MPS Review Process

The Committee reviewed Mr. MacDonald's summary of the process to this date. Mr. MacDonald distributed copies of the background documents. It was agreed to start reviewing the various zones shown on the zoning and Future Land Use map.

Mr. Wentzell felt that there should be something specific in the Subdivision By-law about looping water mains. Mr. MacDonald pointed out that comes under the Engineering Guidelines contained in the Town specifications.

Referring to previous discussion about residential development on the old school property, there was discussion of the soccer field and of the new soccer field at Bayview School. Since the development of any housing project on the old

school property would take several years, it was felt that improvements to the Bayview filed are not urgent.

Mr. MacDonald projects the current Future Land Use map on the wall. The Committee discussed the Rural-Industrial designation south of Fauxburg Road and instructed Mr. MacDonald to draft a policy for this area which:

- allows residential development
- allows light industrial and craft workshop development with associated retail sales
- limits farm animals

4. **New Business**

5. **Other**

The next meeting date was set for Tuesday, 7 March 2006.

6. **Adjournment**

The meeting adjourned at 8:30 p.m. by agreement.

Chairman

Recording Secretary

Planning Advisory Committee

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Motion Carried