

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
5 April 2005

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 5 April, beginning at 7:00 p.m.

Attendance:

Chair            Councillor Lila O'Connor

Members       Deputy Mayor John Bain  
                  Councillor Cathie Slaughenwhite-Nowe  
                  Mr. John Biebesheimer  
                  Mr. Ed Kinsman  
                  Councillor Karl Nauss

Staff            Geoff MacDonald, Planner  
                  Jim Wentzell, CAO

Regrets:       Ms. Lynn Hennigar

Public gallery: Mr. Renouf and Mr. Whitcombe

---

1.        **Minutes of the Previous Meeting**

The minutes of the previous meeting on 7 March were approved on a motion by Ms. Hennigar, seconded by Councillor Slaughenwhite-Nowe.

2.        **Referrals and Presentations**

None

3.        **Business Arising from the Minutes**

(a) Development Agreement 458 - 466 Main Street

Mr. Kinsman asked what was being done about the water supply. Councillor O'Connor replied that the developer is

developing wells.

b) John Renouf letter of 21 December 2004

Councillor O'Connor asked about the progress of the Wye Street acquisition. Mr. MacDonald replied that the request has been processed at the local level and the regional level of Dept. of Natural Resources, and is now in the Crown Lands Disposal office in Halifax.

Mr. Renouf thanked the Committee and Council for taking the initiative on acquiring Wye Street from the Province. He pointed out that his main costs of about \$200,000 are for installing sewer and water from the end of service on Welcome Street across the D.N.R. lands to his property line.

He pointed out that this extension of services would make it possible for abutting owners and others across the rail line to connect to the new sewer at much lower costs than his costs, and thus compete with him by selling lots at a lower price.

There was discussion of the exact point of termination of the sewer and water lines on Welcome Street. There was a feeling that they may have been extended beyond the point shown on the design drawings.

Mr. Renouf reviewed the system of betterment charges in place in Halifax for sidewalk extensions, in which abutting property owners are charged on a frontage foot basis.

There was discussion of that model, and whether it could work in this situation, where not all of the land potentially benefited would front directly on the new street and services. Mr. Renouf felt that he would like all the benefited parcels of land to share in the \$200,000 dollar cost, which might amount to about \$15,000 for each lot.

Mr. Wentzell pointed out that there are a number of alternatives for funding these things, because the rules for the electric utility and the water utility are different from the rules for sewer and road construction. We need to look at the alternatives and make a coherent suggestion.

**Moved** by Deputy Mayor Bain, seconded by Mr. Kinsman that the committee directs Mr. Wentzell and Mr. MacDonald to report on potential funding scenarios at the 3 May Committee meeting. **Motion carried**

It was agreed that there should be rough dollars attached to the scenarios.

**4. New Business**

None

**5. Other**

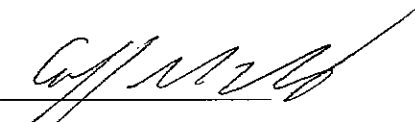
Councillor O'Connor reminded the Committee that the Public Information Meeting on the Condominium project is tomorrow evening and the Public Hearing is on Monday.

**6. Adjournment**

The meeting adjourned at 7:45 p.m. by agreement. The next meeting date was set for 3 May.

---

Chairman



---

Recording Secretary