

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
6 September 2005

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 6 September, 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
 Ms. Lynn Hennigar

Staff Geoff MacDonald, Planner
 Jim Wentzell, CAO

1. Minutes of the Previous Meeting

The minutes of the previous meeting on 7 April were approved on a motion by Mr Kinsman, seconded by Mr. Beibesheimer.

2. Referrals and Presentations

None

3. Business Arising from the Minutes

(a) Renouf Development (Service Extension)

Mr. MacDonald reported that Mr. Renouf was not available for tonight's meeting, but would like a chance to discuss the

issues with the Committee at the next meeting.

Mr. Wentzell reviewed his memorandum to the Committee dated 2 September. He pointed out that the proposed street would run through the property of the Dept. of Natural Resources, and there would be no abutting private property owners, which makes it difficult to impose betterment charges. Even if we change the relevant by-laws to regard the neighbouring properties as abutting properties, most of the existing lots in this area are already developed with alternate sewer and water service arrangements, and do not benefit from the proposed new street surface, sewer line, and water line.

The Committee discussed the potential access to the Langille and Nauss properties. Ms. Hennigar reported that the Town of Bridgewater has been dealing with similar issues of fairness to developers.

Mr. MacDonald reported that he expects to see an offer of sale from the Province very shortly for Wye Street.

Mr. Wentzell asked if the Committee accepts the conclusions of his memo. After discussion, it was agreed to receive and file the 2 September memo.

4. New Business

a) Sandwich Board signs

Mr. MacDonald reported that sandwich board signs on private property require a Development Permit just like any other ground sign, but those on Town property are permitted only by the express permission of Council. Since there is no permit, they are very difficult to keep track of, and it is difficult to control their exact location.

Mr. Wentzell reviewed the problems he has had this summer with sandwich board signs blocking pedestrian traffic and apparently being installed without any permission.

After discussion, it was **Moved** by Councillor Nauss, seconded by Mr. Beibesheimer, *that staff is to prepare amendments to the Land Use By-law which would set up some basic rules, and require Development Permits for sandwich board signs. Motion carried*

b) Real Estate Signs

There was a general discussion of the off-premises direction signs used by the real estate companies to direct customers to properties which are for sale. Mr. Beibesheimer reviewed the origin of this style of sign, and the Real Estate Board rules for using them.

It was **Moved** by Deputy Mayor Bain, seconded by Councillor Slaughenwhite-Nowe, *that staff is to prepare amendments*

to the Land Use By-law to put off-premises real estate signs under the same restrictions as other off-premises business signs. Motion carried.

5. Other

Three members of the Committee are to be away in October, but four will be present, so it was agreed to hold the next meeting on 4 October. Councillor Slaughenwhite-Nowe will chair the meeting.

There was a general discussion about pruning and trimming trees and shrubs at street corners which present safety concerns. It was agreed that the Town should not offer a tree cutting service beyond the minimum required to safeguard the power lines and the street intersections.

There was a discussion of the private 'No Parking' signs on private property, and the need to word some of them more politely. This was felt to be an issue for the Board of Trade to discuss.

It was agreed that Mr. Wentzell and Mr. McKenzie should work out a solution to the two small signs in front of the Town Hall which obstruct the vision of drivers exiting onto the street.

6. Adjournment

The meeting adjourned at 7:55 p.m. by agreement.

Chairman

Recording Secretary