

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
1 November 2005

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 1 November, 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

Mr. Wentzell handed out copies of the draft Street Construction Bylaw from Bridgewater, for consideration at the next meeting.

Mr. MacDonald pointed out that there is a seminar on 14 November in White Point on Integrated Community Sustainability Plans, which are a pre-requisite for accessing Gas Tax money in year five of the program. This seminar is directed to politicians and senior staff.

**1. Minutes of the Previous Meeting**

The minutes of the previous meeting on 6 September were approved on a motion by Councillor Slaughenwhite-Nowe, seconded by Ms Hennigar.

**2. Referrals and Presentations**

None

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### 3. Business Arising from the Minutes

#### (a) Wye Street

The Chair asked about the process for conveying Wye Street to the Town. Mr. Wentzell and Mr. MacDonald reported that a letter has been received from the Crown Lands Disposal office, which will be considered by Council at the next meeting.

#### (b) Street Extensions

The Committee agreed to consider the matter of charging for street improvements, such as the proposed Renouf extension of Welcome Street, at the December meeting.

#### (c) Report on Portable and Sandwich Board signs

On the general subject of signs, there was a short discussion of various 'unfriendly' no parking signs on private property.

Mr. MacDonald reviewed his report of 28 September on Portable signs and Real Estate signs, in which he recommended Land Use By-law amendments to allow the Development Officer to issue Development Permits for Portable signs.

Mr. Wentzell presented the alternative method of permitting these signs, through yearly licenses under a Use of Streets by-law.

There was a discussion of liability issues, improper and dangerous placement of sandwich board signs on sidewalks and streets. Several specific examples were mentioned.

It was suggested that several places in Town need to have the edge of the street travelled way marked with a white line so as to define the sidewalk or pedestrian way like the white line on Main Street. Among other things, this would help to define the allowable limits for sandwich board signs.

There was some discussion over whether all types of portable signs should be banned entirely. It was agreed that they are useful to businesses, there is no pressing public need to ban them, and that the committee does not want to be anti-business, so an outright ban is not desirable. It was also pointed out that these types of signs are used for other purposes like church suppers and funerals.

It was moved by Ms. Hennigar, seconded by Councillor Slaughenwhite-Nowe that the PAC recommends the types of controls recommended in the report, but that portable signs be permitted by yearly license.

**Motion Carried**

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It was agreed that Mr. Wentzell and Mr. MacDonald should bring the appropriate wording back to the PAC at the December meeting.

After discussion of the issue of the advance advertising signs which the real estate industry is putting up on utility poles around Town:

it was moved by Ms. Hennigar, seconded by Mr. Beibesheimer, that the PAC recommends to Council adoption of the amendments to Land Use By-law Section 21.1.2(vii) set out in the 28 September report.

**Motion carried**

**4. New Business**

a) MPS Review

The Committee requested Mr. MacDonald to re-start the MPS review process at the January meeting

b) Town-owned lands

Deputy Mayor Bain suggested the PAC should review the preliminary work he has done with Mr. Beibesheimer and Mr. Wentzell to identify Town-owned lands and determine whether some of them should be sold for housing construction. It was agreed to review this material at the December meeting.

**5. Other**

Councillor Slaughenwhite-Nowe raised the issue of yard sales. In the following discussion it was decided that the yard sales provision in the Land Use By-law, although hard to enforce for minor infractions, did work for the major issues. It was agreed that the current problem is the use of commercial properties for flea markets throughout the year. Mr. Wentzell agreed to review the Temporary Vendors By-law, while pointing out that most of the problems occur during the weekends, when enforcement is more difficult.

**6. Adjournment**

The meeting adjourned at 8:00 p.m. by agreement.

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Chairman

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Recording Secretary

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**it was moved** by Ms. Hennigar, seconded by Mr. Beibesheimer, that the PAC recommends to Council adoption of the amendments to Land Use By-law Section 21.1.2(vii) set out in the 28 September report.

**Motion carried**