

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
6 December 2005

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 6 December, 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

Public Gallery    One person

**1. Minutes of the Previous Meeting**

The minutes of the previous meeting on 1 November were approved on a motion by Ms Hennigar, seconded by Councillor Slaughenwhite-Nowe.

**2. Referrals and Presentations**

None

**3. Business Arising from the Minutes**

(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.

The material was not completely ready for review at this meeting. The Deputy Mayor circulated a print-out from Property Online listing the Town-owned lands, and referred the Committee to a colour-coded map displayed on the wall outside the Council Chamber. He asked the Committee if he could bring the matter forward at the 3 January meeting, which was agreed to.

(a) Lot Sizes in Shoreline Zones

Mr. MacDonald reviewed his report of 1 December. There was a general discussion of lot areas and frontages in the Town with a discussion of the land uses permitted in the various shoreline areas.

Dan Patterson was present in the public gallery. He reported that he is looking at the possibility of doing a residential development on the former MacLean Shipyard site next to the Town Wharf, in the Industrial shoreline Zone. He said he plans to do single unit residential buildings along the waterfront, with townhouses along the street, Commercial uses possibly on the ground floor, a marina on the shore, trees and landscaping. He feels he needs 24 units to make money. The lot sizes would range from 2,800 to 5,000 square feet.

There was a discussion of lot sizes. Mr. Biebesheimer pointed out that his house lot is 3,200 square feet, and it is a very small lot.

Mr. Patterson said his architect in Fort Lauderdale is preparing drawings to illustrate the concept.

There was a discussion of parking requirements for the residential buildings and for the commercial uses. The Committee explained to Mr. Patterson that the parking would have to be provided on his site, not on the Town Wharf or on the street, as he suggested. Mr. Wentzel pointed out that a dead-end waterline is not desirable, as the preliminary site plan shows in the proposed cul-de-sac.

John Bain felt that there is not much market for expensive new retail space in the Town, with the short tourist season.

The Chair pointed out that lot sizes in these areas have to be established with a view to the entire town-wide picture. She suggested there might be a compromise between the usual 7,000 square foot residential lot and the 2,800 square feet suggested by Mr. Patterson.

It was agreed to table this matter until the January meeting, when Mr. Patterson would present concept sketches of his proposal.

(c) Streets Improvement By-law

The Committee felt that the sample by-law from Bridgewater was meant to cover situations where the Town is extending or upgrading streets, which this Town does not intend to do. After some discussion of the John Renouf situation with his proposed extension of Welcome Street, it was agreed that the costs of extending the street would have to be borne by the developer, with its attendant risks that someone else might make use of the new street. It was felt that there is no mechanism for helping the developer recoup his street construction costs.

(d) Signs

The proposed Land Use By-law amendment for real estate signs is to be tabled until we know whether there are any other amendments to go forward out of the lot size discussion.

Mr. Wentzell is looking into a Streets By-law which would include licensing requirements for portable signs.

**4. New Business**

**5. Other**

Mr. Kinsman announced that he is not re-offering for membership on this Committee. Mr. Biebesheimer and Ms. Hennigar are re-offering their names.

**6. Adjournment**

The meeting adjourned at 8:15 p.m. by agreement.

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Chairman

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Recording Secretary