

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
3 January 2006

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 3 January, beginning at 7:00 p.m.

Attendance:

Chair            Councillor Lila O'Connor

Members        Deputy Mayor John Bain  
                  Ms. Heather Gordon  
                  Mr. John Biebesheimer  
                  Mr. Ed Kinsman  
                  Councillor Karl Nauss  
                  Ms. Lynn Hennigar

Regrets         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.

**2. Referrals and Presentations**

None

**3. Business Arising from the Minutes**

## (b) Dan Patterson

Mr. MacDonald reported that Mr. Patterson has abandoned his proposal for residential development of the lands adjacent to the Town wharf, and would not be making a presentation.

## (a) Lot Sizes in Shoreline Zones

Mr. MacDonald reviewed his report of 1 December. Mr. Beibesheimer felt that the minimum lot frontage of 20 feet in Commercial Zones is too small, and in particular is too small for the Commercial Shoreline Zone. There was a general discussion of lot areas and frontages in various parts of the Town.

**Moved** by Ms Hennigar, seconded by Mr. Beibesheimer, that the Committee recommends Council amend the Land Use By-law as set out in Appendix 1 of the 1 December 2005 report, with all Commercial Zone frontages set at 10 metres.  
**Motion Carried.**

## (b) Town-owned Lands

Deputy Mayor Bain presented the property map showing the Town-owned lands within the Town boundaries. He and Mr. Wentzell had reviewed these properties with the idea that some might be available for sale as residential lots to encourage some affordable house building in the Town. The discussion reviewed the map and then concentrated on the lands behind the old school as the most appropriate.

Mr. Wentzell mentioned the interest of CMHC in promoting affordable housing. There was discussion of the shortage of senior's housing, including townhouses, apartments, assisted living, and nursing home space, which is going to become more acute in the next decades.

The previous development proposals for the soccer field and the old school lands were reviewed. The Chair pointed out that any profits from development of the old soccer field should be invested in bringing the new soccer field at Bayview School up to playable standard to replace the old field.

It was felt that the lot on Fairmont Street should be retained until the form of the development of the old school lands is known. This lot could provide a secondary access to that development. It was felt that the lot on Fauxburg Street could be sold, holding back a 50' wide strip for public street construction to the lands behind it.

Mr. Wentzell was instructed to further investigate the potential for development of these various Town lands.

## 4. New Business

19

(a) Integrated Community Sustainability Plans

Mr. MacDonald reviewed the requirement to create an Integrated Community Sustainability Plan as part of the process for acquiring the municipal portion of the Gas Tax money. He suggested that this point of view should be included in the re-write of the Town's Municipal Planning Strategy.

The committee reviewed the Part 1 of the CMHC workbook 'Sustainable Planning for Communities' and the worksheet 'How Sustainable is Your Community?'. It was felt that the Town has made good progress on at least 10 of the 11 items on the worksheet, but that there is more that could be done to encourage sustainable transportation initiatives.

A Taxi By-law was suggested, to make it easier to get a taxi license in the Town, as well as support for a regional public transportation service. Public awareness and support were seen as key elements.

The Chair felt it is time to make some progress on the review of the MPS. Mr. MacDonald said he would bring to the next meeting some ideas about the work yet to be done and a possible timetable

**5. Other**

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

**6. Adjournment**

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

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Chairman

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Recording Secretary

Planning Advisory Committee

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**Moved** by Ms Hennigar, seconded by Mr. Beibesheimer, that the Committee recommends Council amend the Land Use By-law as set out in Appendix 1 of the 1 December 2005 report, with all Commercial Zone frontages set at 10 metres. **Motion Carried.**