

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
4 April 2006

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 4 April, beginning at 7:05 p.m.

**Attendance:**

Chair            Councillor Lila O'Connor

Members        Deputy Mayor John Bain  
                  Mr. John Biebesheimer  
                  Ms. Lynn Hennigar  
                  Councillor David Hennigar

Staff            Geoff MacDonald, Planner

Regrets         Councillor Cathie Slaughenwhite-Nowe  
                  Ms. Heather Gordon

Public Gallery    None

**1. Minutes of the Previous Meeting**

The minutes of the previous meeting on 7 March were approved on a motion by Mr. Beibesheimer, seconded by Ms. Hennigar.

**2. Referrals and Presentations**

None

**3. Business Arising from the Minutes**

a)            Wind Turbines

The Committee discussed the 28 March report. The proposed Land Use By-law amendments would prohibit wind turbines over 10,000 Kilowatts. The Committee agreed that the by-law should allow for construction of larger units by the Town on Town property. Mr. MacDonald was instructed to make the necessary changes and bring the proposed amendments back to the Committee at the next meeting.

**4. New Business**

None

**5. MPS Review**

a) Existing Conditions

The Committee reviewed a draft dated January 2005 and had no changes to make at this time.

b) Rural Zone Policy

The Committee reviewed the 8 March draft of the policy for Rural areas. It was agreed to change Section 0.4 to allow conversions of existing buildings to four units, but to limit new construction by right to two units per building and two units per lot. There was discussion about whether larger sizes should be done by development agreement or by site plan.

Mr MacDonald agreed to bring forward suggestions for site plan criteria, and what limits would be appropriate for development by site plan as compared to development agreement.

c) Administration Policies

The Committee reviewed the draft dated 8 March, and had no comments to make at this time.

d) Map Review Continued

The Committee continued to review the Future Land Use Map/Zoning Map. These decisions were made:

From Blockhouse to Long Hill Road north of West Main Street to be left as Residential.

Properties north of the rail trail from the junction to Clearway Street to be Rural instead of Rural Residential.

Bruce Smith/Keddy property to be Residential instead of RR, and the same for the Mendel property which fronts on Clearland Road. The remainder of these properties which has no street frontage is to be left as Rural instead of RR

Great Ridge area now RR is to be Rural. Residential frontage on Main Street to stay Residential.

RPS property west of Main Street is to remain Industrial.