

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
2 May 2006

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 2 May 2006, beginning at 7:05 p.m.

Attendance:

Chair	Councillor Lila O'Connor
Members	Councillor Cathie Slaughenwhite-Nowe Mr. John Biebesheimer Ms. Lynn Hennigar Councillor David Hennigar Ms. Heather Gordon
Staff	Geoff MacDonald, Planner Jim Wentzell, C.A.O.
Regrets	Deputy Mayor John Bain
Public Gallery	None

1. Minutes of the Previous Meeting

The minutes of the previous meeting on 4 April were approved on a motion by Ms. Hennigar, seconded by Mr. Beibesheimer.

2. Referrals and Presentations

None

3. Business Arising from the Minutes

a) Wind Turbines

The Committee discussed the 6 April report. Mr. Beibesheimer pointed out that clauses .1 and .2 under recommendation 5.1 should read 0.01 Megawatts (10 Kilowatts).

Moved by Mr. Beibesheimer, seconded by Ms. Hennigar, that recommendation 5.1 as amended be recommended to Council. **Motion carried.**

After discussion, it was agreed that recommendation 5.2 be incorporated into the current review of the MPS and LUB, changed to allow multiple wind turbines and larger wind turbines in the Rural zone, and the Rural Zone to include the Town-owned lands near the water reservoir.

4. New Business

Mr. Wentzell asked about the history of the 'Rags to rugs' advertising sign at the intersection of Clearland Road and Edgewater St. After discussion it was agreed that this business should pay to be included in the approved Chamber of Commerce signage at this intersection and that the illegal sign should be removed.

Councillor Slaughenwhite-Nowe mentioned an illegal real estate sign at Pine Grove and Fauxburg Road. Mr. Wentzell agreed to deal with it.

There was a discussion of various sandwich board signs. Mr. Wentzell felt that the ones which are not commercial advertising are not covered by the Streets By-law, but could be permitted by permission of Council. There was discussion of how to determine commercial as opposed to community services. For example, if the Mahone Bay Centre advertises the Farmers Market on its property ;that may not be commercial, but if the individual vendors advertise themselves, that is commercial. It was suggested that all of these off-premises advertising sites should be dealt with by the Chamber of Commerce under the approved sign program.

5. MPS Review

a, b, &c) Part 2 - Draft A

3.6.2 remove 'largely'

3.6.1 remove 'RCMP' and insert language from 3.4.1

2.1.3 (ix) use 'encourage residential growth' instead of 'younger families'

4.1.2 **Moved** by Ms. Hennigar, seconded by Councillor Slaughenwhite-Nowe to leave this wording as it is. **Motion carried.**

3.2.2 delete 'seek funding', insert 'continue to upgrade'

3.5.4 delete 'recreation department'

3.8.3 insert 'to keep a school in Town'

4.1.10 adjust the Future Land Use Map to include the actual property as sold to Mahone Bay Centre Society.

d) Map Review Continued

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

To leave the existing businesses on Main and Edgewater as 'existing businesses in the R. Zone' and to continue to allow new businesses by development agreement.

To remove the HC zone, replacing it with the C zone and grandfathering the existing Irving Station.

To leave the C zone lot sizes at 4,000 square feet (after much discussion of R uses in the C zone and the range of existing lot sizes around the Town, both in commercial areas and in residential areas. There was also discussion of the distinction between the approval of a subdivision and the subsequent approval of the use of the land.

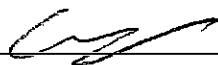
6. Other

The next meeting date was set for Tuesday, 6 June 2006 at 7:00 p.m.

7. Adjournment

The meeting adjourned at 8:45 p.m. by agreement.

Chairman



Recording Secretary

MUCH of that time may have been spent enforcing the Motor Vehicle Act. The Mounties laid 37 summary offence charges over the three months, including about 22 for speeding and 10 for parking violations.

■ **REMO budget approved.** Mahone Bay has given the go-ahead to the Regional Emergency Measures budget for 2006/07.

The town's share of the \$26,150 operating budget is \$16,900. Its contribution toward the capital budget of \$16,900 will be \$455.63.

■ **Planning cost rising.** The cost of planning services for the town will rise this year.

Mahone Bay will pay \$35,000 for the services it buys from the Municipality of Chester in 2006/07, up \$5,000 from last year. This is the first time the town's share has gone up since the agreement was signed back in 2003.

6.34
Handwritten notes and signature



PUBLIC HEARING NOTICE

In the matter of the Municipal Government Act and the Town of Mahone Bay

TAKE NOTICE THAT on 9 May 2006, the Council of the Town of Mahone Bay gave notice of its intention to adopt an amendment to the Land Use By-law for the Town which adds a new Subsection 4.29. The effect of this change is to restrict the erection of wind turbines in the Town.

A PUBLIC HEARING on this proposal will be held by Council at the Town Hall on Wednesday, 14 June 2006 beginning at 6:30 p.m. The purpose of the Hearing is to receive spoken or written presentations from the public on the proposed amendment.

A Public Information meeting will be held by staff at 6:30 p.m. on Tuesday, 6 June to provide an opportunity for any interested person to obtain information and to discuss the proposal.

Copies of the proposed amendment and By-law are available from the Town Office during normal office hours. For further information, call 624-8327 or 275-2599.

J. A. Wentzell
C.A.O.



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at without repairs, the road snowstorm.

ill for backup, resulting in delays. there is no quick and inexorable response from the town. He adds that he is not satisfied, but rather concerned about the potential exists for another time the road is impassable.

the potential exists for another time the road is impassable.

MEETING
given that the
Meeting
Foundation
Shore
eld at
Memorial Hospital
1st Floor)
1, 2006 at 7:00 pm
ormation
4, 2006
ation and the public
to attend.

JUL/11/2006

A Motion by Councillor O'Connor, seconded by Councillor Hennigar, "THAT council approve the amendment to the Development Agreement of W. H. Fares and Associa es.

PAC

The Minutes of the April 4 and May 6 Meeting of PAC were enclosed. A Motion by Councillor O'Connor, seconded by Councillor Hennigar, "THAT Town Council indicate their intention to amend the Land Use By-law by inserting a new Section 4.29 as follows:

4.29 Wind Turbines

1. Wind turbines having a production capacity greater than 0.01 megawatts (10 kilowatts) are prohibited.
2. Wind turbines having a production capacity of 0.01 megawatts (10 Kilowatts) or less are permitted in any zone subject to the following requirements:
 - i) Maximum tower height 30 meters (100 feet);
 - ii) Minimum distance from the tower to adjacent property lines and all residences is 2.5 times the maximum height of the structure (including rotor blades);
 - iii) the lower 3 meters (10 feet) of the tower and all supports must be secured so as to prevent climbing by unauthorized people;
 - iv) the sound level generated by the installation must not exceed the ambient sound level by more than 3dB(A) measured at the nearest property line under any normal operating condition, and the application for a Development Permit must include sufficient information to determine that the installation will achieve this standard.

Motion carried

A Motion by Councillor O'Connor, seconded by Councillor Hennigar, "THAT the Public Hearing in the above matter be held on June 13th, at 6:30 p.m." Motion carried

Chamber of Commerce

The Chamber of Commerce met on April 20th. There were 6964 reported hits to the website.

Solid Waste

This committee is in the budget process.

Bluenose Coastal Action Foundation

The Director's Report dated April 20, 2006 was enclosed for information.