

TOWN OF MAHONE BAY  
Planning Advisory Committee  
MINUTES  
6 June 2006

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 6 June 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 Deputy Mayor John Bain
Staff	Geoff MacDonald, Planner Jim Wentzell, C.A.O.
Public Gallery	None

**1. Minutes of the Previous Meeting**

The minutes of the previous meeting on 2 May were approved on a motion by Ms. Hennigar, seconded by Mr. Beibesheimer.

**2. Referrals and Presentations**

None

**3. Business Arising from the Minutes**

None

**4. New Business**

None

**5. MPS Review**

a) The Committee reviewed the revisions to MPS Part 2, Draft B, with the following results:

3.5.2 It was agreed that there should be a separate policy on the use and development, maintenance of the Town wharf.

3.6.1 remove 'control the costs' and substitute 'provide adequate and cost-effective'

3.9.3 remove 'industrial' and substitute 'appropriate economic'

4.1.2 cemeteries should not be permitted in the R. Zone, only in the RU zone. The existing founders cemetery should be grandfathered.

4.1.10 add bold text to flag out the Future Land Use Map change to be made

4.3.1 create policy for an RC Zone to include only the existing C uses in the R zones along Edgewater, Main and West Main.

Home occupations stay the same. Perhaps these areas could allow for re-zoning to RC, perhaps the DA Area remains. Perhaps have a site plan area along Edgewater, Main and West Main. Staff to consider and make a suggestion.

4.3.7 Home occupations to be allowed only in single-unit residential dwellings and associated outbuildings. Must be resident in the unit to have a business.

4.4.1 Industrial uses to be limited to light manufacturing and assembly. Insert performance standards in the LUB to deal with noise, particulate emissions, toxic gases, lighting.

4.5.1 Business Association is now Chamber of Commerce, and Mainstreet Program is long gone.

9.6 (c) should not exempt small storage buildings, remove the 216 sq. ft. reference.

**6. Other**

The next meeting date was set for Tuesday, 5 September 2006 at 7:00 p.m.

**7. Adjournment**

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

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Chairman

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Recording Secretary