

TOWN OF MAHONE BAY
Planning Advisory Committee
MINUTES
3 October 2006

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chamber on Tuesday, 3 October 2006, beginning at 7:05 p.m.

Attendance:

Chair	Councillor Lila O'Connor
Members	Mr. John Biebesheimer Ms. Lynn Hennigar Councillor David Hennigar Ms. Heather Gordon Councillor Cathie Slaughenwhite-Nowe 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 5 September 2006 were corrected at item 7 to change "Mrs" to "Ms" Gordon. The corrected minutes were approved on a motion by Ms Gordon, seconded by Councillor Hennigar.

2. Referrals and Presentations

The Chair noted a referral from Council to review sandwich board signs, and suggested it be discussed later in the meeting.

3. Business Arising from the Minutes

The Chair noted that Council had accepted the Committee's recommendation to use the name 'Main Street' instead of South, West and Main, and that this change is underway.

4. New Business

None

5. MPS Review

a) The Committee reviewed Mr. MacDonald's memo of 31 August and the 29 June draft of the Planning Strategy, giving staff the following direction:

4.3.2 (b) There was a discussion of water rights and water lot ownership and the pattern of land ownership along the harbourfront. Existing policies on residential development were reviewed, and there was discussion of the preferred forms of residential development in the Commercial Area.

It was agreed that there should be different policies for the waterfront side of Main Street and the landward side of the street.

The idea of limiting residential development by percentage floor area was discussed.

On the seaward side of Main Street it was agreed that the Town is looking for a commercial and residential mix, with an emphasis on encouraging commercial land use. The policy should require new buildings to have an all-commercial ground floor (at Main Street level). Upper levels can be residential. Any existing residential buildings can continue, but if destroyed and re-built, must have a commercial ground floor.

It was agreed that the inland side of the street should also be in mixed commercial and residential use with a maximum of four residential units in any building.

It was suggested that parking areas and parks should be allowed in the C zones.

It was noted that private garages and similar storage buildings should be generally allowed, whether or not there is a house on the lot.

4.3.2(c) and 4.3.8(j) will be addressed when the new policy on Institutional use is drafted.

4.6.3(e) Boathouses and other storage buildings are not to be allowed in the Open Shoreline Zone.

4.8.1 Use "Ernst Brook"

It was agreed to continue this discussion at the next meeting.

6. Other

The Chair introduced discussion of sandwich board signs. Mr. Wentzell circulated a copy of his report of 28 September to Council, with attached photographs of existing signs and other encroachments on the street. Mr. MacDonald was instructed to prepare a report to P.A.C. It was suggested that regulations of these signs on private property was a proper matter for the Land Use By-law, but regulation of them on the street should be done under the Streets By-law. Liability issues are to be addressed, and the preservation of a 4' wide walkway, licensing of signs, and display of the license number on the sign.

7. Adjournment

The meeting adjourned at 8:40 p.m. by agreement.

Chairman

Recording Secretary