

A meeting of the Planning Advisory Committee was held in Town Council Chambers on Tuesday, May 2, 2017 at 7:00 pm.

Present: Councillor John Bain (Acting Chair)
Councillor Richard Nowe
Councillor Penny Carver
John Biebesheimer
Kristen Martell
Doug Langley

Staff: Peter Nightingale, Planning Assistant
Tara Maguire, Director of Community Development
James A. Wentzell, CAO
Maureen Hughes, Deputy Clerk

Regrets: Deputy Mayor Karl Nauss

Gallery: Mike Kelley
Pat Nelder

Minutes

A motion by Councillor Carver, seconded by Ms. Martell, **“TO approve the minutes of the March 7, 2016 meeting as presented.”** **Motion carried.**

New Business

659 Main Street – Request for Development Agreement to permit marine-related industrial uses
Peter Nightingale, Planning Assistant, and Tara Maguire, Director of Community Development, presented the Planning Staff Report regarding the request received from Mailman and Kelley Marine Ltd. for a development agreement to undertake marine-related industrial uses on the property located at 659 Main Street.

The initial proposal was received by the Planning Advisory Committee on December 6, 2016, at which time the following motion was passed: **“THAT the Planners be asked to request from the developer a detailed plan indicating definable access/egress, a design for screening or buffering using fencing, hedging or berming or combinations thereof, and a plan for exterior lighting, to be brought back to the Committee for consideration.”** As a result of the request from the Planning Advisory Committee, Planning staff have held further meetings with the developer and the proposal has been revised to include: the driveway entrance reduced to 65.5’ wide; posts and chains to delineate the boundary between the public street and the industrial operation and to define the driveway entrance; a marine workshop building; guidelines to ensure that temporary lighting does not cast glare on the street or neighbouring properties as no permanent lighting will be installed on site; and a five-foot landscaped setback along the Main Street frontage of the lot.

Planning staff reviewed the staff report and draft Development Agreement with members of the Planning Advisory Committee. Several questions on the proposed agreement were put to Planning Staff and Mr. Kelly, who was present at the meeting.

The marine workshop building has been added to the proposal in the latest format, though there are no timelines associated with the construction of the building so that the building can be constructed when the growth of the business warrants expansion. The workshop will not be held to architectural controls, due to the utilitarian nature of the building and because the distance between that building and the nearest Main Street buildings separates it visually from the street-scape, but certain architectural elements will be included in the building construction to stay in keeping with the neighbourhood. Setbacks on the site plan included a space in which the permanent workshop can be constructed, as well as an area in which a temporary structure can be placed; temporary structures are limited to 24 months and there may only be one temporary structure on the site at any given time.

Discussion of landscaping to create the delineation between the public street and the industrial operation included concerns about the maximum height of vegetation as there are concerns about interference with overhead utility lines.

A motion by Mr. Biebesheimer, seconded by Councillor Nowe, **“THAT PAC recommend to Council to enter into a Development Agreement with Mahone Bay Resorts Ltd for PID 6037390 to permit marine industrial occupation of the site, and the construction of permanent and temporary structures as shown in Figures 4-9, subject to a minor change by the planners for the landscaping.”**

Motion carried

The meeting adjourned upon motion at 8:24pm.

Councillor John Bain, Vice-Chairperson

J. Wentzell, C.A.O.