

A meeting of the Planning Advisory Committee was held in Town Council Chambers on Tuesday, June 6, 2017 at 7:00 pm.

**Present:** Deputy Mayor Karl Nauss (Chair)  
Mayor Dave Devenne  
Councillor John Bain  
Councillor Richard Nowe  
Kristen Martell  
John Biebesheimer  
Doug Langley

**Staff:** Garth Sturtevant, Planning Assistant  
James A. Wentzell, CAO

**Regrets:** Councillor Penny Carver

**Gallery:** Katie Iyoupe

### **Minutes**

A motion by Mr. Biebesheimer, seconded by Councillor Bain, **“TO approve the minutes of the May 2, 2017 meeting as presented.”** **Motion carried.**

### **New Business**

#### **Proposed Land Use By-law Amendment – To add Pet Grooming as Small-Scale Business**

Garth Sturtevant, Planning Assistant, presented a Staff Report addressing a request received from Katie Iyoupe of 74 Clairmont Street. Ms. Iyoupe has proposed an amendment to Mahone Bay’s Land Use Bylaw that would add Pet Grooming as a permitted Small-Scale Business under Section 4.5.16.

Mr. Sturtevant reviewed the Land Use Bylaw and Municipal Planning Strategy as it pertains to the request from Ms. Iyoupe. Although this type of Small Scale business within a residential zone is not currently permitted by Mahone Bay’s Land Use Bylaw, it is consistent with existing policy statements from the Municipal Planning Strategy. Staff believe that the proposed amendment can be accommodated and integrated into existing residential neighbourhoods without significantly altering their character. Staff feel that Ms. Iyoupe’s request is appropriate and consistent with other permitted Small-Scale Business Uses. Planning Staff’s proposed amendment to the Bylaw would include language that would restrict a residential property owner from kenneling animals on their property.

A motion by Mr. Biebesheimer, seconded by Ms. Martell **“THAT the Planning Advisory Committee recommend that Town Council adopt the proposed amendments as detailed in Appendix 1 to the Mahone Bay Land Use Bylaw to add Pet Grooming as a Small-Scale Business Use.”**

**Motion carried.**

Proposed Land Use By-law Amendment – To remove Lists of Development Agreements in Effect and Registered Heritage Properties from the Land Use By-law

Mr. Sturtevant presented a Staff Report which addresses what Planning Staff see as an issue with the Mahone Bay Land Use Bylaw. Currently, the Land Use Bylaw contains two tables that list the “Development Agreements in Effect” and “Listing of Registered Heritage Properties”. Staff feel that keeping these tables up to date is problematic. Each time there is a change to either table the Municipal Government Act requires staff to follow the process for a Land Use Bylaw Amendment, which includes holding public hearings.

Planning Staff have proposed that these two tables be removed from the Land Use Bylaw and replaced with wording that would direct interested parties to contact Town Hall to receive a current list of Development Agreements and/or Heritage Properties. Lists could then be maintained and kept current by Town staff without having to go through the Land Use Bylaw Amendment Process.

A motion by Ms. Martell, seconded by Councillor Bain, **“THAT Planning Advisory Committee recommend that Town Council move forward with the proposed amendment to remove tables *Development Agreements in Effect* and *Listing of Registered Heritage Properties* from the Land Use By-law and replace the tables with text referring to these lists as maintained and updated by the Town.”**

**Motion carried.**

**The meeting adjourned upon motion at 7:25 pm.**

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Deputy Mayor, Karl Nauss, Chairperson

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J. Wentzell, C.A.O.