



The regular meeting of the Planning Advisory Committee for the Town of Mahone Bay was held on Tuesday, April 16, 2019 at 7:00 p.m. in Council Chambers.

Present:

Councillor C. O’Neill (Chair)
Deputy Mayor K. Nauss
R. Johnson
K. Martell
J. Biebesheimer
C. Barr
Senior Planner, G. Sturtevant
Planner, J. Genee
CAO, Dylan Heide
Clerk, Maureen Hughes

Absent:

Councillor R. Nowe

Gallery: 2

Agenda

A motion by J. Biebesheimer, seconded by Mr. Barr, **“THAT the agenda be approved as amended to include the approval of the agenda.”** **Motion carried.**

Minutes

A motion by R. Johnson, seconded by J. Biebesheimer, **“THAT the minutes of the March 5, 2019 Planning Advisory Committee meeting be approved as circulated.”** **Motion carried.**

New Business

Consideration of Staff Report and Draft Development Agreement - 995 Main Street

Planners Jason Genee and Garth Sturtevant presented an overview of the application for a Development Agreement to permit the development of a single-unit residential structure at 995 Main Street. Mr. Genee also provided an analysis of the Land Use Bylaw and Municipal Planning Strategy as it pertains to the received application, as well as a review of the recommendations included in the 2016 CBCL Mahone Harbour Flood Prevention and Shoreline Enhancement Plan.

Mr. Genee advised the members of the Planning Advisory Committee that a boathouse was in existence on the parcel of land in question at the time of the adoption of the Land Use By-law and therefore the proposed development is permitted to replace the former boathouse through the Existing Structures Clause of the Land Use By-law. Staff have included a clause in the draft Development Agreement that a stormwater management plan as well as an erosion and sedimentation plan be submitted to the Town before a Development Permit can be issued. An additional clause in the draft Development Agreement includes a statement that the developer acknowledges the inherent risks of developing on the shoreline and that measures shall be taken to protect the property from seawater incursion so as not to have a negative impact on neighbouring properties.

A Public Information Meeting on the requested Development Agreement was held on April (3), 2019 which was attended by one member of the public. The primary concerns raised at the Public Information Meeting were regarding storm surge and that the structure would impede the view of Mahone Bay Harbour from the road.

A motion by Deputy Mayor Nauss, seconded by Mr. Carr, **“THAT the Planning Advisory Committee recommend that Town Council enter into a Development Agreement with the Developer to construct one single-unit residential structure at 995 Main Street, Mahone Bay PID 60371291.”**

A motion by Martell, seconded by Carr, **“THAT Council defer making a decision until the Town reviews the new data on the 2018 IPCC report to determine how it affects development within shoreline planning.”** **Motion defeated.**

A motion by Deputy Mayor Nauss, seconded by Mr. Carr, **“THAT the Planning Advisory Committee recommend that Town Council enter into a Development Agreement with the Developer to construct one single-unit residential structure at 995 Main Street, Mahone Bay PID 60371291.”** **Motion carried.**

Consideration to permit Special Planning Advisory Committee Meetings to be requested by a Developer

Mr. Sturtevant noted that staff receive requests from Developers to schedule meetings of the Planning Advisory to consider draft agreements when the advertising requirements are met but there is a delay in the process while waiting for the next regularly scheduled meeting of the Planning Advisory Committee. After discussion among staff and committee members, staff will develop a draft process for special consideration to be reviewed at the next meeting of the Planning Advisory Committee.

Discussion regarding the initiation of a review of the Municipal Planning Strategy

Mr. Heide noted that a review of Municipal Planning Strategy involves a great deal of staff time which would exceed the contract the Town of Mahone Bay has with the Municipality of the District of Chester for planning staff, necessitating budgetary considerations for additional planning resources which would have to be accommodated in the Town budget.

A motion by Deputy Mayor Nauss, seconded by Ms. Martell, **“THAT the Planning Advisory Committee recommend that Council initiate a review of the Municipal Planning Strategy in the 2019/20 fiscal year.”** **Motion carried.**

Resignation of Richard W. Johnson

The Planning Advisory Committee received a letter of resignation from committee member Richard Johnson, effective immediately following the April 16, 2019 meeting. Councillor O’Neill extended appreciation on behalf of the Planning Advisory Committee for Mr. Johnson’s service on the committee.

New Business

Councillor O’Neill noted that at future meetings of the Planning Advisory Committee she would encourage discussion about planning matters as a way for the committee to continue to provide feedback to Town Council.

Meeting adjourned upon motion at 8:01 p.m.

Town of Mahone Bay

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Town Clerk, Maureen Hughes

Chair, Colleen O’Neill