

A Public Hearing for MADE for Mahone Bay Ltd in the Town of Mahone Bay was held on Tuesday, October 10, 2017, at 7:00 p.m.

Present:

Mayor D. Devenne
Deputy Mayor K. Nauss
Councillor J. Feeney
Councillor R. Nowe
Councillor P. Carver
Councillor S. Chia-Kangata
CAO, J. Wentzell
Deputy Clerk M. Hughes
Director of Community Development T. Maguire
Planning Assistant P. Nightingale

Regrets:

Gallery: 2

Report of the Clerk

The Report of the Clerk was presented by CAO, Jim Wentzell. The proposed Amending Development Agreement would permit the developer, M.A.D.E. for Mahone Bay Ltd. to retain ownership of a sewage pumping station serving the properties at PID 60374493, 60691631, and 60691623, rather than turning the sewage pumping station over to the Town for ownership and maintenance.

An application for an Amending Development Agreement was received by the Town on July 19, 2017 and received at Council on July 27, 2017, at which time the request was referred to the Planning Staff and Planning Advisory Committee for study and recommendation to Council. The August 30, 2017 report of the Planners was received by the Planning Advisory Committee on September 5, 2017. On September 12, 2017, Council received a favourable recommendation from the Planning Advisory Committee and announced their intention to enter into an Amending Development Agreement as requested.

Mr. Wentzell reported that the proposed amendment was duly advertised, that no fees were applicable to this request as the greatest financial benefit was to the Town and that at the time that Council declared their intention to enter into the Amending Development Agreement, it was agreed that the public participation program would consist of information mailed to property owners within the notification area.

Mr. Wentzell advised Council that no submissions had been received regarding the proposed Amending Development Agreement.

Overview of the Project by the Planner

Peter Nightingale, Planning Assistant, provided an overview of the Staff Report dated September 5, 2017 regarding the proposed Amending Development Agreement. The original Development Agreement was signed in 2013 for three properties, two of which were developed as two four-unit buildings at the time of the original Development Agreement. In 2016 the developer signed an Amending Development Agreement to allow the development of a 26-unit building; a clause was contained in that 2016 amending Development Agreement that stated that the developer would install a sewage pumping station for the three properties associated with the Development Agreement and that the sewage pumping station would then be turned over to the Town for ownership and maintenance.

The 2017 request for an Amending Development Agreement from M.A.D.E. for Mahone Bay Ltd is to remove the requirement that the sewage pumping station be turned over to the Town. For the developer to build the sewer pumping station to municipal specifications would have resulted in a larger cost to the developer and turning the system over to the Town would have resulted in annual maintenance costs to the Town. With the system built to commercial standards and ownership retained by the developer, costs are reduced for the developer and the Town.

Mr. Wentzell advised Council that no submissions had been received regarding the proposed Amending Development Agreement.

General Public

There were no comments from the general public.

Comments by the Applicant

There were no comments from the applicant.

The hearing adjourned upon motion at 7:08 p.m.

TOWN OF MAHONE BAY

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CAO, James A. Wentzell

Mayor, D. Devenne