

TOWN OF MAHONE BAY
Planning Advisory Committee Minutes

The Town of Mahone Bay Planning Advisory Committee met in the Town Council Chambers on Tuesday, February 2, 2016 at 7:00 p.m.

Present: Deputy Mayor David Devenne (Chair)
Councillor Lynn Hennigar
Councillor John Bain
Kristen Martell
C.A.O. James Wentzell

Staff: Bill DeGrace, Planner
Garth Sturtevant, Building and Development Assistant
Maureen Hughes, Deputy Town Clerk

Regrets: Councillor Kelly Wilson
John Biebesheimer
Allan O'Brien

Gallery: 16

Minutes

A Motion by Councillor Bain, seconded by Councillor Hennigar, to approve the Minutes of the November 3, 2015 meeting as presented. **Motion carried.**

New Business

629 Main Street: Request for Consideration of Development Agreement

Senior Planner, Bill DeGrace, presented the staff report prepared in response to the application for a Development Agreement to allow the development of a condominium building comprising one commercial unit and five residential units with ground-level access and parking at 629 Main Street.

The report analyzed the proposal using the requirements of the Land Use By Law and the Municipal Planning Strategy. Mr. DeGrace presented to the Planning Advisory Committee several key points of the staff analysis, including the number of dwelling units, provisions regarding architectural control and the character of the proposed development, as well as service issues such as set-backs from the street, traffic and parking, sewer and water services, and the continuity of the commercial core. Storm surge was also considered as the property is on the Mahone Bay Harbour.

The staff conclusion was that the proposal meets the requirements for a Development Agreement, but that further visual illustration of the property in relation to the adjacent properties would be beneficial for the consideration of Council and for public discussion.

The Chair accepted questions on the proposal from the members of the Planning Advisory Committee and from members of the gallery which were answered by Mr. DeGrace and the Developer, Mr. Paul Taylor.

The Chair advised those present of the process by which informed public engagement is sought if a Council approved the consideration of a Development Agreement.

A motion by Councillor Hennigar, seconded by Ms. Martell, **“THAT the Planning Advisory recommend to Council to proceed with the consideration of a development agreement for a five-unit dwelling with commercial space on the lot identified as 692 Main Street; PID 60373933; and in so doing request further visuals to convey the appearance of the building in context with its neighbours, and to also request further flood mitigation options.”**

Motion carried.

363 Main Street: Request for Consideration of Development Agreement

Building and Development Assistant, Garth Sturtevant, presented the staff report prepared in response to the application to allow the development of a craft brewery with ancillary retail and beverage room facilities at 629 Main Street.

The report analyzed the proposal using the requirements of the Land Use By Law and the Municipal Planning Strategy. Mr. Sturtevant advised the Committee that a development Agreement is required as the proposed development constitutes a light industrial use in a mixed commercial zone. Key points from the report highlighted in Mr. Sturtevant’s presentation included the environmental assessments which have been received as the property was at one time a gas station, the proximity to the school, the inclusion of outdoor seating and music, and a request for permission for illumination directed at stationary signage.

The staff conclusion was that the proposal is consistent with the Land Use Bylaw provisions for Commercial use and meets the intent of the Municipal Planning Strategy.

The Chair accepted questions from the members of the Planning Advisory Committee which were answered by Mr. Sturtevant, Mr. DeGrace and Mr. Patrick Jardine, Managing Director of Saltbox Brewing Company.

A motion by Councillor Hennigar, seconded by Councillor Bain, **“THAT the Planning Advisory Committee recommend to Council to proceed with the consideration of a development agreement for a craft brewery operation with ancillary retail and beverage room uses as proposed by the Mahone Bay Brewing Company Saltbox Brewing Co. Ltd. on the lot identified as 363 Main Street; 16-18 Clearway Street; PID 60375797.”**

Motion carried.

Adjournment

A Motion by Councillor Bain, seconded by Ms. Martell, to adjourn at 8:30p.m.

Motion carried

Deputy Mayor David Devenne, Chairperson

J. Wentzell, C.A.O.