

A meeting of the Planning Advisory Committee was held in Town Council Chambers on Tuesday, December 6, 2016 at 7:00 pm.

Present: Deputy Mayor Karl Nauss (Chair)
Councillor John Bain
Councillor Richard Nowe
John Biebesheimer
Kristen Martell

Staff: Tara Maguire, Director of Community Development
Bill DeGrace, Senior Planner
James A. Wentzell, CAO
Maureen Hughes, Deputy Clerk

Regrets: Councillor Penny Carver

Gallery: Mike Kelly
Pat Nelder

Minutes

A motion by Mr. Biebesheimer, seconded by Councillor Bain, **“TO approve the minutes of the June 7, 2016 meeting as presented.”** **Motion carried.**

New Business

659 Main Street – Request for Development Agreement to Permit Marine-Related Industrial Uses
Senior Planner, Bill DeGrace, presented the staff report in response to a request received for a development agreement to undertake marine-related industrial uses on the property located at 659 Main Street. Outlined in the report are the specific requests included in the proposal for the shipyard including certain marine-related industrial uses in addition to a marina.

Mr. DeGrace and Tara Maguire, Director of Community Development, advised the Planning Advisory Committee that the operation of a marina is a use permitted by right in the Harbourfront Commercial (HC) Zone, but the proposed industrial uses would require a development agreement to operate. Key considerations regarding a development agreement for the proposed industrial uses in the HC Zone would be: access to Town services, lighting, traffic, emissions (including dust, noise and any compounds used in assembly and manufacture) and how the site is defined through appropriate screening, fencing or other method of delineating the boundaries of the industrial operation and ensuring separation of pedestrian and vehicular passersby from industrial operation and storage. While there is an existing sewer main and water line meaning that Town services are readily available, consideration must be given to traffic and accommodation for transport of large vessels or materials for construction. Planning staff have not received information regarding lighting or plans to define the boundaries of the industrial property or driveway entrance.

An additional note on the proposed development is the indication that a building is planned for the future; the inclusion of such a building after issuance of a development agreement would be considered a substantial amendment and would require completion of a full public participation process.

The staff report proposed three options for the consideration of members of the Planning Advisory Committee:

1. Allow the proposal as presented and instruct staff to proceed to draft a Development Agreement, to be brought back to the committee for consideration;
2. Request 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;
3. Recommend to Council refusal of the proposal.

The Planner, Bill DeGrace, recommended Option 2 to the committee. Committee discussion involved consideration of stipulations regarding environmental precautions, hours of operation, and a requirement for more information before making a recommendation to Council.

Mike Kelley, President of Mailman and Kelley Marine Ltd., was present in the gallery and answered questions regarding his proposed development and his plans for an industrial operation at 659 Main Street. Mr. Kelley stated that he was aware that a future development would involve an additional planning process but included the future building in plans so that the Town would have a complete sense of his plans for the property. Mr. Kelley stated that he has no plans to install lighting, that he uses lights when he needs them then turns them off, also that he has no intention of building a fence and if the Town wants a fence or any other screening, the Town will have to dictate that. He also stated that the 90-foot-wide entrance currently on the property is needed for when large trucks need to reverse into the property.

A motion by Mr. Biebesheimer, seconded by Councillor Nowe, **“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.”**

Motion carried.

Members of the committee added that Planners should ensure that they have any information, even that in addition to the suggested details suggested by Planning Staff. Discussion focused on the long-term delays of a project and the planning process that can be caused by incomplete information.

Bill 177 – Commercial Assessment Phase-in Tool

Mr. DeGrace provided the members of the Planning Advisory Committee with an overview of Bill 177, a proposed amendment to the Municipal Government Act and the Halifax Charter, which would allow municipalities to phase-in increases in commercial assessments for up to ten years, in areas that are designated as “commercial development districts” through the creation of a policy in the Municipal Planning Strategy and a corresponding bylaw.

Mr. DeGrace and Ms. Maguire explained the intent of the amendment, the logistics of adopting a policy and bylaw in accordance with Bill 177, as well as the steps that would be required to enact this type of incentive in the Town of Mahone Bay. Committee discussion included comments regarding the strong growth of Mahone Bay and the difficulty of designating eligible commercial properties. Concerns were also raised regarding the potential tax burden on other tax payers.

Mr. DeGrace's report will be forwarded to Council for their information.

Other Business

Receipt of Request to Amend MPS and LUB to rezone PID 60530607

At the November 24, 2016 meeting of Mahone Bay Town Council, Council received a request to amend the Mahone Bay Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) to rezone PID 60530607 from Residential (R) to Residential Unserviced (RU). That request was forwarded to Planning Staff and the Planning Advisory Committee for study and report back to Council.

On December 6, 2016 Town staff received notification from the owners of the property that they wished to withdraw their application for amendment.

The meeting adjourned upon motion at 8:16 pm.

Deputy Mayor Karl Nauss, Chairperson

J. Wentzell, C.A.O.