

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

Present: Deputy Mayor Karl Nauss (Chair)
Councillor John Bain
Councillor Richard Nowe
Councillor Penny Carver
John Biebesheimer

Staff: Garth Sturtevant, Planning Assistant
James A. Wentzell, CAO
Maureen Hughes, Deputy Clerk

Regrets: Kristen Martell
Douglas Langley

Gallery: Pam Saunders
Craig Hatt

Minutes

A motion by Councillor Bain, seconded by Mr. Biebesheimer, **“TO approve the minutes of the December 6, 2016 meeting as presented.”** **Motion carried.**

Presentation

Pamela Saunders, owner of the property at 103 Pine Grove Street, advised member of the committee that she would like to convert the existing garage on her property to a house, and retain the existing dwelling. Ms. Saunders indicated that she moved to Mahone Bay to be near family and the property was chosen due to the large gardens, but the existing dwelling, at 560 square feet, is too small for her needs. Ms. Saunders feels that the garage could be converted to livable space and has submitted a request for a development agreement that would allow her to convert the garage to a main dwelling and retain the existing dwelling for visiting family.

New Business

103 Pine Grove Street – Request for Development Agreement

Garth Sturtevant, Planning Assistant, presented a staff report and draft development agreement for the consideration of the Planning Advisory Committee in response to a request received from the owner of the property at 103 Pine Grove Street, PID 60372208. The request received from Ms. Saunders was to permit the development of a second main dwelling on her lot. Ms. Saunders has requested permission to construct an addition to an existing accessory structure (garage) and then convert the building into a main dwelling. Ms. Saunders would also like the existing main dwelling to remain, thereby creating two main dwellings on her lot at 103 Pine Grove Street.

Mr. Sturtevant reviewed the Land Use Bylaw (LUB) and Municipal Planning Strategy (MPS) as it pertains to the request from the property owner and the proposed development agreement. Two main dwellings on one lot is not permitted by right under the LUB, but may be considered by development agreement under the MPS. Among the reasons that Planning staff feel that a development agreement is in keeping with the spirit of the LUB and MPS are the size of the lot, large enough to permit subdivision though without the required frontage for subdivision which would permit this second main dwelling by right, the availability of parking for both dwellings and the existing fence which screens the property.

The draft development agreement includes the maintenance of the fence or some other type of screening, as well as a language prohibiting the use of the property for boarding/rooming houses and tourist rentals. The draft development agreement presented for the review of members of the Planning Advisory Committee also notes which potential amendments to the development agreement would be considered substantial amendments, requiring a full public information process, and which would be considered non-substantial amendments, for which a decision to approve or deny could be made at the Council level.

Staff believe that the proposed development is in keeping with the established residential character of the neighbourhood and recommend the approval of the development agreement for the consideration of Council.

A motion by Mr. Biebesheimer, seconded by Councillor Bain, **“THAT the Planning Advisory Committee, recommend that Town Council enter into a Development Agreement with Pamela Saunders for PID 60372208 to permit the conversion of an existing accessory structure to become a second main dwelling on the property.”** **Motion carried.**

The meeting adjourned upon motion at 7:28 pm.

Deputy Mayor Karl Nauss, Chairperson

J. Wentzell, C.A.O.