

A meeting of the Planning Advisory Committee for the Town of Mahone Bay was held on Tuesday, January 19, 2021 at 7:00 p.m. via videoconferencing.

Present:

Councillor Richard Nowe (Chair)
Deputy Mayor Francis Kangata (Vice Chair)
Councillor Alice Burdick
John Biebesheimer
Katherine McCarron
Bryan Palfreyman
Glenn Patscha
Mayor David Devenne
Town Clerk, Maureen Hughes
Senior Planner, Garth Sturtevant
CAO Dylan Heide

Absent

Gallery: 8

1. Approval of Agenda

A motion by Mr. Biebesheimer, seconded by Deputy Mayor Kangata, **“THAT the agenda be approved presented.”** **Motion carried.**

2. Minutes

A motion by Mr. Biebesheimer, seconded by Deputy Mayor Kangata, **“THAT the minutes of the June 2, 2020 meeting be approved as presented.”** **Motion carried.**

5. New Business

5.1 Correspondence

The committee received correspondence from Gregg and Christine Little, of 984 Main Street, in respect to the proposed glamping proposal at 994 Main Street.

A motion by Councillor Burdick, seconded by Deputy Mayor Kangata, **“THAT the Planning Advisory Committee receive and file the correspondence from Gregg and Christine Little.”** **Motion carried.**

5.2 Staff Report

The committee received a staff report regarding the request to amend the Mahone Bay Municipal Planning Strategy and Land Use By-law to permit a glamorous campground (glamping) within the Residential Unserviced Zone at 994 Main Street.

Mr. Sturtevant advised committee members that while staff were researching the request from the developer, they discovered that the Land Use By-law currently allows development of up to 70m² of indoor space and there is a provision in planning documents to permit an expansion of the business based on a site-plan approval, which would cover a number of issues such as parking, landscaping, access, sewer/septic, etc.

Staff noted the path to pursue the above process to the developer however the developer elected to proceed with the request to amend the Land Use By-law. Staff identified a concern that amendment of the Land Use By-law is potentially complicated by the new Municipal Planning Strategy and Land Use By-law which is expected by May 2021 as a result of the ongoing Plan Review (Plan Mahone Bay). Based on concerns about an amendment to the Land Use By-law coincident with the Plan Review, staff recommended that the PAC make a motion to recommend that Council reject the request from the developer and that the proposed development be forwarded to the contractors performing the Plan Review as public input to the process.

A motion by Mr. Biebesheimer, seconded by Deputy Mayor Kangata, **“THAT the Planning Advisory Committee recommend that Town Council reject the request to amend the Mahone Bay Municipal Planning Strategy and Land Use By-law to permit a Commercial Use (glamping) within the Residential Unserviced Zone, and also that the Planning Advisory Committee recommend that Council refer the amendment request submitted by Rae Kraushar, and all correspondence received in respect to the proposed development, for consideration, as public input, as part of the ongoing Plan Mahone Bay review conducted by UPLAND Planning Design.”**

Motion carried.

The meeting adjourned by motion at 7:51 pm

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Chair, Richard Nowe

Town Clerk, Maureen Hughes