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A meeting of the Planning Advisory Committee for the Town of Mahone Bay was held on Tuesday, October 3, 2023 at 7:00 p.m. in Council Chambers.

Present:

Deputy Mayor Francis Kangata (Chair)  
Councillor Suzanne Lohnes-Croft  
Mayor David Devenne  
Helga Baxter  
Trudie  
Richards  
Katherine McCarron  
Bryan Palfreyman  
CAO Dylan Heide (Recording Secretary)  
Planner, Emily Statton  
Partner & Senior Planner, Ian Watson, Upland Planning + Design

Absent:

Councillor Kelly Wilson (with regrets)

Gallery:

Councillor Penny Carver

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

**1. Approval of Agenda**

A motion by Councillor Lohnes-Croft, seconded by Ms. McCarron, "THAT the agenda be approved as presented." Motion carried.

**2. Minutes**

A motion by Mr. Palfreyman, seconded by Councillor Lohnes-Croft, "THAT the minutes of the June 6, 2023 meeting be approved as presented." Motion carried.

**3. Draft Municipal Planning Strategy and Land-Use By-Law**

Ian Watson, Partner & Senior Planner with Upland Planning + Design, contracted by

the Town to support the Municipal Planning Strategy and Land Use By-law update process, presented the draft Municipal Planning Strategy and Land Use By-law documents to the Planning Advisory Committee.

The Committee proposed three amendments to the drafts:

- Adding further clarity that accessory dwellings are not permitted to be used as a short-term rental [see 5.3(d) of the updated draft Bylaw]
- Increasing the roof pitch required in residential areas of the Architectural Control Area from 4:12 to 6:12 [see 5.6.15 of the updated draft Bylaw]
- Moving PID 60481934 from the General Residential Zone to the Multi Unit Residential Zone.

A motion by Councillor Lohnes-Croft, seconded by Ms. Richards, "THAT the committee recommend that Council give 1<sup>st</sup> reading to the new Land Use By-law as amended." Motion carried.

A motion by Mr. Palfreyman, seconded by Ms. McCarron, "THAT the committee recommend that Council give first reading to the new Municipal Planning presented." Motion carried.

#### 4. Next Meeting Date

The likely next meeting date for the Committee was discussed and it was agreed that the Committee was unlikely to meet before February 6, 2024 unless otherwise required.

The meeting adjourned by motion at 7:56 pm

TOWN OF MAHONE BAY

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Chair, Deputy Mayor Francis Kangata

Recording Secretary, Dylan Heide