

A meeting of the Policy & Strategy Committee for the Town of Mahone Bay was held on Friday, December 15, 2023 at 9:00 a.m. in Council Chambers.

Present:

Mayor David Devenne
Deputy Mayor Francis Kangata
Councillor Penny Carver
Councillor Suzanne Lohnes-Croft
Councillor Richard Nowe
Councillor Kelly Wilson
CAO, Dylan Heide
Deputy CAO, Eric Levy

Absent: Councillor Joseph Feeney (with regrets)

Gallery: 5 people in gallery

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 Carver, seconded by Councillor Lohnes-Croft, "THAT the agenda be approved as circulated." Motion carried.

2.1 Discussion about LUB and MPS

The Committee discussed the comments made by members of the public that arose at the December 5, 2023 public hearing. These comments were categorized as substantive and non-substantive.

Non-substantive issues included:

- Clarifying provisions around right to entry
- Removing increased parking requirements on Hedge Row

Substantive issues included:

- Parking exemption overlay changes
- Prohibiting parking lots on the Open Shoreline Zone
- Eliminating Parking requirements altogether
- Linking goals, policies, regulations, and evaluation measures
- Prioritizing pedestrians over automobiles
- Additional parameters around variances
- Adjusting the documents relating additions types of dwellings in neighbourhoods
- Additions to watercourse map
- Changing zoning on Residential General Zone to Unserviced Zone
- Allowing for wider range of livestock
- Adjusting lot sizes for multi-unit dwellings
- Allowing multi-unit dwelling buildings in rear yard of commercial buildings in Commercial Core Zone
- Replacing the policy support for future stormwater bylaw with provisions in the LUB

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, "THAT the Committee recommend that Council discuss and recommend limited time parking and enforcement in Town." Motion carried.

Chair of the committee allowed for opportunity for public comment:

Jeff Frampton-33 Pleasant Street made comments on:

- Lack of Council transparency and community inclusivity
- Need to make it easier for public to come to Council meetings to engage during meetings
- Is there still a need for a parking overlay if there are changes to the parking requirements.
- 2 hour parking limit is probably a good idea, but people will just move their cars around. There isn't a parking problem in the town, there is a seasonal congestion issue. May need seasonal restrictions in specific areas to address safety concerns.
- Would be helpful if there were more clarity on the topics being discussed.
- Need for the ability to measure the key parameters and success in a document
- We cannot protect the character of a neighbourhood lot by lot; it has to be done by neighbourhood.
- Confusion on Hedge Row development and parking requirements. Reducing the parking requirements does not fit the reality of the town where many households have 2 vehicles.
- Concerns on the abuse of variances and if the variance tool be used to get around the protections put into the LUB and MPS.

Karen Pinsent – 74 Pleasant St.

- Concern on the ability for Council to overturn anything in the LUB and ability to not follow the intent of the document.

With no further agenda items, the meeting adjourned at 12:00 PM.

TOWN OF MAHONE BAY

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Chair, Mayor David Devenne

Deputy CAO, Eric J. Levy

