

A Special Meeting of Town Council for the Town of Mahone Bay, was held on Tuesday, March 29, 2016, at 8:25 p.m.

Present:

Mayor C. J. Feeney
Councillor K. Wilson
Councillor J. Bain
Councillor K. Nauss
Councillor L. Hennigar
Councillor P. Carver
Deputy Clerk M. Hughes
Director of Operations D. MacKenzie
Senior Planner W. DeGrace
Building and Development Assistant G. Sturtevant

Via Skype: Deputy Mayor D. Devenne

Gallery: 26

Proposed Amendments to Municipal Planning Strategy and Land Use Bylaw and Proposed Development Agreements at 363 Main Street and 629 Main Street.

The meeting was called to order by the Mayor at 8:25 p.m.; the Mayor stated that the purpose of the meeting was to consider the following:

1. Amendments to the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB) to permit Tourist Homes in the Residential (R) Zone, Commercial (C) Zone, Harbourfront Commercial (HC) Zone and Restricted Commercial (RC) Zone, with various provisions that would apply to Tourist Homes.
2. Entering into a Development Agreement for a craft brewery with ancillary retail and beverage room uses on the lot identified as 363 Main Street/16-18 Clearway Street, PID 60375797.
3. Entering into a Development Agreement for a five-unit residential dwelling with commercial use on the lot identified as 629 Main Street, PID 60373933.

The Deputy Clerk reported that Public Hearings for the three matters were held immediately preceding Council meeting. Council had received at each of the Public Hearings the Report of the Clerk, the Planners Report, including the results of the Public Information sessions which were held on March 1, 2016 for the proposed Development Agreement for 629 Main Street, and on March 10, 2016 for the proposed amendments to the MPS and LUB as well as the proposed development agreement for 363 Main Street. No submissions were received in respect to the proposed amendments to the MPS and LUB; one submission was received in respect to the proposed development at 363 Main Street and was circulated to Council; and comments regarding the proposed development at 629 Main Street were received at the Public Hearing for which all members Council were present.

Proposed Amendments to MPS and LUB to permit Tourist Homes

Council discussed the required distances between Tourist Homes in the Town of Lunenburg and staff were directed to include minimum distances between Tourist Homes in the proposed amendments to the MPS and LUB.

A motion by Councillor Carver, seconded by Councillor Wilson, **“THAT Council approve amendments to the Municipal Planning Strategy and the Land Use Bylaw to permit tourist homes in the Residential (R) Zone, Commercial (C) Zone, Harbourfront Commercial (HC) Zone and Restricted Commercial (RC) Zone, with various provisions that would apply to tourist homes and to specify that a tourist home must be more than 100 m from another tourist home.”** Motion carried (4 in favour, 1 opposed)

Proposed Development Agreement for 363 Main Street

A motion by Councillor Nauss, seconded by Councillor Bain, **“THAT Council enter into a development agreement for a craft brewery with ancillary retail and beverage room uses as proposed by the Mahone Bay Brewing Company on the lot identified as 363 Main Street; 16-18 Clearway Street; PID 60375797.”** Motion carried.

Proposed Development Agreement for 629 Main Street

Council discussion included information from the CBCL Shoreline Protection study and concerns raised by members of the public regarding sea-level rise and coastal flooding. It was noted that there are many suggestions and possible solutions to issues that harbour-side landowners will face regarding sea-level rise, but at this point the Town does not have regulations that would prevent development.

Other discussion focused on the capability of the Town water supply to support the sprinkler system that would be required for the proposed building.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“To amend section 4(c) of the proposed development agreement with Dover Holdings Inc to read ‘in acknowledging the inherent risk associated with development of coastal lands, measures shall be taken to protect the property from the possible incursion of seawater and which minimize as much as possible any negative impact on neighbouring property.”** Motion carried.

A motion by Councillor Hennigar, seconded by Councillor Carver, **“THAT Council enter into a development agreement for a five-unit dwelling with commercial space on the lot identified as 629 Main Street, PID 60373933 and that payment in lieu for the parking deficiency be required and that the Town consult the traffic authority to consider the provision of a parking spot in front of the building with a 30 minute time limit. Additionally, approval is subject to confirmation that the Town water supply is adequate to support the sprinkler system.”** Motion carried unanimously.

The Mayor noted that advertisements will be published in the Progress Bulletin advising of the amendments to the MPS and LUB as well as the Development Agreements at 363 Main Street and 629 Main Street. Once the advertisements have been published there will be a 14 day appeal period for the Development Agreements.

The meeting adjourned upon motion at 8:50 p.m.

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Deputy Clerk, M. Hughes

Mayor, C. J. Feeney