

ST MARGARET'S BAY COASTAL PLANNING ADVISORY COMMITTEE
MINUTES

January 30, 2013

PRESENT: Mr. Michael Murphy, Interim Chair
Councillor Matt Whitman
Mr. Doug Miller
Mr. William Roberts
Mr. David McGregor
Ms. Jean Wooten-Mustain

REGRETS: Mr. Michael Butler
Mr. John Leon
Ms. Kathryn Gamache

STAFF: Mr. Marcus Garnet, Senior Planner, Planning and Infrastructure
Ms. Sarah Pellerine, Legislative Support

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1. CALL TO ORDER

Mr. Michael Murphy, Interim Chair called the meeting to order at 6:38PM in the Tantallon Public Library, 3646 Hammond Plains Rd.(Hubley Centre), Upper Tantallon.

2. APPROVAL OF THE MINUTES – November 28, 2012

MOVED by Mr. Roberts, seconded by Mr. McGregor that the minutes of November 28, 2012 be approved as presented. MOTION PUT AND PASSED

3. ELECTION OF COMMITTEE CHAIR.

The role of Committee was explained then a call for nominations for Chair of the St. Margaret's Bay Coastal Planning Advisory Committee for the 2013 term.

MOVED by Mr. Roberts, seconded by Ms. Wooten-Mustain that Mr. Murphy be nominated as Chair of the St. Margaret's Bay Coastal Planning Advisory Committee for the 2013 term. MOTION PUT AND PASSED

Mr. Murphy accepted the nomination.

The Legislative Support called for any further nominations for Chair; hearing NONE, it was **MOVED by Mr. Roberts seconded by Ms. Wooten-Mustain that nominations for Chair cease. MOTION PUT AND PASSED**

Mr. Murphy was appointed Chair of the St. Margaret's Bay Coastal Planning Advisory Committee for the 2013 term.

Mr. Murphy accepted the appointment.

4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS.

Additions:

- Talk about the Committee's role in cases that are currently underway
- Nova Scotia Power's policy on herbicide spraying and clear cutting trees near waterways.

5. BUSINESS ARISING OUT OF THE MINUTES - NONE

6. CONSIDERATION OF DEFERED BUSINESS – NONE

7. DISCUSSION AND PRESENTATIONS

7.1 Presentation – Tantallon Village

Mr. Marcus Garnet, Senior Planner, Planning and Infrastructure, provided a presentation to SMBCPAC on the Tantallon Village.

With regards to the topic of a self-storage building allowed in the village gateway zone, the Committee they are currently not 100% sold on this. A self-storage facility does not fit in with the feel they would like to achieve in the area, and by having it in the village gateway zone it will retract from the village center. Mr. Garnet noted that if this option is removed this could cause some backlash from some, and that a developer would still be able to come in a build one before the Tantallon Village Plan is passed. He also noted that if a self-storage building was developed it would be written in the development agreement that the side of the building facing the road would have to have a mural or a garden to make the building more appealing. Mr. Garnet is also going to look at a similar self-storage development in Dartmouth, by Penhorne Mall to see what a 6,000 square foot building would look like.

In response to questions regarding running power lines underground in the area, Mr. Garnet noted that this is a topic being looked at in the regional plan but outside of that it is not currently being considered for other areas, which would include the Tantallon Village.

In response to questions regarding mobile homes located by the EHS building, Mr. Garnet noted that he would as a By-Law Officer Enforcement Officer to check if there are people living in them and if the occupancy is legal.

In response to questions regarding the Laundromat not being permitted in the village center zone, Mr. Garnet noted that he is unsure the reasoning behind this but feels that it has to do with a water supply issue, but will check on this. It was noted by the Committee that this would be a good thing in the village center because it would act as a general meeting point and create a sense of community.

In response to questions raised if churches are allowed in the zones of the Tantallon Village, Mr. Garnet noted that he believes they are allowed but will check and compare to current zoning.

Mr. Garnet noted that the building sizes in the different zones are limited to 3200 square feet, above which a development agreement would be required. However, a building existing on the date of adoption of the proposed by-law could be expanded up to a total footprint of 6,000 square feet without having to go through a development agreement. He will look into the reasoning behind this.

Village Center Zone – a building can be up to 10,000 square feet with a Development Agreement, but self-storage units are limited to 6,000 square feet for each building footprint.

The Committee suggested that the 35-foot height limit should be changed to read a 3-story height limit.

8. REPORTS - NONE

9. ADDED ITEMS

9.1 Committees role in current cases

The committee is unsure of its role in current cases, and would like to know what is happening with cases that started before the Committee inception. The Committee would like to have an HRM staff member come to the next meeting and provide a brief update on cases that's are currently underway. They would also like to have a monthly status update provided on cases that are underway as well as new cases coming to them.

MOVED by Ms. Wooten-Mustain, seconded by Mr. Roberts that SMBCPAC requests an update from HRM staff of cases currently underway in the Committees zone, as well as a monthly update on these and new cases. MOTION PUT AND PASSED

9.2 Nova Scotia Power Herbicide Policy and Clear Cutting

Nova Scotia Power will use herbicide to remove things that could interfere with power lines, but any plants that are removed are replanted in an area that will not interfere with the power lines.

Clear cutting trees is not something that Nova Scotia Power does, they will not cut down any trees that are higher then the power lines nor would interfere with power lines. Similar to the plants eliminated from the herbicide, any trees cut down will have trees replanted replacing them.

10. ADJOURNMENT

The meeting was adjourned at 8:32PM.

Sarah Pellerine
Legislative Support