

ST. MARGARET'S BAY COASTAL PLANNING ADVISORY COMMITTEE
MINUTES

May 29, 2013

PRESENT: Mr. Michael Murphy, Chair
Ms. Kathryn Gamache
Mr. William Roberts
Mr. David McGregor
Ms. Jean Mustain
Mr. John Leon

REGRETS: Councillor Matt Whitman
Mr. Doug Miller
Mr. Michael Butler

STAFF: Ms. Donna Honeywell, PAC Coordinator
Ms. Thea Langille, Supervisor Planning Applications – Central
and Eastern Region
Mr. Shayne Vipond, Senior Planner
Mr. Andrew Bone, Senior Planner
Mr. Miles Agar, Planner
Mr. Darcy Warren, Legislative Support

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1. CALL TO ORDER

The Chair called the meeting to order at 6:36p.m. in the Tantallon Public Library, Upper Tantallon.

2. APPROVAL OF MINUTES – April 24, 2013

MOVED by Ms. Mustain and seconded by Mr. McGregor that the minutes of April 24, 2013 be approved. MOTION PUT AND PASSED.

In reference to Item 6.1 Mr. Leon would like it to be noted that Municipal Land Use By-law can exert a level of management control above high water line.

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

Additions:

- Case 18044 Amendment to Development Agreement for Shining Water Marine at 146 Nautical Way, Tantallon.
- Orientation Planning 101

MOVED by Ms. Mustain and seconded by Mr. Roberts that the order of business be approved as amended. MOTION PUT AND PASSED.

4. BUSINESS ARISING OUT OF THE MINUTES**4.1 Business Arising – SMBCPAC Work Plan**

The final draft of the work plan was completed in accordance with the Terms of Reference, a copy is on file.

5. CONSIDERATION OF DEFERRED BUSINESS – None**6. DISCUSSION AND PRESENTATIONS****6.1 Orientation Planning 101**

Mr. Andrew Bone, Planner and Ms. Thea Langille, Supervisor of Planning Applications - Central and Eastern Region, gave a presentation on Planning 101 and how it works. As well, on the structure of planning including the HRM Charter and provided an overview of the Regional Plan. Discussion ensued on this topic. Ms. Langille stated that the RP+5 will not be coming to this Committee, but anyone may attend the Public Hearings and send in comments. Staff will ensure Committee members receive links to RP+5.

Mr. Bone and Ms. Langille reviewed the Local and Secondary plan as it relates to Districts 1 and 3 and Land Use By-Laws. It was noted that the Tantallon Vision Plan is consistent with the Halifax Charter. It was noted that the Committee will be dealing with issues of rezoning, development agreements and amendments to planning documents.

Ms. Langille explained the role of the Committee and work plan as it relates to their Terms of Reference. The expected outcomes of the Committee are to influence the decision of Council, influence the content of development agreements and influence planning policy.

Committee Members thanked staff for the presentation and clarifying their role in decision making.

A copy of the presentation is on file.

7. REPORTS

7.1 Memo – Case 18380: Application by HRM to appropriately zone all private land currently zoned for public park purposes in Planning Districts 1 and 3

Mr. Agar, Planner gave background information on Case 18380: Application by HRM to appropriately zone all private land currently zoned for public park purposes in Planning Districts 1 and 3. This case involves 6 privately owned properties of which 3 are located in the community of Queensland. , is inconsistent with the MPS and the Regional Plan. The MPS and the Regional Plan call for these lands to be zoned Mixed Use 1.

Mr. Agar stated the purpose of this application is to correct an oversight by applying the correct zoning to these properties. The Committee's recommendations will be included in the staff report to North West Community Council.

MOVED by Mr. Roberts and seconded by Ms. Mustain that St. Margaret's Bay Coastal Advisory Committee recommend North West Community Council approve the rezoning of three privately owned properties in the community of Queensland as set out in Maps 1A,1B,2A,2B,3A and 3B attached to the May 21, 2013 memorandum from P-3 and RPK to MU-1. MOTION PUT AND PASSED.

A copy of the memo is on file.

7.2 Application Status for External Circulation

A copy of Application Status was circulated to Committee members for review.

8. ADDED ITEMS**8.1 Orientation Planning 101**

This item was dealt with earlier in the meeting under item 6.1.

8.2 Case 18044: Amendment to Development Agreement for Shining Water Marine at 146 Nautical Way, Tantallon.

Mr. Shayne Vipond, Planner gave the Committee an overview of the proposed amendments to the Development Agreement for Shining Water Marine at 146 Nautical Way, Tantallon. The following are the requested amendments to the existing Development Agreement to permit the following:

- an expansion of the existing outdoor boat storage areas;
- a licensed lounge within the dining room and outdoor patio;
- an internal conversion of floor area to accommodate additional administrative office and commercial retail uses;
- a new ground sign to replace the existing sign at the entrance of the marina along St. Margaret's Bay Road; and
- new tree plantings to screen marina operations from neighbouring properties.

MOVED by Ms. Gamache and seconded by Mr. Roberts that the SMBCPAC recommend that North West Community Council:

- 1. Give notice of motion to consider approval of the proposed amending agreement to expand the existing marina operations at 146 Nautical Way, as presented in Attachment A, and schedule a Public Hearing;**
- 2. Approve the proposed amending agreement, presented as Attachment A: and**
- 3. Require the amending agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end. MOTION PUT AND PASSED.**

9. NEXT MEETING DATE – June 26, 2013**10. ADJOURNMENT**

The meeting was adjourned at 8:46p.m.

Darcy Warren
Legislative Support