

OAKLAND AREA ADVISORY COMMITTEE

Indian Point Fire Hall

July 24th 2018, 19:00

AAC Members.

Tom Lockwood, Chair
Geoff MacDonald
Ron Myers
Bill Scott
Councilor Michael Ernst

Municipal Staff.

Douglas Reid
Jeff Merrill

Members of the Public.

2 (1 signed in)

Meeting called to order at 19:02.

Introduction from the Committee Chair. No additions to the Agenda.

Approval of Minutes

Adoption of June 19th minutes moved and carried.

Matters arising from minutes:

Aspects on Signage regulations was identified, and discussed further, as Ron Myers was not present at the last meeting, when the section was more fully reviewed. No objections were identified with the current draft.

Plan Review (ongoing) – DRAFT sections

Staff provided a review of the revisions made over the course of previous Committee meetings and presented a DRAFT document for the Committee's review and discussion. Identified key sections were read through, with any further revisions discussed at length.

The following subjects and/or changes made to the draft document are noted. Any changes made to the Draft would be presented in red text in the subsequent Draft (version 2.1) that would then be used for discussion purposes at the proposed public information meeting to be scheduled in August:

General Provisions

s.4.8 Several uses were **added** to the proposed list of Prohibited Uses.

s.4.9 Revisions made to the current text ("*temporary residential accommodation*" rather than "*accommodation of private guests*") where it pertains to regulations regarding Habitation of Vehicles

s.4.17 The proposed use of Canadian Geodetic Vertical Datum as reference point for the vertical setback regulation was discussed and left unchanged in the draft.

s.4.22 The allowance for Variances was also re-discussed and also left unchanged.

Rural Zone

A review of permitted developments and restricted developments in the Rural Zone (s.5.3.1 & s.5.3.3) No further changes.

s.5.4.1 Revisions made to text regarding permitted commercial uses in the rural zone (Change to "breeding or boarding of animals, as a more exact description than "animal kennels" - consistent with current By-law)

Committee discussion and review of proposed unit threshold for fixed roof accommodation uses in s.5.5.1.

Threshold revised to be **3 rental units**. (*previous Drafts identified a 6 unit or a 10 unit threshold*)

s.5.5.4 Wind turbines section - review of use of a capacity threshold equivalent to household use.

s.9.6 Discussion on ground sign regulation. Revision to text (Use of word "street" over "right of way")

New Business - Proposed Public Information Meeting

Staff identified where an “open house” styled information meeting is to be held to provide the opportunity for citizen feedback on the DRAFT documents. An information mailout would go to all property owners identified in the Oakland Plan Area, an e-notice to the Oakland list serve, and information notices to be placed in the local newspaper. The Committee agreed to use the draft documents presented this evening (with changes as noted, following Committee discussion) as the base documents for the Open House.

Next meeting date.

An Open House meeting to be held Tuesday August 21, drop-in from 5:00pm until 8:00pm, at the Mahone Bay Centre. Committee members would be expected to attend as a chance to discuss matters with residents and landowners. Key topics identified for discussion with residents included: Permitted Developments in the Rural Zone, threshold identified with fixed roof accommodation uses, and environmental -related regulations.

The next regular meeting of the Committee would be agreed to by members following the Open House.

Meeting adjourned at 21:20