

FORM "A"

TO BE COMPLETED BY ANYONE

WISHING TO ADDRESS COUNCIL OR COMMITTEE OF THE WHOLE COUNCIL

No decision will be made at the same meeting as your presentation.

Names of individuals making the presentation:

John + Sandra Shaar

Points to be made:

Proposing for MOB to acquire and maintain parking area in Barrington Passage.

See email of proposal.

Purpose and any requests that may be forthcoming from the presentation:

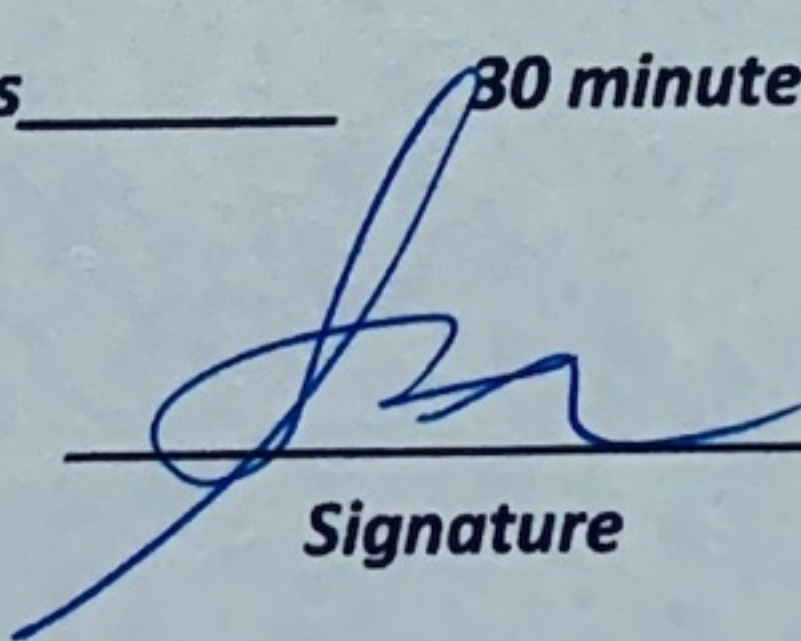
We are asking Council to make a decision regarding the proposal ASAP so we can use this information when knowing how to subdivide the land and to begin the apartment development.

Please attach a copy of your written or power point presentation.

Will your presentation be made in person or virtually? In person

Time requested for presentation:

15 minutes _____ 30 minutes X


Signature

Road and Parking Proposal

Requesting the transfer of ownership of the current parking area and future road from John and Sandra Shaar (soon to be Shaar Properties)) to the Municipality of Barrington.

We own 6.2 acres on the waterfront in the heart of Barrington Passage, with the Cape Sable Island Causeway, and Island View Park and boardwalk on the front, and the Barrington Bay Trail on the back. There is an unobstructed view of the Causeway Beach.

This property will soon be consolidated into one piece but is currently the following four lots of undeveloped land and a parking lot: PID #80052921 (linked to PIDs #82506270, #82550112, and #80052939)

The Municipal Plan includes strengthening our communities with more options for housing. It is our plan to develop this property with, initially, four much needed apartments, to be followed by enough to fill the property. We estimate this to be potentially 12 total buildings, containing 48 apartments. This could house between 98 and 196 people. This new housing should help retain residents in the MOB, from young adults to retirees and to attract newcomers

We are offering the Municipality of Barrington to subdivide the total land into two parcels. One will be the current parking area and future road and the other will be the undeveloped land. The undeveloped land would have Right of Way through the current parking area.

We are requesting that the Municipality take over the road/parking area in order to maintain and beautify the area, being able to charge a road access fee.

By paving the road/parking area, and the section owned by the Department of Transportation and the entrance to Island View Park, the MOB will not only improve the overall look of the area but will increase the viability of the approximately 16 businesses surrounding the road/parking area. There are 13 property owners that use this space and the current condition and size are problems for all.

If the MOB takes over the road/parking area and charges a road access fee, this will create a spirit of co-operation between the MOB and the local business community which will hopefully spur expansion and attract new opportunities.

This acquisition will also resolve the current problems, which include the terrible condition (huge pot holes) and safety concerns. A properly paved, well-marked road and parking area benefits all who enter for business, pleasure and housing.

Another concern is that the parking area sometimes overflows with vehicles, randomly being parked two and three deep in the center. We are willing to also give land for extra parking spots behind the Upper Mall (Salvation Army, NEEDS, Ocean Treasures, Lotus Garden, etc.) to help ease congestions and reduce risks of accidents.

The addition of 12 potential buildings will eventually bring in substantial tax revenue for the MOB that should compensate the MOB for expenses incurred from beautifying and paving the road/parking area and Island View Park

The MOB can recoup it's cost by charging a road accessibility fee.

This land is in the heart of the Municipality of Barrington, near the busiest intersection in Barrington Passage, Shelburne County, connecting the three regions within the municipality – from Cape Sable Island to Charlesville in a westerly direction and also to the Clyde River in the easterly direction.

Within 350m of this property there are eight restaurants, a daycare, two pharmacies, a major grocery store, gas station, and approximately 20 other businesses and some residences. Many additional services and amenities are within one, easily walkable, kilometer. Christmas events are centered here and even the finish line of the annual Nova Scotia Marathon is within sight.

The Strategic Plan for the Municipality of Barrington includes further investment in our beaches, parks and trails, possible sidewalk expansion and general outdoor spaces.

Also, we want to help complete the missing link - joining Island View Park to the Barrington Bay Trail with a walking path.

An application has been made to the province called Connect 2 Program – which, if approved, would be a pathway from the current end of the boardwalk to the Barrington Bay Trail, with additional access parking added. If approved this additional parking will be behind the Upper Mall.

We think MOB ownership of the current and proposed parking area, and future road the new housing development would also be a benefit to the proposed Community Development District

We love our community and feel thankful and privileged to live and work here. We want the Municipality of Barrington to grow and thrive and think we have the resources and expertise to help make it an even better place to be. We don't want seniors to feel

overwhelmed and isolated by needing to maintain a property that has become too large for them, often in one of our a non-central communities. We also don't want our young people to feel they must move away to start lives for themselves. We want to welcome newcomers and add resources and "depth" to make our area more desirable.

Sincerely,

John and Sandra Shaar

At other developments the MOB has aided with the sewer line but here the line is already on the property. Anything else you think we could ask for?

I can add some images too.



Land owned
by
Department
of
Transportation

th
otic
an



Road

New parking

Path



Island View Park



CONCEPTUAL
SCALE 1:500





330

COM

COM

APT 55

COM

LOT 1

LOT 10, 11, 15, 16, 1

Legal

330

