

PLANNING ADVISORY COMMITTEE MEETING

January 22, 2015

The meeting was called to order by the Deputy Clerk, at 7:05 p.m., in the Conference Room, in the Administrative Centre, in Barrington, NS, with the following members present:

- Jody Crook
- William Malone
- Cindy Nickerson
- Dave Andrews, Development Officer
- Lesa Rossetti, Deputy Clerk

Absent was member Lindsay (Eddie) Nickerson.

ELECTION OF CHAIRPERSON

Moved by C. Nickerson and seconded by W. Malone that Jody Crook be nominated Chair of the Planning Advisory Committee.

Motion carried unanimously.

Jody Crook agreed to serve as Chair.

Having asked three (3) additional times for further nominations and having heard none, the Deputy Clerk declared Jody Crook elected chairperson of the Planning Advisory Committee.

Mr. Crook then assumed the Chair.

ADDITIONS TO THE AGENDA

There were no additions to the agenda.

APPROVAL OF AGENDA

Moved by W. Malone and seconded by C. Nickerson that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by C. Nickerson and seconded by W. Malone that the minutes of the last meeting held September 19, 2013 be approved as circulated.

Motion carried unanimously.

REQUEST RE: HERITAGE PROPERTY

Correspondence has been received from Patricia and Shaun Young, owners of the Municipal Heritage Property known as the “Lyle House” located in Port Clyde. Mr. Young was in attendance to answer any questions which may arise.

Mr. and Mrs. Young are requesting permission to replace all windows in the house with thermal pane window inserts to make the house more energy efficient. The inserts to be installed will be visually similar to the existing 6 pane windows.

Moved by W. Malone and seconded by C. Nickerson that it be recommended to Council that the request of Shaun and Patricia Young, owners of the Municipal Heritage Property known as the “Lyle House” located in Port Clyde for the replacement of windows be approved.

Motion carried unanimously.

REQUEST FOR DEVELOPMENT AGREEMENTS – CLIFTON SEARS & CAUSEWAY CONSTRUCTION LIMITED

Mr. Clifton Sears owns property in the Lower Causeway Plaza located at 55, Highway #330, Barrington Passage. Currently, the space is occupied by his art studio and gallery. Mr. Sears is proposing to divide his building in half allowing half to be used as the art studio and gallery and the other half to be converted into an apartment. The apartment will initially be rented and may eventually become his permanent residence. Under the current requirements of the Land Use By-Law this development can only take place by way of Development Agreement. Mr. Sears has submitted a draft Development Agreement for his proposed project which was reviewed by members.

Mr. Greg Smith of Causeway Construction Ltd. is also considering a similar type project. Mr. Smith is in the process of acquiring three properties in the Lower Causeway Plaza to be developed into six apartments. This proposed development will also require a Development Agreement in order to proceed. Mr. Smith’s draft Development Agreement was reviewed.

It was noted during discussion of the above requests that both proposals will involve internal renovations only. There will be no change to the building footprint.

Moved by C. Nickerson and seconded by W. Malone that the Development Officer request Clifton Sears to revise his draft Development Agreement to include parking, confirmation that the sewer line will accommodate the increased flow and any proposed deck construction, replacement and size. Once the revised draft Development Agreement is received, then it will be forwarded to the Municipal Solicitor for review. Upon all concerns of the Committee being addressed, a Public Participation Meeting will be scheduled to receive public input.

Motion carried unanimously.

Moved by W. Malone and seconded by C. Nickerson that the Development Officer request Greg Smith, Causeway Construction Limited, to formalize his draft Development Agreement to include details on proposed development, parking, confirmation that the sewer line will accommodate the increased flow, and any proposed deck construction, replacement and size. Once the revised draft Development Agreement is received, then it will be forwarded to the Municipal Solicitor for review. Upon all concerns of the Committee being addressed, a Public Participation Meeting will be scheduled to receive public input.

Motion carried unanimously.

GROUP COMMERCIAL (GC) ZONE

After dealing with the above two requests for Development Agreements to develop space in the Lower Causeway Plaza, discussion centered around the future development of the Upper and Lower Causeway Plazas which are both located in the Group Commercial (GC) Zone. At present, under the Land Use By-Law, no Development Permit can be issued for any use in the Group Commercial (GC) Zone unless a Development Agreement has been issued. It was noted that these are the only two areas within the Municipality of Barrington with this zone designation.

It was questioned whether amendments should be made to the Land Use By-Law to allow some uses “as of right”. The Development Officer circulated information on proposed amendments to the Land Use By-Law allowing certain uses without a Development Agreement.

Moved by C. Nickerson and seconded by W. Malone that the Development Officer further investigate possible changes to the Land Use By-Law allowing certain uses in the Group Commercial (GC) Zone “as of right”, prior to moving forward with the draft Development Agreements received from Clifton Sears and Causeway Construction Limited.

Motion carried unanimously.

ADJOURNMENT

Moved by W. Malone that the meeting adjourn.

The meeting was adjourned at 8:25 p.m.

Chair

Secretary for the Meeting

On website January 26, 2015.