

PLANNING ADVISORY COMMITTEE**April 20, 2022**

The meeting was called to order by the Warden at 7:02 p.m. in the Conference Room, in the Multi Purpose Room, in Barrington, NS, with the following members present:

- Lindsay (Eddie) Nickerson - Warden
- George El-Jakl
- Bobbi Maxwell
- Trudy Peterson
- Jessica Swaine

- Chris Frotten, CAO
- Dave Andrews, Development Officer
- Debbie Mader, Executive Assistant

- Absent – Jody Crook – work commitments

ADDITIONS TO AGENDA

There were no additions to the agenda.

APPROVAL OF THE AGENDA

Being duly moved and seconded that the agenda be approved as presented.

Motion carried unanimously.

APPROVAL OF MINUTES

Being duly moved and seconded that the minutes of the last meeting held March 24, 2022, be approved as circulated.

Motion carried unanimously.

PUBLIC PARTICIPATION MEETING – PROPOSED AMENDMENTS RE: PERSONAL RECREATIONAL VEHICLE USE AND SEMI DETACHED DWELLINGS

2 members of the public in attendance for the Public Participation Meeting – Wayne Malone and Samantha Goreham.

The Warden explained the procedure the Municipality needs to follow to make changes to the Land Use By-law.

099.

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Personal Recreational Vehicle Use

The CAO presented the proposed amendments to Land Use By-Law for Personal Recreational Vehicles. Discussion took place on the maximum number of Personal Recreational Vehicles which would be permitted under the proposed amendments. Consensus was that increasing the number from two (2) to six (6) seemed like a huge increase.

Semi Detached Dwellings

The CAO presented the proposed amendments to the Land Use By-Law for Semi Detached Dwellings. Discussion took place that the Municipality of Barrington is one of the only, if not the only municipality, to not allow Semi Detached Dwellings in their Land Use By-Law. It was felt by everyone in attendance that allowing Semi Detached Dwellings would benefit the Municipality and hopefully help with the housing crisis.

The Public Participation meeting concluded at 8:03 p.m.

DRAFT AMENDMENTS TO THE LAND USE BY-LAW RELATING TO PERSONAL RECREATIONAL VEHICLE USE

Planning Advisory Committee members discussed the maximum number of recreational vehicles to be placed on a lot and it was decided to reduce the maximum number of recreational vehicles to be placed on a lot from six (6) to five (5).

Resolution PAC220401

Being duly moved and seconded that Council proceed with the revised proposed amendments approve to the Land Use By-Law relating to personal recreational vehicle use dated April 20, 2022.

Motion carried unanimously.

SEMI DETACHED DWELLINGS

Resolution PAC220402

Being duly moved and seconded that it be recommended that Council proceed with amendments to the Land Use By-Law relating to subdivision on common lot lines dated March 24, 2022.

Motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Chair

Secretary for the Meeting



To: Chris Frotten
From: Chris Millier
Date: April 20, 2022
Re: Draft Amendments to the Land Use By-law, Personal Recreational Vehicle Use

Chris,

At its meeting of April 20, 2022 the Planning Advisory Committee revised the proposed amendments for the following draft amendments to the Land Use By-law.

Draft Amendments to the Municipality of Barrington Land Use By-law

1. Amend Part 4.4, Automobile, Truck, Bus, Coach Body and Beached Vessel to read:

“Other than for seasonal occupancy associated with a Campground or Personal Recreational Vehicle Use no automobile, truck, bus, motor home, travel trailer or coach body, whether or not the same is mounted on wheels or a solid foundation or a beached vessel shall be used for human habitation within the Municipality.”

2. Amend Part 4.20, Temporary Uses Permitted to read:

4.20 Nothing in this By-law shall prevent the following temporary uses:

- (a) The use of a building, structure or portable equipment incidental to a main construction project provided that a development permit has been issued for the main construction project and the temporary use is discontinued and removed 30 days following completion of the main construction project; and no development permit shall be reissued for a temporary use unless the main construction project is substantially in progress;
- (b) The location and use of a recreational vehicle for a maximum of fourteen (14) consecutive days in association of a festival, holiday, reunion or civic event.

3. Amend Part 5.1 Residential General (RG) Zone, Permitted Developments by including the following use:

“Personal Recreational Vehicle Use”

4. Amend Part 9.1 Mixed Use (MU) Zone, Permitted Developments by including the following use:

“Personal Recreational Vehicle Use”

5. Amend Part 10.1 Restricted Residential (RR) Zone, Permitted Developments by including the following use:

“Personal Recreational Vehicle Use”

6. Amend Part 11.1 Rural Development (RD) Zone, Permitted Developments by including the following use:

“Personal Recreational Vehicle Use”

7. Amend Part 18 Zone Standards by adding the following new subsection:

18.12 Personal Recreational Vehicle Uses permitted in the RG, MU, RR and RD Zones:

Lot Area	- 1 Acre
Lot Frontage	- 100 ft.
Front Yard	- 25 ft.
Rear Yard	- 25 ft.
Side Yards	- 10 ft. on both sides
Minimum Separation Between Vehicle	- 40 ft.

8. Amend Part 19 definition of “Campground” to read:

“**Campground** means an area of land under single ownership used or intended to be used for a commercial purpose through the provision of temporary, seasonal or year round accommodation (rental sites) of motor homes, park model trailers, travel trailers, tents and tent trailers used for travel, recreation and vacation purposes together with accessory commercial services and recreational facilities but does not include a camp, mobile home park or personal recreational vehicle use.”

9. Amend Part 19 definition of “Tourist Accommodation” to read:

“Tourist Accommodation means a building or buildings, structures or use of land which is used to accommodate the travelling public for gain or profit by supplying them with sleeping accommodation (rental units or sites) with or without meals and shall include hotels, motels, guest homes, short term rentals (“Airbnb”), resorts, tourist cabins and hostels.”

10. Amend Part 19 definition of “Recreation Use” to read:

“Recreational Use means the use of land for parks, playgrounds, tennis courts, lawn bowling greens, indoor and outdoor skating rinks, athletic fields, golf courses, picnic areas, swimming pools, day camps, community centres and similar uses but not including a Campground, Personal Recreational Vehicle Use or a track for the racing of animals or any form of motorized vehicles.”

11. Amend Part 19 to include the following new definition:

“Personal Recreation Vehicle Use means:

- a) the placement and occupancy of a maximum of five (5) recreational vehicles on a lot for a period not exceeding 180 days within a calendar year for non-commercial purposes and not available to the travelling public.
- b) the placement of a recreational vehicle may extend beyond a period of 180 days provided that confirmation of Nova Scotia Department of Environment onsite septic approval is received notwithstanding however occupancy shall not exceed 250 days within a calendar year.”

12. Amend Part 19 to include the following new definition:

“Recreational Vehicle means a motor home, trailer or tent trailer intended to be used for short term or seasonal occupancy.”

13. Amend Part 19 by deleting the definition of “Travel Trailer”;

14. Amend Part 19 by deleting the definition of “Travel Trailer Park”.



To: Municipality of Barrington Planning Advisory Committee
From: Chris Millier
Date: March 24, 2022
**Re: Draft Amendments to the Land Use By-law relating to Subdivision
on Common Lot Lines**

At its meeting of February 3, 2022 the Committee received information relating to the Municipality's Land Use By-law and the potential for the subdivision of semi-detached and townhouse type dwellings.

The Committee discussed issues relating to zone standards, implications for serviced and unserviced areas and the opportunity for the real estate market in terms of introduced flexibility and increased housing options.

In accordance with the Committee's discussions the following amendments to the Land Use By-law have been drafted for consideration. The effect of the draft amendments would be to enable, subject to meeting minimum lot frontage and lot area requirements, semi-detached and townhouse dwellings to be subdivided into individual units/lots in serviced area and to enable semi-detached dwellings to be subdivided into individual units/lots in unserviced areas.

1. Part 19 Definitions

a) Amend the following definitions to read:

Dwelling, Semi-Detached means a building that is divided vertically into two (2) dwelling units each of which has an independent entrance and each of which is designed to, if subdivided, exist as one (1) independently owned dwelling unit on its own lot.

Dwelling, Townhouse means a building that is divided vertically into three (3) or more dwelling units, each of which has independent entrances, to a front and rear yard immediately abutting the front and rear walls of each dwelling unit and each of which is designed to, if subdivided, exist as one independently owned dwelling unit on its own lot.

b) Insert the following new definitions:

Lot Line, Common means a lot line other than a front or rear or side lot line which bisects and travels through a common wall between two (2) dwelling units.

Yard, Common Side means a yard extending from the front yard to the rear yard of a lot which bisects and travels through a common wall between two (2) dwelling units and includes a common side yard for semi-detached and townhouse dwellings.

2. Part 18 Zone Standards

a) Amend Part 18.1 b) to read:

18.1 Residential uses permitted in the RG, RR, RI, MU, RD and CG Zones where connecting to on-site sewage disposal systems:

b) Semi-Detached Dwellings:

Lot Area*	- 29,063 sq. ft. per dwelling unit - 40,000 sq. ft. per dwelling unit where the on-site sewage disposal system is located within 197 ft. of a lake, river, stream, or ocean
Lot Frontage	- 121 ft. per unit
Front Yard	- 25 ft.
Rear Yard	- 25 ft.
Side Yards	- Outside 10 ft. - Common 0 ft.

Maximum height of main building is 35 feet.

b) Amend Part 18.2 b) to read:

18.2 Residential uses permitted in the RG, RR, RI, MU and CG Zones where connecting to municipal sewer:

b) Semi-Detached Dwellings:

Lot Area	- 7,500 sq. ft. per dwelling unit
Lot Frontage	- 40 ft. per unit
Front Yard	- 25 ft.
Rear Yard	- 25 ft.
Side Yards	- Outside 10 ft. - Common 0 ft.

Maximum height of main building is 35 feet.

c) Townhouses, Triplexes:

- Lot Area - 3,300 sq. ft. per unit
 - Lot Frontage - 20 ft. per unit for Interior Units
 - 35 ft. per unit for Exterior Units
 - Front Yard - 25 ft.
 - Rear Yard - 25 ft.
 - Side Yards - Outside 15 ft.
 - Common 0 ft.
- Maximum height of main building is 35 feet.