



*An ocean of opportunity*

# **PUBLIC PARTICIPATION MEETING**

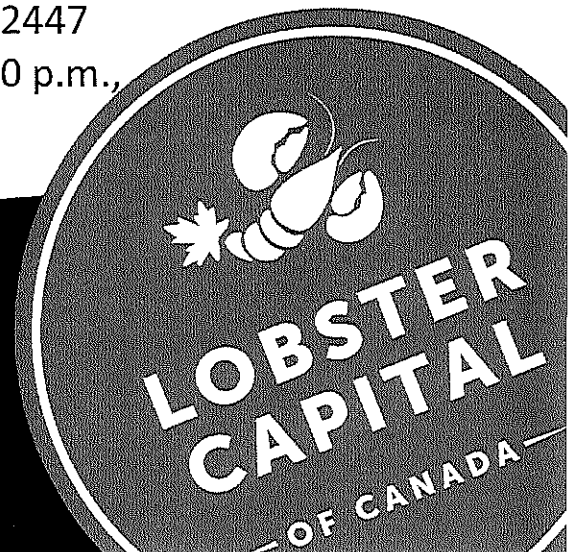
## **PROPOSED AMENDMENTS TO MUNICIPAL PLANNING STRATEGY AND LAND USE BY-LAW**

In accordance with Section 205(4) of the Municipal Government Act and the Public Participation Program Policy of the Municipality of the District of Barrington, the Planning Advisory Committee will hold a Public Participation Meeting to discuss and receive oral and written presentations from the public concerning proposed amendments to the Municipal Planning Strategy and Land Use By-law.

It is proposed that the MPS and LUB be amended to include lobster pounds, lobster storage facilities and associated lobster and seafood retail within the Commercial General Zone as a permitted use subject to approval by Development Agreement. Copies of proposed amendments are available at the Municipal Office.

The meeting will be held in the Conference Room, in the Administrative Centre, located at 2447 Highway 3, Barrington, NS., at 7:00 p.m., on Thursday June 20, 2019.

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**For Review/Discussion**  
**Municipality of Barrington Municipal Planning Strategy and Land Use By-law Amendments**

**K. Anthony Application**

Draft Municipal Planning Strategy Amendments

Amend Part 4, Coastal Wetlands, Environmental Stewardship and Climate Change:

1. Insert the following new Policy CW-4

*CW-4 Notwithstanding Policy CW-3, where the Coastal Wetland (CW) Zone is applied to a lot which is also subject to the Commercial General (CG) Zone the development of a structure and/or the extension of a permitted use within the Commercial General (CG) Zone, including related or accessory uses, structures and infrastructure, may be considered within the Coastal Wetland (CG) Zone by Development Agreement.*

2. Insert the following new Policy CW-5

*CW-5 In evaluating proposals for Development Agreement pursuant to Policy CW-4, and in addition to criteria contained in Policy IMP-17, consideration shall be given to the following:*

- a) *That the lands are not a designated or characterized as beach or wetlands, in which case any development other than permitted in the Coastal Wetland (CW) Zone shall be prohibited;*
- b) *The preparation of a report, commissioned and at the expense of an applicant, by a Environmental Engineer, a Marine Biologist, an Ecologist or other individual with recognized professional credentials (a "Qualified Person") identifying measures to mitigate potential impacts of the proposed development with respect to :*
  - i) *Sea level rise, storm surge and flood risk;*
  - ii) *Marine habitat damage or destruction.*

Part 5, Rural Centres, Commercial General (CG)

3. Amend Part 5, Commercial General MPS text, Paragraph 4 to read:

In order to foster and accommodate commercial development in Barrington Passage Council will designate as Commercial General the lands located between Fresh Brook and the northern property line of *civic 3322 Highway 3 Barrington Passage (PID 82569120)*. Within this designation Council will zone most of the land, except for those properties located within the Group Commercial (GC) Zone and the Business Park (BP) Zone as Commercial General (CG) and will establish the Commercial General (CG) Zone in the Land Use By-law to primarily accommodate a wide range of commercial uses as well as a mixture of residential, institutional, recreation, utility, *specific fishery and marine related* and existing industrial uses listed in Schedule J.

4. Amend Policy CG-1 to read:

CG-1 Except for the areas designated Coastal Wetlands and Business Park to designate as Commercial General the area between Fresh Brook and the eastern property line of the Barrington *Passage Ground Search and Rescue, civic 3329 Highway 3 (PID 80050917)* as shown on Generalized Future Land Use Map 1 to primarily accommodate commercial uses and developments and secondarily to accommodate residential, institutional, *specific fishery and marine related uses* and utility uses along with existing industrial uses listed in Schedule J.

5. Amend Policy CG-4 to read:

CG-4 *To consider only by Development Agreement, pursuant to criteria contained in Policy IMP-17, in areas zoned Commercial General (CG) proposals for:*

- *New Lounges, taverns and cabarets;*
- *Lobster Pounds Lobster Storage Facilities and associated lobster and seafood retail.*

Draft Land Use By-law Amendments

1. Amend Part 4.22.1, Riparian Buffers to read:

4.22.1 In all zones where development is undertaken on a lot which borders a watercourse or the ocean, *except as may be permitted pursuant to the terms and conditions of a Development Agreement*, an undisturbed buffer of 12 meters is required to be maintained between the high water mark on either side of a watercourse and any structure or developed portion of the lot. Infilling or removal of material is not permitted within the buffer except for minimal disturbances incidental to a permitted undertaking. In the watercourse buffer area the natural flora and fauna is to remain substantially undisturbed except for penetrations for wharves and boat launches. Moderate thinning of tree cover in the buffer area to enable views is permitted and good ecological practices designed to minimize disturbance of natural shoreline areas are encouraged when undertaking all activities within the buffer and all developments on properties abutting watercourses in the Municipality.

Amend Part 6, Commercial General (CG) Zone by:

2. Insert the following new Part 6.3:

6.3 *Development Permitted Subject to Development Agreement*

*The following uses shall be permitted in the Commercial General (CG) Zone only subject to Development Agreement pursuant to MPS Policy CG-4:*

- *Lounges, taverns and cabarets*
- *Lobster Pounds and associated fish and seafood retail*

3. Renumber existing Part 6.3 as 6.4 accordingly.

Part 15, Coastal Wetland (CW) Zone:

4. Insert the following new Part 15.3:

*15.3 Development Permitted Subject to Development Agreement*

*Notwithstanding Part 15.1, where a lot is subject to multiple zones other than the Coastal Wetland (CW) Zone and subject to the terms and conditions of a Development Agreement, uses permitted within the abutting zone shall be permitted to extend onto that portion of the lot which is zoned Coastal Wetland (CW) Zone.*

5. Renumber existing Part 15.3 as 15.4 accordingly.