



An ocean of opportunity

DEVELOPMENT AGREEMENT APPLICATION

1. Complete and submit the attached application to the Building Inspector /Development Officer for the Municipality of Barrington:

David Andrews, Building Inspector/Development Officer
Municipality of Barrington
P.O. Box 100
Barrington, N.S.
BOW 1E0
Email: dandrews@barringtonmunicipality.com

2. Name of Applicant: Starboard Inn - Duramax Holdings Inc
Address: 3412 Hwy 3, Barrington passage,
NS, BOW 1G0
Phone: 902-637-2242 Email: reservations@starboardinn.ca
Assessed Owner(s) Tyler / Wesley Nickerson
Address: 5167 Shag Harbour, Bow 3B0
Phone: 902-635-4687 Email: Wes@grandmultip.ca
902-635-2681

If the applicant is not the owner of all lands involved in the application, then please complete the following authorization from the owner(s):

I(We) _____
The Owner(s) of the property known as: PID _____
hereby authorize _____ to make
application on my(our) behalf to the Municipality of Barrington for a Development
Agreement as set out in this application.

SIGNATURE(S)

3. Subject Property is located at Civic Number 3412 Hwy 3,
AAN 10260841, PID 82576521 - WN

4. Municipal Services: Public sewer system X Connected _____

If municipal sewer is not available, has the subject property been approved by the Department of Environment?

Yes _____ No _____

If Department of Environment approval is required, a copy of the permit must be attached to this application.

5. ? Does the subject property abut a public road? Yes ✓ No _____

6. Give a general explanation of the proposal. A copy of the Criteria for Development Agreements and Land Use By-law Amendments is attached for your information.

Wanting to build a 30' x 30' building to have the main office for motel in front and have a lounge out back to compliment the motel. In the process of buying the passage pub so would be wanting to move the VLT machines to the lounge as well.

7. Deposit: \$500.00
The Applicant is responsible for all costs associated with the Development Agreement; such as: advertising, postage, photocopies, recording fee, etc. If cost exceeds deposit, the applicant will be billed for additional costs. If cost is less, then the applicant will be reimbursed.

8. DOCUMENTS REQUIRED (Depending on your application, some or all of these documents may be required. Contact the Development Office at 902-637-2015 Ext. 231 to ensure you are providing the correct information.)

- Site Plan/Plot plan (by an approved person)
- Schematic Architectural Plan (stamped by Architect)
- Copy of Deed - Proof of Ownership/Lease Agreement
- Environmental approval from Department of Environment
- Elevation Drawings/Building Plans
- Traffic Impact Statement/Approval from Transportation and Infrastructure Renewal
- Letter of Permission (if not property owner and agent filing on behalf)
- Fee (\$500.00)
- Draft copy of Development Agreement

9. Where outstanding information required to complete the application form is not provided within four months of initial submission by the applicant, then the application **will be automatically considered void and the application fee lost**. Please read this form in its entirety and ensure that all information requested has been forwarded correctly before signing this application.
10. It is advisable to familiarize yourself with the Municipal Planning Strategy and Land Use By-Law as they apply to your application. In this way, your case can be processed with a minimal degree of possible delay and conflict. There are copies of the Land Use By-law and Municipal Planning Strategy available from the Municipal Office for your perusal and/or purchase or online at www.barringtonmunicipality.com.

DECLARATION

I CERTIFY that all the above statements and attachments are true and accurate.

Dated this 28^m day of February, 20

Signature: _____

[Handwritten Signature] - Wesley Nickerson
- Tyler Nickerson

FOR OFFICE USE ONLY

Existing Land Use By-Law zoning of subject property: CG Zone Commercial General

Existing uses of property: Commercial

Existing uses of abutting properties: Commercial - Institutional

- c) To notify by direct mail, land owners located within 152 metres (500 feet) of a property requesting rezoning. The costs associated with this notification shall be the responsibility of the applicant.

DEVELOPMENT AGREEMENTS

- IMP-13 To enter into development agreement pursuant to the *Municipal Government Act* on the terms and conditions set forth in this Municipal Planning Strategy a development agreement shall:
- a) specify the development, expansion, alteration, or change permitted; and
 - b) specify the conditions under which the development may occur; and
 - c) set forth the terms by which Council may terminate the agreement.
- IMP-14 A public information meeting on a proposed Development Agreement shall be held by the Planning Advisory Committee prior to the Public Hearing of Council required by Section 230(2) of the Municipal Government Act.
- IMP-15 When considering a development agreement proposal, to notify land owners within 152 metres (500') of the subject property or properties by direct mail of the proposed development agreement. The costs associated with this notification shall be the responsibility of the applicant.
- IMP-16 The provisions of the Land Use By-law shall prevail after discharge of any agreement.

CRITERIA FOR DEVELOPMENT AGREEMENTS AND LAND USE BY-LAW AMENDMENTS

- IMP-17 To consider the following in addition to all other criteria set out in the various policies of this Municipal Planning Strategy, when considering amendments to the Land Use By-law, or proposals for development agreements:
- a) That a development permit may be issued for any existing use on the lot for which the development agreement or amendment has been requested; and
 - b) That the proposal conforms to the intent of the Municipal Planning Strategy and to all other applicable Municipal By-laws and regulations, except where the application is for a development agreement and the requirements of the Land Use By-law need not be met; and
 - c) That the proposal is not in conflict with Municipal or Provincial programs in effect in the municipality; and
 - d) That the proposal is not premature or inappropriate by reason of:
 - i. The financial ability of the municipality to absorb costs related to the development; or

- ii. The adequacy of sewer and water services, including fire flows and water pressure or the adequacy of the site for on-site services; or
- iii. The creation or worsening of a pollution problem in the area such as but not limited to soil erosion and siltation of watercourses; or
- iv. adequacy of storm drainage and effects of alteration to drainage patterns, including the potential for creation of a flooding problem; or
- v. The suitability of the site regarding grades, soils and geological conditions, location of watercourses, marshes, bogs and swamps, and proximity to utility rights-of-way; or
- vi. The adequacy and proximity of school, recreation and other community facilities; or
- vii. The adequacy of road networks in, nearby, and leading to the development, regarding congestion and traffic hazards; and
- viii. That the proposal provides adequate off street parking to prevent congestion, nuisance and inconvenience in the area; and
- ix. The hours of operation are appropriate for the neighbourhood; and
- x. That the primary architectural features of the proposal, including but not limited to bulk, scale, roof shape, building materials, exterior cladding and shape, and size and relationship of doors and windows, shall be visually compatible with nearby buildings in the case of a new building, or with the original building in the case of an addition; and
- xi. That the proposal will not significantly alter the character or stability of the surrounding neighbourhood.

SITE-PLAN APPROVAL

- IMP-18 To use the Municipal Government Act 'site-plan approval' process to enable Small Scale WTG developments.
- IMP-19 When granting a site-plan approval for small scale WTG development to meet the provisions of Part 16 of the Land Use By-law.
- IMP-20 When granting a site-plan approval for small scale WTG development to notify land owners within five times the total height of the WTG from the WTG property by direct mail of the site-plan approval. The costs associated with this notification shall be the responsibility of the applicant.
- IMP-21 To establish criteria for the Development Officer to consider prior to granting site-plan approval.