

PLANNING ADVISORY COMMITTEE MEETING

February 17, 2005

The meeting was called to order by the Chairman, at 7:00 p.m., in the Conference Room, in the Administrative Centre, in Barrington, N.S., with the following members present:

- Mike Hennigar, Chairman
- Peter Nickerson
- Fred Bower
- Sterling Belliveau
- Donna LeBlanc-Messenger

- Gary Saunders, Municipal Planner
- Andrew Goreham, Development Officer
- Brian Holland, Municipal Clerk

ADDITIONS TO THE AGENDA

The following items were added to the agenda:

- Tank Shops.
- Private Wind Turbine Generators.
- Docks at the end of the Causeway.
- Municipal Planners Conference.
- Department of Transportation Update.

APPROVAL OF AGENDA

Moved by D. LeBlanc-Messenger and seconded by S. Belliveau that the agenda be approved as amended.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by S. Belliveau and seconded by F. Bower that the minutes of the last previous meeting held November 18, 2004 be approved as circulated.

PROPOSED COASTAL WETLANDS AMENDMENTS

Members were informed that correspondence has been received from Horner Associates indicating that an Engineer's review of the proposed amendments, together with comments, would cost in the vicinity of an estimated \$9,500.00, plus H.S.T. At the present time it is believed that this is an excessive amount to pay for comments on these proposed amendments.

Resolution PAC050201

Moved by S. Belliveau and seconded by F. Bower that obtaining comments from engineers regarding the proposed amendments be deferred until consultation with Coastal Coalition Network and the Department of Natural Resources has been completed.

Motion carried unanimously.

COASTAL COALITION NETWORK OF NOVA SCOTIA

Anna MacCarron and Pat Hudson next appeared for an interview with the committee. Anna MacCarron represents the Coastal Coalition of Nova Scotia. Pat Hudson represents the Cape Sable Island Important Bird Area.

Anna McCarron acted as speaker and went through a power point presentation regarding development in the coastal areas of Nova Scotia making references at various points to coastal management plans developed in other areas, to a project called Coastal 2000, to the Beaches Act, and to the Species at Risk Act. The emphasis of her presentation was that development in coastal areas should be carefully scrutinized. She gave various examples of unacceptable development, however was not able to provide examples of acceptable development nor was she able to indicate what constituted acceptable development.

Having completed her presentation, both she and Pat Hudson retired from the meeting at 8:35 p.m.

Also at that time Warden Belliveau retired from the meeting.

HERITAGE PROPERTY DESIGNATION

Ms. Phyllisa Mundell has applied for designation of her property located in Barrington. This property is located at the junction of the 103 highway and the Villagedale Road. All of the proper documentation has been completed according to the Municipal by-law.

Resolution PAC050202

Moved by F. Bower and seconded by D. LeBlanc-Messenger that it be recommended to Council that the property owned by Phyllisa Mundell in Barrington known as the "Willow Grove" be registered as a municipal heritage property.

Motion carried unanimously.

WAIVER OF ACCESS REQUIREMENTS FOR WIND TURBINES ON ISLANDS

Members were informed that applications may be brought forward in the near future for the construction of wind turbine generators on islands within the Municipality. It was suggested that road access requirements for these wind turbine generators could be waived, similar to the access requirements being waived for other construction on islands.

It was agreed by members that the Municipal Planner would prepare the necessary amendments

to effect waiving of these access requirements and that these would be reviewed by the Committee at its next meeting.

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PRIVATE WIND TURBINE GENERATORS

Members then discussed the possibility of erecting private wind turbine generators which would generate enough electricity to power a single household. At the present time these private wind turbine generators are not provided for in the Municipal Planning Strategy and Land Use By-Law. Provision for this type of generator would require amendments to the Municipal Planning Strategy and Land Use By-Law.

It was generally agreed that the public should be consulted regarding this matter prior to drafting any amendments.

Resolution PAC050203

Moved by F. Bower and seconded by D. LeBlanc-Messenger that the committee conduct a public participation meeting at its next monthly meeting in order to hear public comments regarding the installation of private wind turbine generators within the Municipality.

Motion carried unanimously.

TANK SHOPS

Tank shops have been included in the uses provided as “light industries” under the Land Use By-Law. It is suggested by our Development Officer that the provision of tank shops under “light industries” be spelled out in the definitions so that there can be no ambiguity in the by-law.

It was agreed by members of the committee that the Municipal Planner would draft the necessary amendments for consideration at the next meeting of the committee.

DEPARTMENT OF TRANSPORTATION INFORMATION

After some discussion it was agreed that a “corridor study” should be required of the Department of Transportation for the section of the #3 Highway from Wireless Road to the machine shop in Barrington Passage.

Resolution PAC050204

Moved by D. LeBlanc-Messenger and seconded by F. Bower that it be recommended to Council that Municipal Staff obtain the cost and other necessary information to have a “corridor study” completed by the Department of Transportation in the Barrington Passage area from Wireless Road to the machine shop.

Motion carried unanimously.

WHARVES AT THE CAUSEWAY

It was brought to the attention of the committee that one of the wharves at the Causeway has broken in two and may cause a navigation problem.

Resolution PAC050205

Moved by P. Nickerson and seconded by D. LeBlanc-Messenger that it be recommended to Council that Municipal Staff contact Small Craft Harbours and/or the Department of Fisheries and Oceans regarding the wharves at North East Point as the wharf that has broken in two may now present a safety issue.

Motion carried unanimously.

MUNICIPAL PLANNERS CONFERENCE

A Municipal Planners Conference will be held May 26th & 27th, 2005 at the Lord Nelson Hotel in Halifax. Members are being made aware of the conference at this time so that they may plan to attend.

SIGN REGULATIONS

A member questioned whether or not the Municipality had pursued the development of any sign regulations. The Municipality, to date, has not pursued putting in place sign regulations as the regulations would be unable to affect the placement of signs on D.O.T. property within the highway right-of-way.

ADJOURNMENT

Moved by F. Bower that the meeting adjourn at 9:30 p.m.

Chairman

Secretary for the Meeting

Copied for PAC members, Councillors Louise Halliday, Sean Strang, Larry Stewart and Eddie Nickerson on February 18, 2005, by Sharon Brannen.

