

PLANNING ADVISORY COMMITTEE MEETING
March 17, 2005

The meeting was called to order by the Chairman at 7:55 p.m. in the Conference Room, in the Administrative Centre in Barrington, N.S. with the following members present:

- Mike Hennigar, Chairman
- Sterling Belliveau
- Fred Bower
- Donna LeBlanc-Messenger
- Peter Nickerson (7:05 p.m.)

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

ADDITIONS TO THE AGENDA

There were no additions to the agenda:

APPROVAL OF AGENDA

Moved by S. Belliveau and seconded by F. Bower that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by F. Bower and seconded by D. LeBlanc-Messenger that the minutes of the last previous meeting held February 17, 2005 be approved as circulated.

Motion carried unanimously.

CONSIDERATION OF COST OF ENGINEER'S COMMENTS

An estimate has been received from Horner Associates Ltd. informing the Municipality that the cost of providing comments on the proposed amendments to the Municipal Planning Strategy would be approximately \$9,500.00, plus H.S.T. For this price, Horner Associates would provide comments on whether or not they considered the required engineering design amendments to be reasonable or not under the circumstances. It was suggested to members that this price is excessive simply to obtain comments from engineers regarding the reasonableness of the engineering design required. As a result, it is recommended that because the price of obtaining this advice from the engineering company is excessive, the Municipality proceed without the engineer's opinion in this case.

Resolution PAC050301

Moved by F. Bower and seconded by D. LeBlanc-Messenger that the Planning Advisory Committee proceed with the proposed amendments to the Municipal Planning Strategy regarding the development of the Coastal Wetlands Areas, without seeking further advice from Horner Associates, as the cost of the opinion requested in this case is considered to be excessive.

Motion carried unanimously.

PROPOSED AMENDMENTS RE: DEVELOPMENT IN COASTAL WETLANDS AREAS

The amendments to the Municipal Planning Strategy and Land Use By-Law concerning development in the Coastal Wetlands Areas was again reviewed by the Municipal Planner. Various aspects of the proposed amendments were discussed.

Resolution PAC050302

Moved by F. Bower and seconded by S. Belliveau that the Committee proceed to the Public Participation Meeting for the proposed amendments for development in the Coastal Wetlands Areas as required.

Motion carried unanimously.

PROPOSED AMENDMENTS RE: DEFINITIONS OF LIGHT AND HEAVY INDUSTRY

The Municipal Planner reviewed the proposed amendments for new definitions of light and heavy industry. These definitions would be amendments to the Land Use By-Law and would more clearly define in sections 45 and 46, on page 58, what is deemed to be heavy industry, and what is deemed to be light industry. Adding these definitions does not change the current practice, but more clearly defines it.

It was suggested that members of the committee be permitted to review the definitions and further consider them at a subsequent meeting.

Resolution PAC050303

Moved by D. LeBlanc-Messenger and seconded by S. Belliveau that further consideration of the proposed amendments to the Land Use By-Law further defining light and heavy industry be deferred until the next meeting of the committee.

Motion carried unanimously.

Warden Belliveau retired from the meeting at approximately 8:30 p.m.

PROPOSED AMENDMENTS RE: WAIVER ACCESS REQUIREMENTS FOR WIND TURBINE GENERATORS ON ISLANDS

It is proposed that the requirements for access to wind turbine generators by public roads, private roads or right of ways, be waived when these generators are constructed on coastal islands that do not contain such roads or right of ways. This is a waiver that is already provided for residences

and other development on coastal islands.

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Resolution PAC050304

Moved by F. Bower and seconded by D. LeBlanc-Messenger that the proposed amendments to the Municipal Planning Strategy and Land Use By-Law for waiver of access requirements for wind turbine generators on coastal islands in the Rural Development Zone proceed to the required Public Participation Meeting at the next subsequent Planning Advisory Committee meeting to be held in April.

Motion carried unanimously.

ADJOURNMENT

Moved by F. Bower that the meeting adjourn at 8:55 p.m.

Chairman

Secretary for the Meeting

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

