

PLANNING ADVISORY COMMITTEE MEETING

April 21, 2005

The meeting was called to order by the Chairman at 9:00 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

Absent was member Peter Nickerson due to a personal emergency.

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

ADDITIONS TO AGENDA

Recommendations as a result of the Public Participation Meeting were added to the agenda.

APPROVAL OF AGENDA

Moved by D. Messenger and seconded by F. Bower that the agenda be approved as amended.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by S. Belliveau and seconded by D. Messenger that the minutes of the last previous meeting held March 17, 2005 be approved as circulated.

Motion carried unanimously.

Moved by D. Messenger and seconded by F. Bower that minutes of the Public Participation Meeting held March 17, 2005 be approved as circulated.

Motion carried unanimously.

PROPOSED AMENDMENTS RE: DEFINITIONS OF LIGHT AND HEAVY INDUSTRY

The proposed definitions of light and heavy industry were reviewed by the Municipal Planner. It is proposed that these definitions be included in the Land Use By-Law to more clearly define what constitutes light industry and heavy industry. Various definitions of both light and heavy industry were discussed by members. Various industries and how they would fit into these definitions were also discussed by members.

Resolution PAC050401

Moved by F. Bower and seconded by D. Messenger that further discussion of the proposed definitions be deferred to the next meeting of the Planning Advisory Committee.

Motion carried unanimously.

It was agreed by the Municipal Planner that he would obtain a Noise By-Law from another municipal unit which helps to determine the difference between some light and heavy industries.

INFORMATION REGARDING SMALL TURBINE GENERATORS.

The Chairman determined that discussion of this matter would be deferred until the next meeting of the Planning Advisory Committee.

BLAIR BROWN LETTER CONCERNING PROPERTY AT BARRINGTON PASSAGE

Mr. Brown has forwarded correspondence to the Committee concerning his property at Civic #3491, Highway 3, Barrington Passage.

He indicates in the letter that the basement wall of the adjacent property is basically a retaining wall for his front yard. This has been the case for the thirty (30) years he has resided at his present address, and possibly for twenty (20) years before that as the yard was constructed before that period.

His concern is that if the adjacent property is sold he would like to know what rights he has, if any, for the retention of the basement wall, which if removed would result in his front yard falling on to the adjacent property.

Having reviewed the information provided by Mr. Brown, it is the considered opinion of the Municipal Planner, Development Officer and Clerk-Treasurer that this is a civil matter between the two property owners and that our Municipal by-laws do not address this matter.

Resolution PAC050402

Moved by D. Messenger and seconded by S. Belliveau that it be recommended to Council that the Municipality respond to Mr. Brown's letter concerning his property in Barrington Passage informing him that this is a civil matter between himself and the owner of the adjacent property and must be addressed by the two of them. There are no Municipal by-laws requiring the adjacent property owner to maintain the retaining wall on his property.

Motion carried unanimously.

COASTAL WETLANDS AMENDMENTS RESULTING FROM PUBLIC PARTICIPATION MEETING

Members discussed the comments received at the Public Participation Meeting and the information provided in the written and oral presentations.

Moved by D. Messenger and seconded by F. Bower that the proposed amendments be recommended to Council containing only the term “tourist cabins”.

Motion defeated unanimously.

Resolution PAC050403

Moved by F. Bower and seconded by D. Messenger that it be recommended to Council that:

WHEREAS the Planning Advisory Committee has completed the Public Participation Program required to amend the Municipal Planning Strategy and Land Use By-Law;

AND WHEREAS attached are the minutes of the Public Participation meeting held April 21, 2005, constituting the required written report of the view of the public to Council as expressed at the Public Participation meeting;

THEREFORE it is recommended that Council proceed to give notice of intention to adopt and set a public hearing date for consideration of amendments to the Municipal Planning Strategy and Land Use By-Law permitting single detached dwellings, tourist cabins and other tourist accommodations in the Coastal Wetlands Zone.

AFFIRMATIVE

Mike Hennigar
Donna LeBlanc-Messenger
Fred Bower

NEGATIVE

Sterling Belliveau

Motion carried.

WIND TURBINE GENERATORS.

The proposed amendments for the waiver of access on coastal islands for the construction of wind turbine generators was discussed by members.

Resolution PAC050404

Moved by S. Belliveau and seconded by D. Messenger that the Planning Advisory Committee recommend to Council that information identifying bird migration paths and routes within the Municipality of Barrington be requested from the Canadian Wildlife Service and the Department of Natural Resources and that further consideration of this amendment be deferred until this information has been obtained.

AFFIRMATIVE

Sterling Belliveau
Donna Messenger
Mike Hennigar

NEGATIVE

Fred Bower

Motion carried.

ADJOURNMENT

Having completed the business of the meeting, the meeting was adjourned by mutual consent of members at 10:16 p.m.

Chairman

Secretary for the Meeting

Copied for PAC Members, Councillors Louise Halliday, Sean Strang, Larry Stewart and Eddie Nickerson on April 22, 2005 by Sharon Brannen.

