

PLANNING ADVISORY COMMITTEE MEETING

October 11, 2007

The meeting was called to order by the Chairman, at 7:05 p.m., in the Conference Room, in the Administrative Centre, in Barrington, N.S., with the following members present:

- Mike Hennigar, Chairman
- Louise Halliday
- Eddie Nickerson
- Larry Stewart
- Cecil Swimm

- Chris Reddy, Senior Planner, (7:07 p.m.)
- Andrew Goreham, Development Officer
- Brian Holland, Municipal Clerk

APPROVAL OF AGENDA

Moved by L. Stewart and seconded by E. Nickerson that the agenda be approved as circulated.

Motion carried unanimously.

APPROVAL OF MINUTES

Moved by C. Swimm and seconded by L. Halliday that the minutes of the last previous meeting held August 16, 2007 be approved as circulated.

Motion carried unanimously.

INCENTIVE FOR DEVELOPMENT

In response to a request received from Mike Hennigar's General Construction Ltd., Council had previously referred this matter to Committee for consideration.

The Senior Planner had prepared a report on the use of incentives to encourage development of land and buildings. The recommendation of the Planner is that the Municipality of Barrington provide no subsidy or rebate to the development industry at this time. It is further recommended that consideration for the encouragement of development be considered as part of the plan review.

Resolution PAC071001

Moved by L. Halliday and seconded by C. Swimm that it be recommended to Council that the Municipality of Barrington provide no subsidy or rebate to the development industry at this time, and that consideration for the encouragement of development be considered as part of the Municipal Planning Strategy review.

Motion carried unanimously.

INSTRUMENTS OF SUBDIVISION

This matter had been brought forward to the Planning Advisory Committee as a result of a presentation made by Joyce Case-Harlow regarding the use of Instruments of Subdivision to divide property.

There followed much discussion regarding the use of this method of dividing property. At the time that the Instruments of Subdivision was put in place in the Municipality, the intention was that this method would be used for property owners to be able to consolidate lots, or without having to go to the expense of having them surveyed, or to divide larger lots into a small number of smaller lots to eventually be bequeathed to their children or kin. At the time there was no expectation that Instruments of Subdivision would be used for actual developments of large subdivisions.

It was the consensus of members that the Subdivision By-Law should be amended in order to provide for the original intention of the committee at the time the Instrument of Subdivision was included in the by-law.

Resolution PAC071002

Moved by E. Nickerson and seconded by L. Halliday that the Senior Planner proceed with the process to amend the Municipality's Subdivision By-Law as recommended so that the use of Instruments of Subdivision will be restricted to the consolidation of lots and the correction of common property boundaries. The amended section will also provide that only a limited number of lots can be created by use of Instruments of Subdivision from any parent parcel of land, and that no more than three (3) new lots will be permitted to be created from any parent parcel in existence on the effective date of this amendment. The proposed specific amendments to the Subdivision By-Law will be paragraph 8A.02 and will read: "A subdivider may subdivide an area of land by an Instrument of Subdivision so as to create not more than three new lots from any larger lot or parcel where that lot or parcel existed on or before the effective date of this section of the by-law where:"

Motion carried unanimously.

The Senior Planner will determine what process is necessary in order to effect this amendment, and will proceed with the process as required.

PLAN REVIEW VS. STRATEGIC PLANNING

A document was circulated at the District Planning Commission on Strategic Planning. This document is a guide for Strategic Planning which is provided by the Alliance for Nonprofit Management.

It has been suggested to the District Planning Commission, and is now being suggested to the Planning Advisory Committee, that instead of completing a plan review for the Municipal Planning Strategy, a Strategic Planning exercise be completed for the District Planning Commission and each of the municipal members. A copy of the document circulated at the District Planning Commission will be circulated to all other members of the Planning Advisory Committee.

It was the consensus of members that they proceed with a Strategic Planning process for the Municipality.

Members were also informed that the Municipality has recently received a document from Service Nova Scotia which outlines how an integrated Community Sustainability Plan is to be prepared for the Municipality. This document is also a Strategic Planning document and will require much the same information and input as the Planning Advisory Committee work for Strategic Planning.

Municipal Council will be meeting on Monday, October 15th to consider this document, and the Strategic Planning effort of the Planning Advisory Committee will also be brought up at that time to determine how both efforts can be integrated to reduce any duplication and provide better results.

FIRE DISTRICT MAP

A member brought the map that had been provided to the Island & Barrington Passage Fire District to the meeting in order to discuss updating it. This map will be taken by the Senior Planner to our mapping technician for further update and review. The mapping technician will consult with the Development Officer and the Fire Department regarding completion of the update of this map.

ADJOURNMENT

Moved by E. Nickerson that the meeting adjourn at 8:45 p.m.

Chairman

Secretary for the Meeting

On website October 12, 2007.