

**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**  
**October 01, 2019**

Present: Anna Ashford-Morton, Chair  
Mayor Don Clarke  
Mike Payne, CAO  
Chris Millier, 4 Site Group  
Councillor Barry Corbin  
Chantal Pineo-Atwood, Executive Coordinator  
Joan Levack, PAC Citizen Representative  
Kelly Branton, PAC Citizen Representative

Absent with regrets: Councillor Rod Reeves

**1. Call to Order**

The PAC Meeting was called to order at 4:00pm by Councillor Anna Ashford-Morton, Chair.

**2. Approval of the Agenda**

The Agenda was approved as circulated.

**3. Previous Minutes**

The previous PAC Minutes were approved as circulated.

**4. Minimum Planning and Engagement Program Regulations**

Mr. Millier reviewed correspondence from Gordon Smith, Provincial Director of Planning, dated September 17, 2019 (attached). It was highlighted that there must be public consultation before any program particulars come to Council.

The Town will need to be compliant to the Statements of Interest.

Mayor Clarke noted that the Town will not have an issue with giving the County notice on proposed adoptions or amendments.

There will be more information to come on this as it unfolds.

**5. NSUARB Appeal Hearing– Development Agreement 4342 Highway No. 1, South Berwick**

One neighbor of 4342 Highway 1, has appealed the County's decision to support the Development Agreement as noted above.

Councillor Ashford-Morton noted she attended the original public meeting on the application which was generally very positive.

The committee's concern is the potential for groundwater contamination in that area, northward possibly contaminating wells. Mr. Millier referenced a groundwater study commissioned in 2004 that identified that area as a well-field supply area for the Town of Berwick. The committee recommends that the Town should submit written comments, to the UARBoard, to state the importance of land use control in interest of ground water

protection. .

Mr. Millier will work with Mr. Payne to submit a written report to October Council with a recommendation that it be forwarded to the UARBoard.

#### **6. Rezoning at 137 Commercial Street, Berwick**

The Town has received an application from A&F Holdings Ltd. to rezone a portion of lands, generally located at 137 Commercial Street from R1 to R2. Mr. Millier reviewed the Planning Report dated September 30<sup>th</sup>.

As identified in the analysis the proposed rezoning is consistent with Policy R1 and Policy R12.

It is noted that the application is for an area which does not currently exist as a legal lot. Formal consideration of the application cannot take place by Council until such time as a subdivision is approved which legally creates and defines the lands subject to the rezoning.

**IT WAS MOVED** and seconded

**THAT**

Subject to the approval of a lot as generally identified in the application as “Proposed R2 Lot of Rezoning:

Lands of A&F Holdings Limited located at Commercial Street (a portion of PID 55239032) be rezoned from Residential Single Unit R1 to Residential Two Unit R2.

#### **MOTION CARRIED**

This motion will go before Council once the Town has been notified that the lot is a legal lot, so Council can proceed.

#### **7. Status Report**

The Status Report was reviewed by committee members. There were no questions of same.

#### **8. Adjournment**

The PAC Meeting was adjourned at 5:33pm.