

**MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING**

**Via WebEx virtual meetings**

**October 27, 2021**

Present: Councillor Rod Reeves, Chair  
Councillor Ty Walsh  
Councillor Adam Lutz  
Mayor Don Clarke  
Joan Levack, PAC Citizen Representative  
Kelly Branton, PAC Citizen Representative  
Chrystal Fuller, Brighter Communities Planning & Consultants  
Mike Payne, CAO  
Chantal Pineo, Executive Coordinator

**1. Call to Order**

The PAC Meeting was called to order at 6:36 pm by Councillor Reeves, Chair.

**2. Approval of the Agenda**

The Agenda was approved as circulated.

**3. Previous Minutes**

The previous PAC Minutes were approved as circulated.

**4. R. Logie and A. Logie – Rezoning Maple Avenue**

Ms. Fuller reviewed the Planning Report, dated September 21, 2021 in detail. Ms. Fuller confirmed that after a review of the applicable policies, the specifics of the site, the comments of the public, the receipt of internal departmental comments and the requirements of the applicant, the planning consulting team are recommending in favor of the rezoning from R1 to R2.

**IT WAS MOVED** and seconded

**THAT**

The Planning Advisory Committee recommend to Council that PID 55543987 be rezoned from R1 to R2.

**MOTION CARRIED**

**5. Solar Garden Project – LUB Amendments**

Ms. Fuller explained the Planning Report dated September 20, 2021 with regard to a LUB text amendment for the Solar Garden.

The Town is proposing to construct a solar garden on a portion of the lands at 181 Willow Avenue. The project will generate power that can be sold to the Berwick Electric Utility, increasing the amount of renewable energy provided to the citizens who use Berwick Electric services.

Both Council and PAC have previously approved these amendments that were bundled with changes impacting the Agricultural Zone and were sent to the Department of Municipal Affairs and Housing for review against the Statement of Provincial Interest re Agriculture. The department has requested additional information regarding the amendments specifically related to agriculture development.

Given that public utilities are not subject to the land use by-law, a new definition is not required to allow for the solar garden. However, the lot regulations are reduced to reflect the reality that the solar garden will have significantly fewer potential impacts than agricultural uses.

The Land Use bylaw would be amended to include the following: (in italics)

*Public Utility Lot requirements*

*In the A-1 Zone, public utility uses are permitted in conformity with the following requirements:*

*Minimum lot area: 0.40 hectares (1 acre)*

*Minimum Lot frontage 18 meters (60 feet)*

*Minimum Front yard: 1.8 meters (6 feet)*

*Minimum Rear yard: 7.6 meters (25 feet)*

*Minimum Side yard: 7*

After consideration of the points in the report, the Planning team puts forth the following recommendations:

**IT WAS MOVED** and seconded

**THAT**

The Planning Advisory committee recommend to Council that the amendments required to accommodate a solar garden be removed from the Willow Avenue amendment package previously approved by Council and subsequently forwarded to the Province, as per the requirements of the Municipal Government Act.

**MOTION CARRIED**

**IT WAS MOVED** and seconded

**THAT**

The Planning Advisory Committee provide a positive recommendation to the Land Use Bylaw amendments attached in Schedule "A" to the Planning Report dated September 20, 2021.

**MOTION CARRIED**

**6. Correspondence: Cheryl Fancy**

The PAC Committee reviewed correspondence from Ms. Fancy which described her request for the Berwick Housing Committee and the Planning Advisory Committee to consider tiny homes in their forward planning.

Ms. Fuller explained that wheels on a home have restrictions that would need to be reviewed. The Town does not have a minimal square footage threshold for homes therefore as long as the development and building codes were met, a tiny home build would currently be possible.

As part of the Brighter Community Planning & Consulting SWOT analysis, these types of accessory uses will be discussed.

Mr. Payne offered to contact Ms. Fancy to enlighten her on PAC's discussions.

#### **7. Adjournment**

The PAC Meeting was adjourned at 7:39 pm.