

MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
April 5, 2022

Present: Councillor Rod Reeves, Chair
Councillor Ty Walsh
Councillor Adam Lutz
Mayor Don Clarke
Kelly Branton, PAC Citizen Representative
Chrystal Fuller, BCP&C
Erin Ferguson, BCP&C
Michael Payne, CAO

Absent with regrets: Joan Levack, PAC Citizen Representative
Chantal Pineo-Atwood, Executive Coordinator

1. Call to Order

The PAC Meeting was called to order at 7:23 pm by Councillor Reeves, Chair.

2. Approval of the Agenda

The Agenda was approved as circulated.

3. Previous Minutes

The previous PAC Minutes of October 27, 2021 were approved as circulated.

4. Business Arising

The R and A Logie Development Agreement has been successfully concluded.

The Town will be providing a letter of comfort re permits for construction of the Community Solar Garden off Willow Avenue

The Town's Planning Process SWOT analysis is actively underway.

5. A&J Balcom Development Agreement

Ms. Fuller reviewed her presentation. The local neighbourhood is relatively lower density. The building proposals are consistent with other rental accommodation properties in Town as approved by Council in the past. Stormwater collection arising from the new development will connect to the Town's stormwater system on Veterans Drive. Ms. Fuller is recommending a maximum of 18 rental units combined over the two buildings proposed.

There was some discussion among the committee around traffic and pedestrian safety. Concerns arise specifically around the proposed new driveway off Veterans Drive, approximately 50' from the property line with Berwick & District School and adjacent to the Kings Mutual Century Centre across the street. PAC has concerns about the safety of children walking to/from school and given the

amount of vehicular traffic from the school and the KMCC, want to ensure the driveway is sited in such a way as to minimize any safety impacts.

IT WAS MOVED and seconded

THAT

PAC will forward the DA application to Council for First Reading conditional on the receipt of a report by a Traffic Engineer that would assess the driveway placement and its impact on vehicular and pedestrian safety.

MOTION CARRIED

5. MPS and LUB Review

Ms. Fuller reviewed her proposal that these efforts begin in Fall 2022, would take 8-10 months to complete and would be funded over two fiscal years. PAC highlighted the value of BCP&C researching/proposing typical modern standards and requirements to initiate the review, that would maximize the efficiency of the review process.

IT WAS MOVED and seconded

THAT

PAC recommends the proposal to Council for approval.

MOTION CARRIED

6. Willow Avenue – Development Standards Report

Ms. Fuller presented her report.

IT WAS MOVED and seconded

THAT

PAC recommended the Report to Council for approval and furtherance to the Department of Municipal Affairs and Housing for consideration.

MOTION CARRIED

7. Adjournment

The PAC Meeting was adjourned at 8:55 pm.