

MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING
December 06, 2022

Present: Councillor Rod Reeves, Chair
Mayor Don Clarke
Councillor Adam Lutz
Kelly Branton, PAC Citizen Representative
Joan Levack, PAC Citizen Representative
Jen Boyd, CAO
Chrystal Fuller, BCP&C
Chantal Franey, Executive Coordinator

In Attendance: See attached attendance list

Absent with regrets: Councillor Ty Walsh

1. Call to Order

The PAC Meeting was called to order at 6:30pm by Councillor Reeves, Chair.

2. Approval of the Agenda

The Agenda was approved as circulated.

3. Previous Minutes

The previous PAC Minutes of October, 2022 will be approved at the next regular PAC Meeting.

4. John M. Foster – Development Agreement Application 131 Foster Street, Berwick, NS

Ms. Fuller reviewed the draft Development Agreement together with the Staff Report dated December 06, 2022.

Ms. Branton asked if there is a requirement for well water testing. Ms. Fuller noted that NS Environment determines at the time of occupancy permit if this will be required.

Ms. Branton inquired whether a traffic study will be conducted for this area as this will be the second new development for this immediate location. Ms Branton indicated that Foster Street is narrow and is in need of new infrastructure. CAO Boyd explained that there will be a holistic traffic study done for the entire Town. The scope of work is being prepared for the coming year.

Ms. Levack and Ms. Branton emphasized their apprehension with regard to compatibility. Both noted their concern regarding the number of windows in each of these units, and the size of same. Perhaps the Town may want to

consider a wall/window ratio in the upcoming plan review. Ms. Fuller explained that the Land Use Bylaw does not include guides on design.

Discussion ensued regarding the requirement for elevations, no matter what the project. It is a useful tool that gives the PAC and Council more information to base decisions on. As well as surrounding residents may have an interest as to what the development will look like in their neighborhood. It was suggested that elevations could be part of the application process as a requirement when applying.

IT WAS MOVED and seconded

THAT

The Planning Advisory Committee forward the presented draft Development Agreement between John M. Foster and The Town of Berwick, to Council for First Reading.

MOTION CARRIED

5. Hartley MacArthur and Michael MacArthur – Development Agreement Application – 245 Commercial Street, Berwick, NS

Ms. Fuller reviewed the draft Development Agreement together with the Staff Report dated December 06, 2022.

Ms. Fuller suggested that during the upcoming plan review that Council should look at putting perimeters around boarding houses in the planning documents as there is currently no guidelines to refer to, only that boarding houses are allowed in the R1 zone.

IT WAS MOVED and seconded

THAT

The Planning Advisory Committee forward the presented draft Development Agreement between Hartley MacArthur and Michael MacArthur and the Town of Berwick, to Council for First Reading.

MOTION CARRIED

Ms. Fuller highlighted that the plan review will be kicking off in the new year. Both PAC and Council will be involved together with public engagement sessions. Discussion ensued regarding Development Agreement advantages/disadvantages/controls/as-of-right development.

6. Adjournment

The PAC Meeting was adjourned at 7:38pm.