

**Regional Service Commission 11
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

MEETING # 15-06 (Tuesday, June 23, 2015 at 5:00 pm)

Majestic/Admiral Boardroom, Ramada Hotel, 480 Riverside Drive, Fredericton

MEMBERS PRESENT: John T. Nisbet, Bernie Hoganson, Mike Chamberlain, Susan Jonah, Daryl Prince, Paul Milburn, Carman Nason, Peter Corey, Scott Smith, Brian Toole

MEMBERS ABSENT: Eldon Hunter, Colin Trail

ALSO PRESENT: Stephen McAlinden, General Manager of Planning and Development; Marcelle Thibodeau-Hennigar, Development Officer; Mary Stone, Recording Secretary; Monica Belliveau, Planner

1. APPROVAL OF THE AGENDA

Moved by T. Nisbet; Seconded by P. Milburn

MOTION: "that the Agenda be approved as presented."

Carried

2. APPROVAL OF MINUTES

Meeting 15-05 held on May 26, 2015

Moved by S. Jonah; Seconded by S. Smith

MOTION: "that the Minutes of meeting 15-05 be approved as presented"

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. DEVELOPMENT OFFICER VARIANCES: Stephen McAlinden presented the Development Officer Variances that were approved during the month of May 2015.

5. NEW BUSINESS:

Item 15-06-05:

Applicant: WSP

Caverhill Subdivision 15-1
Consideration of the creation of four lots on a 20-metre wide private access.
Consideration of variances in the width of lots.

Moved by C. Nason; Seconded by T. Nisbet

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) - *Provincial Subdivision Regulation*; Section 46(1) – *Community Planning Act*, approves:

1. a 20-metre wide private access for the development of land as shown on plan “CAVERHILL subdivision 15-1” subject to:
 - a) the final plan of subdivision being stamped with the “Private Access” note; and,
 - b) the 30-metre buffer from the Saint John River (Mactaquac Forebay) being shown on, and the following note being added to, the final plan: “This area is subject to Regulation 90-80- *Wetland and Watercourse Alteration Regulation – Clean Water Act*,”and,
2. a 21.92-metre variance in the width of a lot to create lot 15-2 with a width of 32.08 metres at a minimum setback from Barker Lane; and,
3. a 22-metre variance in the width of a lot to create lot 15-1 with a width of 32 metres at a minimum setback from Barker Lane.

Carried

Item 15-06-06:

Applicant: Cornerstone Surveys Inc.

Black Subdivision

Consideration of the creation of one lot on a private right-of-way.

Moved by T. Nisbet ; Seconded by P. Milburn

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 20-metre wide private right-of-way for the development of land as shown on plan “BLACK Subdivision” subject to the final plan of subdivision being stamped with the “Private right-of-way” note.

Carried

Item 15-06-07:

Applicant: Central NB Surveys

Anthony Cashol Subdivision 2015-1

Consideration of variances in the width of a lot.

Moved by S. Smith ; Seconded by B. Toole

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 46(1) – *Community Planning Act*; approves:

- 1) a 46.4-metre variance in the width of a lot to create lot 15-1 with a width of 7.6 metres at a minimum setback from Route 106 (Broad Road); and,
- 2) a 0.64-metre variance in the width of a lot to create a remnant with a width of 53.36 metres at a minimum setback from Route 106 (Broad Road).

Carried

Item 15-06-08:

Applicant: Earl Robinson

Clarence C. Martin (1978) Ltd. Subdivision
Consideration of the creation of one lot on a private right-of-way.

Moved by P. Milburn ; Seconded by T. Nisbet

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 20-metre wide private right-of-way for the development of land as shown on plan “Clarence C. Martin (1978) Ltd. Subdivision” subject to:

- (a) the final plan of subdivision being stamped with the “Private Right-of-Way” note; and,
- (b) the 30-metre buffer from Little River being shown on, and the following note being added to, the final plan: “This area is subject to Regulation 90-80- *Wetland and Watercourse Alteration Regulation – Clean Water Act.*”

Carried

15-06-09:

Applicant: Cornerstone Surveys Inc.

Murray Munn & Sons Ltd. Subdivision
Reapplication – Consideration of the creation of one lot on a right-of-way.

Moved by T. Nisbet ; Seconded by S. Jonah

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 20-metre wide right-of-way for the development of land to create one lot as presented on tentative plan “MURRAY MUNN & SONS LTD. Subdivision” subject to:

- a. the final plan of subdivision being stamped with a “Private Right-of-Way” note; and
- b. the right-of-way being shown as part of the remnant property.

Carried

Item 15-06-10:

Applicant: Eastern Land Surveys

Austin – Hall Estates Subdivision 14-1
Reapplication – Consideration of the recommendation of the location of one new public street and the extension of one public street to the Minister of Transportation and Infrastructure for his assent. Consideration of variances in length of block.

Moved by T. Nisbet; Seconded by S. Jonah

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; Section 55 – *Community Planning Act*; Subsection 46(1) – *Community Planning Act*;

- 1) recommends the creation of Hall Crescent and the extension of Copperhill Lane, to the Minister of Transportation and Infrastructure for his assent;
- 2) approves the following variances in the length of a block:
 - a) a 276-metre variance to create the northern side of Copperhill Lane with a length of 516 metres between Killarney Road and end of Copperhill Lane;
 - b) a 288-metre variance to create the southern side of Copperhill Lane with a length of 528 metres between Killarney Road and Hall Crescent;
 - c) a 502-metre variance to create the northern side of Hall Crescent with a length of 742 metres between Killarney Road and Copperhill Lane; and
 - d) a 539-metre variance to create the southern side of Hall Crescent with a length of 779 metres between Killarney Road and Copperhill Lane.

Carried

Item 15-06-11:

5. ADJOURNMENT

Moved by T. Nisbet

MOTION: “That there being no further business, the meeting adjourned at 5:25 pm.”

Carried

Daryl Prince, Vice-Chairperson

Mary Stone, Recording Secretary