

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

MINUTES OF MEETING # 18-07 (Tuesday, July 31, 2018 at 5:00 pm)
The Ramada Hotel, 480 Riverside Drive, Fredericton, NB

MEMBERS PRESENT: Bernie Hoganson, Mike Chamberlain, Paul Milburn, Scott Smith, Tom Nisbet, Daryl Prince, Susan Jonah, Colin Trail, Eldon Hunter

MEMBERS ABSENT: Brian Toole, Carman Nason, Peter Corey

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

1. APPROVAL OF THE AGENDA

Moved by E. Hunter; Seconded by P. Milburn

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

Motion Carried

2. APPROVAL OF MINUTES

Meeting 18-06 held on June 26, 2018

Moved by M. Chamberlain; Seconded by C. Trail

MOTION: "that the Minutes of meeting 18-06 be approved as carried".

Motion Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. DEVELOPMENT OFFICER VARIANCES: Stephen McAlinden presented the development officer variances and subdivision re-approvals for June 2018.

5. NEW BUSINESS:

Item 18-07-05:

Applicant: Hanwell All Season Stow It All

Hanwell All Season Stow It All - Variance
Consideration of a variance in the area of a sign.

Linda Kneebone and Cathy Sparks were in attendance for this item.

Moved by D. Prince; Seconded by S. Jonah

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 55(1)(b) - *Community Planning Act*; approves a 4.79-square metre variance

in the area of a sign to allow the freestanding fixed sign to have a total surface area of 5.79 square metres.

Motion Carried

Item 18-07-06:

Applicant: Central NB Surveys

Willie Wark Subdivision

Consideration of the creation of one lot on a 20-metre wide private right-of-way.

Moved by E. Hunter; 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 "Willie Wark Subdivision 2018-1" subject to:

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

Motion Carried

Item 18-07-07:

Applicant: Department of Environment and Local Government

Jeff Chase J&D RV – Rezoning

Proposed amendment to rezone lands from Rural Residential – R zone to Commercial Light Industrial – CLI zone in the Rusagonis-Waasis Planning Area Rural Plan Regulation.

Moved by S. Smith; Seconded by S. Jonah

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 recommends that the Minister adopt the proposed amendment.

Motion Carried

6. ADJOURNMENT

Moved by D. Prince

MOTION: "That there being no further business, the meeting adjourned 5:30 pm."

Motion Carried

Tom Nisbet, Chairperson

Mary Stone, Recording Secretary