

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

MINUTES OF MEETING # 19-07 (Tuesday, July 30, 2019 at 5:00 pm)
Regional Service Commission 11, 860 Prospect Street, Fredericton, NB

MEMBERS PRESENT: Eldon Hunter, Susan Jonah, Tom Nisbet, Mike Chamberlain, Bernie Hoganson, Debby Peck, Brian Toole, Peter Morrison, Paul Milburn, Peter Corey, Blaine Nason

MEMBERS ABSENT: None

ALSO PRESENT: Stephen McAlinden, General Manager of Planning and Development; Robin Canavan, Development Officer; Mary Stone, Recording Secretary

1. APPROVAL OF THE AGENDA

Moved by P. Milburn; Seconded by D. Peck

MOTION: “that the Agenda be approved as presented”.

Motion Carried

2. APPROVAL OF MINUTES

Meeting 19-06 held on June 25, 2019.

Moved by E. Hunter; Seconded by D. Peck

MOTION: “that the Minutes of meeting 19-06 be approved as amended”.

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 2019.

5. NEW BUSINESS:

Item 19-07-05

Applicant: Amber McArthur

Amber McArthur – Terms and Conditions Application
Consideration of terms and conditions for a **permitted use** for a kennel in the “Rural” Zone of the Central York County Planning Area Rural Plan Regulation – Community Planning Act.

Amber McArthur, Caleb Robertson, Angelie Lavallee, Norma Brewer and Lydia Drost were in attendance for this item.

Moved by B. Toole; Seconded by S. Jonah

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per *Community Planning Act: 53(3)(c)(i)*; permits the use of a kennel establishment on PID# 75513861 and part of PID# 75452151 as permitted in the Rural Zone of the *Central York County Planning Area Rural Plan Regulation – Community Planning Act*, subject to the following terms and conditions:

- a) that where possible, existing trees and shrubs are maintained around the perimeter of the property;
- b) that the total occupancy of the kennel establishment does not exceed 35 dogs and 10 cats at any one time, not including personal pets;
- c) that the dogs associated with the kennel establishment only be permitted within an outdoor run or outdoor enclosure between the hours of 7:00 am and 9:00 pm;
- d) that all facilities and associated outdoor enclosures are located at least 45 metres from any side or rear property line and at least 60 metres from any street line;
- e) that all signs be in accordance with applicable provisions of section 3.10 of the *Central York County Planning Area Rural Plan Regulation*;
- f) that parking be in accordance with applicable provisions of section 3.9 of the *Central York County Planning Area Rural Plan Regulation*;
- g) that outdoor lighting be located, arranged or shielded as not to interfere with traffic or nearby landowners in the reasonable enjoyment of their properties; and,
- h) that the kennel establishment adhere to all requirements of applicable Acts and Regulations, such as the *Society for the Prevention of Cruelty to Animals Act* and obtain required licensing from the New Brunswick Society for the Prevention of Cruelty to Animals.
- i) that the purchase of the adjacent 2 hectares of land from PID# 75452151 be completed prior to the opening of the kennel establishment.

Motion Carried

Item 19-07-06:

Applicant: Eastern Land Surveys

Plumstead – Irvine Subdivision 2019-1
Consideration of the creation of one lot on a right-of-way.

Moved by P. Milburn; Seconded by B. Nason

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a right-of-way for the development of land as shown on plan “Plumstead - Irvine Subdivision 2019-1” subject to:

- a. the final plan of subdivision being stamped with the “Private Right-of-Way” note;
- b. the 30-metre buffer from Grand Lake 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*”; and,
- c. right-of-way agreements to cross over PID#s 45177326, 45191616, 45191608, 45191590, 45191582, 45200250, 45181138 and 45179165 being presented with final plan of subdivision.

Motion Carried

Item 19-07-07:

Applicant: SurTek Group

Amending Young Subdivision 2018-1
Consideration of the creation of one lot on a right-of-way.

Moved by P. Milburn; Seconded by B. Toole

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

1. approves a right-of-way for the development of land as shown on plan “Amending Young Subdivision 2018-1” subject to:
 - a. the final plan of subdivision being stamped with the “Private Right-of-Way” note; and,
 - b. a right-of-way agreement to cross over PID# 75456103 being presented with final plan of subdivision; and,
2. approves a 23.641-metre variance in the width of a lot to leave the remnant property with a width of 30.359 metres at a minimum setback from the Penniac Road.

Motion Carried

6. ADJOURNMENT

Moved by E. Hunter

MOTION: “That there being no further business, the meeting adjourned at 5:38 pm.”

Motion Carried

Tom Nisbet, Chairperson

Mary Stone, Recording Secretary