

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

MINUTES OF MEETING # 20-06 (Tuesday, June 30, 2020 at 5:00 pm)
Via Zoom Web Conferencing and Internet Broadcasting

MEMBERS PRESENT: Tom Nisbet, Bernie Hoganson, Paul Milburn, Bobbi Hartt, Blaine Nason, Mike Chamberlain, Eldon Hunter, Susan Jonah, Peter Morrison

MEMBERS ABSENT: Brian Toole, Peter Corey

ALSO PRESENT: Stephen McAlinden, General Manager; Robin Canavan, Development Officer; Ashley Brown, Development Officer; Mary Stone, Recording Secretary

1. APPROVAL OF THE AGENDA

Moved by P. Morrison; Seconded by S. Jonah

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

Motion Carried

2. APPROVAL OF MINUTES

Moved by P. Milburn; Seconded by B. Hartt

MOTION: "that the Minutes of meeting 20-05 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 May 2020.

5. NEW BUSINESS:

Item 20-06-05:

Applicant: Steven Meldrum

Steven Meldrum – Terms and Conditions
Consideration of terms and conditions for a permitted use.

Steven Meldrum, Ashley Cummings and Margaret Cummings were in attendance for this item.

Moved by E. Hunter; Seconded by B. Hartt

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 camping facility on PID#

75440677 as permitted in the Rural Zone of the *Dumfries Local Service District Rural Plan Regulation*, subject to the following terms and conditions:

- a) that there be a maximum of five recreational vehicles;
- b) that all recreational vehicles be connected to an on-site sewage system;
- c) that where possible, existing trees & shrubs are maintained around the perimeter of property;
- d) that exterior lighting be located, arranged or shielded as not to interfere with local traffic or with nearby landowners in the reasonable enjoyment of their properties;
- e) that Watercourse and Wetland Alteration permits be acquired prior to any work being done within 30 metres of the Saint John River; and,
- f) that the camping facility adhere to requirements of applicable Acts and Regulations.

Motion Carried

Item 20-06-06:

Applicant: Eastern Fence Ltd.

Eastern Fence Ltd. – Terms and Conditions
Consideration of terms and conditions for a permitted use.

Moved by M. Chamberlain; Seconded by B. Hartt

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 warehouse establishment on PID# 75496935 in the “Commercial and Light Industrial” zone of the *Rural Community of Hanwell Rural Plan Regulation*, subject to the following terms and conditions:

1. that any sign placed being in accordance with the rural community of Hanwell Sign By-Law No. 10-2015 and in accordance with any applicable Department of Transportation and Infrastructure policies; and,
2. that outdoor lighting be located, arranged, or shielded as not to interfere with traffic or nearby landowners in the reasonable enjoyment of their properties.

Motion Carried

Item 20-06-07:

Applicant: Caverhill Holdings Ltd.

Caverhill Holdings Subdivision 20-1
Consideration of the creation of one lot on a 20-meter wide private access.

Moved by P. Milburn; Seconded by P. Morrison

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 access for the development of land as shown on plan “Caverhill Holdings Ltd. Subdivision 20-1” subject to:

- a. the final plan of subdivision being stamped with the “Private Access” note; and,
- b. a right-of-way agreement to cross over PID#75434589 (Lindsay Lane) being presented with final plan of subdivision.

Motion Carried

Item 20-06-08:

Applicant: Brad and Trina Greer

Greer Subdivision 2020-1
Consideration of the creation of eight lots on a private access.,

Moved by P. Morrison; 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 private access for the development of land as shown on plan "Greer Subdivision 2020-1" subject to:

- a) the final plan of subdivision being stamped with the "Private Access" note;
- b) a Wetland and Watercourse Alteration permit being obtained and approved to allow the crossing of the mapped water course that is located on the property;
- c) street names being approved by NB 911 prior to stamping of final plans; and,
- d) the 30-metre buffer from Mactaquac Headpond 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*".

Motion Carried

Item 20-06-09:

Applicant: Katherine Jenkins

Woodworth Subdivision 2020-1
Consideration of the creation of one lot on a private right-of-way.

Moved by P. Milburn; Seconded by E. Hunter

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 access for the development of land as shown on plan "Woodworth Subdivision 2020-1" subject to:

- a) the final plan of subdivision being stamped with the "Private Access" note; and,
- b) a right-of-way agreement to cross PID #60097383 being presented with the final plan of subdivision.

Motion Carried

Item 20-06-10:

Applicant: Anthony and Monica Gilbert

Eagle View Subdivision 2020-1
Consideration of the creation of four lots on a private right-of-way.
Consideration of a variance in frontage of a lot.

Moved by E. Hunter; Seconded by M. Chamberlain

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*;

1. approves a private access for the development of land as shown on plan “Eagle View Subdivision 2020-1 subject to:
 - a. the final subdivision plan being stamped with the “Private Access” note; and,
 - b. the 30-metre buffer from the watercourses and wetlands 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*”.
2. approves a 7–metre wide variance in the width of a lot to create 2020-4 with a total width of 47 metres at a minimum setback from the private access.

Motion Carried

Item 20-06-11:

Applicant: Jessica and Joseph Gilbert

Gilbert Subdivision 2020-1

Consideration of the creation of four lots on private right-of-ways.

Moved by P. Morrison; Seconded by B. Hartt

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves private right-of-ways of various widths for the development of land as shown on plan “Gilbert Subdivision 2020-1” subject to:

- a. the final plan of subdivision being stamped with the “Private Right-of-Way” note;
- b. a street name being approved by NB 911 for the private right-of-way over PID # 60192689 prior to stamping of final plans; and,
- c. the 30-metre buffer from the Saint John River 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 20-06-12:

Applicant: Tyson Urquhart

Hargrove Subdivision 2020-1

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

Moved by P. Milburn; Seconded by B. Hoganson

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan “Hargrove Subdivision 2020-1” subject to:

- a. the final subdivision plan being stamped with the “Private Right-of-Way” note; and,
- b. the 30-metre buffer from the Salmon River 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

6. ADJOURNMENT

Moved by E. Hunter

MOTION: “That there being no further business, the meeting adjourned at 5:57 pm.”

Motion Carried

Tom Nisbet, Chairperson

Mary Stone, Recording Secretary