

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

MINUTES OF MEETING # 20-11 (Tuesday, November 24, 2020 at 5:00 pm)  
Via Zoom Web Conferencing and Internet Broadcasting

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**MEMBERS PRESENT:** Bernie Hoganson, Bobbi Hartt, Mike Chamberlain, Susan Jonah, Peter Morrison, Eldon Hunter, Peter Dufour, Blaine Nason, Tom Nisbet, Brian Toole

**MEMBERS ABSENT:** Peter Corey

**ALSO PRESENT:** Stephen McAlinden, General Manager; Robin Canavan, Development Officer; Kelly Shaw, Development Officer; Mary Stone, Recording Secretary

**1. APPROVAL OF THE AGENDA**

Moved by S. Jonah; Seconded by P. Morrison

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

Motion Carried

**2. APPROVAL OF MINUTES**

Moved by E. Hunter; Seconded by B. Hartt

**MOTION:** "that the Minutes of meeting 20-10 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 October 2020.

**5. NEW BUSINESS:**

**Item 20-11-05:**

Applicant: Lloyd Chambers

Lloyd Chambers – Terms and Conditions Application

Consideration of terms and conditions for a manufacturing operation in the "Commercial and Light Industrial" CLI zone of the Rural Community of Hanwell Rural Plan.

Moved by E. Hunter; Seconded by S. Jonah

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per *Community Planning Act*: 34(4)(c)(i); permits a manufacturing operation on PID# 75456129, subject to the following terms and conditions:

1. that the manufacturing operation adheres to all applicable government regulations;
2. that any signs be in accordance with the *Rural Community of Hanwell By-Law 10-2015* – a By-Law to regulate signs; and,
3. that parking is in accordance with applicable provisions of subsection 3.3 of the *Rural Community of Hanwell Rural Plan*.

Motion Carried

**Item 20-11-06:**

Applicant: Central NB Surveys Ltd.

Linda Chessie Subdivision 2020-2

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

Moved by S. Jonah; 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 a 20-metre wide right-of-way for the development of land as shown on plan “Linda Chessie Subdivision No. 2020-2” subject to:

- a) the final plan of subdivision being stamped with the “Private Right-of-Way” note;
- b) a right-of-way agreement to cross PID #s 75481028 and 75414573 being presented with the final plan of subdivision; and,
- c) an arrangement for land for public purposes being made with the rural community of Hanwell, prior to stamping of the final plan.

Motion Carried

**Item 20-11-07:**

Applicant: Jerry and Sarah Clark

Clark Subdivision 2020-1

Consideration of the creation of three lots and remnant on a private right-of-way.

Moved by B. Nason; 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*;

1. approves a 10-metre wide private right-of-way for the development of land as shown on plan “Clark Subdivision 2020-1” subject to:
  - a) the final plan of subdivision being stamped with the “Private Right-of-Way” note; and,
  - b) the thirty-metre buffer from Hammond Cove Basin 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 20-11-08:**

Applicant: Eastern Land Surveys Ltd.

Pond Subdivision 2020-1

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

Moved by E. Hunter; 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 6-metre wide right-of-way for the development land of as shown on plan "Pond Subdivision 2020-1" subject to:

- a. the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Motion Carried

**Item 20-11-09:**

Applicant: Rural Community of Hanwell

ARMCO Rezoning

Recommendation regarding the proposed amendment to re-zone the lands having PIDs 75359216, 75265793, 75265785, from Rural – "RU" Zone to Commercial and Light Industrial – "CLI" – Zone to permit all uses allowed as of right under the commercial and light industrial zone subject to Terms and Conditions, in the rural community of Hanwell rural plan.

Patty Durling and Marc Ouellette were in attendance for this item Via Zoom Web Conferencing and Internet Broadcasting.

Moved by E. Hunter; Seconded by B. Nason

**MOTION:** The Planning Review and Adjustment Committee of the Regional Service Commission 11 recommends that the Council of the rural community of Hanwell approve the proposed amendment to re-zone from "RU" Zone to Commercial and Light Industrial – "CLI" – Zone.

Motion Carried by Division

**6. ADJOURNMENT**

Moved by P. Morrison; Seconded by B. Hartt

**MOTION:** "That there being no further business, the meeting adjourned at 5:40 pm."

Motion Carried

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Tom Nisbet, Chairperson

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Mary Stone, Recording Secretary