

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

MINUTES OF MEETING # 21-01 (Tuesday, January 26, 2021 at 5:00 pm)
Via Zoom Web Conferencing and Internet Broadcasting

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

MEMBERS ABSENT: Peter Corey, Eldon Hunter

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

1A. ELECTION OF CHAIR AND VICE CHAIR

Stephen McAlinden called for nominations and self nominations for the Chair position.
Mike Chamberlain was nominated by Peter Morrison.
Mike Chamberlain indicated he would accept the nomination.
Stephen McAlinden called for additional nominations twice.
Tom Nisbet was nominated by Bernie Hoganson.
Tom Nisbet indicated he would accept the nomination.
Following a vote, Tom Nisbet be named as Chair.

Stephen McAlinden called for nominations and self nominations for the Vice Chair position.
Mike Chamberlain was nominated for Vice Chair by Bernie Hoganson.
Mike Chamberlain indicated he would accept the nomination.
Stephen McAlinden called for additional nominations twice.
Nominations cease and Mike Chamberlain be named as Vice Chair.

1. APPROVAL OF THE AGENDA

Moved by P. Morrison; Seconded by B. Hartt

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

Motion Carried

2. APPROVAL OF MINUTES

Moved by B. Toole; Seconded by M. Chamberlain

MOTION: "that the Minutes of meeting 20-12 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 December 2020.

5. NEW BUSINESS:**Item 21-01-05:**

Applicant: Sandy McLaughlin

Sandy McLaughlin – Terms & Conditions Application
Consideration of terms and conditions for an automotive repair shop – a permitted use in the “Rural” zone of the Central York Planning Area Rural Plan Regulation – Community Planning Act.

Moved by B. Toole; Seconded by M. Chamberlain

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per *Community Planning Act: 53(3)(c)(i)*; permits an automotive repair shop on PID #75311431 in the “Rural” zone of the *Central York County Planning Area Rural Plan Regulation*, subject to the following terms and conditions:

- (a) that all signs be in accordance with applicable provisions of section 3.10 of the *Central York County Planning Area Rural Plan Regulation*, and in accordance with any applicable Department of Transportation and Infrastructure policies;
- (b) that parking be in accordance with applicable provisions of section 3.9 of the *Central York County Planning Area Rural Plan Regulation*, and in accordance with any applicable Department of Transportation and Infrastructure policies;
- (c) that outdoor lighting be located, arranged or shielded as not to interfere with traffic proceeding along the public street or with nearby landowners in the reasonable enjoyment of their properties;
- (d) that the operation of the automotive repair shop adheres to all applicable government regulations;
- (e) that where possible, existing trees and shrubs are maintained around the perimeter of the property;
- (f) that there be no on-site disposal of hazardous materials and that all hazardous materials be disposed of off-site by a waste management company; and,
- (g) that no derelict vehicles be stored on the property.

Motion Carried

Item 21-01-06:

Applicant: Welch Surveys

Beckley Subdivision
Consideration of the creation of three lots on a private access.

Moved by S. Jonah; Seconded by G. Crouse

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on plan “Thomas Beckley & Jennifer (Beckley) Wiebe Subdivision” subject to:

- a) the final plan of subdivision being stamped with the "Private access" note;
- b) an agreement to cross PID# 75483131 (Partridge Lane) to be presented with the final plan of subdivision; and,
- c) the thirty-metre buffer from the Mactaquac Stream 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 21-01-07:

Applicant: Brennan Surveys

Darrel E. Pyke & Susan E. Pyke Subdivision
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 "Darrel E. Pyke & Susan E. Pyke Subdivision" subject to:

- a) the final plan of subdivision being stamped with the "Private Right-of-Way" note; and,
- b) 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 21-01-08:

Applicant: Cornerstone Surveys Inc.

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

Moved by M. Chamberlain; 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 20-metre wide private right-of-way for the development of land as shown on plan "McKessock Subdivision" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note.

Motion Carried

Item 21-01-09:

Applicant: Eastern Land Surveys

Bridges Subdivision 2020-1

Consideration of the creation of one lot on a private access.

Moved by B. Nason; 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 private access for the development of land as shown on tentative plan “Bridges Subdivision 2020-1” subject to:

- a) the final plan of subdivision being stamped with the “Private Access” note.

Motion Carried

Item 21-01-10:

Applicant: Surtek Group

L&C Munn Developments Inc. Subdivision
Consideration of the creation of one lot 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*; approves a private right-of-way for the development of land as show on plan “L & C Munn Developments Inc. Subdivision Phase 2021-1” subject to:

- a) the private right-of-way being shown as part of the remnant property;
- b) the final plan of subdivision being stamped with the “Private Right-of-Way” note;
- c) the private right-of-way to be designed and built to meet the standards outlined in the publication prepared by the Department of Transportation and Infrastructure entitled “A Guide to the Minimum Standards for the Construction of Subdivision Roads and Streets” to ensure layout and drainage requirements will meet these standards to ensure that the proposed street can be accepted by the Province in the future as a public street;
- d) the road design being prepared by a professional Engineer licensed to practice in the Province of New Brunswick;
- e) the road design being certified by the aforementioned professional Engineer prior to stamping of the final plan; and,
- f) the thirty-metre buffer from the 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.*”

Motion Carried

6. ADJOURNMENT

Moved by P. Dufour; Seconded by P. Morrison

MOTION: "That there being no further business, the meeting adjourned at 5:31 pm."

Motion Carried

Tom Nisbet, Chairperson

Mary Stone, Recording Secretary