

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

MINUTES OF MEETING # 21-03 (Tuesday, March 30, 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, Tom Nisbet, Brian Toole, Gordon Crouse, Peter Corey, Eldon Hunter, Blaine Nason

MEMBERS ABSENT: None

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

1. APPROVAL OF THE AGENDA

Moved by M. Chamberlain; Seconded by S. Jonah

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

Motion Carried

2. APPROVAL OF MINUTES

Moved by P. Morrison; Seconded by B. Hartt

MOTION: "that the Minutes of meeting 21-02 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 February 2021.

5. NEW BUSINESS:

Item 21-03-05:

Applicant: Brad and Bree Wood

Brad and Bree Wood – Temporary Use

Consideration of a temporary use to permit a Class "2" home-based business of a health and foot care clinic in the "Residential" zone under the rural community of Hanwell rural plan – Hanwell By-Law 11-2016.

Moved by E. Hunter; Seconded by B. Hoganson

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Paragraph 2.2(2) - the *rural community of Hanwell – rural plan*

- *Hanwell By-Law 11-2016*; approves a temporary use to allow a Class “2” home-based business of a health and foot care clinic, located at 1889 Route 640 in the “Residential” zone under the *rural community of Hanwell rural plan – Hanwell By-Law 11-2016* subject to the following terms and conditions:

- (a) that all signs be in accordance with applicable provisions of By-Law No. 10-2015 – a by-law to regulate signs of the rural community of Hanwell and in accordance with any applicable Department of Transportation and Infrastructure policies;
- (b) that parking be in accordance with applicable provisions of section 3.3 of the *rural community of Hanwell rural plan - Hanwell By-Law 11-2016*;
- (c) that outdoor lighting be located, arranged or shielded as not to interfere with traffic proceeding along Route 640 Hanwell or with nearby landowners in the reasonable enjoyment of their properties;
- (d) that where possible, existing trees & shrubs are maintained around the perimeter of property;
- (e) that the residential character of the land, building or structure be maintained; and,
- (f) that the operation of the class 2 home-based business adheres to all applicable government regulations.

Motion Carried

Item 21-03-06:

Applicant: The White Manor on Main

The White manor on Main – Similar to or compatible with
Consideration of a contractor’s yard as being similar to or compatible with uses permitted in the Industrial Zone of the Village of Chipman Rural Plan, By-law No. 67.

Moved by S. Jonah; Seconded by B. Hartt

MOTION: The Planning Review and Adjustment Committee of the Regional Service Commission 11 as per Section 35 – Community Planning Act; allows the use of a contractor’s yard as being similar to or compatible with uses permitted in the Industrial zone subject to the following terms and conditions:

- (1) that no sign shall:
 - a) obstruct the view of, or be designed so as to be confused with, an official traffic sign, signal, or device;
 - b) no sign shall obstruct the view or be intermittent for the safe travelling of traffic;
 - c) no sign shall display flashing lights resembling those associated with danger or those used by police, fire, ambulance, and other emergency vehicles; and,
 - d) that all signs be in accordance with any applicable Department of Transportation and Infrastructure policies;
- (2) that where possible, existing trees & shrubs are maintained around the perimeter of property;
- (3) that parking be in accordance with applicable provisions of section 14.17.0 of the *Village of Chipman Rural Plan, By-law No. 67*;
- (4) that a building permit be obtained prior to construction of any buildings or structures; and,
- (5) that the contractor’s yard adheres to any applicable federal and provincial government regulations.

Motion Carried

Item 21-03-07:

Applicant: Welch Surveys

Jewett's Subdivision

Consideration of the creation of six lots on a private access.

Consideration of a variance in the width of lots.

Moved by B. Nason; 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*, Subsection 55(1) - *Community Planning Act*; approves a 20-metre wide private access for the development of land as shown on plan "Jewett's Subdivision 2021" subject to:

1. the final plan of subdivision being stamped with the "Private Access" note;
2. the 30-metre buffer from the watercourse 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*",
3. approve the following variances in the width of a lot:
 - a. approve a variance of 34-metres in the width of a lot to create lot "Private Access" with a width of 20 metres at minimum setback from Elsie Lane;
 - b. approve a variance of 26.3-metres in the width of a lot to create lot 2021-3 with a width of 27.7 metres at a minimum setback from private access.; and,
4. approve a variance of 745 square metres in the area of a lot to create private access lot with an area of 3255 square metres.

Motion Carried

Item 21-03-08:

Applicant: Welch Surveys

T&B Logging and Krista Fleiger

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

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

Motion Carried

Item 21-03-09:

Applicant: Welch Surveys

Stephen Sharp Subdivision

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

Moved by P. Corey; 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 private right-of-way for the development of land as shown on tentative plan “Stephen Sharp Subdivision” subject to:

1. the final plan of subdivision being stamped with the “Private Right-of-Way” note;
2. a right-of-way agreement to cross the Smith Dam Road (private) and PIDs# 75098442, 75098632, 75463687, 75221564 being presented with the final plan of subdivision; and,
3. the thirty-metre buffer from the watercourse 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; Seconded by B. Hartt

MOTION: “That there being no further business, the meeting adjourned at 5:26 pm.”

Motion Carried

Tom Nisbet, Chairperson

Mary Stone, Recording Secretary