



## **Planning Review and Adjustment Committee**

Date of Meeting: November 30, 2016

Location: Board Room, 3143 Main Street, Centreville

**Attendance:** Andy Leech, Chair  
Alan McLaughlin  
Elaine English  
Kenneth Clark  
Mark Atwater  
Trevor Welch

**Regrets:** None

**Staff:** Katelyn Hayden, Executive Director/Planning Director  
Bev Gullison, Office Administrator

Meeting was called to order by Committee Chair, Andy Leech at 7:00 pm.

### **Approval of Minutes**

**Motion:** To approve the minutes of the October 12, 2016 meeting.  
**Moved:** Ken Clark  
**Seconded:** Elaine English  
**Carried**

### **Conflict of Interest**

None

### **Zoning Applications**

1. **Western Valley Regional Service Commission – Administrative Rezoning – Z-2-2016**  
Katelyn Hayden reviewed Planning Staff Report # 21/16 informing the committee members that the Western Valley Regional Service Commission is applying to rezone several properties which are in close proximity of highway interchanges of Route 2 to Commercial & Light Industrial. Katelyn Hayden distributed and discussed the Commercial and Light Industrial zoning permitted uses listing with the members.



Katelyn Hayden advised that she had received authorization from each of the land owners to have the properties rezoned.

Andy Leech inquired re the current zoning shown on the Planning Staff report for the Tamarack Street property, as it is currently zoned as Industrial and not Commercial as indicated on the report. Katelyn Hayden stated this was an error and would be amended to reflect the current zoning as Industrial.

Katelyn Hayden reviewed the maps of the properties and noted that the Maps shows the rezoning request from Residential & Residential 1 to Commercial & Light Industrial. The GIS technician is amending the text on these Maps as it should state Rural and Resource One and not Residential & Residential 1.

Alan McLaughlin inquired if tax rates would also change when the rezoning was completed. Katelyn Hayden advised she had discussed this with Service New Brunswick and they advised that zoning in a rural area is not considered when reassessing property and it is possible your assessment may increase but it will not be based on zone changes.

**Motion:** To approve to rezone property identified as PID 10278521, 10089951, 10279313, 10226645, 10212702, 10279107, 10076164 & 10162857 to Commercial and Light Industrial as documented and recommended by staff.

**Moved:** Elaine English

**Seconded:** Trevor Welch

**Carried**

Katelyn Hayden advised this rezoning recommendation will be forwarded to the Minister of Environment and Local Government for approval when he requests it, and then there will be a public hearing which will be posted in the newspaper, another letter sent to area residents and the minutes of the public hearing will be sent to the Minister's department. Katelyn Hayden advised she cannot schedule the public hearing until the Minister approves the rezoning application.

### **Subdivision Applications**

1. **Dale MacFarlane Land Surveying – 73 West Glassville Road, Glassville - S-7-2016**

Katelyn Hayden reviewed Planning Staff report # 29/16 with the committee, advising that Dale MacFarlane is applying for a tentative plan of subdivision approval to create lot 16-01 accessed via a 9 metre wide right-of-way over the proposed lot located on the West Glassville Road on property identified at PID 10002525.



Katelyn Hayden stated the current owners wish to subdivide the property in order to permit separate ownership, however, PRAC approval is required as the remnant does not have frontage on a public road. Katelyn Hayden advised since the proposal meets the Provincial Subdivision Regulation dimensional requirements, staff will support the application subject to the terms and conditions listed in Planning Staff report #29/16.

Katelyn Hayden distributed and reviewed maps of the tentative subdivision plan showing the proposed lot and right-of-way access. Katelyn Hayden advised the lot does have frontage on a crown reserve road, but a crown reserve road is owned by the Department of Natural Resources and not the Department of Transportation and Infrastructure and the Department of Natural Resources does not consider a crown reserve road as a public road.

Andy Leech inquired if there were any further questions.

**Motion:** To approve the Tentative Plan of Subdivision to create lot 16-01 resulting in the remnant of PID 10002525 being access via a 9-metre wide right-of-way as presented.

**Moved:** Mark Atwater

**Seconded:** Trevor Welch

**Carried**

### Variance Applications

1. 641451 NB Ltd. – 244 Main Street, Plaster Rock – V-9-2016

Katelyn Hayden presented Planning Staff report #28/16, informing the committee that Carter Edgar is requesting approval to allow a 0.35 metre setback variance in order to attach a car wash to an existing building on property identified at 65194573.

Katelyn Hayden advised the Village of Plaster Rock by-law 20A does not permit for more than one main building per lot and requires the structure to be located 2 metres from a rear or side property line. Katelyn Hayden advised the proposed structure will project 0.35 metres into the required 2 metre setback.

Katelyn Hayden advised staff's primary concerns were with vehicles exiting the car wash and the lack of space provided for waiting vehicles. Katelyn Hayden stated that projecting into the required setback may result in damage to the structure due to snow removal and snow removal equipment; therefore, applicant is duly notified of this risk and if he decided to build within the setback he does so at his own risk and agrees to bear the cost of any repair to his structure.



Katelyn Hayden noted the Manager of Public Works did not express any concerns with respect to snow removal or anticipates any damage to the structure.

Katelyn Hayden advised the Building Inspector/Development Officer has visited the site on several occasions and in his opinion the 0.35 metre projection into the required setback is not unreasonable. Katelyn Hayden stated staff is recommending approving the 0.35 metre setback subject to the terms and conditions documented in Planning Staff report #28/16.

Property maps were reviewed by the committee and Katelyn Hayden informed the members that she requested a survey be completed prior to making a recommendation to ensure an accurate site plan on which to base a decision.

Andy Leech inquired regarding the slope of the land and asked if there is sufficient room for a car to get off the highway. Katelyn Hayden advised there is enough room for a car to get off the paved portion on Bridge St. which is a dead-end street. Katelyn Hayden stated the Building Inspector has visited and inspected the site on several occasions to ensure Mr. Edgar fully understood his legal property boundaries, and staff subsequently required a site plan to ensure the applicant was aware of where his property lines were.

Andy Leech advised he was concerned there may not be enough room for vehicles to pull off the street and the committee re-examined the map specifications. Mark Atwater inquired if this was a busy street and Katelyn Hayden advised it was a dead-end quiet street. Mark Atwater stated since traffic on the street is minimal then traffic congestion should not be an issue.

Andy Leech stated he would not anticipate any potential future development on Bridge Street.

Andy Leech reminded the committee that the PRAC committee as the final decision when approving variance applications.

**Motion:** To approve the 0.35 setback variance to permit the construction of a car wash on property located at 244 Main St. Plaster Rock as presented, subject to the terms and conditions documented in Planning Staff report #28.16

**Moved:** Trevor Welch

**Seconded:** Elaine English

**Carried**



**Old Business**

None

**New Business**

None

**Adjournment:**

**Motion:** To adjourn meeting  
**Moved:** Mark Atwater

Meeting adjourned at 7:10 pm.

X   
Andy Leech, Chair

