



## **Planning Review and Adjustment Committee**

Date of Meeting: April 27, 2016

Location: Board Room, 650 Main Street, Woodstock

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

**Regrets:** Brent Pearson, Vice Chair  
Trevor Welch

**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 March 9, 2016 meeting.  
**Moved:** Elaine English  
**Seconded:** Mark Atwater  
**Carried**

**Motion:** To approve the minutes of the April 13, 2016 meeting.  
**Moved:** Ken Clark  
**Seconded:** Elaine English  
**Carried**

### **Conflict of Interest**

None

### **Zoning Applications**

None



## **Subdivision Applications**

### **1. Antrim Development Inc. – Tamarack Street, Beardsley – S-2-2016**

Katelyn Hayden reviewed Planning Staff Report #5/16 and provided maps of the subject property to the committee advising Antrim Developments has made application for approval of tentative plan of subdivision to create a public street on property identified as PID #10076164.

Katelyn Hayden advised the necessary provincial departments have been contacted, concerns addressed, and applications for approval were pending. Katelyn Hayden read the cul-de-sac road construction guidelines and noted this application meets the required standards, as shown in the tentative approval letter received from The Department of Transportation and Infrastructure, which was circulated to the members.

Katelyn Hayden stated as this proposal meets the standard requirements, staff are prepared to approve the application subject to following terms and conditions.

- a) Final Plan of Subdivision be substantially in accordance with Map II included with Planning Report 5/16;
- b) The name of the proposed cul-de-sac be approved by NB 911 prior to approval of the Final Plan of Subdivision;
- c) Public utility easements be granted gratuitously and be shown on the Final Plan of Subdivision.

Katelyn Hayden answered questions clarifying ownership of the adjacent properties and if the proposed street could be utilized by existing businesses. Katelyn Hayden advised the existing businesses currently have frontage on Tamarack Street and would not need the proposed street for access.

Andy Leech inquired if the members of the public in attendance had any questions and none were addressed.

**Motion:** To approve the Antrim Development Inc. tentative plan of subdivision subject to the terms and conditions as recommended by staff to create a public street coming off of Tamarack Street, Beardsley

**Moved:** Elaine English

**Seconded:** Mark Atwater

**Carried**

### **2. Welch Surveys Ltd. – Juniper Brook Road – S-3-2016**

Katelyn Hayden advised Welch Surveys Ltd. on behalf of H J Crabbe & Sons Ltd. has made application for approval of a tentative plan of subdivision to create two water orientated residential lots serviced by a private right-of-way on properties identified as PID #10005478 & 10177509.



Katelyn Hayden read Planning Staff Report #7/16 and circulated surveyor's plan and maps of the subject property for discussion with the committee members.

Katelyn Hayden told the committee members given that the proposed lots meets the lot area requirements and adequate access is proposed via the existing private extension of Juniper Brook Road, staff are prepared to support this application subject to the following terms and conditions:

- a) The site be developed substantially in accordance with Map II attached to PR 7/16 to the satisfaction of the Development Officer;
- b) Legal right-of-way be granted to the owners of proposed Lot 15-25 and 15-26 and to subsequent owners, assigns, heirs and successors by deed.

Katelyn Hayden informed the members she received several calls from property owners in close proximity of the subject property concerned that their existing right-of-way was being purchased and they could lose access. Katelyn Hayden reviewed the existing right-of-way access by referencing the circulated maps of the property and informed the committee members that right-of-way access would be maintained and that this access would also be included in their deeds. Katelyn Hayden advised when the property owners were informed that their right-of-way access would be maintained they had no further issues.

Katelyn Hayden noted there is a potential purchaser for Lot 15-25 and the surveyor advised there are on-going discussions regarding Lot 15-26 being amalgamated with the adjacent property. Katelyn Hayden stated Lot 15-26 was only included in this application as the surveyor did not want to reapply with PRAC if this amalgamation should not occur. Therefore, the final plan may potentially show one lot and a parcel being added to the adjacent property.

Andy Leech stated by reviewing the map, Lot 15-26 appears to have approximately only 1 acre of useable land and Katelyn Hayden confirmed this was accurate.

Mark Atwater inquired if there would be sufficient land to install a septic system and Katelyn Hayden advised the final plan would be red stamped stating modifications to the septic system may be required due to their proximity to the water as a conventional system may not be sufficient. Katelyn Hayden stated prior to approving the final plan, the surveyor will present a document indicating whether the soil is suitable for a conventional septic system or if modification would be required.

Andy Leech inquired if this would require a Department of Health certification and Katelyn Hayden confirmed that was correct.



**Motion:** To approve a tentative plan of subdivision subject to the terms and conditions as recommended by staff to create two water orientated residential lots serviced by a private right-of-way on Juniper Brook Road, Juniper

**Moved:** Ken Clark

**Seconded:** Alan McLaughlin

**Carried**

### Variance Applications

#### **1. Sunridge Properties - Route 110, Simonds – V-5-2016**

Katelyn Hayden presented Planning Staff Report #8/16 notifying the committee members that Sunridge Properties has made application for a compatible use/similar use variance to permit the construction of a convenience store with a gasoline bar on Route 110. The subject property is identified as PID 10226645 and 10212702.

Katelyn Hayden recommended that the application submitted by Sunridge Properties for a compatible use/similar use variance to permit the construction of a convenience store with a gasoline bar be approved subject to the following terms and conditions:

- a) All construction to comply with the National Building Code of Canada 2010;
- b) All necessary approvals be obtained from the Department of Environment prior to the issuance of a building permit.

Katelyn Hayden provided the committee members with maps of the proposed site and read an email received from an area business owner citing traffic congestion concerns. Katelyn Hayden reiterated to the committee that Route 110 is a collector highway at the exchange with Route 2. Katelyn Hayden also circulated an Appendix A, which listed permitted uses under the Rural and Resource One Zone.

Andy Leech asked if the committee members had any questions for the Sunridge Properties representative in attendance and no questions were raised.

Alan McLaughlin inquired if any concerns were addressed by the residential property located next door to the proposed site and Katelyn Hayden advised that the residents were notified but no comments were received.

Ken Clark asked if the Department of Environment would be required to review and approve the project prior to building and Katelyn Hayden confirmed that was correct, as they would ensure the plans meet all of the necessary regulations. Katelyn Hayden stated a building permit could not be issued until the Department of Environment provides their approvals.

Andy Leech inquired if there were any further questions.



**Motion:** To approve the variance application from Sunridge Properties for a compatible use/similar use variance to permit the construction of a convenience store with a gasoline bar as recommended by staff subject to the terms and conditions noted.

**Moved:** Ken Clark

**Seconded:** Elaine English

**Carried**

**Old Business**

None

**New Business**

None

**Adjournment:**

A motion was made by Elaine English to adjourn.

Meeting adjourned at 7:30 pm.

x   
Brent Pearson, Vice-Chair