



## **PLANNING REVIEW AND ADJUSTMENT COMMITTEE**

Date of Meeting: March 15, 2018

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

**Regrets:** Trevor Welch, Vice-Chair

**Staff:** Katelyn McGrath, 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 February 8, 2018 meeting.  
**Moved:** Ken Clark  
**Seconded:** Mark Atwater

**Carried**

### **Conflict of Interest**

None

### **Zoning Applications**

#### **Item: Z-2-2018**

**Applicant:** Harvest House Tobique – Rev. Aaron Demerchant  
**Owner:** Suzann Laurie-Ann Fournier  
**Location:** 73 Brook St., Plaster Rock

For consideration to amend the Multiple Unit Residential Zone (R-2) as it relates to the property located at 73 Brook Street, Plaster Rock to permit the use of the existing apartment building as a group home for a step up housing program.



Katelyn McGrath read Planning Staff Report #04/18 and area maps were viewed by the committee members, as well as the Step-Up Housing Program Business Process report, which was prepared by Harvest House Tobique. Katelyn advised the members that the R2 zoning amendment would pertain only to the subject property.

A letter from the Director of the Operations, Rev. Aaron Demerchant, who was in attendance, was circulated and several pictures of the subject property were observed. Copies of two letters received from concerned area residents were also distributed

Katelyn reviewed with the members the permitted uses of a Single-Detached and Two Unit Residential Zone (R1 Zone) and the Multiple Unit Residential Zone (R2 Zone).

Katelyn advised that the subject property currently is a 3 unit, 7 bedroom apartment, and as a result there should be no increase in area traffic with the conversion of the proposed group home. Katelyn further noted that there has been no proposal to perform any modifications to the building.

**Motion:** To recommend to the Village of Plaster Rock to amend the Multiple Unit Residential Zone (R-2) as it relates to 73 Brook Street, Plaster Rock, identified as PID 65021586, to permit a group home, subject to the following terms and conditions:

- a) A building permit be obtained prior to any renovation to the structure, and all construction comply with the National Building Code of Canada 2010;
- b) All provincial permits required by regulation be obtained prior to any renovation to the structure;
- c) All construction and renovations on the subject property shall comply with Village of Plaster Rock By-Laws 19A and 19B;
- d) Any necessary easements, municipal easement, and public utility easements be granted gratuitously to the satisfaction of the Manager of Public Works.

Alan McLaughin inquired if one of the bedrooms would be reserved for staff and Rev. Demerchant stated that was correct.



Rev. Demerchant provided an overview and goals of the program and answered inquiries from the committee members. He informed the members that they are only leasing the property and that the legal owners support the program. Rev. Demerchant also stated that the Town of Plaster Rock was advised when their community center opened in 2015 that their goal was to open a step-up housing unit in Plaster Rock.

Alan McLaughlin asked if the Town of Plaster Rock was in support of the program and Rev. Demerchant advised that since it is a small town and he knows the councillors personally he believes the majority are in support of the program.

Rev. Demerchant advised the program is 100% supported by local charities and that the RCMP will offer evidence that vandalism, etc. has been reduced at this location and if this program is not approved, the subject property will continue to be a rental unit.

Moved: Elaine English  
Seconded: Ken Clark

**Carried**

Katelyn advised she will draft a letter to the Village of Plaster Rock council recommending the zoning amendment proposal, subject to the documented terms and conditions.

### **Subdivision Applications**

None

### **Variance Applications**

None

### **Old Business**

None

### **New Business**

Next meeting is scheduled for April 11, 2018 @ 7:00 pm



**Adjournment:**

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

Meeting adjourned at 7:45 pm.

A handwritten signature in blue ink, appearing to read "Andy Leech", is written over a horizontal line. A small "x" is visible at the beginning of the line.

**Andy Leech, Chair**