



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: February 27, 2019

Location: Board Room, 3143 Main Street, Centreville

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

Regrets: Trevor Welch, Vice-Chair

Staff: Katelyn McGrath, Planning Director
Bev Gullison, Office Administrator

Members of the Public: Richard Orser, Caleb Orser, Tracey Demerchant

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 17, 2018 meeting.

Moved: Ken Clark
Seconded: Mark Atwater

Carried

Conflict of Interest

None

Variance Application: V-1-2019

Applicant: Bridgeview Plaza Corp. – PID 10106516
Owner: Richard Orser
Location: 540 Main St., Hartland

For consideration to approve a variance application to permit the construction of a mixed-use building having 51% of the main floor dedicated to residential use, and 84% of the total building floor area dedicated to residential.

The Planning Director presented Planning Staff Report 01/19 while referencing site plans and area maps which were provided to the members. The Planning Director advised an amendment to term and condition a) was made to include that the development be connected to the municipal water and sewer system.

Alan McLaughlin inquired if the paving had to be completed prior to construction in order to ensure parking lot specifications would be followed. The Planning Director advised that paving did not have to be completed prior to construction but noted that the final plans must show that the proposed terms were met. The Planning Director stated that a final site, landscaping and parking lot plan would be submitted and reviewed by the Planning Department to ensure all conditions are met prior to issuing the building permit.

The Planning Director also advised that the Surveyor has confirmed there are no issues to meet the driveway's 8% elevation requirement.

Mark Atwater asked if there were any concerns regarding the development being connected to the municipal sewer and water system. The Planning Director stated the Town would be provided with the specifications and that plumbing permits would be required to be issued by the Provincial Plumbing Inspector.

2019-02-01

Motion: To approve the application submitted by Bridgeview Plaza Corp. for a variance to section 5.3.1(b) of the Hartland zoning By-Law B-46 to permit the construction of a mixed-use building with 51% of the main floor dedicated to residential use, and 84% of the total building floor area dedicated to residential use be approved subject to the following terms and conditions:

- a) The development shall be connected to the municipal water and sewer services, and all construction on the subject property shall comply with the Town of Hartland Public Works By-Law;
- b) Any necessary easements, municipal easement, and public utility easements be granted gratuitously to the satisfaction of the Manager of Public Works;
- c) A building permit be obtained prior to any renovation to the structure, and all construction comply with the National Building Code of Canada 2010;

- d) Building plans shall be stamped by a Professional Engineer licensed in the Province of New Brunswick;
- e) Approval of the Office of the Fire Marshall is required prior to application for a building permit;
- f) All provincial permits required by regulation, including plumbing and electrical permits, be obtained prior to the commencement of construction;
- g) Fire Hydrants be provided to the satisfaction of the Town of Hartland Fire Chief;
- h) Final parking plan be to the satisfaction of the Town of Hartland Fire Chief;
- i) A final parking and landscaping plan be submitted to the satisfaction of the Development Officer prior to the issuance of a building permit
- j) Final site plan be to the satisfaction of the Development Officer;
- k) Parcel of PID 10235174 be acquired and consolidated with the subject property prior to the issuance of a building permit;
- l) The proposed driveway access not exceed 8% gradient;

Moved: Elaine English
Seconded: Alan McLaughlin

Carried

G. Old Business

None

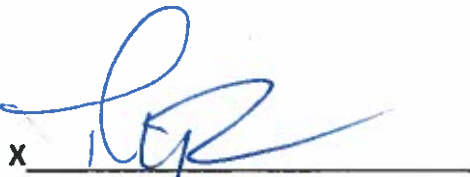
H. New Business

None

I. Adjournment:

Motion: To adjourn meeting
Moved: Elaine English

Meeting adjourned at 7:15 pm.

X 

Trevor Welch, Vice-Chair