



## **PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES**

Date of Meeting: November 13, 2019

Location: Board Room, 3143 Main Street, Centreville

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

**Regrets:** None

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

**Members of the Public:** Richard Orser – Bridgeview Plaza Corp.

Meeting was called to order by Committee Chair, Andy Leech at 6:35 pm.

### **Approval of Minutes**

**Motion:** To approve the minutes of the October 9, 2019 meeting.

**Moved:** Elaine English

**Seconded:** Ken Clark

**Carried**

### **Conflict of Interest**

None

### **Zoning Applications**

None

## Subdivision Applications

None

## Variance Applications

### 1. Item: V-3-2019

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

For consideration of a variance to section 5.3.1(b) of the Hartland Zoning By-Law B-46 to permit the construction of a residential apartment building with 100% of the total floor area dedicated to residential use on property identified at PID 10106516.

The Planning Director reviewed Planning Staff Report #20/19, while referencing area maps, site and subdivision plans with the members, noting that the application does not involve any proposed subdivision to create a separate lot, given that there is no road frontage available.

The Planning Director stated since the report was prepared the Fire Chief has reviewed the plan and she is awaiting his comments and advised that additional turning area may be required in order to ensure ample turning radius for fire trucks prior to approval.

Alan McLaughlin questioned wheelchair accessibility and parking spaces and the Planning Director advised that the barrier free code for New Brunswick requires that one unit must be wheelchair accessible. The Planning Director stated that the updated site plans will reflect the barrier free parking space located in front of the barrier free unit.

The Planning Director reminded the members that the original plan that was submitted to PRAC in February 2019 was for a 3 storey apartment building having interior access to each unit. The Planning Director advised that the revised plan provides exterior access to each unit.

### 2019-11-01

**Motion:** To approve the application submitted by Bridgeview Plaza Corp. for a variance to section 5.3.1(b) of Hartland Zoning By-Law B-46 to permit the construction of a residential apartment building with 100% of the total floor area dedicated to residential use be approved subject to the following terms and conditions:

- a) 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 the commencement of any construction, 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: Kenneth Clark

Seconded: Elaine English

**Carried**

**2. Item: V-4-2019**

**Applicant:** Aggcon Contracting (2005) Ltd.

**Owner:** Sheldon Acott

**Location:** 195 Route 560, Upper Woodstock – PID 10264521

For consideration of an application to permit the expansion of a legal non-conforming use under section 60(3) of the *Community Planning Act*.

The Planning Director reviewed Planning Staff report #21/19 while displaying an aerial map and the proposed engineered plans.

The Planning Director advised that when the GIS mapping technician created the area zoning map that this property was erroneously mapped as residential. The Planning Director noted when amendments to the zoning map are completed, as there have been several mapping

errors noted, that the zoning of this property will be rectified, and the commercial and light industrial zone will be applied.

The Planning Director advised that letters were sent to property owners within 100 meters of the subject property, and only 1 call was received from a neighbouring property owner requesting clarification of the application only. The property owner further advised that they had no concerns with the application, as they have never had any problems with noise, working hours, etc. with Aggcon Contracting Ltd. operations.

**2019-11-02**

**Motion:** To approve the application submitted by Aggcon Contracting (2005) Ltd. for approval of the expansion of a legal non-conforming use under section 60(3) of the *Community Planning Act* be approved subject to the following terms and conditions:

- a) All construction on the subject property shall comply with the National Building Code of Canada 2010;
- b) All provincial permits required by regulation, all environmental approvals, and access approval, be obtained prior to the issuance of a building permit;

Moved: Trevor Welch  
Seconded: Mark Atwater

**Carried**

**G. Old Business**

None

**H. New Business**

None

**I. Adjournment:**

**Motion:** To adjourn meeting  
**Moved:** Elaine English

Meeting adjourned at 7:02 pm.

  
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Andy Leech, Chair