



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: July 21, 2022
Via Zoom

Attendance:

Trevor Welch, Chair
Elaine English, Vice-Chair
Alan McLaughlin
Kenneth Stephenson
Lee Patterson

Regrets:

Mark Atwater

Staff:

Conor Tripp, Planning Manager
Bev Gullison, Office Administrator

Members of the Public:

None

Meeting was called to order by Committee Chair, Trevor Welch at 6:30 pm.

Approval of Agenda:

Motion: To approve the Agenda of the July 21, 2022 meeting.

Moved: Elaine English
Seconded: Lee Patterson

Motion Unanimously Carried

Conflict of Interest

Trevor Welch declared a conflict of interest with Agenda Item #2, Becaguimec Developments, as he is the surveyor for this development.

Lee Patterson declared a conflict of interest with Agenda Item #2, Becaguimec Developments, as he is one of the project's developers.

Approval of Minutes

Motion: To approve the minutes of the June 8, 2022 meeting.

Moved: Lee Patterson
Seconded: Ken Stephenson

Motion Unanimously Carried

Variance Applications

1. Item: V-1-2022

Applicant/Owner: Stephen Lloyd & Natasha Warman
PID: 10240604
Location: 2 Walton Court, Hartland

For consideration to approve a variance application to permit a 2-car garage located on 2 Walton Court approximately 0.5 metres (1.6 feet) away from the property line bordering on McLean Avenue. The variance request constitutes a 7.0 metre (23 foot) variance from the Town of Hartland Zoning By-Law.

The Manager of Planning reviewed the Planning Staff Report No. 15/22 while displaying area photos, maps, and survey site plan. The Manager of Planning informed the members that this application could have been approved in-house but due to the size of the variance it was preferred to have this application considered by PRAC.

Trevor Welch stated it was a substantial variance but agreed with Staff recommendation that due to the existing 100-foot right-of-way it would not impact future variance decisions.

2022-07-01

Motion: To approve the variance application submitted by Stephen Lloyd, as presented to permit a 7-metre variance from his side lot line bordering on McLean Avenue.

Moved: Alan McLaughlin
Seconded: Elaine English
Motion Unanimously Carried

Zoning Applications

The Chair position for Item Z-4-2022 was transferred to the Vice-Chair, Elaine English, as Trevor Welch declared a conflict of interest for item Z-4-2022.

2. Item: Z-4-2022

Applicant/Owner: Becaguimec Developments Ltd.
PID: 10292456 / 10286805 / 10271013
Location: Rockland Road & McLean Avenue, Town of Hartland

For consideration to rezone lands from Residential 2 to Residential 4 to accommodate a Mixed Residential Development (9 Duplexes & 4, 4-Unit Townhouses).

The Manager of Planning reviewed Planning Staff Report No. 16/22, while displaying site plans, area maps, subdivision plan / inspection report, engineered drainage plans, exterior duplex and townhouse plans, and site photos.

The Manager of Planning advised that the current Residential 2 zoning already permits duplexes and townhouses but noted since the proponent wishes to construct more than 1 single use on a lot, a new residential 4 zone was created.

During member discussions Lee Patterson and Trevor Welch left the meeting and placed in a virtual conference breakout room.

The members discussed the concerns relating to flooding and the lost of trees that were raised by the neighboring property owners such as flooding and loss of privacy. The Manager of Planning stated neighbors were concerned, as trees were removed and the ditch was dug close to property lines, but until the project is approved the rip rap, etc. has not yet been completed and it will require the approval of the Town of Hartland's consulting engineer to ensure standards are met.

Ken Stephenson raised possible concerns relating to parking only available for one vehicle and asked if this could cause concerns for larger vehicles, such as fire and garbage trucks. Ken Stephenson further stated that many families have more than 1 vehicle and addressed the concern that they could possibly be parking on the street.

Elaine English stated it could be a safety issue and create future concerns by the developers wishing to maintain ownership.

The Manager of Planning advised that since this is not a public road it is technically allowed, as it is essentially like a private driveway and the developers wish to maintain ownership thus assuming responsibility for maintenance of road safety, etc. The Manager of Planning stated this is the reason staff has recommended in the terms and conditions that the developers enter

into an agreement with The Town of Hartland for any municipal services/infrastructure associated with the construction and maintenance of the proposed development.

Ken Stephenson asked if there was any chance that the developer may wish to subdivide those duplexes into individual lots, as he is aware it has caused issues in other areas.

The Manager of Planning stated that this concern would not apply to property containing the townhouses, but it could be an issue with the width of access for the duplexes and the potential of a right-of-way. The Manager of Planning stated that many roads in the Town of Hartland are currently the same size and meets the old standards but noted the issue would be the width of the right-of-way for the duplexes if ever subdivided.

Elaine English inquired if PRAC's responsibility is to forward staff recommendations to the Town of Hartland to accept the proposal presented and the Manager of Planning confirmed that was accurate.

2022-07-02

Motion: To recommend to the Town of Hartland that the zoning application submitted by Becaguimec Developments Ltd .be approved to:

- Rezone PID's 10292456, 10286805 & 10271013 from Residential 2 to Residential 4; and
- To add the Residential 4 Zone to the Town of Hartland Zoning By-law to permit a mixed residential development, be approved subject to the following terms and conditions:
 - (a) That McLean Street be extended to provide access to PID 10286805 prior to the issuance of any building permit on that property;
 - (b) That minimum fire flow requirements be determined for the proposed development to confirm suitable fire flow availability prior to the pouring of any floorslab;
 - (c) That engineered plans and profiles of water and sewer lines, including gate valves and location of hydrants be delivered to the Town's Consulting Engineers for their approval prior to the issuance of a building permit;
 - (d) That engineered drainage plans and profiles be delivered to the Town's Consulting Engineers for their approval, with the following information, prior to the issuance of a building permit:
 - (i) Assessment of the receiving culvert to ensure it has the capacity to convey current and planning future increase runoff; and
 - (ii) That the interceptor ditch is sufficiently high to accommodate a 1:100 rainfall events;
 - (e) That as-built plans be submitted and approved by the Town's Consulting engineer for (c) and (d) prior to the pouring of any floorslab;
 - (f) That all plans shall be delivered to the Town Works Department upon completion;
 - (g) That privacy screens be erected on the western side of those duplex patios facing PID's 10104255, 10191385, 10191401, and 10191427; and

(h) That Becaguimec Developments Ltd. enters into a developer's agreement with the Town of Hartland for any municipal services/infrastructure associated with the construction and maintenance of the proposed development.

Moved: Alan McLaughlin
Seconded: Ken Stephenson

Motion Unanimously Carried

Trevor Welch and Lee Patterson were readmitted into the meeting and Trevor Welch resumed the Chair position.

G. Old Business

None

H. New Business

The Planning Manager advised there will be a meeting later in August and when the date has been confirmed we will advise.

I. Adjournment:

Motion: To adjourn meeting

Moved: Elaine English

Meeting adjourned at 7:30 pm.

X 

Trevor Welch, Chair