



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: August 24, 2022
Via Zoom

Attendance: Trevor Welch, Chair
Elaine English, Vice-Chair
Alan McLaughlin
Kenneth Stephenson
Lee Patterson
Mark Atwater

Regrets: None

Staff: Conor Tripp, Planning Manager
Bev Gullison, Office Administrator

Members of the Public: Paul Chilco, Randy Drost

Meeting was called to order by Committee Chair, Trevor Welch at 6:33 pm.

Approval of Agenda:

Motion: To approve the Agenda of the August 24, 2022 meeting.

Moved: Elaine English

Seconded: Lee Patterson

Motion Unanimously Carried

Conflict of Interest

None

Approval of Minutes

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

Moved: Elaine English

Seconded: Mark Atwater

Motion Unanimously Carried

Variance Applications- V-2-2022

Applicant/Owner: Bath Non-Profit Housing Inc.

PID: 10262848

Location: 17 Hospital Street, Bath

For consideration to approve a variance application to the minimum width and minimum lot size within the Mixed-Use Zone to convert a vacant building to a multiple-unit dwelling of 4-units on PID 10262848.

Introductions for 2 delegates present, neighbours Paul Chilco and Randy Drost were made.

The Planning Manager, Conor Tripp, reviewed Planning Staff Report # 24/22 while displaying aerial photos, maps, and site plans of the area.

The Planning Manager reiterated that newsletters were sent out to 12 neighbors within 30 meters of the subject property, and 4 letters of concern were received. The Planning Manager stated the primary areas of concern addressed by the neighbors were: limited yard and parking spaces, snow removal practices, undesirable low-income housing, possible existing right-of-ways, the encroachment of the NB Trail, and Wayne MacIntosh's driveway access being blocked.

The Planning Manager informed those present that it is not the responsibility of the Regional Service Commission to enforce parking and the NB Trails, as responsibility rests with the property owner who has the legal right-of-way.

An open discussion regarding the concerns raised occurred with the PRAC members and the members of the public in attendance. There were also discussions regarding the possibility of the developer or the Village of Bath exploring purchasing the vacant land now owned by the Bank of Nova Scotia, which would provide additional space and eliminate many of the concerns addressed.

Alan McLaughlin advised that he wished to make a motion to deny the application due to no suitable solution for snow removal has been provided and Mark Atwater stated he would 2nd the motion.

On the question, Elaine English stated that the developer has already advised that they would provide snow removal services and that the snow would be removed from the lot if the vacant bank land purchase agreement was not reached.

Lee Patterson inquired if an additional Term and Condition could be added. Trevor Welch and Elaine English advised that enforcing a snow removal Term & Condition is beyond the scope of PRAC and if we cannot enforce it, we cannot request it.

The Chair requested a motion and Kenneth Stephen asked if the recommended Terms and Conditions could be reread.

2022-08-01

Motion: To approve the application submitted by Bath Non-Profit Housing Inc. to permit a 22-metre variance to the lot width and a variance of 292 m² to the lot minimum lot size, subject to the following terms and conditions, as presented:

- That, prior to final inspection, no parking signs be posted on the southern side of the multiple-unit dwelling and at the southern property line of PID 10148195 where it meets the right-of-way; and
- That Western Valley Regional Service Commission provide a letter to Village of Bath Council to consider permitting excess parking from the subject property on PID 10098275 and 10099067 if these properties come under the ownership of the Village of Bath.

Reasoning: The development of a multiple-unit dwelling for low-income residents is in keeping with the intent of the Village of Bath Rural Plan and reutilizes an existing building which encourages infill development that make use of existing infrastructure. Furthermore, the site plan provided meets the number of required parking spaces as indicated the Rural Plan.

Moved: Elaine English

Seconded: Lee Patterson

Motion Unanimously Carried

Zoning Applications - Item: Z-5-2022

Applicant/Owner: Town of Hartland

PID: 10286987

Location: Rockland Road & McLean Avenue

For consideration to approve an application from the Town of Hartland to rezone those lands having PID 10286987 from INS (Institutional) Zone to R-2 (Residential Mix) Zone to permit future residential development.

The Planning Manager presented Planning Staff Report # 18/22 while displaying a plan of survey and site location maps

2022-08-02

Motion: To recommend to the Town of Hartland to rezone PID 10286987 from INS (Institutional) Zone to R-2 (Residential Mix) Zone.

Reasoning: The proposed rezoning of PID 10286987 is in keeping with intent of the Town of Hartland Municipal Plan and Zoning By-law. Furthermore, the proposed zoning changes are appropriate and are compatible with the character of the area.

Moved: Mark Atwater
Seconded: Lee Patterson

Motion Unanimously Carried

G. Old Business

None

H. New Business

None

I. Adjournment:

Motion: To adjourn meeting
Moved: Elaine English

Meeting adjourned at 7:59 pm.

X 

Trevor Welch, Chair