



PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: April 18, 2023
Via Zoom

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

Regrets: None

Staff: Conor Tripp, Planning Director
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 April 18, 2023 meeting.

Moved: Lee Patterson

Seconded: Elaine English

Motion Unanimously Carried

Conflict of Interest

None

Approval of Minutes

Motion: To approve the minutes of the December 14, 2022 meeting.

Moved: Mark Atwater

Seconded: Ken Stephenson

Motion Unanimously Carried

Trevor Welch inquired if the recommendation to increase the number of PRAC members made during the December 14, 2022 meeting had been approved. The Planning Director advised that the amended by-laws were approved by the Board and Kevin Hachey, a new member, is present this evening and stated that he was hoping to fill the remaining vacant position with a member from the District of Tobique Valley.

Zoning Applications

1. Item: Z-1-2023

Applicant/Owner: Thomas Baker

PID: 65021412 & 65123341

Location: 59 Post Street, Plaster Rock, NB

For consideration to rezone lands having PID 65021412 and 65123341 from the Single-Detached and Two-Unit Residential Zone (R1 Zone) to the R-1-1 Zone to permit a kennel as a secondary use.

The Planning Director reviewed Planning Staff report P.R. 2/23 with the members while displaying site plans, lot configuration, aerial mapping, and photos of the proposed kennel site.

The Planning Director reiterated that the R-1-1 zone is the same as the Residential 1 zone, with the addition of allowing a kennel as a secondary use.

Trevor Welch questioned the role of the NBSPCA to ensure the size of the kennel operation did not fall under PRAC's authority and the Planning Director confirmed that was not part of PRAC's mandate but as a term & condition a letter of recommendation to the NBSPCA will be issued.

Mark Atwater requested clarification of the definition ‘small-scale home-based operation’ referenced in the Planning Staffing report. The Planning Director advised that to maintain it as a small-scale operation, that in a residential zone, it should be only permitted as a secondary use.

Lee Patterson inquired if noise control by-laws may need to be revisited to ensure barking would not become an issue within the municipality in the future. The Planning Director advised he would discuss that with the CAO of the District of Tobique Valley.

2023-04-01

Motion: To recommend to the District of Tobique Valley council that the application submitted by Thomas Baker to rezone PID 65021412 and 65123341 from R-1 (Single-Detached and Two-Unit Residential) Zone to R-1-1 (Residential Mix) Zone be approved, subject to the following terms and conditions:

- 1) That Western Valley Regional Service Commission issue a letter to the New Brunswick SPCA, recommending a limitation on the operation of PID's 65021412 and 65123341 to breeding purposes only, as a condition for their Pet Establishment License.

Moved: Elaine English

Seconded: Lee Patterson

Motion Unanimously Carried

2. Item: Z-2-2023

Applicant/Owner: Town of Hartland

PID: 10146264

Location: York/School Street

For consideration to rezone those lands having PID 10146264, from Open Space Zone (OS Zone) to Residential Mix Zone (R2) to permit future residential development.

The Planning Director reviewed Planning Staffing Report P.R. 6/23 while demonstrating with satellite mapping, site pictures of the vacant lot and surrounding properties, photos taken by the Hartland’s Public Works Manager of the right-of-way on the property for a pipeline to Hartland’s Wellfield, zoning wellfield protected maps, and subdivision plan depicting the wellfield and right-of-way.

The Planning Director discussed further the concern that currently the lot cannot be built on until the exact location of the pipeline and right-of-way is known, and a new subdivision plan completed indicating that development can safely occur as to not affect the municipal water.

Trevor Welch advised that the current subdivision plan was completed in 2007 and the underground pipeline was not relocated at that time, as the 9.144 metre easement was shown on a prior survey plan completed in the 1977 and is also included in their deed.

Trevor Welch stated he would recommend an amendment to the terms and conditions, as a new subdivision plan will not eliminate the easement and that the terms and conditions should also state that a new plan be developed, and a Schedule A required showing that the easement is removed if the pipeline is not located as currently shown.

Trevor Welch further stated that it would be easier to have this completed while both properties are still owned by the Town of Hartland.

2023-04-02

Motion: To recommend to the Town of Hartland council that the application submitted by Town of Hartland to rezone PID 10146264 from OS (Open Space) Zone to R-2 (Residential Mix) Zone be approved, subject to the following terms and conditions:

- 1) That, prior to the issuance of any building permit on PID 10146264, a surveyed plan be approved by Western Valley Regional Service Commission delineating the precise location of the pipeline, along with its 9.1 metre right-of-way, with reference to PID 10146264, and
- 2) That, prior to the issuance of any building permit on PID 10146264, the right-of-way attached to the deed of PID 10146264 be removed or altered based on the precise location of the pipeline.

Moved: Mark Atwater

Seconded: Elaine English

Motion Unanimously Carried

G. Old Business

None

H. New Business

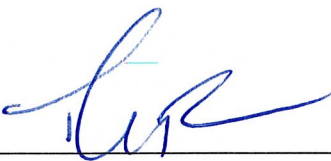
The Planning Director advised that the next PRAC meeting has been tentatively scheduled for May 17, 2023.

I. Adjournment:

Motion: To adjourn meeting

Moved: Ken Stephenson

Meeting adjourned at 7:15 pm.

X 

Trevor Welch, Chair