

PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: September 25, 2024
Via Zoom

Attendance: Trevor Welch, Chair
Elaine English, Vice-Chair
Kenneth Stephenson
Mark Atwater

Regrets: Kevin Hachey
Absent: Lee Patterson

Staff: Conor Tripp, Planning Director
Christie Dickinson, Development Officer
Bev Gullison, Planning Administration

Members of the Public: None

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

Approval of Agenda:

Motion: To approve the Agenda of the September 25, 2024 meeting.

Moved: Elaine English
Seconded: Mark Atwater

Motion Unanimously Carried

Conflict of Interest

None

Approval of Minutes

Motion: To approve the minutes of the May 29, 2024 meeting.

Moved: Ken Stephenson

Seconded: Mark Atwater

Motion Unanimously Carried

Zoning Applications

Item: Z-2-2024

Applicant/Owner: Carleton Borderview Trail Makers Inc.

PID: 10232999

Location: 10 Station Road, Centreville

For consideration to recommend to the District of Carleton North that the property identified above be rezoned from Residential 1 to Institutional in order to construct a snowmobile clubhouse, primarily for the storage of a trail groomer.

Conor Tripp, The Planning Director, presented Planning Staff Report #12/24 while displaying maps of the subject lot, neighbouring properties, land uses, site plan and photos, as well as a mock-up of the proposed building.

The Planning Director advised that all neighbours within 30 meters of the subject property were sent notification letters and no letters of concern from these neighbours were received. However, advised that a letter from Lottie Nye, a concerned citizen, was received and was previously circulated to the members. The Planning Director displayed on the maps the location of Lottie Nye's property (PID 10080323) in relation to the subject property.

The Planning Director advised there is a single-family dwelling and detached garage currently located on the lot, but noted they are in poor condition and will be demolished.

The Planning Director informed the members that the institutional zone uses would include similar uses as a church, education facility, and clinic.

The Planning Director further stated that he unintentionally neglected to include on the agenda that there will also be a 12-metre lot frontage variance required. The Planning Director stated that this type of variance is typically approved in-house, as shown on the Planning Report under

Western New Brunswick

Service Commission

Subsection 55 – Community Planning Act. However, since the rezoning application required PRAC’s recommendation, it was decided to also include the variance approval.

Chair, Trevor Welch, questioned why an existing lot would require a variance approval. The Planning Director advised that rezoning from Residential 1 to Institutional will change the use of the lot and noted that the Centreville rural plan may have different standards.

No concerns from the PRAC members were addressed and the Chair called for a motion to approve the lot frontage variance application and the rezoning application recommendation to the District of Carleton North council.

2024-09-01

Motion: To approve the 12 metre lot frontage variance to reduce the frontage from 28 metre to 16 metre for 10 Station Road, Centreville, PID 10232999:

Moved: Elaine English
Seconded: Mark Atwater

Motion Unanimously Carried

2024-09-02

Motion: To recommend to the District of Carleton North council :

- that the application submitted by Carleton Borderview Trailmakers Inc. to rezone 10 Station Road, Centreville (PID 10232999) from R1 to Institutional to operate a Snowmobile Clubhouse with groomer storage be approved;

Moved: Ken Stephenson
Seconded: Elaine English

Motion Unanimously Carried

G. Old Business

The Planning Director informed the members that the rezoning application that was recommended by PRAC during the May 29, 2024 meeting to operate a Quarry on the Dugan Road, Hillman (10296085) was denied by the Lakeland Ridges council.

H. New Business

None

I. Adjournment:

Motion: To adjourn meeting

Moved: Elaine English

Meeting adjourned at 7:02 pm.

X 

Trevor Welch, Chair