

Western New Brunswick

Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: April 23, 2025
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
Christie Dickinson, Development Officer
Bev Gullison, Planning Administration

Members of the Public: None

Meeting was called to order by Committee Chair, Trevor Welch at 6:31 pm.

Approval of Agenda:

Motion: To approve the Agenda of the April 23, 2025 meeting.

Moved: Mark Atwater

Seconded: Lee Patterson

Motion Unanimously Carried

Conflict of Interest

None

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Approval of Minutes

Motion: To approve the minutes of the February 26, 2025 meeting.

Moved: Elaine English

Seconded: Lee Patterson

Motion Unanimously Carried

Subdivision Applications

1. Item: S-2-2025

Applicant/Owner: District of Carleton North

PID: 10098705

Location: 118 School Street, Bath

For consideration to approve a subdivision application to create two separate lots currently owned by the Department of Education: one to accommodate the existing municipal pool and the other for a proposed daycare facility to be owned and operated by Step Ahead Inc.

The Planning Director, Conor Tripp, advised that to proceed with the subdivision application, School Street must be extended to ensure legal public access is available for both proposed lots.

Conor Tripp presented Planning Staff Report PR # 11/25 while displaying site plans, parking areas, preliminary layouts of the subdivision including School Street Extension, proposed daycare floor plan, existing school and the former school locations in relation to the proposed School Street extension, subdivision tentative plan. Excerpts from the Village of Bath Rural Plan – Institutional Zone, as it relates to the application were read.

Conor Tripp advised that this application has been in progress for a while, as an authorization letter from the Department of Education was required to ensure that relinquishing their property to the District of Carleton North was authorized. Conor Tripp further stated that the District of Carleton North has advised that they have no issues with assuming ownership and the associated maintenance of the property.

Conor Tripp reiterated to the members that the Planning Review and Adjustment Committee's role in this application is to provide a recommendation to the District of Carleton North council for the location of the road.

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No issues were raised by the PRAC members.

2024-04-01

Motion: The Planning Review and Adjustment committee approve to recommend to the District of Carleton North council the location of the future extension of School Street, Bath, as per Section 88(4) of the *Community Planning Act*..

Moved: Elaine English
Seconded: Ken Stephenson

Motion Unanimously Carried

2. Item: S-1-2025

Applicant/Owner: Ebbett Developments Inc. / District of Carleton North
PID: 10293967
Location: Route 105, Florenceville-Bristol

For consideration to approve the application received from Kirk Ebbett of Ebbett Developments Inc. to transfer ownership of the Bristol Heights roadway from a private to public road to the District of Carleton North.

Development Officer, Christie Dickinson, reviewed Planning Staff Report # PR 7/25 with the members while displaying the tentative subdivision plan, site plans, and maps of the area.

Christie Dickinson informed the members that they have been working with the Department of Natural Resources, as the road crosses the NB Trail and an easement was required.

No concerns were addressed by the PRAC members.

2024-04-02

Motion: The Planning Review and Adjustment committee approve to recommend to the District of Carleton North council the assumption of ownership of Bristol Heights, in order to create a new public street, as per Section 88(4) of the *Community Planning Act*.

Moved: Lee Patterson
Seconded: Kevin Hachey

Motion Unanimously Carried

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G. Old Business

None

H. New Business

None

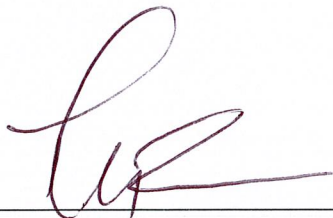
I. Adjournment:

Motion: To adjourn meeting

Moved: Elaine English

Meeting adjourned at 7:01 pm.

X



Trevor Welch, Chair