

PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: May 28, 2025
Via Zoom

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

Regrets: Lee Patterson

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

Members of the Public: None

Conor Tripp introduced Carter Edgar, a new PRAC member, to the meeting.

Meeting was called to order by Committee Chair, Trevor Welch at 6:30 pm and he welcomed Carter Edgar to the committee.

Approval of Agenda:

Motion: To approve the Agenda of the May 28, 2025 meeting.

Moved: Kevin Hachey
Seconded: Elaine English

Motion Unanimously Carried

Conflict of Interest

Trevor Welch declared a conflict of interest for the one application being presented, as the surveying for the subject property was performed by Welch Surveys Ltd. Therefore, the Chair role, after the application has been presented will be transferred to the Vice-Chair, Elaine English.

Approval of Minutes

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

Moved: Ken Stephenson

Seconded: Mark Atwater

Motion Unanimously Carried

Variance Applications

1. Item: V-1-2025 – Variance - Conditional Use – Multi-Unit

Applicant/Owner: Becaguimec Development Ltd.

PID: 10098309 and 10097574

Location: 12 Mechanic Street, Bath

Conor Tripp, the Planning Director, presented Planning Staff Report #10/25 while displaying photos and maps of the area, highlighting Martin Lane, NB Trail and parking areas. Conor Tripp asked Trevor Welch if the subdivision plan has been finalized.

Trevor Welch confirmed that the subdivision plan had been finalized, as displayed during the presentation, which will ensure proper delineation of Martin Lane. Trevor Welch stated that the smaller PID will be combined with the larger PID to form one lot and further advised that the subdivision plan will also formalize the position of Martin Lane, primarily in relationship to NB Trail.

Kevin Hachey inquired about the type of concrete dividers proposed to be used. Conor Tripp stated the proper name for the divider is a jersey barrier. Trevor Welch informed the members that the same dividers are now being used at the Florenceville-Bristol bridge worksite. Trevor Welch stated these barriers will also assist with fixing issues with people attempting to park on Martin Lane.

Western New Brunswick

Service Commission

Ken Stephenson stated a concern that visitors may not realize that you cannot park on Martin Lane and suggested that an additional term and condition be considered to include 'no parking signage'.

Conor Tripp advised that this term and condition could be added, and he would discuss with the District of Carleton North's Operations Department.

Elaine English asked if there were any further questions, none were heard. Trevor Welch left the meeting prior to the motion being read.

Elaine English confirmed with the members that a consensus was reached to include an additional term and condition to place a 'no parking' sign along Martin Lane and called for a motion.

2025-05-01

Motion: To recommend that the conditional use application submitted by Becaguimec Development to renovate an existing building to a multi-unit dwelling be approved subject to the following terms and conditions:

- That, prior to final inspection, a concrete divider shall be installed along the full length of the patio where it abuts the adjacent municipal laneway;
- That, prior to final inspection, the parking spaces shall be clearly delineated in accordance with the Site Plan provided;
- That, prior to the issuance of a building permit, a subdivision plan shall be approved by the Development Officer in accordance with the Site Plan provided (to ensure proper delineation of Martin Lane; and
- That, prior to final inspection, a "no parking" sign be placed along the Martin Lane

Moved: Ken Stephenson

Seconded: Mark Atwater

Motion Unanimously Carried

G. Old Business

None

H. New Business


The next meeting is scheduled for June 25, 2025

I. Adjournment:

Motion: To adjourn meeting

Moved: Kevin Hachey

Meeting adjourned at 7:01 pm.

X 
Elaine English, Vice-Chair