

**Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

MEETING # 18-02 (Monday, February 12, 2018 at 6:30 pm)
WC O'Neill Arena Complex Theatre, 24 Reed Avenue, Saint Andrews

MEMBERS PRESENT: Gerald Gass, Dennis Blair, Brian Cornish, Sam Walsh, Wade Greenlaw, Jill Stewart, Annette Townes

MEMBERS ABSENT: Dave Shelton

ALSO PRESENT: Don Leachman, Development Officer; Judy Hartford, Development Officer; Alex Henderson, Planner; Hollis Bartlett, Executive Director

1. APPROVAL OF AGENDA

Moved by W. Greenlaw; Seconded by J. Stewart

MOTION: "that item numbers 2 & 3 be heard first".

Carried

2. APPROVAL OF MINUTES

Meeting 18-01 held January 8, 2018

Moved by W. Greenlaw; Seconded by B. Cornish

MOTION: "that the Minutes of meeting 18-01 be approved with the correction of the date."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. VARIANCE SUBMISSION

Item 18-02-01:

Applicant: Gerald Ingersoll

Princess Royal Condominiums

Consideration of seven (7) dimensional variances to the Town of Saint Andrews Zoning Bylaw to permit an eighteen (18) unit multi-residential building in a Mixed Use "MU" zone in the Town Plat and Historic Business District.

Moved by W. Greenlaw; Seconded by B. Cornish

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission move to accept the staff recommendation and that the variance request from Jeffery K. Holmes on PID(s)# 15054893, 01320035, 01320043, to build an 18-unit multifamily residence building with a lot frontage of 37.10-meters, 49% lot coverage, 0 m front yard, 13.25-meter maximum height, a 33.2% difference in height with adjacent buildings, that exceeds the zone's maximum height, and a greater than 10% difference in roof pitch with adjacent buildings **BE GRANTED**

Carried

5. SUBDIVISION SUBMISSION

Item 18-02-02:

Applicant: Murphy Surveys Ltd.

Claire & Jamie Carpenter Subdivision
Consideration of the creation of four lots on a private right-of-way.

Moved by G. Gass; Seconded by W. Greenlaw

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 20-metre wide private right-of-way for the development of land as shown on plan “Claire & Jamie Carpenter Subdivision” subject to the final plan of subdivision being stamped with the “Private right-of-way” note; the 75-metre buffer from Chamcook Lake being shown on the final plan; and, the right-of-way being shown as part of the remnant property.

Carried

Item 18-02-03:

Applicant: R & G Levesque (1985) Ltd.

R & G LEVESQUE (1985) LTD. Subdivision & THE BLUFF Subdivision
Parish of St. George, County of Charlotte, NB
PID #15152473

Joseph A. & Joseph N. LEVESQUE Subdivision
Parish of St. George, County of Charlotte, NB
PID #15178494

Moved by W. Greenlaw; Seconded by A. Townes

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown on plan “THE BLUFF Subdivision” subject to the final plan of subdivision being stamped with the “Private Access” note; the final plan bearing a water quality advisory note; the 30-metre buffer from Lake Utopia being shown on, and the following statement being added to the final plan: “This area is subject to Regulation 90-80 – *Watercourse and Wetland Regulation – Clean Water Act*” and a 34-metre variance in the width of a lot to create the private access road with a width of 20-metres.

Carried

5. NEXT MEETING

There will be no March Prac meeting.

6. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 7:40 pm.

Carried

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Judy Hartford, Development Officer