

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

MEETING #20-01 Thursday, January 16, 2020
McAdam Lions Club

MEMBERS PRESENT:

Dennis Blair
Sam Walsh

Brian Cornish
Vance Johnson

Gerald Gass
Dean Fletcher

Annette Townes
Raymond Hall

MEMBERS ABSENT:

Jill Stewart

STAFF PRESENT:

Judy Hartford, Development Officer
Alex Henderson, Planning Director

Connie Klein, Recording Secretary
Alexander Gopen, Planner

PUBLIC MEMBERS PRESENT:

Mark Sangster, A. D. Sangster, Colin Gandy, Shelly Sangster

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by D. Fletcher and seconded by G. Gass "that the agenda be approved as presented."

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes "that Meeting Minutes 19-12 held on December 19, 2019 be approved as presented."

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

S. Walsh declared a conflict with item 20-01-02 and stated that he would excuse himself.

4. VARIANCE APPLICATION – Item 20-01-04:

Applicant: Angela Sangster

(7:57) J. Hartford gave her report for a variance application that was received for an accessory structure to be located in the front yard of a single family dwelling and to be located 1-2 feet from the property line in McAdam.

The report indicated that staff is of the opinion that the proposed variances are not reasonable and desirable for the development of land and is not within the general intent of the by-law.

(14:36) At this time the applicant gave her presentation.

(21:09) Mark Sangster spoke in favour of application.

(26:37) D. Blair asked if the lot is commercial or residential. A. Henderson replied that it was residential.

(27:33) S. Walsh asked if the landscape plans are complete. Applicant replied that the plan was in the package she submitted.

(35:09) S. Walsh asked if the applicant could give a timeline on when landscaping would be complete. Applicant stated that the plan is to start right away.

At 7:12PM D. Blair moved "that we take a 10 minute recess."

(start 2nd recording) At 7:25PM the meeting reconvened.

Discussion was had on how far the structure is from the property line. J. Hartford confirmed that with the information she was given, the structure is within their property and not within the right of way.

(3:33) With there being no further discussion, **it was moved** by B. Cornish and seconded by V. Johnson "that we approve the variance request from Angela Sangster PID number 01535608 to allow her to build an accessory structure in the required front yard and place the structure up to one foot from the property line on the basis that, subject to the condition of:

1. the applicant plant a minimum of three evergreen trees with a minimum base of five feet and a minimum height of six feet
2. the shed located at the corner of the lot, have an exterior finish matching the residences finish.
3. needs to be completed by November 15, 2020."

Carried - Unanimously

(6:08) S. Walsh asked if the motion required a reason. A. Henderson stated that “we would always advise that when you approve something or deny something, to include within your motion a reason.

(7:50) **It was moved** by A. Townes moved and Seconded by D. Fletcher, “that we rescind the motion.”

Carried – Unanimously

(8:06) **It was moved** by B. Cornish and seconded by R. Hall “that based on the surrounding area of the location of the occupancy and find that this meets the requirements of the intent of the by-law, that we approve the variance request from Angela Sangster PID number 01535608 to allow her to build an accessory structure in the required front yard and place the structure up to one foot from the property line on the basis that, subject to the condition of:

1. the applicant plant a minimum of three

(3) evergreen trees with a minimum base of five (5) feet and a minimum height of six (6) feet to provide screening for the accessory structure;

2. the shed located at the corner of the lot, have an exterior finish matching the residence.

3. the terms and conditions must be completed by November 15, 2020.”

Carried – Unanimously

5. SUBDIVISION SUBMISSION - Item 20-01-01:

Applicant: 513052 NB Ltd. – Re-approval

(10:50) Judy Hartford presented her report to reapprove 8 lots on Shore Road in Breadalbane to which none have sold. Original approval was in 2005. There is a road association. Plans will need to show the 30 meter buffer to the watercourse. Because there are levels of arsenic, staff recommends that a restricted covenant be placed on the deed and plans will not be stamped without a water quality advisory note.

Staff recommends to re-approve.

(13:54) With no questions, **it was moved** by D. Blair and seconded by B. Cornish “that we accept staff’s recommendation we re-approve item 20-01-01.”

Carried – Unanimously

5. SUDIVISION SUBMISSION – Item 20-01-02:

(S. Walsh removed himself due to conflict and B. Cornish acted as Chair for this item)

Applicant: Robert & Brenda Bartlett

(15:06) Judy Hartford presented her report to approve one lot on Fiander Road in Bocabec which has a road association.

Staff recommends to approve.

(16:46) V. Johnson asked what the size of the remnant property. Judy said that she didn't have the exact measurements but it was a very large property.

(17:58) With no further questions, **it was moved** by A. Townes and seconded by G. Gass "that we accept the presentation and based on staff's recommendation, we approve item 20-01-02."

Carried - Unanimously

5. SUDIVISION SUBMISSION – Item 20-01-03:

Applicant: Wendall Dale Hooper – Re-approval

(19:28) Judy Hartford presented her report to reapprove a plan that was first seen in 2018 that is located on Wiley Road in Bayside. The one year reapproval lapsed before a right of way agreement could be presented. The final plan will have private right of way agreement and will show a 75 meter buffer from Chamcook Lake.

Staff recommends to re-approve.

(22:00) G. Gass asked how come it doesn't show the right of way to that land. J. Hartford explained that there was no right of way and that all the property owners had to sign a right of way agreement.

(24:37) With no further questions, **it was moved** by G. Gass and seconded by D. Fletcher "that we accept the staff recommendation and re-approve based on the fact that there is a documented right of way agreement."

Carried - Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

- (25:30) A. Gopen presented a draft of the Municipal Plan for St. Andrews and stated that views will take place in February.

Staff recommends that the PRAC provide views in favour, but members can review the document and views can be given at the next PRAC meeting.

- (39:59) S. Walsh asked to clarify prescriptive guidelines. A. Gopen explained that part of these guidelines will be moving from the zoning by-law to the municipal plan.

- (48:50) V. Johnson wanted to know where the definitions are in the document and A. Gopen told him that Municipal Plans don't usually have definitions.

7. NEXT MEETING:

The next meeting will be on February 20, 2020 location TBD.

8. ADJOURNMENT:


With there being no further business, **it was moved** by D. Blair "that we adjourn at 8:15 PM."




Sam Walsh, Chairperson



Alex Henderson, Planning Director



Connie Klein, Recording Secretary



Judy Hartford, Development Officer

