

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

MEETING #20-02 Thursday, February 20, 2020
St. Andrews Theatre

MEMBERS PRESENT:

Dennis Blair	Brian Cornish	Gerald Gass	Annette Townes	Jill Stewart
Sam Walsh	Vance Johnson	Dean Fletcher	Raymond Hall	

MEMBERS ABSENT:

STAFF PRESENT:

Judy Hartford, Development Officer	Connie Klein, Recording Secretary
Alex Henderson, Planning Director	Alexander Gopen, Planner

PUBLIC MEMBERS PRESENT:

Joanne Carney, John Williamson, Jay Remer, John Gardner, Krista Downey, Kristy Kennedy

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 A. Townes and seconded by G. Gass “that the agenda be approved as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by V. Johnson and seconded by R. Hall “that Meeting Minutes 20-01 held on January 16, 2020 be approved as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

There were no conflicts of interest declared.

4. VARIANCE APPLICATION – Item 20-02-02:

Applicant: Krista Downey, on behalf of Dominique Belanger, Mieke Elza Van De Capelle

- (1:30) A. Gopen did a presentation on an application requesting a variance from CC Zone building design requirements and a height variance of 1.5m from the requirements of Section 9.4.2 of the Zoning By-Law.
- This long narrow property is vacant and only has a foundation on the lot. This structure will be used for commercial and residential uses.
- (11:55) The original recommendation from staff was to approve the proposed variances with terms and conditions but, a missed issue has been brought to staff's attention on the amount of parking spaces available. Due to the residential use, this structure would require 4 parking spaces.
- (13:50) To deal with the parking issue, staff would like to collaborate with the architect and contractor to reach a solution. Based on this situation, staff would recommend that the PRAC table this item until the next meeting to a future date.
- (15:24) S. Walsh asked for an explanation on why the applicant would need to add to the height to get fire separations. A. Gopen replied that it would be best for the architect to answer that question.
- (17:36) At this time the applicant presented and explained that the height variance was needed to meet egress and that the structure would conform to limiting distance and combustible construction.
- (29:15) B. Cornish asked for clarification on the number of floors. The applicant stated that based on correspondence with the Building Inspector, the structure is 3 floors plus a basement.
- (33:00) J. Stewart asked about the neighbourhood polling. A. Gopen explained that it was generally favourable.
- (34:46) A gentleman from the audience spoke about his concerns with having an architect or engineer look at the drawings. The applicant assured him that she is working closely with an engineer but the drawings brought to the meeting were only preliminary drawings and not the actual working drawings.
- (44:44) J. Remer, Owner of Windsor House spoke against the application. He displayed concerns with the height variance and doesn't think that the design conforms with the other buildings because of the shape of the windows and the dormers.
- (47:58) J. Carney, spoke against the application. She had concern with the variance for the residential space on the main level of the building leaving such a small space for the commercial. She also stated that the roof style doesn't match other buildings in the area. She spoke on the residential occupants and questioned how they would access their apartments stating concern with the narrow walkway between the buildings.

- (57:34) K. Kennedy, spoke against the application. She expressed concern on how this development will affect her business. One point of concern was about the residential users having possible concerns with the outdoor patio of her restaurant business, when and how the construction will take place and how far back towards the water the new structure will be built. The applicant assured her that the structure would go no further back then where the foundation already sits.
- (1:00:28) Gentleman from the audience spoke on the design of the structure and expressed his thoughts on the proposed dormer and roof line. He also voiced his concern on the height of the structure and how modern look of this building will fit into the neighbourhood.
- (1:05:12) B. Corinish suggested to the applicant to look at other buildings in the area and come back to a future meeting with drawings of the building to match the era of the existing buildings. The applicant explained that these were preliminary drawings.
- (1:08:47) S. Walsh told the applicant that for the committee to come to a decision, she should bring back more details on the design and reasons why the extra height is needed.
- (1:20:00) Discussion was held on the amount of room there will be between the buildings for fire accessibility. The applicant said that there was 1.43 meters from her building to the property line at the beginning and then widens out to approximately 1.7 meters.
- (1:26:57) **It was moved** by J. Stewart and seconded by B. Cornish that "based on recommendation of staff, some parking issues to address as well as some additional information requested from the applicant, we table these two variance requests."

Carried - Unanimously

5. SUBDIVISION SUBMISSION - Item 20-02-01:

Applicant: R & G Levesque (1985) Ltd.

- (1:29:46) Judy Hartford presented her report to reapprove 18 lots located off Route 785 in Utopia Centre, on the banks of Lake Utopia. The lots will be accessed by a private access owned and maintained by a road association. There have been no changes to the plan since the last approval.
- Staff recommends to re-approve.
- (1:33:46) V. Johnson wanted to know if retesting is done for water quality. J. Hartford explained that he will be undergoing a new phase and will need to get a comprehensive water quality test at that time.
- (1:39:40) G. Gass asked if the water test came back with high levels, would recommendation be made. J. Hartford explained that her recommendation is based on the report. If the report recommends against it, then she would as well.

(1:41:05) With no further questions, **it was moved** by A. Townes and seconded by R. Hall “that we accept staff’s recommendation we re-approve item 20-02-01.”

Carried – Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

(1:51:11) A. Gopen gave an update of the Municipal Plan for St. Andrews. It was explained that a public hearing of objectives meeting was held and that the Environmental/Recreation designation was a topic of concern. The PRAC will be asked at a future meeting for a letter of views.

(1:55:11) Discussion was held on limited urban agriculture, short-term rentals. There was also discussion on the zoning by-law being changed in the future.

S. Walsh wanted clarification on which plans needed views and stated that he feels its unfair to ask
(2:00:12) the PRAC for their views on prescriptive list of requirements for buildings. Discussion was then held on PRAC’s roll and how much detail and advice PRAC should give to council.

(2:10:06) **It was moved** by D. Blair and seconded by R. Hall “that we table this item until the next meeting.”

Carried – Unanimously

J. Stewart suggested having representation from council attend and contribute to the discussion to
(2:10:44) clarify any questions that PRAC had with the plan. V. Johnson agreed based on one clause that he noticed which prohibits motorized vehicles on Navy Island.

7. NEXT MEETING:

The next meeting will be on March 19, 2020 location TBD.

(2:19:07) Jill stated that she would like to have any neighbourhood polling responses be sent as part of the package. She was assured that if there was any emails or calls then they would be sent.

8. ADJOURNMENT:

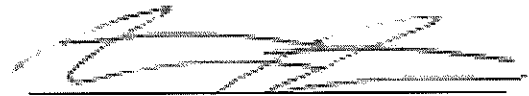
With there being no further business, **it was moved** by D. Blair “that we adjourn at 8:51 PM.”



Sam Walsh, Chairperson



Connie Klein, Recording Secretary



Alex Henderson, Planning Director



Judy Hartford, Development Officer