

MINUTES-PROCÈS-VERBAL

**PLANNING REVIEW AND ADJUSTMENT COMMITTEE MEETING/
RÉUNION DU COMITÉ DE REVISION DE LA PLANIFICATION**

April 24, 2014 6:00 p.m./24 avril 2014, 18h

**1222, rue Main Street, 4th floor/4^{ième} étage
Moncton**

Committee Members Present/membres du comité présents:

Pascal Ferron	Vice-Chairperson/ <i>Vice-président</i>
Ricci Archibald	Committee Member/ <i>membre du comité</i>
Audbur Bishop	Committee Member/ <i>membre du comité</i>
Heather Keith	Committee Member/ <i>membre du comité</i>

Committee Members Absent/membres du comité absents:

George Forsythe	Chairperson/ <i>Président</i>
Andy St-Amand	Committee Member/ <i>membre du comité</i>

Also Present/Également présents:

Jeff Boudreau	Mgr. of Subdivision Approval/ <i>Gestionnaire d'approbation des lotissements</i>
Pauline Magee	Recorder/ <i>rapporteuse</i>

The meeting was called to order at approximately 6:07 p.m., with Vice-Chairperson Pascal Ferron presiding.

CONFLICTS OF INTEREST/CONFLITS D'INTÉRÊT

No conflicts registered.

1. ADOPTION OF THE MEETING AGENDA/ADOPTION DE L'ORDRE DU JOUR

Moved by Committee Member Ricci Archibald, seconded by Committee Member Audbur Bishop to adopt tonight's Agenda as presented.

MOTION CARRIED - UNANIMOUS

2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF MARCH 27, 2014/ADOPTION DU PROCÈS-VERBAL DE LA RÉUNION ORDINAIRE DU 27 MARCH 2014

Moved by Committee Member Heather Keith, seconded by Committee Member Ricci Archibald to adopt the Minutes of the Regular Meeting of March 25, 2014 as presented.

MOTION CARRIED - UNANIMOUS

3. BUSINESS ARISING FROM THE MINUTES/AFFAIRES DÉCOULANT DU PROCÈS-VERBAL

None/Aucune

4. VARIANCE REQUESTS/DEMANDES DE DÉROGATIONS

- (a) Jaret Guimond/Altus Geomatics, prom. Nicholas Drive (PID/NID #05063516), Hillsborough – to reduce the required lot width on a right-of-way, to accommodate a cellular telephone tower/*afin de réduire l'exigence relative à la largeur d'un lot sur un droit de passage pour accommoder la construction d'une tour de télécommunication* (File/Dossier #14HV-177)

Staff member Jeff Boudreau pointed out that the Variance Request relates to Subdivision item 6(a) on tonight's Agenda.

Committee Member Ricci Archibald asked staff for some clarification on the 8m wide access. Mr. Boudreau explained that the request is to place a telecommunication tower on an 8m wide right-of-way. Although the lot is large enough, Mr. Boudreau pointed out that it is not intended as a building lot for residential purposes. No septic assessment and/or site distance test have been done on the property. The subdivision plan indicates that the purpose of the plan is for a Rogers' Communication Tower and the 8 metre wide access is sufficient for emergency and/or utility vehicles.

Moved by Committee Member Audbur Bishop, seconded by Committee Member Ricci Archibald to accept staff's report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee APPROVE the variance for lot 14-01 to reduce the lot width from 54m to 8m as shown on the tentative subdivision plan dated April 2, 2014.

MOTION CARRIED - UNANIMOUS

5. TEMPORARY APPROVALS, CONDITIONAL USES, RULINGS OF COMPATIBILITY AND NON-CONFORMING USES/APPROBATIONS TEMPORAIRES, USAGES CONDITIONNELS, DÉTERMINATIONS DE COMPATIBILITÉS ET USAGES NON-CONFORMES

None/aucune

6. TENTATIVE SUBDIVISIONS/LOTISSEMENTS PROVISOIRES

- (a) Britton Subdivision/lotissement, prom. Nicholas Drive, Hillsborough
(OWNER/PROPRIÉTAIRE: William Britton) (File/Dossier #14HS-176)
(Subdivision/lotissement)

Staff Member Jeff Boudreau clarified that the proposed subdivision is located just outside of the Village of Hillsborough limits and not within the Village, as indicated on the plan. He also noted that the telecommunication tower construction is subject to the CRINS (*Canadian Radiocommunications Information and Notification Service*) criteria and process.

Moved by Committee Member Heather Keith, seconded by Committee Member Ricci Archibald to accept staff's report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee APPROVE lot 14-01 on the attached subdivision plan dated April 2, 2014.

MOTION CARRIED - UNANIMOUS

7. BY-LAW AMENDMENTS, ZONING AND MUNICIPAL PLAN MATTERS/QUESTIONS DE ZONAGE ET QUESTIONS RELATIVES AUX PLANS MUNICIPAUX

None/aucune

8. OTHER BUSINESS/AUTRES AFFAIRES

None/aucune

- (a) Development Officer Variance Approvals/Approbations de dérogations diverses accordés par l'agent d'aménagement

none/aucune

9. ADJOURNMENT/CLÔTURE DE LA SÉANCE

On a motion made by Committee Member Ricci Archibald, the meeting was adjourned.

MOTION CARRIED - UNANIMOUS

Time: 6:15 p.m.

Next meeting - Thursday, May 29, 2014/Prochaine réunion – jeudi 29 mai 2014