

TANTRAMAR PLANNING REVIEW & ADJUSTMENT COMMITTEE

Minutes of the January 29, 2014 Meeting

Regional Service Commission 7, Tantramar Office, 131H Main Street, Sackville

Present: Chairman Trenholm
Committee Member Dixon
Committee Member Gilbert-Patterson
Committee Member Partridge

Staff: Lori Bickford, Planning Manager/Planner
Tracey McDonald, Administrative Assistant

Regrets: Committee Member Tower
Vice Chair Istvanffy

Applicants: Stephen Booth
Andrea Booth

Chairman Trenholm called the meeting to order at 7:10pm

1. Welcome

Chairman Trenholm welcomed everyone to the meeting.

2. Declaration of Conflict of Interest

No conflicts were declared.

3. Adoption of the Agenda

Chairman Trenholm inquired if the Committee members had read the agenda and had any comments.

It was moved by Committee member Gilbert-Patterson and seconded by Committee member Dixon that the agenda of January 29, 2014 be accepted.

Motion Carried (Unanimously)

4. Adoption of the minutes of the November 27, 2013 meeting

Chairman Trenholm inquired if all Committee members had read the minutes of the November 27, 2013 meeting and had any comments or corrections.

It was moved by Committee member Dixon and seconded by Committee member Gilbert-Patterson that the minutes of November 27, 2013 be accepted as presented.

Motion Carried (Unanimously)

5. Development Requests

Route 960, Unincorporated – Variance request

Lori Bickford presented the request of Stephen Booth to vary the width requirements of the Provincial Subdivision By-law for the property located on Route 960 in the Unincorporated area, known as PID #70384185. The applicant is proposing to vary the minimum lot width requirement of 54 m to 45.72 m to allow for the subdivision of the existing lot into two properties.

The current lot is 4.4 acres of vacant land currently surrounded by residential, cottages and agricultural uses. A building permit has been issued to build a cottage on the property. The property does not need to be subdivided to accommodate the building of a cottage.

Under the Tantramar Planning Rural Plan Regulations dwellings are permitted in all areas except within Conservation and Agricultural Dykelands Zones.

Due to the size of the property, it is outside the setback requirements set out in the Coastal Areas Policy in the Rural Plan. There is a 30 m setback requirement to allow for erosion and storm surges. The applicant informed the committee that Beale and Inch has been hired to build up the coastal edge of the property to impede erosion. He also relayed that Bill Reade, who has been hired to build the cottage, is already aware of the regulations in this area.

Views and recommendations were sought from internal and external departments.

Daigle Surveys confirmed that there is adequate access off of Route 960 for the two lots and both lots are capable of accommodating onsite septic systems. The Department of Transportation and the Department of Health no longer need to be consulted.

Both proposed lots are more than double the minimum lot requirement and are over 170 m in depth. The existing lot is 91.44 m in width leaving the proposed lots each a width of 45.72 m and would, therefore, not meet the minimum requirement of 54 m.

Public notices have twice been circulated to neighbours within 100 m of the property and, to date, there has been no response.

In considering this variance request Lori Bickford informed the committee that staff feels this is a reasonable variance and meets all criteria used for accessing a variance request. The two lots are considered good sized development lots as they would both exceed the minimum lot requirements and the width variance is only 15%. It is desirable for the development of the property and, as the area zoned Coastal can easily be avoided during development due to the size of the lots and residential uses are within the intent of the Rural Plan the staff are recommending this variance.

Lori Bickford reminded the committee that they are not approving the subdivision of this property but only the variance of width and that no terms and conditions have been imposed on this variance.

It was moved by Committee member Dixon and seconded by Committee member Partridge that the request by Stephen Booth to vary the minimum width requirement of lots 13-1 and 13-2, as shown on the Amending Subdivision Plan Helen & Robert Grant Subdivision, from 54 m in width as required by the Provincial Subdivision regulation to a lot width of 45.72 m for each proposed lot, be granted.

Motion Carried (Unanimously)

The applicant questioned whether the property would have two PID numbers. Lori Bickford informed him that there was still a subdivision process to go through and that once that was complete there would be two PID numbers.

The applicant thanked the Committee for their time. Lori Bickford will follow up with a letter to the applicant stating that the variance has been approved.

6. New Business

Committee member Dixon questioned if the PRAC meetings could continue to be held at 131H Main Street. Lori Bickford proposed that the meetings be held at 131H Main Street unless a development request was expected to draw a number of the public or such time as a translator was required. This request is not in conflict with the PRAC By-laws and was therefore considered an acceptable solution.

7. Old Business

Committee member Gilbert-Patterson stated that after the last PRAC meeting there seemed to be a great deal of letters regarding the rezoning of 131 Main Street. She questioned whether the public was following the proper process. Lori Bickford explained that the public was not responding in the right time frame but are sometimes waiting until it is in the second and third reading with Council. Some jurisdictions do not accept comments for consideration when they come in after the public engagement section of the process.

Committee member Dixon questioned if the major concern of the public was the amount of apartment buildings already in Sackville. He questioned if Mount Allison University was getting out of student housing. Lori Bickford responded that, although she couldn't speak as to Mount Allison's future motives, there is not a shortage of occupancy in these new buildings. Committee member Dixon stated that if these older buildings are not maintained they will have a high vacancy rate. Lori Bickford informed the Committee that Sackville will be doing a partial review of their plan at which time they will take a closer look at high density buildings and consider the direction Town Council would like to go with regards to this.

8. Next Meeting

Chairman Trenholm stated that the next meeting will be February 26, 2014

Motion Carried (Unanimously)

9. Adjournment

It was moved by Committee Member Partridge, at 7:40 PM, that the meeting be adjourned.

Motion Carried (Unanimously)

Respectfully submitted,

Tracey McDonald- Recording Secretary

Randy Trenholm, Chair