

**Tantramar Planning Review and Adjustment Committee
Comité de révision de la planification de Tantramar**

South East Regional Service Commission, Tantramar Office
131 H Main Street, Sackville

June 24, 2015 at 7:00 pm • 24 juin 2015 à 19h

MINUTESprocès-verbal

Members Present/membres présents:

| | |
|---------------------------|-----------------------------------|
| Randy Trenholm | Chairperson/président |
| Heather Gilbert-Patterson | Committee Member/membre du comité |
| Mike Tower | Committee Member/membre du comité |
| Mark Istvanffy | Committee Member/membre du comité |

Staff Present/membres du personnel présents:

| | |
|-----------------|------------------------|
| Lori Bickford | Office Manager/Planner |
| Tracey McDonald | Recorder |

Regrets:

| | |
|----------------|-----------------------------------|
| Greg Partridge | Committee Member/membre du comité |
| Stanley Dixon | Committee Member/membre du comité |

1. Call Meeting to Order / Convocation d'une assemblée à l'ordre

The meeting was called to order at 7:02 p.m., with Chairperson Randy Trenholm presiding. / Le président Randy Trenholm ouvre la réunion vers 19h02.

2. Declaration of Conflict of Interest / Déclaration de conflit d'intérêts

None / Aucune

3. Adoption of the Agenda / Adoption de l'ordre du jour

It was moved by Committee Member Mike Tower and seconded by Committee Member Mark Istvanffy to adopt tonight's Agenda as presented. / Il est proposé par Mike Tower, membre du comité, et appuyé par Mark Istvanffy, membre du comité, d'adopter l'ordre du jour de ce soir tel quel.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

4. Adoption of the Minutes of the March 3, 2015 meeting / Adoption du procès-verbal de la réunion du 3 mars 2015

It was moved by Committee Member Heather Gilbert-Patterson and seconded by Committee Member Mike Tower to adopted the Minutes of the Regular Meeting of March 3, 2015 as presented. / Il est proposé par, Heather Gilbert-Patterson, membre du comité, et appuyé par Mike Tower, membre du comité, d'approuver le procès-verbal de la réunion ordinaire tenue le 3 mars 2015 tel quel.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

5. Business Arising from the Minutes / Affaires découlant du procès-verbal

None/*acucune*

6. Variance Requests / Demandes de dérogations

None/*acucune*

7. Temporary Approvals, Conditional Uses, Rulings of Compatibility and Non-Conforming Uses / Approbations temporaires, usages conditionnels, déterminations de compatibilités et usages non-conformes

- a) Renée Rioux, rue 123 Crescent Street (PID/NID #70160353), Town of/Ville de Sackville - Proposing to operate a dance studio as a compatible use with service industry. / *Proposant d'exploiter un studio de danse comme un usage compatible avec le service industry.* (File/Dossier #15-600)

Staff Member Lori Bickford presented the request of Renée Rioux to operate a dance studio from an existing building located at 123 Crescent Street in the Sackville Industrial/Business Park. The Zoning By-law does not list dance studio as a permitted use in this area but does permit Sales or Service Industry in this zone. Staff explained that although the definition of Sales or Service Industry was geared around Industrial uses it was broad enough to accept a dance studio as a compatible use.

Staff Member Lori Bickford pointed out on the site photos that the property has access off of Crescent Drive and Industrial Drive. There is sufficient on site parking and traffic levels would be similar to other businesses located in the Industrial/Business Park.

Internal and external departments were contacted for comments.

Senior Manager of Corporate Projects, the Town Engineer and the Chief Financial Officer had no concerns. The Town welcomes the reuse of a vacant building.

Notices were sent to neighbouring landowners within 60 meters to the subject property. There have been no comments received to date.

Staff reported that the intent of the Municipal Plan policy was to offer a wide variety of uses in the Industrial/Business Park. She read the definition of Service as defined in the Zoning Dictionary and drew the connection of a dance studio providing instruction and lessons to individuals as being health related and educational in nature which is consistent with the definition.

Committee Member Mike Tower questioned what levels of dance would be provide. The applicant, Renée Rioux, answered that she instructed student from age 3 to age 70.

It was moved by Committee Member Mark Istvanffy and seconded by Committee Member Mike Tower that the request by Renée Rioux to operate a dance studio in the Industrial/ Business Park as a use compatible with Service Industry, from the property located at 124 Crescent Street, Sackville, known as PID #70160353, BE GRANTED.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

Committee Member Mike Tower questioned when the applicant propose to open. The applicant hopes to be open for business by the fall of 2015.

8. Tentative Subdivisions / Lotissements provisoires

None/*acucune*

9. By-law Amendments, Zoning and Municipal Plan Matters / Questions de zonage et questions relatives aux plans municipaux

None/*acucune*

10. Other Business / Autres affaires

Staff Member Lori Bickford updated the Committee regarding the Executive Board's decision to



amalgamate the three Planning Review and Adjustment Committees into one Committee. She reported that September 2015 was the projected date the PRACs would merge but at this time only 5 applications had been received for the 9 seats on the Committee. To accommodate a training period the start date may be pushed to January 2016.

Staff reported that the meetings will be bilingual with headsets provided. The new Committee will meet in Moncton once a month but will hold two scheduled meetings during the busy season from May to November. This will be beneficial to municipalities with time sensitive development.

As part of the criteria, applicants can not sit on the Executive Board, be an LSD representative or an elected official. Staff reported that this was aimed at providing neutral non political representation.

Committee Member Mark Istvanffy questioned how someone from Dorchester was going to make a decision on a variance in Cap Pelé. Staff member Lori Bickford answered that, while being able to see and be familiar with an area will be a hurdle, members from an area can offer input to their geographical area. She added that the staff reports will also provide information to the area as well as the specific request.

11. Next Meeting / Prochaine réunion

Next monthly meeting will be held July 22, 2015 at 7:00 pm / *La prochaine réunion mensuelle aura lieu à 22 juillet 2015 à 19h.*

12. Adjournment / Levée de la réunion

It was moved by Committee Member Heather Gilbert-Patterson to adjourn the meeting at 7:25 pm.

Randy Trenholm - Chair



