

TANTRAMAR PLANNING REVIEW & ADJUSTMENT COMMITTEE

Minutes of the June 26, 2013 Meeting Sackville Town Hall, 31 Main Street, Sackville

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

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

Absent: Vice Chair Istvanffy

Chairman Trenholm called the meeting to order at 7:00pm

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 June 26, 2013 be accepted as presented.

Motion Carried (Unanimously)

4. Adoption of the minutes of the May 29, 2013 meeting

Chairman Trenholm inquired if all Committee members had read the minutes of the May 29, 2013 meeting.

It was moved by Committee member Tower and seconded by Committee member Partridge that the minutes of May 29, 2013 be accepted as presented.

Motion Carried (Unanimously)

5. Development Requests

Variance – Gordon Spence, Route 955 at Murray Corner

Lori Bickford presented the application of Gordon Spence to subdivide a 3 hectare lot, PID# 70075254, on route 955 with a 20.0 meter frontage to the remaining property.

This is a 75 hectare wood lot zoned rural and considered vacant. A significant amount of the surrounding lots are also vacant with some residential, cottages and agricultural uses. No on site assessment was necessary due to the size of this lot. It is clearly above the minimum size required for a lot.

Landowners within 100 meters were notified by letter but no concerns were reported.

The variance to the frontage allows the access to still be part of the property. The 20 meter frontage would also allow the landowner to construct a public road if they wanted to subdivide any further lots at a future date. This would develop land that is otherwise undevelopable because of access and surrounding development.

The staff considers this a reasonable request. It is desirable for the property and meets the general intent of the Rural Plan.

Committee member Tower questioned if this will allow the landowner to sell off other lots. Lori Bickford explained that by applying for a flag lot instead of meeting the frontage requirement it leaves the applicant a more desirable remnant lot. If the applicant at a later date wanted to subdivide he would have to make another application to the Planning Review and Adjustment Committee. The applicant would also have to make it a public road at that time as the Regional Service Commission 7 no longer grants private roads for residential development.

Committee member Tower questioned if this was just to give himself flexibility. Lori Bickford responded that this variance would secure the applicant's access to his wood lot, ensuring that disputes in the future could not arise from blockage of the access or accessing the land through another property. With this variance, the applicant would have to sell the lot in its entirety or make a public road enabling him to subdivide and sell further lots.

It was moved by Committee member Dixon and seconded by Committee member Tower that the request by Gordon Spence to vary the frontage of the remnant lands shown on the tentative subdivision plan titled Spence Subdivision, and known as parent PID 70075254, to 20 meters, be approved.

Motion Carried (Unanimously)

6. New Business

Lori Bickford informed the Committee members that the variance request by Chris Galea, of Micro Boutique Living, concerning the former Irving site at 63 Main Street, Sackville has been withdrawn. The applicant was proposing a 36 unit building with 5000 square feet of commercial space on the ground floor. The parking requirements could not be met and therefor the applicant was applying for a variance to reduce the number of spaces required from 58 to 36.

Landowners within a 60 meter area of the proposed site were notified and many concerns were brought forth.

Views and recommendations were sought from the Fire Department, RCMP, Town Engineer and the By law Officer, all whom had concerns.

After conducting an on-site test it was determined that even the 36 spaces could not adequately be provided. To grant this variance would mean waving all commercial parking, accepting 1 parking space per unit and dispense with the necessary loading dock.

Based on the information gathered, the staff could not give this variance request a positive recommendation. As a result, Chris Galea withdrew his application. As with any application there is a full staff report on file. It is a shame that this property could not be developed as it's been vacant for a long time. This just wasn't the right fit. Mr. Galea may modify his plan to cut the number of units enabling him to provide an adequate amount of parking. The Town of Sackville By law specifies 1.25 spaces are required per unit. This can hinder some development as it may not be cost effective for the developer. At this time Mr. Galea has not indicated any future plans.

Committee member Dixon questioned the ratio for apartment buildings.

Lori Bickford responded that a considerable amount of apartment buildings have gone up this year but that an independent study shows the vacancy rate at less than 5%. She suspects this is reflected in the older buildings. From a planning decision perspective the market cannot be factored in to the decision process.

Also brought to light through this process was the omission of a minimum lane way width in the Town of Sackville Zoning By-law.

Committee member Tower questioned if this was something we should consider including.

Lori Bickford responded that, although the staff would not provide a positive recommendation knowing someone could not reasonably back out of a space, when a By-law housekeeping is scheduled this should be addressed. It would have suspended this application earlier. She also

added that, although Moncton has a minimum requirement of 20 feet, engineering consultants have stated they do not recommend designing laneways under 23 foot width.

7. Old Business

None at this time.

8. Next Meeting

The next meeting will be Wednesday, August 28, 2013.

9. Adjournment

It was moved by Committee Member Tower, at 7:35 PM, that the meeting be adjourned.

Motion Carried (Unanimously)

Respectfully submitted,



Tracey McDonald- Recording Secretary



Randy Trenholm, Chair