

MINUTES / PROCÈS-VERBAL

July 24, 2014 @ 6:00pm / 24 juillet 2014, 18h

**Westmorland-Albert Planning Review and Adjustment Committee Meeting/
Réunion de Comité de Révision de la Planification du Westmorland-Albert**
1222, rue Main Street, Unit/Unité 4000, Moncton, NB

Committee Members Present / membres du comité presents:

Pascal Ferron	Acting Chairperson / président par intérim
Audbur Bishop	Committee Member / membre du comité
Heather Keith	Committee Member / membre du comité
Andy St-Amand	Committee Member / membre du comité

Staff Present / Staff présents:

Bill Wright	Development Officer / Agent d'aménagement
Jesse Howatt	Planner / Urbaniste
Tracey McDonald	Recorder / rapporteuse

Regrets:

Ricci Archibald	Committee Member / membre du comité
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The meeting was called to order at 6:00 pm by Acting Chairperson Pascal Ferron.

CONFLICTS OF INTEREST / CONFLITS D'INTÉRÊT

None / aucune

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

It was moved by Committee Member Heather Keith and seconded by Committee Member Andy St-Amand to adopt tonight's Agenda as presented.

MOTION CARRIED - UNANIMOUSLY

2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF JUNE 26, 2014 / ADOPTION DU PROCÈS-VERBAL DE LA RÉUNION ORDINAIRE DE 26 JUIN 2014

It was moved by Committee Member Audbur Bishop and seconded by Committee Member Andy St-Amand to adopt the Minutes of the Regular Meeting of June 26, 2014 as presented.

MOTION CARRIED - UNANIMOUSLY

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

None / aucune

4. VARIANCE REQUESTS / DEMANDED DE DÉROGATIONS

None / aucune

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

- a) Trustees Riverside-Albert Baptist Church, 5800 rue King Street (PID/NID #00980003), Riverside-Albert - to allow an Institutional Use (Church) within an Open Space Zone (OS) subject to terms and conditions / afin de permettre un usage institutionnel (église) dans la zone Open Space (OS) sous réserve des termes et conditions. (File/Dossier #14-822)

Staff member Bill Wright presented the request of the applicant, Nuttall Construction, acting on behalf of the landowner, Trustees Riverside-Albert Church, to allow an addition to an existing building which will be used as a public church. The property is presently zoned Commercial on the eastern portion of the lot and Open Space on the western side. He informed the Committee that, under the Village of Riverside-Albert Rural Plan, an Institutional use is permitted in a Commercial zone subject to terms and conditions. He went on to explain that, although an Institutional use is not permitted in an Open Space Zone, there are special provisions within all zones to consider places of worship subject to terms and conditions.

Committee member Andy St-Amand questioned approval from the Minister of Environment regarding a Watercourse and Wetland Alteration Permit. Staff member Bill Wright responded that a permit has been obtained and that the applicant has stated that, if additional parking is required, it will be located on the right hand side so it will not further encroach on the wetland buffer.

Acting Chairperson Pascal Ferron questioned if this was part of the Riverside-Albert By-Laws and if there were any other By-Laws that needed to be considered. Staff member Bill Wright responded that this was Riverside-Albert's Municipal Plan. He informed the Committee that this was a large lot, half the infrastructure was already existing and that the terms and conditions could be met. He felt that this was something that the community would benefit from and was, therefore, recommending this request.

Committee Member Audbur Bishop questioned if the structure would have a basement. Staff member Bill Wright responded that it would be a 4' 6" frost wall.

It was moved by Committee Member Audbur Bishop and seconded by Committee member Heather Keith that the application from Nuttall Construction, on behalf of Trustees Riverside-Albert Baptist Church, 5800 King Street, PID # 00980003, Riverside-Albert, to construct a community church within 30 meters of a watercourse and within a commercial zone BE APPROVED, subject to the following terms and conditions.

- 1. The development shall be carried out in substantial conformance with the plans and drawings submitted.**



2. Prior to the development and building permit being issued, a copy of the plans shall be forwarded to the Provincial Fire Marshall for plan review.
3. Prior to the development and building permit being issued, the applicant must obtain and submit a Watercourse and Wetland Alteration Permit.
4. If additional parking is required, expansion of the parking lot is to be constructed within the commercial zone of the property.

MOTION CARRIED - UNANIMOUSLY

6. TENTATIVE SUBDIVISIONS / LOTISSEMENTS PROVISOIRES

None / aucune

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

None / aucune

8. OTHER BUSINESS / AUTRE'S AFFAIRES

None / aucune

9. ADJOURNMENT / CLÔTURE DE LA SÉANCE

Acting Chairperson Pascal Ferron adjourned the meeting at 6:10 PM.

Next Meeting - Thursday, August 28, 2014 / Prochaine reunion - jeudi 28 août 2014

Pascal Ferron - Acting Chairperson

