

**Westmorland Albert Planning Review and Adjustment Committee
Comité de révision de la planification de Westmorland Albert**

Westmorland Albert Office
1222 , rue Main Street, Unit/unité 4000, Moncton

August 28, 2014 @ 6:00pm / 28 août 2014, 18h

MINUTESprocès-verbal

Members Present/membres présents:

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

Staff Present/membres du personnel présents:

Jeff Boudreau	Manager of Subdivision Approvals/Gestionnaire d'approbation des lotissements
Bill Wright	Development Officer/Agent d'aménagement
Tracey McDonald	Recorder/rapporteuse

Regrets/excusés:

Andy St-Amand	Committee Member/membre du comité
Ricci Archibald	Committee Member/membre du comité

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

The meeting was called to order at approximately 6:04 p.m., with Acting Chairperson Pascal Ferron presiding. / Le président Pascal Ferron ouvre la réunion vers 18 h 04.

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 Heather Keith and seconded by Committee Member Audbur Bishop to adopt tonight's Agenda as presented. / Il est proposé par Heather Keith, membre du comité, et appuyé par Audbur Bishop, 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 July 16, 2014 meeting / Adoption du procès-verbal de la réunion du 16 juillet 2014

It was moved by Committee Member Heather Keith and seconded by Committee Member Audbur Bishop to adopted the Minutes of the Regular Meeting of July 16, 2014 as presented. / It est proposé par, Heather Keith, membre du comité, et appuyé par Audbur Bishop, membre du comité, d'approuver le procès-verbal de la réunion ordinaire tenue le 16 juillet 2014 tel quel.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

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

None/*aucune*

6. Variance Requests / Demandes de dérogations

None/*aucune*

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

- (a) Mike Mitchell, rue School Street, Village of Alma/Ville de Alma (PID/NID #00611244)-
Proposing to subdivide the land for a new residential lot with a new Future Street / *Propose de loti rune propriété pour un lot résidentiel avec une nouvelle rue future.* (File/Dossier #14-943)

Staff member Jeff Boudreau presented the request of the applicant, Mike Mitchell, to subdivide the land, identified as PID 00611244, creating a residential lot on a new Future Street. Jeff Boudreau provided a background overview of this application. He reported to the Committee that at the original meeting in the Westmorland Albert Office the applicant, Mike Mitchell, was informed that a new lot would require front-age on a public street. Through subsequent meetings one option that was discussed was to create a "flag lot" by amending the existing future street to become part of lot 14-1. This would leave Parcel 14-A as the only usable access to the remainder of the property.

Staff member Jeff Boudreau reported that it was later brought to his attention that the previous developer had 3 lots preapproved and that Parcel 14-A was to be included with these lots. This left no usable access if the Future Street was incorporated into lot 14-1.

The applicant chose to move forward with an application to create Lot 14-1, Parcel 14-A and an extension to the Future Street.

Committee member Pascal Ferron questioned the standards for roads. Staff member Jeff Boudreau responded that what would be in the best interest of the Village of Alma would be if the lot was vested to the Village. As a public street this road would then be built to municipal standards.

Committee Member Pascal Ferron asked Staff member Jeff Boudreau what his recommendation was. Jeff Boudreau informed the Committee that staff was not recommending this application. Committee Member Heather Keith questioned if there was an option for the applicant to have a lot at this site. Jeff Boudreau responded that the answer would be a public road thereby insuring road standards and providing an address on that road for the applicant.

Committee Member Pascal Ferron asked for clarification as to why a flag lot was no longer a desirable solution. Staff member Jeff Boudreau responded that, due to the contour of the land, the existing accesses to the South could not be used to gain access to the North sections. Jeff Boudreau explained that if the future street became part of the flag lot access would be lost to future lots, essentially leaving them landlocked.

Committee Member Pascal Ferron asked if there where any further questions regarding this application.

It was moved by Committee Member Audbur Bishop and seconded by Committee Member Heather Keith to accept the staff report and recommendation that the Planning Review and Adjustment Committee NOT RECOMMEND that council assent to the location of the Future Street shown on the Dow Estates Subdivision Plan.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ



8. Tentative Subdivisions / Lotissements provisoires

None/*aucune*

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

None/*aucune*

10. Other Business / Autres affaires

None/*aucune*

11. Next Meeting / Prochaine réunion

Next monthly meeting will be held on September 25, 2014 at 6:00 pm. / *La prochaine réunion mensuelle aura lieu le 25 septembre 2014 à 18h.*

12. Adjournment / Levée de la réunion

It was moved by Committee Member Heather Keith to adjourn the meeting at 6:12 pm.

Pascal Ferron- Acting Chairman

