

**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

November 27, 2014 @ 6:00pm / 27 novembre 2014, 18h

MINUTESprocès-verbal

Members Present/membres présents:

Heather Keith Committee Member/membre du comité
Audbur Bishop Committee Member/membre du comité
Andy St-Amand Committee Member/membre du comité

Staff Present/membres du personnel présents:

Jeff Boudreau Manager of Subdivision Approvals/Gestionnaire d'approbation des lotissements
Tracey McDonald Recorder/rapporteuse

Regrets/excusés:

Ricci Archibald Committee Member/membre du comité
Pascal Ferron Acting Chairperson/président par intérim

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

The meeting was called to order at 6:05 p.m., with Acting Chairperson Heather Keith presiding. / Le président Heather Keith ouvre la réunion vers 18h05.

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 Andy St-Amand and seconded by Committee Member Audbur Bishop to adopt tonight's Agenda as presented. / Il est proposé par Andy St-Amand, 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 October 23, 2014 meeting / Adoption du procès-verbal de la réunion du 23 octobre 2014

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop to adopted the Minutes of the October 23, 2014 meeting as presented. / Il est proposé par, Andy St-Amand, membre du comité, et appuyé par Audbur Bishop, membre du comité, d'approuver le procès-verbal de la réunion ordinaire tenue le 23 octobre, 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

- (a) L. Dysart Estate Subdivision Unit 4, Route 115 (PID/NID #70549928), LSD/DSL Moncton - Proposing to exceed the permitted length of a block. / *Propose de prolonger la longueur permis d'un bloc.* (File/Dossier #14-1631)

Staff Member Jeff Boudreau presented the request of Roland Poirer, L. Dysart Estate Subdivision. He explained that the variance request was in conjunction with a tentative subdivision application, Item 8 (a) on the agenda and he would present both at this time.

Staff Member Jeff Boudreau reported that this phase of the tentative L. Dysart Estate Subdivision was to create 35 residential lots, 3 new sections of public street (Joviale Drive, Roland Drive, and Daniel Drive), and future streets. The first block between Roland Drive and the previous phase (lot 14-11 to lot 14-17) is longer than the required 240 meters and therefore requires a variance. He explained that due to a curve in Joviale Drive a road was not acceptable there.

Staff Member Jeff Boudreau informed the Committee that the Subdivision Plan was sent to the Department of Transportation and Infrastructure and no specific changes were required.

Staff Member Jeff Boudreau informed the Committee that in accordance with the Department of Environment, a condition had been added to the staff recommendation requiring an Environmental Impact Approval through the Department of Environment before each phase of the subdivision is approved.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop TO APPROVE the variance request of L. Dysart Estate Subdivision Unit 4, Route 115, known as PID 70549928, to exceed the required block length from 240 meters to 400 meters for the subdivision plan dated September 9, 2014

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (b) Irishview Farms Subdivision Unit 1, Route 115 (PID/NID #00931428), LSD/DSL Moncton - Proposing to exceed the permitted length of a cul-de-sac. / *Propose de prolonger la longueur permis d'un cul-de-sac.* (File/Dossier #14-1629)

Staff Member Jeff Boudreau presented the request of Irishview Estates Ltd. He explain that the variance request was in conjunction with a tentative subdivision application, Item 8 (b) on the agenda and he would present both at this time.

Staff Member Jeff Boudreau reported that this was the first phase of a new subdivision on 68 hectares located across from the L. Dysart Estate subdivision. He explained that the variance request was to allow the creation of a 367.5 meter cul-de-sac which is longer than the Provincial Regulation of 180 meters.

Staff Member Jeff Boudreau informed the Committee that the Subdivision Plan was sent to the Department of Transportation and Infrastructure and no specific changes were required.

Staff Member Jeff Boudreau explained that an abbreviated water assessment is triggered for any subdivision that would create a cumulative total of 10 or more lots including previous lots. The water assessment has not be completed, therefore, the number of lots being created has been reduced to 8 lots.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop TO APPROVE the variance request of Irishview Farms Ltd, Route 115, known as PID 00931428, to exceed the permitted length of a cul-de-sac from 180 meters to 368 meters on the subdivision plan dated September 11, 2014.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (c) Red Sunset Estates Unit 1, chemin Briggs Cross Road (PID/NID #70578158), LSD/DSL Moncton - Proposing to exceed the permitted length of a cul-de-sac. / *Propose de prolonger la longueur permis d'un cul-de-sac.* (File/Dossier #14-1628)



Staff Member Jeff Boudreau presented the request of Lelin Holdings Ltd., Red Sunset Estates. He explained that the variance request was in conjunction with a tentative subdivision application, Item 8 (c) on the agenda and he would present both at this time.

Staff Member Jeff Boudreau reported that this was an old plan (2009) that has gone through several revisions. The plan being submitted creates 12 new residential lots and a public street (Stonington Road). Stonington Road is a cul-de-sac that exceeds the 180 meter Provincial Regulation therefore a variance is required.

Staff Member Jeff Boudreau informed the Committee that the Subdivision Plan was sent to the Department of Transportation and Infrastructure and no specific changes were required.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop TO APPROVE the variance request of Lelin Holdings Ltd., Red Sunset Estates, Briggs Cross Road, known as PID 70578158, to exceed the permitted length of a cul-de-sac from 180 meters to 365 meters.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

(d) Domaine Nature / Moncton Professional Center Inc., rue Nature Drive (PID/NID #70473947), LSD/DSL Moncton -Proposing to reduce the required depth of a block / Propose de reduire la profondeur d'in bloc. (File/Dossier #14-1460)

Staff Member Jeff Boudreau presented the request of WSP, Domain Nature Estates, to reduce the required block depth of 76 meters to 38 meters creating double loaded lots in the middle and cross streets in a grid pattern. Generally, staff would not recommend this variance as it can cause future issues with E911 and costs per lot, however, 2 previous phases of this nature have already been approved. He added that as there are several phases of the subdivision that will require the same variance, this variance application will apply to PID 70473947.

Staff Member Jeff Boudreau informed the Committee that the proposed development has gone through a full Environmental Impact Assessment and was approved.

Committee Member Heather Keith questioned if all phases of the subdivision will have the same alignment. Staff member Jeff Boudreau explained that the two parallel street layout proposed is due to the neighboring properties not having any plans in place to develop the land which would allow Domaine Nature a second access.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop TO APPROVE the variance request of WSP, Domaine Nature, Nature drive, known as PID 70473947, to reduce the required block depth from 120 meters to 54 meters; subject to the following conditions:

- 1. All phases of the Domaine Nature Subdivision are to be approved by the Department of Environment and Local Government in accordance with the certificate of Determination condition number 5.**

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

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

None/*aucune*

8. Tentative Subdivisions / *Lotissements provisoires*

(a) L. Dysart Estate Subdivision Unit 4, Route 115 (PID/NID #70549928), LSD/DSL Moncton - Proposing to create 35 new residential lots and three new public streets. / *Propose de créé 35 nouveau lots résidentielle et trois rue publics.* (File/Dossier #12-17569)

Staff Member Jeff Boudreau had presented this request in conjunction with Item 6 (a) on the agenda.

Staff Member Jeff Boudreau read the motion into the record.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop that the Westmorland Albert Planning Review and Adjustment



Committee RECOMMENDS that the Minister of Transportation and Infrastructure assent to the location of Jovaile Drive, Roland Drive and Daniel Drive, and assent to the location of three future streets.

subject to the following conditions:

- 1. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated October 14, 2014, have been satisfied.**
- 2. To caution future lot purchasers the following note shall be placed on the final subdivision plan as follows; "Based on an abbreviated water supply assessment prepared by Fisher Engineering Ltd., dated August 2, 2012, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality."**
- 3. A soil assessment report shall be sent to the development officer prior to the final plan endorsement.**
- 4. For each future phase, prior to development, an updated subdivision plan shall be submitted, in accordance with the Department of Environment, to the Environmental Assessment Section for review and approval.**

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (b) Irishview Farms Subdivision Unit 1, Route 115 (PID/NID #00931428), LSD/DSL Moncton - Proposing to create 9 new residential lots and a public street. / *Propose de créer 9 nouveau lots résidentielle et une rue public.* (File/Dossier #14-1121)

Staff Member Jeff Boudreau had presented this request in conjunction with Item 6 (b) on the agenda. He added that no water supply assessment had been done.

Staff Member Jeff Boudreau read the motion into the record.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop that the Westmorland Albert Planning Review and Adjustment Committee RECOMMENDS that the Minister of Transportation and Infrastructure assent to the location of Irishview Street, and assent to the location of future streets.

subject to the following conditions:

- 1. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated October 22, 2014, have been satisfied.**
- 2. A soil assessment report shall be sent to the development officer prior to the final plan endorsement.**

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (c) Red Sunset Estates Unit 1, chemin Briggs Cross Road (PID/NID #70578158), LSD/DSL Moncton - Proposing to create 17 new residential lots and three public streets. / *Propose de créer 17 nouveau lots résidentielle et trois rue public.* (File/Dossier #09-14022)

Staff Member Jeff Boudreau had presented this request in conjunction with Item 6 (c) on the agenda. He added that a water supply assessment has been completed and a caution note will be required on the final subdivision plan.

Staff Member Jeff Boudreau read the motion into the record.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop that the Westmorland Albert Planning Review and Adjustment Committee RECOMMENDS that the Minister of Transportation and Infrastructure assent to the location of Stonington Street

subject to the following conditions:

- 1. A satisfactory soils report be submitted to the development officer prior to the final plan endorsement.**
- 2. A future street is to be created along the north boundary of Lot 14-18**
- 3. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and**



Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated October 22, 2014, have been satisfied.

4. To caution future lot purchasers the following note shall be placed on the final subdivision plan as follows; "Based on an abbreviated water supply assessment prepared by Fisher Engineering Ltd., dated October, 2013, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality."

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (d) Domaine Nature Unit 4 (PID/NID #70473947), LSD/DSL Moncton - Proposing to create 6 new residential lots and three public streets. / *Propose de créer 6 nouveau lots résidentielle et trois rue public.* (File/Dossier #14-1458)

Staff Member Jeff Boudreau presented the request of WSP, Domain Nature Estates, to proceed with the next phase and create 6 new residential lots and 3 public streets as part of a overall plan to create 88 lots. Unit 4 and Unit 5 of this plan were originally one unit but have been split into 2 phases. For this reason, Staff member Jeff Boudreau presented both this request and Item 8 (e) at the same time.

Staff Member Jeff Boudreau informed the Committee that the Subdivision Plan was sent to the Department of Transportation and Infrastructure and no specific changes were required but a note regarding the block length was included. He explained that since the variance was granted in Item 6 (d) of the agenda this was not a concern. He added that a water supply assessment has been completed and a caution note will be required on the final subdivision plan.

Staff Member Jeff Boudreau read the motion into the record.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop that the Westmorland Albert Planning Review and Adjustment Committee RECOMMENDS that the Minister of Transportation and Infrastructure assent to the location of Nature Drive, La Fontaine Drive, and Des Trembles Street. subject to the following conditions:

1. Approval by the Department of Environment for each phase of development as per the EIA condition required prior to final plan endorsement.
2. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated October 31, 2014, have been satisfied.
3. To caution future lot purchasers the following note shall be placed on the final subdivision plan as follows; "Based on a Hydrogeological Study conducted by Fisher Engineering Ltd., dated November, 2011, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality."
4. A soil assessment report shall be sent to the development officer prior to the final plan endorsement.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

- (e) Domaine Nature Unit 5 (PID/NID #70473947), LSD/DSL Moncton - Proposing to create 13 new residential lots and a public street. / *Propose de créer 13 nouveau lots résidentielle et une rue public.* (File/Dossier #14-1459)

Staff Member Jeff Boudreau had presented this request in conjunction with Item 8 (d) on the agenda.

Staff Member Jeff Boudreau read the motion into the record.

It was moved by Committee Member Andy St-Amand and seconded by Committee Member Audbur Bishop that the Westmorland Albert Planning Review and Adjustment Committee RECOMMENDS that the Minister of Transportation and Infrastructure assent to the location of Nature Drive, La Fontaine Drive, and Des Trembles Street. subject to the following conditions:

1. Approval by the Department of Environment for each phase of development as per the EIA condition required prior to final plan endorsement.
2. The development officer shall not approve the final subdivision plan until all conditions as outlined by the Provincial Department of Transportation and



Infrastructure letter from Mr. Paul Lightfoot to Mr. Jeff Boudreau Dated October 31, 2014, have been satisfied.

3. To caution future lot purchasers the following note shall be placed on the final subdivision plan as follows; "Based on a Hydrogeological Study conducted by Fisher Engineering Ltd., dated November, 2011, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality."
4. A soil assessment report shall be sent to the development officer prior to the final plan endorsement.

MOTION CARRIED - UNANIMOUS / MOTION ADOPTÉE À L'UNANIMITÉ

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

None/*aucune*

10. Development Officer Variances Approvals / Dérogation par l'agent d'aménagement

None/*aucune*

11. Other Business / Autres affaires

None/*aucune*

12. Next Meeting / Prochaine réunion

Next monthly meeting will be held December 18, 2014 at 6:00 pm /*La prochaine réunion mensuelle aura lieu à 18 décembre 2014 à 18h.*

13. Adjournment / Levée de la réunion

The meeting was adjourned at 6:28 by Acting Chairperson Heather Keith.

Heather Keith - Acting Chairperson

