

**\*MINUTES/PROCÈS-VERBAL\***

**PLANNING REVIEW AND ADJUSTMENT COMMITTEE MEETING/  
RÉUNION DU COMITÉ DE RÉVISION DE LA PLANIFICATION**

**March 28, 2013 6:00 p.m./28 mars 2013, 18h**

**Regional Service Commission #7/Commission de services régionaux #7  
1222, rue Main Street, 4th floor/4<sup>ème</sup> étage  
Moncton**

**Members Present/Membres présents:**

Chairperson/Président	George Forsythe
Vice-Chairperson/Vice-président	Pascal Ferron
Committee Member/Membre du comité	Audbur Bishop
Committee Member/Membre du comité	Heather Keith
Committee Member/Membre du comité	Andy St-Amand
Committee Member/Membre du comité	Ricci Archibald

**Staff Present/Personnel présent:**

Planning Director/Directeur de la planification	Sébastien Doiron, MCIP/MICU
Planner/Urbaniste	Tracey Wade, MCIP/MICU
Mgr. of Subdivision Approval/ Gestionnaire d'approbation des lotissements	Jeff Boudreau, Ptech
Recorder/rapporteuse	Pauline Magee

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The meeting was called to order at approximately 6:00 p.m.

**CONFLICTS OF INTEREST/CONFLITS D'INTÉRÊT**

No conflicts registered.

**ADD-ON/AJOUT - NEW INFORMATION/NOUVELLE INFORMATION**

Planning Director Sébastien Doiron reported that the Executive Director of the Regional Service Commission #7 has requested that Item 7(a) be tabled, in order to review newly received information.

A delegation (approximately 6 people) was present for this matter.

- 7(a) Province of/de NB - Rezoning request from Genivar Inc. (agent), on behalf of Camrose Sand and Gravel Ltd. (owners), Tingley Road (PID #05036462), Albert County, Caledonia Mountain, Unincorporated Area – to rezone property from Agricultural (A) Zone to Commercial-Industrial (C2) for a gravel and rock quarry/*demande de rezonage de Genivar Inc. (demandeur), au nom de Camrose Sand and Gravel Ltd. (propriétaires), ch. Tingley (PID #05036462), comté d'Albert, Caledonia Mountain, région non-incorporée, afin de rezoner la propriété de la zone A (Agriculture) à la zone C2 (commerciale et industrielle) afin d'exploiter une fosse/carrière de sable et gravier* (File/Dossier #12UZ-17559) (**Rezoning/rezonage**)

*Moved by Ricci Archibald, seconded by Pascal Ferron to **TABLE** Item 7(a) - rezoning request from Genivar Inc. (agent), on behalf of Camrose Sand and Gravel Ltd. (owners), Tingley Road (PID #05036462), Albert County, Caledonia Mountain, Unincorporated Area – to rezone property from Agricultural (A) Zone to Commercial-Industrial (C2) for a gravel and rock quarry, in order to review new information.*

***MOTION CARRIED***

*(Committee Member Heather Keith was absent on this vote.)*

The delegation left the meeting room.

The applicant entered the meeting room after the vote was taken.

Committee member Keith entered the meeting room at this point and was present for the remainder of the meeting.

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

*Moved by Pascal Ferron, seconded by Andy St-Amand to **adopt** this evening's Agenda.*

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

**2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF FEBRUARY 28, 2013/ADOPTION DU PROCÈS-VERBAL DE LA RÉUNION DU 28 FÉVRIER 2013**

*Moved by Ricci Archibald, seconded by Andy St-Amand to **adopt** the Minutes of the Meeting of February 28, 2013, as presented.*

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

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

- 3(a) **Overview/Vue d'ensemble** - Planning Review and Adjustment Committee By-law/l'Arrêté du Comité de révision de la planification (ARISING FROM THE PLANNING REVIEW AND ADJUSTMENT COMMITTEE MEETING OF FEBRUARY 28, 2013/DÉCOULANT DE LA RÉUNION DU COMITÉ DE RÉVISION DE LA PLANIFICATION DU 28 FÉVRIER 2013)

Chairperson Forsythe asked if there was anything to add, with respect to this matter. Planning Director Doiron pointed out that one big difference with this by-law is that the Chairperson has a vote on planning matters. He also noted that in the case of a tie vote, the motion is dropped.

**4. VARIANCE REQUESTS/DEMANDES DE DÉROGATIONS**

Shelley MacDonald, applicant, was present.

- 4(a) **Shelley & Dave MacDonald, 47, ch. Reeder Road (PID/NID #00816157), Salisbury** – to exceed the gross floor area and the height requirements for a proposed accessory building/*afin de dépasser les exigences relatives à la surface brute de plancher et de la hauteur d'un bâtiment accessoire* (File/Dossier #13SV-36) (**Variance/Dérogation**)

Director Doiron briefly explained the request. He noted that the property has ample frontage.

Committee member Archibald added that the subject property is large, containing approximately 20 hectares. He also pointed out that Planning Staff and the Village of Salisbury Review Committee met to review this request. He noted that the Village is aware of this request and has no issues.

Shelley MacDonald, applicant, explained that the proposed garage will not be visible from the Reeder Road.

*Moved by Ricci Archibald, seconded by Audbur Bishop to accept staff's recommendation that the request from Shelley & Dave MacDonald, 47, ch. Reeder Road (PID/NID #00816157), Salisbury, to exceed the gross floor area requirement, from 84m<sup>2</sup> to 141.26m<sup>2</sup>, and to exceed the height requirement, from 4.6m to 6.0m, for a proposed accessory building, **BE APPROVED**.*

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

Delegation left.

- 4(b) **Daigle Surveys, on behalf of/au nom de Kent Coffin, prom. Bunker Hill Drive (PID/NID #05093844), Upper Coverdale, comté d'Albert County, Unincorporated Area/région non-incorporée** – to extend the length of a block (Provincial Subdivision Regulation 80-159 - section 6(5))/*afin de dépasser l'exigence relative à la longueur d'un îlot (Règlement du Nouveau-Brunswick 80-159 – section 6(5))*(File/Dossier #13UV-17720) (**Variance/Dérogation**) (**RELATES TO ITEM 6(a)/SE RAPORTE AU POINT 6(a)**)

Chairperson Forsythe asked for any questions. No questions.

Moved by Heather Keith, seconded by Pascal Ferron to accept staff's recommendation to **APPROVE** the variance request from Kent Coffin, Bunker Hill Drive (PID #05093844), Upper Coverdale, Albert County, Unincorporated Area, to exceed the maximum depth of a block from 240 metres to 310 metres.

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

Related Subdivision Item 6(a) was entertained at this time.

- 6(a) Phase 3, Bunker Hill Subdivision/lotissement, prom. Bunker Hill Drive (PID/NID #05093844), Upper Coverdale, comté d'Albert County, Unincorporated Area/région non-incorporée (OWNER/PROPRIÉTAIRE: Kent Coffin – AGENT/DEMANDEUR: Daigle Surveys) (File/Dossier # 12US-17474) **(Subdivision/lotissement) (RELATES TO ITEM 4(b)/SE RAPPORTE AU POINT 4(b))**

Moved by Audbur Bishop, seconded by Ricci Archibald to accept staff's recommendation that the Westmorland-Albert Planning Review and Adjustment Committee respectfully recommend that the Minister of Transportation **APPROVE** of the location of Bunker Hill Drive, Derken Drive and Laity Drive as public streets as shown on the tentative plan submitted,

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 letter from Peter McDougall to Jeff Boudreau, letter dated March 12, 2013, have been satisfied;
- 2) a satisfactory septic assessment report be submitted to the development officer; and
- 3) 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 report prepared by Fisher Engineering Limited, dated March, 2012, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Water Quality."

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

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

none

**6. TENTATIVE SUBDIVISIONS/LOTISSEMENTS PROVISOIRES**

- 6(a) **(SEE ABOVE VARIANCE AND SUBDIVISION ITEMS 4(b) &6(a) FOR MOTION)**

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

- 7(a) **(SEE ADD-ON ITEM - FIRST PORTION OF THE AGENDA)**

- 7(b) Village of/de Alma – Amendment to the Village of Alma's Serviceable Area Boundary on the Zoning Map - Alma Rural Plan By-law 93, to reflect upgrades to municipal services /*Modification au périmètre de viabilisation du Village de Alma, démontré sur la carte de zonage (re l'Arrêté 93 relatif au plan rural), afin d'améliorer les services municipaux déjà effectués* (File/Dossier #13AZ-5) **(Plan Amendment/Modification d'un plan)**

Chairperson Forsythe gave a little background on this matter. He informed the members that this zoning amendment, along with the zone change request, went before the Greater Moncton Planning District Commission in 2012 and, at that time, the Commission recommended approval. However, the Alma Village Council rejected the GMPDC's recommendation. Mr. Forsythe added that a largely attended public meeting was held in August of 2012 on this matter and it was his opinion that the majority of the attendees were in favour of this development.

Tracey Wade, Planner, presented the staff report.

Ms. Wade explained that the Village of Alma has two zoning amendments before the Committee this evening.

The first amendment is a map update to the Serviceable Development Boundary. The second amendment (Item 7(c)) is a rezoning request (see discussion below).

Ms. Wade informed the group that, since the adoption of the Rural Plan in 2006, upgrades were made to municipal services (water and sewer). This zoning map amendment simply depicts the upgrades.

It was noted that an advertisement was placed in the Times and Transcript on March 11, 2013 and notification was given to area residents within 100m of the proposed service boundary extension. No issues or concerns, other than a few questions for clarification purposes, were expressed by the public. As a legal obligation, the Planning Review and Adjustment Committee is required to give their views to Village Council on this matter.

*Moved by Pascal Ferron, seconded by Andy St-Amand to accept staff's recommendation that the Planning Review and Adjustment Committee recommend to the Village of Alma Council to **adopt** Amendment 93.4, including Schedule "B", representing the new Service Development Boundary for the Village of Alma.*

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

7(c) Village of/de Alma - Rezoning request from Christopher Bowron (agent/owner), on behalf of Vista Ridge Ltd., to rezone properties located at Foster Road/Chignecto Drive (PID #608695), from RT (Residential Tourism) Zone and Shady Lane (PID 5072285), Alma, from R1 (Single Unit Residential) Zone to ID (Integrated Development) Zone to permit a combination of uses including cabins and an RV campground/*demande de rezonage de Christopher Bowron, (propriétaire/demandeur), au nom de Vista Ridge Ltd - afin de modifier le zonage de les deux propriétés suivantes: une propriété située sur le chemin Foster/prom. Chignecto (NID #608695), de la zone RT (Résidentielle/Tourisme), et une propriété située sur la ruelle Shady (NID #5072285), Alma, de la zone R1 (Habitations à un logement) à une zone ID (Aménagement intégré), pour permettre un usage mixte qui inclus des cabines et un terrain de camping de véhicules récréatifs* (File/Dossier #13AZ-5) (**Rezoning/rezonage**)

Tracey Wade, Planner presented the staff report.

Ms. Wade summarized the report. She noted that this proposal is an on-going rezoning request. The former Greater Moncton Planning District Commission had been dealing with this rezoning request for well over one year. She gave an overview of the subject area.

The following issues were explained at length: property's steep grades, legal road access to the new proposed campground area, location of accessory buildings (for electrical hook-ups), drainage issues, the number and kind of sites, fencing (to catch debris), site manoeuvrability for emergency vehicles (fire trucks). No concerns were expressed by the Fire Chief, noting the emergency vehicles are comparable in size to some recreational vehicles.

It was pointed out that the reason the properties located on Foster Road/Chignecto Drive (RT Zone) require a rezoning is due to the fact that the Rural Plan does not list "a campground" as a permitted use. Ms. Wade also pointed out that the proposed ID Zone will allow Village Council to maintain some control by attaching terms and condition to the subject properties.

As previously mentioned by Chairperson Forsythe in Item 7(b) above, Ms. Wade reiterated that an informal community meeting was held in August 2012, with approximately 80 people in attendance. The majority were in favour of the proposal. As a result, Village Council has decided to reconsider the proposal and is therefore requesting the Planning Review and Adjustment Committee's views.

As a result of the recent public notice advertisement and mail out, six letters have been received. Several telephone calls have also been received. Most of the concerns were raised by property owners living in Alma seasonally. The main concern expressed was drainage. Village Council is well aware of the drainage issue.

Moved by Audbur Bishop, seconded by Ricci Archibald to accept staff's recommendation that the Planning Review and Adjustment Committee recommends the following to the Council Village of Alma:

that the request by Vista Ridge Ltd., to amend the Village of Alma Rural Plan By-law 93 by rezoning the property located at Shady Lane and known as PID 5072285, from R1 to ID, and the property at Chignecto Drive/Foster Road known as PID# 0608695, from RT to ID, **be granted subject to the following conditions:**

- a) that prior to any building and development permits being issued, the Lands must be consolidated;
- b) that the access road from Shady Lane as indicated on Schedule C-2 be completed prior to development of the new RV sites on PID 5072285;
- c) that development of the proposed campground shall be in substantial conformity with the Site Plan attached hereto as Schedule C-2. More specifically, this means that:
  - (i) campground containing a combination of Recreational Vehicle Sites and cottages/cabins is permitted to a maximum of 31 units;
  - (ii) five accessory buildings or structures are permitted: one building that may be used as an office/store; one building that may be used as a shelter/ washroom facility; and up to three additional accessory structures used for utility sheds, these being limited in size to six square metres in area. All accessory buildings are limited to one storey in height;
  - (iii) safety features such as fencing and stop blocks to be incorporated as per Schedule C-2 notes;
- (d) that site stability and drainage features shall be incorporated into a Site Drainage Plan prepared by a Professional Engineer licensed to practice in New Brunswick, and attached hereto as Schedule C-3;
- (e) that deck platforms on RV sites shall be permitted to a maximum of 8.9 square metres in area. Fixed overhangs shall not be permitted;
- (f) that no fire pits shall be permitted on PID 5072285; and
- (g) that any lighting used to illuminate campground entrances and common areas shall be directional so as to not disturb neighbouring properties.

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

- 8. For Information Purposes/fins d'information - Development Officer Variance Approvals/Approbations de dérogations diverses accordés par l'agent d'aménagement – March/mars 2013**

Committee member Ricci Archibald noted that delegating authority to the Development Officer to deal with minor variances is a good idea, cutting meeting times considerably.

**9. OTHER BUSINESS/AUTRES AFFAIRES**

Planning Director Doiron reported that the office has been very busy dealing with a variety of matters. It was also noted that a name change for the Regional Service Commission #7 has been decided. However, the new name, *Southeast Regional Service Commission*, is not yet official.

**10. ADJOURNMENT/CLÔTURE DE LA SÉANCE**

Moved by Pascal Ferron, seconded by Andy St-Amand to adjourn. (Approximately 6:52 p.m.)

**MOTION CARRIED/MOTION ADOPTÉE – UNANIMOUS/UNANIME**

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PRAC Chairperson/Président CRP