

MINUTES/PROCÈS-VERBAL

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

May 23, 2013 6:00 p.m./23 mai 2013, 18h

**Regional Service Commission 7/Commission de services régionaux 7
1222, rue Main Street, 4th floor/4^{ième} étage
Moncton**

Committee Members Present/Membres du comité présent:

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

Committee Members Absent/Membres du comité absent:

Heather Keith – Committee Member/Membre du comité

Staff Present/Personnel présent:

Sébastien Doiron, MCIP/MICU	Planning Director/Directeur de la planification
Jeff Boudreau, Ptech	Mgr. of Subdivision Approval/ Gestionnaire d'approbation des lotissements
Bill Wright	Development Officer/agent d'aménagement
Pauline Magee	Recorder/rapporteuse

The meeting was called to order at approximately 6:00 p.m., with Chairperson George Forsythe presiding.

Chairperson Forsythe reported that Committee Member Heather Keith communicated, via e-mail, that she will be absent tonight. He also informed the group that she is in agreement with the staff recommendation on all items on tonight's agenda.

CONFLICTS OF INTEREST/CONFLITS D'INTÉRÊT

No conflicts registered.

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

Moved by Vice-Chairperson Pascal Ferron, seconded by Committee Member Ricci Archibald to adopt tonight's agenda as submitted.

MOTION CARRIED - UNANIMOUS

2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF APRIL 25, 2013/ADOPTION DU PROCÈS-VERBAL DE LA RÉUNION DU 25 AVRIL 2013

Moved by Committee Member Ricci Archibald, seconded by Vice-Chairperson Pascal Ferron to adopt the Minutes of the Regular Meeting of April 25, 2013 as submitted.

MOTION CARRIED - UNANIMOUS

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

None/aucune

4. VARIANCE REQUESTS/DEMANDES DE DÉROGATIONS

(a) Sylvain Savoie, 2840, Route #115 (PID/NID #70033634), Irishtown, comté de Westmorland Co., Unincorporated Area/région non-incorporée – to exceed the area requirement for an accessory building/afin de dépasser l'exigence relative à la superficie d'un bâtiment accessoire (File/Dossier #13UV-245) (Variance/Dérogation)

The applicant was present.

There was no opposition to the request.

Moved by Committee Member Ricci Archibald, seconded by Committee Member Andy St-Amand to accept staff's report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee APPROVE the variance request from Sylvain Savoie, 2840 Route #115 (PID #7033634), Irishtown, Westmorland Co., to exceed the area requirement of an accessory building from 100m² to 109.2m², as submitted.

MOTION CARRIED - UNANIMOUS

(b) Robert H. Stevens, 2115, Route #112, (PID/NID #5014071, 5039144, 5061270 & 5074489), Upper Coverdale, comté d'Albert County, Unincorporated Area/région non-incorporée – to reduce the required lot width to accommodate existing conditions/afin de réduire l'exigence relative à la largeur d'un lot pour accommoder les conditions existantes (File/Dossier #13UV-305) (Variance/Dérogation)

The applicant was present.

Staff member Jeff Boudreau reported that he has received calls and office visits from area residents. He noted that most of the concerns and questions from the area residents were not relevant to the subdivision of the applicant's land.

Moved by Committee Member Ricci Archibald, seconded by Committee Member Audbur Bishop to accept staff's report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee APPROVE the variance request, from Robert H. Stevens, 2115 Route #112 (PID #5014071, 5039144, 5061270 & 5074489), Upper Coverdale, Albert County, Unincorporated, to reduce the required lot width from 54m to 15.290m to accommodate an existing conditions.

MOTION CARRIED – UNANIMOUS

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

- (a) 636376 NB Ltd., rue Harlow Street (PID/NID #70537824), Salisbury – to construct a 4-unit residential building, subject to terms and conditions/*afin de construire une habitation à quatre logements, assujetti aux modalités et aux conditions* (File/Dossier #13SC-291) (Conditional Use/Usage conditionnel)

Committee Member Ricci Archibald explained that this request was previously approved by the Greater Moncton Planning District Commission. He noted that the time limit on the approval ran out, therefore requiring the request to be reviewed by the Planning Review and Adjustment Committee.

Moved by Committee Member Audbur Bishop, seconded by Committee Member Andy St-Amand to accept staff's report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee APPROVE the Conditional Use request, to allow the construction of a 4-unit residential building in a VC Zone, as submitted.

MOTION CARRIED – UNANIMOUS

6. TENTATIVE SUBDIVISIONS/LOTISSEMENTS PROVISOIRES

None/aucune

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

None/aucune

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

None/aucune

9. OTHER BUSINESS/AUTRES AFFAIRES

None/aucune

10. ADJOURNMENT/CLÔTURE DE LA SÉANCE

Moved by Vice-Chairperson Pascal Ferron, seconded by Committee Member Ricci Archibald to adjourn.

MOTION CARRIED – UNANIMOUS

The meeting adjourned at approximately 6:12 p.m.

PRAC CHAIRPERSON/PRÉSIDENT CRP