Committee Members Present/membres du comité présents:

George Forsythe Chairperson/Président
Pascal Ferroën Vice-Chairperson/Vice-président
Audbur Bishop Committee Member/membre du comité
Heather Keith Committee Member/membre du comité

Committee Members Absent/Membres du comité absents:

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

Staff Present/Personnel présent:

Jeff Boudreau, Ptech Mgr. of Subdivision Approval/Gestionnaire d’approbation des lotissements
Pauline Magee Recorder/Rapporteuse

The meeting was called to order at approximately 6:03 p.m. with Chairperson George Forsythe presiding. He reminded everyone present that the meetings are recorded.

CONFLICTS OF INTEREST/CONFLITS D’INTÉRÊT

None

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

Moved by Vice-Chairperson Pascal Ferron, seconded by Committee Member Heather Keith to adopt tonight’s agenda as presented.

MOTION CARRIED – UNANIMOUS


Moved by Committee Member Heather Keith, seconded by Committee Member Audbur Bishop to adopt the Minutes of the Regular Meeting of July 25, 2013 as presented.

MOTION CARRIED - UNANIMOUS

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

None
4. VARIANCE REQUESTS/DEMANDES DE DÉROGATIONS

(a) Doug and Deb Smith, 66, rue Church Street (PID #00810887), Petitcodiac – to exceed the area requirement for an accessory building/afin de dépasser l’exigence relative à la superficie d’un bâtiment accessoire (File/Dossier #13PV-958)

Staff’s report was reviewed. The applicants were present.

Committee Member Heather Keith noted that she is familiar with the subject property and did not foresee any negative impact, as a result of the construction of the requested accessory building.

Moved by Vice-Chairperson Pascal Ferron, seconded by Committee Member Heather Keith to accept staff’s report and recommendation that the variance request from Doug and Deb Smith, 66 Church Street (PID #00810887), Petitcodiac – to exceed the area requirement of an accessory building from 84m² to 111m²; BE APPROVED, as submitted.

MOTION CARRIED - UNANIMOUS

The applicants left the meeting room.

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

None

6. TENTATIVE SUBDIVISIONS/LOTISSEMENTS PROVISOIRES

(a) Baron Heights S/D/lotissement, prom, Elmwood Drive, Parish of/Paroisse de Moncton, comté de Westmorland Co., Unincorporated Area/région non-incorporée – (OWNER.PROPRIÉTAIRE: Volker Von Muenchhausen) (File/Dossier #12US-16657)

No delegation.

Staff’s report was reviewed. Staff Member Jeff Boudreau was asked if there is an approximate timeline for the development to be completed. Mr. Boudreau reported that no timeline was given and, in his opinion, the housing market would likely dictate when the development would be completed.

Mr. Ferron asked staff whether there is land set aside for public purposes (park/playground). Mr. Boudreau, staff member, explained that there are no provisions for Land for Public Purposes with respect to subdivision developments within the Unincorporated Area.

Moved by Committee Member Heather Keith, seconded by Vice-Chairperson Pascal Ferron to accept staff’s report and recommendation that the Westmorland Albert Planning Review and Adjustment Committee recommends that the Minister of Transportation and Infrastructure;

- assent to the location of Via Roma Street, London Lane, Paris Street, Vienna Lane, Hanover Court, Muenchhausen Court, Hameln Court; and
- assent to the location of two Future Streets.
Subject to the following conditions:

- the development officer shall not approve the final subdivision plan until all conditions as outlined in the Provincial Department of Transportation letter dated August 16, 2013 have been satisfied;
- to caution future lot purchasers, the following note shall be placed on the final subdivision plan as follows: «Based on a water supply assessment prepared by Genivar, dated November 14, 2012, a residential water treatment unit may be required to ensure water quality within the Guidelines for the Protection of Canadian Drinking Water Quality.»
- the development is to proceed in accordance with the Certificate of Determination dated December 21, 2012; and
- the Final Plan to show buffer areas on perimeter of project as per EIA documents.

MOTION CARRIED - UNANIMOUS

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

None

8. OTHER BUSINESS/AUTRES AFFAIRES

Chairperson George Forsythe inquired whether any complaints have been received with respect to building inspection services. Staff was unaware of any complaints.

(a) Development Officer Variance Approvals/Approbations de dérogations diverses accordés par l'agent d'aménagement – August/août 2013

None

9. ADJOURNMENT/CLÔTURE DE LA SÉANCE

Moved by Committee Member Audbur Bishop to adjourn.

The meeting adjourned at approximately 6:09 p.m.