*MINUTES/PROCÈS-VERBAL*

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

December 19, 2013 6:00 p.m./19 Décembre 2013, 18h

1222, rue Main Street, 4th floor/4ème étage
Moncton

Committee Members Present/membres du comité présents:

George Forsythe Chairperson/Président
Pascal Ferron Vice-Chairperson/Vice-président
Ricci Archibald Committee Member/membre du comité
Audbur Bishop Committee Member/membre du comité

Members Absent/membres absents:

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

Staff Members Present/Personnel présent:

Bill Wright Development Officer/Agent d’aménagement
Jeff Boudreau Ptech, Mgr. of Subdivision Approval/Gestionnaire d’approbation des lotissements
Pauline Magee Recorder/rapporteuse

The meeting was called to order at approximately 6:05 p.m., with Chairperson George Forsythe presiding.

CONFLICTS OF INTEREST/CONFLITS D’INTÉRÊT

No conflicts registered.

1. ADOPTION OF THE 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 presented.

   **MOTION CARRIED - UNANIMOUS**

2. ADOPTION OF MINUTES OF THE REGULAR MEETING OF NOVEMBER 28, 2013/ADOPTION DU PROCÈS-VERBAL DE LA RÉUNION ORDINAIRE DU 28 NOVEMBRE 2013

   Moved by Committee Member Audbur Bishop, seconded by Vice-Chairperson Pascal Ferron to adopt the Minutes of the regular meeting of November 28, 2013 as presented.

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

(a) Design Art Signs/Saint John Destination Marketing, on behalf of Brian C. Lewis, ch. Homestead Road (PID/NID #00954578), Salisbury – to determine whether a digital billboard sign is similar to and/or compatible with an illuminated billboard sign within the Rural Area (RA) Zone afin de déterminer si un panneau-réclame numérique est semblable à et/ou compatible à un panneau-réclame lumineux (File/Dossier #13SR-1422) (Ruling of Compatibility/Détermination de compatibilité) (TABLED AT THE NOVEMBER 28, 2013 PRAC MEETING/DEMANDE DÉPOSÉE LORS DE LA RÉUNION DU CRP LE 28 NOVEMBRE 2013)

Staff’s report and recommendation was presented and reviewed.

Staff Member Bill Wright reported that contact was made with Mr. Rick Watters of Design Art Signs on this matter. Mr. Wright reported that Mr. Watters has contacted the Department of Transportation and Infrastructure regarding the placement of the above-mentioned billboard sign and he was informed that the Highways regulation does not permit such a sign at the subject location. It was further noted that the Provincial Regulation supersedes a Zoning By-law. Staff Member Wright also reported that he has contacted Mr. Watters on several occasions requesting a written withdrawal of this application, however, none has been received as of this date.

Moved by Committee Member Ricci Archibald, seconded by Vice-Chairperson Pascal Ferron to accept staff’s report and recommendation that the request from Design Art Signs/Saint John Destination Marketing, on behalf of Brian C. Lewis, Homestead Road (PID #00954578), Salisbury, to determine whether a digital billboard sign is similar to and/or compatible with an illuminated billboard sign within the Rural Area (RA) Zone, BE DENIED, since provincial regulations supersedes the zoning by-laws for the Village of Salisbury and for the reasons expressed in the body of this report.

MOTION CARRIED - UNANIMOUS

4. VARIANCE REQUESTS/DEMANDES DE DÉROGATIONS

(a) David Taylor, ch. Ammon Road (PID/NID #70011515), Ammon, comté de Westmorland County, Unincorporated Area/région non-incorporée – to reduce the required lot width from 54m to 23.558m and to reduce the required lot width from 54m to 40m on a remnant lot/afin de réduire l’exigence relative à la largeur d’un lot de 54m à 23.558m et de réduire l’exigence relative à la largeur d’un lot restant de 54m à 40m (File/Dossier #13UV-1614) (Variance/Dérogation)

Staff’s report and recommendation was presented and reviewed.
Moved by Committee Member Ricci Archibald, seconded by Committee Member Audbur Bishop to accept staff’s report and recommendation that the Planning Review and Adjustment Committee APPROVE the variance request to reduce the required lot width for lot 13-1, from 54m to 23.558m and, to reduce the remnant lot width from 54m to 40.0m; subject to the following conditions:

- the development officer shall not approve the final plan until a private access permit is issued by the Department of Transportation and Infrastructure; and
- a note shall be placed on the plan to show the portion of lot 13-1 that does not have a width of 54m as « no build zone ».

**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**

None/aucune

6. **TENTATIVE SUBDIVISIONS/LOTISSEMENTS PROVISOIRES**

(a) Mollins Excavating Ltd., Subdivision/lotissement, Route 895 (PID/NID #05091053), Upper Coverdale, comté d’Albert County, Unincorporated Area/région non-incorporée – to create residential lots and a public street/afin de créer des lots résidentiels et une rue publique (OWNER/propriétaire: David Hopper) (File/Dossier #12US-17560) (Subdivision/lotissement)

Staff’s report and recommendation was presented and reviewed.

Moved by Committee Member Ricci Archibald, 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 Caines Court;

subject to the following conditions:

- the development officer shall not approve the final subdivision plan until all conditions, as outlined by the Provincial Department of Transportation and Infrastructure - dated February 20, 2013, have been satisfied.

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

None/aucune

8. **OTHER BUSINESS/AUTRES AFFAIRES**

(a) Development Officer Variance Approvals/Approbations de dérogations diverses accordés par l’agent d’aménagement – December/décembre 2013

For Information Purposes/À titre d’information

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

On a motion made by Committee Member Ricci Archibald, the meeting adjourned at approximately 6:13 p.m.