

**Planning Review Adjustment Committee
October 2, 2018**

Minutes of the meeting of the Planning Review Adjustment Committee of the Fundy Regional Service Commission held on Tuesday October 2, 2018 at 10:00am at Crane Mountain, Saint John.

1. Call to Order

The Chairperson, Dwight Allaby, called the meeting to order at 10:00am

2. Record of Attendance

BOARD MEMBERS

Dwight Allaby, Chairperson
Joan Seeley, Vice Chairperson (absent – conflict of interest)
Glen Baxter, PRAC Member
Paul Gordon, PRAC Member
Ron Bridges, PRAC Member (absent)
Walter Pollock, PRAC Member
Brenda Rathburn, PRAC Member
Midge Thompson, PRAC Member (absent)

OTHERS

Gay Drescher, Planning Director
Sophia Dingee and Greg McIntyre- Applicant
Louise Lukeman, Recording Secretary, FRSC
Brian Shannon, Development Officer, FRSC
22 Members of the immediate community at opening of session

3. Approval of Order of Business

The Chairperson asked for approval of the agenda as presented.

Motion: To approve the agenda October 2, 2018 as presented.

Moved: Glen Baxter
Seconded: Brenda Rathburn
Vote: Motion Carried

4. Disclosure of Conflict of Interest

None

5. Approval of Minutes

The Chairperson called for a motion to approve the minutes as presented.

Motion: To approve the minutes of August 8th, 2018 as presented.

Moved: Paul Gordon
Seconded: Walter Pollock
Vote: Motion Carried

Motion: To approve the minutes of August 14th, 2018 as presented.

Moved: Brenda Rathburn
Seconded: Paul Gordon
Vote: Motion Carried

6. Application – Rosie’s Cabins

Gay Drescher gave an overview of the presentation on the application for Rosie’s Cabins

Applicants: Sophia Dingee and Greg McIntyre

The applicants are proposing to develop a portion of the property for alternative camping. As part of their plan, they will be providing five dome type accommodations, two yurts, two treehouses and two prospector tents. They are also proposing to have a permanent service building, which will serve as a reception area as well as maintenance supply area. The overall approach to development is based on eco-friendly principles, whereby there will be minimum disruption to the natural environment from the footprint and from the provision of services. One water well will be drilled to provide potable water, which will be monitored in accordance with the approval from the Department of Environment and Local Governments. All units will be serviced by an approved septic system.

Application Request: The property is zoned Mixed (M). As described in the Simonds Parish Planning Area Rural Plan Regulation, the Mixed Zone allows for “residential uses, commercial uses such as neighbourhood stores, convenience stores and service stations, institutional uses, resource uses, government uses, recreational uses and mining uses as defined in the Mining Act”

The proposal as outlined is not a defined use in the Mixed Zone. There is provision, however, in the legislation which allows for developments to proceed if they are similar to or compatible with uses in a particular zone. In this case, the proposed development can be considered similar to recreational uses and would not be incompatible with adjacent residential uses as the area is low density housing on large lots. The proposed development is designed as such that the structures would be situated in the forested area.

Public Consultation: As specified in Section 6.2 of the Regional Service Commission 9 Planning and Adjustment Committee By-law and Operating Procedures, property within 100m of the property must be notified of the application. As such letters to this effect were mailed to adjacent property owners on July 10, 2018. At the applicants' request, the hearing scheduled for July 24, 2018, was postponed. Letters were sent to all neighbours within 100m advising of the postponement.

7. Comments received against the proposal

Property owners of adjacent properties had some concerns about the proposition:

- Road access to the site
- Transportation to and from the facility
- Major change to the quiet rural life of the area
- Potential fire hazards
- Trespassing on to adjacent private property
- Noise -early arrival & departure times
- Loss of privacy
- Possible protected tree species
- Concern of effect on protected wetlands
- Aquifer
- Liability issues
- Possibility of on going land conflicts

8. Comments received in favour of the proposal

Some members of the community voiced their approval for the project because they think it would provide:

- Economic spin off for the province
- Acceptable rural fit

9. Applicants' presentation

The applicants made a presentation of their project addressing the concerns voiced by members of the community. As an example, they agreed to use golf carts instead of the ATVs first proposed. They also agreed to follow the conditions imposed by the PRAC.

10. Decision

Based on the above evaluation, presentation and discussion, the Planning Review and Adjustment Committee grants a variance from the Simonds Parish Rural Plan to allow an alternative camping development to proceed at 1181 Route 825, identified as PID 00356327, as a similar use to uses listed in the Mixed Zone (M) subject to the following conditions:

- a) All approvals from applicable provincial and federal government departments must be obtained and presented to the Fundy Regional Service Commission Planning department before a Development permit and Building permit will be issued.
- b) Final design plan must be presented to Fundy Regional Service Commission Planning department before any permit can be issued.
- c) Any changes to the existing proposal must be presented to the Fundy Regional Service Commission Planning department for consideration before proceeding.
- d) All stormwater must be directed away from neighbouring properties.
- e) Outdoors fires must be in contained vessels and may be operated only during periods of provincially posted low risk of fire.
- f) A road access assessment from the DTI must be presented to Fundy Regional Service Commission Planning department before any permit can be issued.
- g) Public Health approval must be obtained and presented to FRSC Planning department before any permit can be issued.
- h) A completed plan of survey with emphasis on the beach area must be provided to Fundy Regional Service Commission Planning department before any permit can be issued.

With the questions to the proponent answered to the satisfaction of the Board, the following Motion was made.

Motion: For the PRAC to grant a variance from the Simonds Parish Rural Plan to allow an alternative camping development to proceed at 1181 Route 825 as per the conditions stated above.

Moved: Glen Baxter
Seconded: Paul Gordon
Vote: Motion Carried

7. Motion to Adjourn

Motion: The Chair called for a motion to adjourn at 12:20pm.

Moved: Walter Pollock
Seconded: Brenda Rathburn
Vote: Motion Carried

APPROVED (date) 7/23/19


Dwight Allaby, Chairperson


Louise Lukeman, Recording Secretary

