



Regular Meeting

Date: April 15, 2024
Location: Envision Saint John Office
1 Germain Street, Suite 1600, Floor 16, Saint John

MEMBERS PRESENT John Cairns, Chair
Ron Bridges
Samara Carvell
Cindy MacCready
Shawn Brown
Rob Jeffrey
Bernard Brideau
Gregory Moran

STAFF Cassie Silhanek, FRSC Recording Secretary
Nikhil Naik
Emily Trainor

GUESTS Suzanne Suggs
Conan Clarke

Meeting minutes of the Planning Review and Adjustment Committee.

1. Order of Business

1.a Call to Order

Chair Cairns called the meeting to order at 6:36 p.m.

1.b Record of Attendance

1.c Approval of Agenda

Chair Cairns called for a motion to approve the April 15, 2024 agenda.

Resolution Number: PRAC-2024-001

Moved by: Bernard Brideau

Seconded by: Shawn Brown

THAT the Committee approve the April 15, 2024 agenda as presented.

Motion Carried

1.d Approval of Minutes

Chair Cairns called for approval of the previous meeting minutes.

Resolution Number: PRAC-2024-002

Moved by: Ron Bridges

Seconded by: Shawn Brown

THAT the Committee approve the meeting minutes as presented.

Motion Carried

1.e Disclosure of Conflict of Interest

Chair Cairns called for acknowledgement of any conflicts of interest, none were presented.

2. Presentation of Applications

2.a PID 55217749, 2090 Route 111, Bains Corner, Fundy-St. Martins Village

Similar/compatible use variance to facilitate cabins for short term rental –

PID 55217749, 2090 Route 111, Bains Corner, Fundy-St. Martins Village

Emily Trainor, Dillon Consulting, presented the information from the staff report provided to the Committee, highlighting the updated information that was provided to the Committee since the last application was given in December of 2023. The details presented on this application are laid out in the staff report.

Cindy MacCready entered the meeting at 6:46 p.m.

Ms. Trainor concluded her presentation of the staff report at 6:57 p.m.

Chair Cairns opened the floor to the applicant, Mr. Clarke did not wish to add anything, but was open for questions.

Chair Cairns opened the floor for questions from the Committee members to the applicant.

Chair Cairns opened the floor for those in favour to speak, no comments, questions or concerns were brought forward.

Chair Cairns opened the floor for those opposed to speak, no comments, questions or concerns were brought forward.

Chair Cairns recognized Suzanne Suggs, a member of the public, who had previously shared written concerns about a previous iteration of the proposal. Ms. Suggs stated to the Committee that her previous concerns

have been addressed in the new design and they spoke in favour of the application.

Chair Cairns opened the floor one last time to the applicant for comment, no further comments, questions or concerns were brought forward.

Resolution Number: PRAC-2024-003

Moved by: Samara Carvell

Seconded by: Ron Bridges

WHEREAS, a seasonal residence as described in the Saint Martins Parish Planning Area Basic Planning Statement includes cottages that are not winterized and are only inhabited during part of the year;

AND WHEREAS the proposed use is four (4) cottages and one (1) central bathroom facility for short term rental for tourist accommodation on a seasonal basis (Spring - Fall) with a combined total floor area of approximately 750 sqft (70 sqm);

AND WHEREAS cottages for short term rental as tourist accommodations is an approved land use on properties in the St. Martins Parish Planning Area;

AND WHEREAS objectives of the Basic Planning Statement include: to promote orderly future development, to reduce conflicts between different types of land use activities, and maintain the existing character of the St. Martins Planning Area;

THAT the four (4) cottages and one (1) central bathroom facility for short-term rental for tourist accommodations at 2090 Route 111, Fundy - St. Martins (PID# 55217749) be permitted by the Planning Review and Advisory Committee subject to the following terms and conditions:

1. Prior to Development Permit approval, the Development Officer shall complete on-site verification that:

- a. a vegetative buffer with a minimum width of 15 metres has been provided along the northerly property limit, fronting Route 111;
- b. a vegetative buffer with a minimum width of at least 10 metres has been provided along the easterly, southerly and westerly property limits;
- c. a gate or stone barrier has been constructed to impede vehicular access/egress from subject property onto adjacent private right-of-way (Pipeline Rd); and,

- d. a surface parking area has been delineated on the westerly portion of the property, with sufficient space for one parking space per cottage.
- 2. Prior to Development Permit approval, the property owner shall submit for Development Officer review and acceptance:
 - a. Department of Transportation and Infrastructure approval for driveway access off of Route 111;
 - b. Department of Transportation and Infrastructure setback certification; and
 - c. Department of Justice and Public Safety on-site septic approval.
- 3. The property owner shall be responsible for maintaining all exterior garbage refuge fully enclosed and locked in garbage bins and ensuring the provision of adequate garbage collection services; and,
- 4. All exterior lighting shall be downcast onto the property and directed away from adjacent properties.

Motion Carried

3. Next Meeting

Chair Cairns noted that the next meeting will be held on May 21, 2024.

4. Adjournment

Chair Cairns called for a motion to adjourn at 7:06 p.m.

Resolution Number: PRAC-2024-004

Moved by: Shawn Brown

THAT the Committee adjourn the meeting at 7:06 p.m.

Motion Carried

ORIGINAL SIGNED

John Cairns, Chairperson

ORIGINAL SIGNED

Cassie Silhanek, Recording Secretary