

**Western
New Brunswick**
Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE MINUTES

Date of Meeting: June 25, 2025
Via Zoom

Attendance: Trevor Welch, Chair
Carter Edgar
Kenneth Stephenson
Kevin Hachey

Regrets: Elaine English, Vice-Chair
Mark Atwater

Absent: Lee Patterson

Staff: Conor Tripp, Planning Director
Christie Dickinson, Development Officer
Bev Gullison, Planning Administration

Members of the Public: Proponents: David Vautour, Ian Hunt, John de Winter
Town of Hartland Staff: Julie Stockford, Michelle Derrah

Meeting was called to order by Committee Chair, Trevor Welch at 6:35 pm.

Approval of Agenda:

Motion: To approve the Agenda of the June 25, 2025 meeting.

Moved: Ken Stephenson
Seconded: Trevor Welch

Motion Unanimously Carried

Conflict of Interest

None

The Chair welcomed members of the public and invited all attendees to introduce themselves.

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Approval of Minutes

Motion: To approve the minutes of the May 28, 2025 meeting.

Moved: Kevin Hachey

Seconded: Ken Stephenson

Motion Unanimously Carried

Zoning Applications

1. Item: Z-1-2025

Applicant/Owner: MVP 171 GP Inc.

PID: 10286987

Location: 171 Rockland Road, Hartland

For consideration to rezone the subject property to permit the development of a 62-unit, four-storey apartment, and to add the Residential 5 Zone to the Town of Hartland Zoning By-law; and to Rezone PID 10286987 from Residential 2 to Residential 5.

The Planning Director, Conor Tripp, presented Planning Staff Report 13/25. During the presentation Conor showed area maps, highlighting the neighboring properties while displaying all other attachments included with the Planning Staff Report, such as site location, site plan, floor plans, area photographs and aerial views.

Conor informed the members that since preparing the Planning Staff Report he was advised that besides the 18 external storage units there will also be 11 storage units inside the building. Conor further advised that the Planning Staff Report only stated that 2 letters of concern were received, but noted that another letter was received today, which was forwarded to the PRAC members and Hartland staff. Conor reviewed the additional letter of concern with the members and indicated that the main areas of concern addressed were traffic on Orser and Main Street, water pressure capacity, and aesthetics of the Town.

Conor advised that a new mixed-use residential 5 zone needed to be created to accommodate the size of the proposed multi-unit development and stated that the applicant also requested the ability to develop additional multi-units.

Conor stated that PRAC is not the decision-making body for this application, as their role for this application is a recommending- body to the Council of the Town of Hartland. The Council will

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consider the public's comments and concerns, and they will make the final decision for this application.

Conor recapped, as noted in the letter from Jed Giberson, the Director of Public Works, that they are confident that the projected increase in demand for both water and wastewater services can be supported, and further noted the Town is actively engaged in a planned infrastructure upgrade project to expand both water and sewer capacity.

Conor stated he had a further conversation with Jed Giberson regarding vehicle traffic concerns, and Jed advised that an analysis of Rockland Road is currently ongoing and advised there are minor concerns for traffic due to the increase on Rockland Road but not specifically at this development's access point. Conor advised that although it has not been recommended by staff, a traffic impact study could be considered.

Conor stated that the application submitted by MVP 171 GP Inc. be recommended as Staff are of the opinion that the proposed rezoning is reasonable and keeping with the intent of the Town of Hartland Municipal Plan and Zoning B-law, as well as the Statement of Public Interest.

The Chair, Trevor Welch, asked the attending Developers if they wished to add anything further and David Vautour inquired if it would be possible to increase the number of units from 62 to 64, as they are considering adding 2 additional bachelor units. David Voutour stated they would relocate the electrical and mechanical rooms into the basement to accommodate the 2 bachelor units.

Conor repeated that the final decision would be made by the Town of Hartland council but advised from a Planning standpoint there would be no issues with adding the 2 additional units.

Developer, Ian Hunt, asked Conor to confirm if they were to create an additional development that they would not have to go through this process again and it could be approved by a Development Officer.

Conor stated that Term and Condition #10 allows for future development subject to the review of the Development Officer. However, he reiterated that this will only apply if the staff's recommendation is approved by the Council of the Town of Hartland.

The Chair asked the staff present from the Town of Hartland if they wished to add any comments and they stated that the Planning Director's presentation and report provided great details and that they had no further questions.

The Developers asked if they are required to attend the Public Hearing to be held on July 3, 2025, and Conor advised that there is no obligation for them to attend the public hearing.

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However, he stated that sometimes it helps to have a developer present to answer any questions that he may not be able to answer.

The Chair asked the Committee members if they had any questions for the developers or the Town of Hartland staff present. No further questions were asked and the Chair requested that all members of the Public leave the meeting prior to committee deliberations and remarked that the Planning Director would send notification to them the next day.

The Chair reiterated that PRAC's role was to recommend the application and if successful the application will go to the council of the Town of Hartland for final approval.

The Chair inquired how the addition of 2 units should be handled and the Planning Director advised they could amend the recommendation from 62 to 64 units.

Ken Stephenson questioned whether the additional units would have any affect on the number of available parking spaces and the Planning Director stated that would not be an issue as they have additional capacity.

There were further discussions regarding considering adding an additional term and condition to include a traffic impact study. It was determined that even though traffic would be somewhat impacted, the term and condition would not be added, as it was concluded to be an ideal site located at the end of town.

The PRAC members had no further questions.

2025-06-01

Motion: To recommend to the council of the Town of Hartland that the application submitted by MVP 171 GP Inc. to:

- Add the Residential 5 Zone to the Town of Hartland Zoning By-law; and
- Rezone property having PID 10286987 from Residential 2 to Residential 5.

be approved subject to the following terms and conditions:

1. That any necessary easements, municipal easement, and public utility easements be granted gratuitously to the satisfaction of the Manager of Public Works;
2. That garbage storage shall be provided on the property in accordance with section 3.23 of the Zoning By-law;

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3. That the parking lot be paved, with all parking spaces clearly delineated, prior to connection to municipal water and sewer services or as otherwise approved by the Development Officer;
4. That, prior to the issuance of a building permit, the developer enter into a developer's agreement with the Town of Hartland for any municipal services and infrastructure associated with the construction and maintenance of the proposed development;
5. That, prior to the issuance of a building permit, the site plan be updated to include a four (4) metre landscaped buffer along all property lines except Rockland Road, in accordance with a landscaping plan approved by the Development Officer. The buffer shall account for drainage and grading as required by item (7), include a solid opaque fence with a minimum height of 1.8 metres along the shared boundary with PID 10105963 and 10265957, and be completed within two (2) years following final inspection, unless otherwise approved by the Development Officer.
6. That all site construction shall be carried out in general accordance with the final site plan approved by the Development Officer.
7. That engineered drainage plans and profiles be delivered to the Town's Consulting Engineers for their approval, prior to the issuance of a building permit;
8. That as-built plans as described in item (7) be submitted and approved by the Town's Consulting Engineer prior to connection to municipal water and sewer services or as otherwise approved by the Development Officer;
9. That no building on the subject property shall exceed 4 storeys in height and shall not contain more than 64 residential units; and
10. That any future development, expansion, or intensification on the subject property — including additional multi-unit buildings, extensions to the existing building, or new accessory structures beyond those shown on the approved site plan — shall be subject to the review and approval of a Development Officer. As part of this review, the Development Officer may require confirmation of municipal servicing capacity, submission of an updated site plan with appropriate setbacks and buffering from adjacent land uses, and any studies deemed necessary, including but not limited to stormwater management and traffic impact, to ensure compatibility with surrounding development and the adequacy of municipal services.

Moved: Kevin Hachey
Seconded: Ken Stephenson

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Motion Unanimously Carried

G. Old Business

None

H. New Business

None

I. Adjournment:

Motion: To adjourn meeting
Moved: Ken Stephenson

Meeting adjourned at 7:20 pm.



Trevor Welch, Chair