



TOWN OF WOODSTOCK

“New Brunswick’s First Town”

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PLANNING ADVISORY COMMITTEE

June 18, 2007

Meeting of Planning Advisory Committee was called to order at 12:00 Noon by the Chairman, Art King.
Present were:

Andrew Leech
Kelly Cummings Brown
Ed Currie
Lynn Rose
Peter Kavanagh
Ken Harding (CAO/Development Officer)
Cheryl Drost (Building Inspector)

1. Approval of Minutes

The minutes of the May 22, 2007 meeting were read.
The Chairman called for any errors or omissions to the minutes three times.
Minutes were declared approved as presented.

3. Under New Business:

Zoning Amendment Re: Swimming Pools

The Committee considered a proposed amendment to the Zoning By-law regarding definition of a Swimming Pool and the vertical wall of a Permanent Above Ground Pool, along with attached fencing, to be used as part of the Pool enclosure.

It was moved by Peter Kavanagh to recommend to Council to initiate the By-law amendment
Seconded by Andy Leech
Motion Carried

Variance Request to Size and Height - 222 Neilson Street (Sion Goodine)

The Committee considered a request for variances for a Detached Garage to be located at 222 Neilson Street allowing it to be constructed 18’-8” high with a 600 sq.ft. (20’x30’) area versus the permissible 14’-0 height and the 480sq.ft area. Sion Goodine (Owner) was welcomed to the meeting. Mr. Goodine answered question and then took leave.

It was moved by Kelly Cummings Brown to grant the variances in size and height allowing the 18’-8” High x 20’-0 wide x 30’-0 deep detached Garage to be built as per application.
Seconded by Lynn Rose
Motion Carried

Variance to Lot Street Frontage Main Street PID# 10164028- Barrett Property

The Committee considered a request for a variance to Street Frontage allowing a single Family Residence to be built on PID#10164028. Ms. Debrah Colwell and Mr. Richard Robinson were welcomed to the meeting. Ms. Colwell answered question and then took leave.

It was moved by Andrew Leech to grant the variance to Street Frontage allowing a single family residence to be constructed on the property with PID # 10164028 with the condition that the Building be setback 25'-0 from the rear property line of 796 Main Street PID# 10107563 and that the building be hooked up to Municipal water and sewer. Seconded by Peter Kavanagh
Motion Carried

Site Plans for re-zoning request 106 Burt Street (Leonard and Barb Cook)

The Committee reviewed a site plan submitted for consideration of re-zoning the Property PID#10077931 located at 106 Burt Street from "R-1" Single Family Residential to "R-2" One-Two Family and Multi Family residential. Mr. Leonard Cook "Owner" was welcomed to the meeting. Mr. Cook answered questions and then took leave.

It was moved by Andrew Leech to recommend to Council to initiate the re-zoning of PID#10077931 located at 106 Burt Street from "R-1" Single Family Residential to "R-2" One-Two Family and Multi Family residential subject to the condition that parking, including the existing development, conforms to the proposed amended Parking By-law standards. Seconded by Ed Currie
Motion Carried

5 yes Votes

1 no vote by Peter Kavanagh for the following reasons:

1. No Parking Plan depicted on Site Plan
2. Applicant "Mr. Leonard Cook" stated elevations same as Existing.
3. Frontage currently does not comply to the minimum Requirements.

** Planning Advisory Member "Andrew Leech" took leave.*

Hartwood Subdivision Plan

The Committee considered a tentative Subdivision Plan "Hartwood Estate Subdivision Phase 3" for the development of 22 building lots.

It was moved by Ed Currie to accept the tentative Subdivision Plan "Hartwood Estate Subdivision Phase 3" as submitted. Seconded by Peter Kavanagh
Motion Carried
4 Yes Vote
1 No Vote

Cheryl Drost
Building Inspector/ Assistant Development Officer