

HANWELL
Rural Community
Special Meeting of Council
June 20, 2023
Minutes

Attendance:

Mayor Dave Morrison (by telephone), Deputy Mayor Susan Jonah (by telephone), Councillor Tim Fox, Councillor Holly Hyslop, Councillor Debby Peck, Councillor Lee Crouse, Clerk/Assistant Treasurer Sherri Johnston, Lonnie Forbes (CRSC), Robin Canavan (CRSC) and 20 members of the public.

Absent: Councillor Darren MacKenzie, Councillor Pat Septon, and CAO/Treasurer Terri Parker

1. Calling to Order

Mayor Morrison called the Special Meeting to order at 6:00 p.m.

2. Approval of the Agenda

Moved by Councillor Holly Hyslop and **seconded by** Councillor Lee Crouse to approve the agenda.

Unanimously Carried #26-06-2023

3. Capital Region Service Commission - Little Munchkins Preschool Inc. – Similar nonconforming use.

Moved by Councillor Holly Hyslop and **seconded by** Councillor Tim Fox that the Planning Review and Adjustment Committee of the Capital Region Service Commission permit a daycare as a similar non-conforming to be located on PID #75552158, subject to the following terms and conditions:

1. that parking be in accordance with applicable provisions of section 4.6 of the Hanwell By-Law 11-2016 The rural community of Hanwell Rural Plan Regulation;
2. that all signs be in accordance with applicable provisions of By-Law No. 10-2015 A By-Law to Regulate Signs, and in accordance with any applicable Department of Transportation and Infrastructure policies;
3. that a building permit be obtained from the Planning & Development Division of Capital Region Service Commission prior to renovations of the building;
4. that approval be received from the Department of Public Safety addressing any septic concerns for the addition of a daycare to the building;
5. that exterior lighting be located, arranged or shielded as not to interfere with local traffic or with nearby landowners in the reasonable enjoyment of their properties;

6. that the number of children be restricted based on the maximum allowable number of children allowed, as per *Licensing Regulation -- Early Childhood Services Act*; and,
7. that the operation of the day care adheres to the *Early Childhood Services Act*, along with any other applicable regulations.

Unanimously Carried #27-06-2023

4. Capital Region Service Commission - Linda Chessie Subdivision – 4 lots private access (Yoho Lake) – Land for Public Purposes

Moved by Councillor Tim Fox and **seconded by** Councillor Lee Crouse that the Planning Review and Adjustment Committee of the Capital Region Service Commission approve a 20-metre-wide right-of-way for the development of land as shown on plan "Linda Chessie Subdivision Phase 23-1" subject to:

- a) the final plan of subdivision being stamped with the "Private Right-of-Way" note;
- b) the thirty-metre buffer from the wetlands being shown on, and the following statement being added to, the final plan: "This area is subject to *Regulation 90-80 - Watercourse and Wetland Alteration Regulation - Clean Water Act*";
- c) the final plan of subdivision including the following statement "Watercourses, wetlands, and the 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground, it is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit";
- d) an abbreviated water supply assessment being completed and the conclusions being favorable to development, or a water quality advisory note being placed on the final plan of subdivision; and,
- e) an arrangement for land for public purposes (LFPP) being made with the rural community of Hanwell, prior to stamping of the final plan.

Unanimously Carried #28-06-2023

Per CRSC Report dated June 16-2023

Lot #	Sq m price	Total	8%
Lot 23-1*	4000 sq m @\$5.02 per sq m	\$20,080.00	8% = \$1,606.40
Lot 23-2*	5300 sq m @\$5.02 per sq m	\$26,606.00	8% = \$2,128.48
Lot 23-3*	5300 sq m @\$5.02 per sq m	\$26,606.00	8% = \$2,128.48
Lot 23-4*	4000 sq m @\$5.02 per sq m	\$20,080.00	8% = \$1,606.40

*Useable area outside of 30m buffer was used for calculation

Moved by Councillor Debby Peck **seconded by** Councillor Lee Crouse recommends that the Rural Community of Hanwell request an amount for each proposed lot shown in the table in the file before us to the 8% of fees to be paid for Land for Public Purposes.

Yes Votes: Councillor Tim Fox, Councillor Holly Hyslop, Councillor Lee Crouse, Councillor Debby Peck

No Votes: Deputy Mayor Susan Jonah

Motion Carried #29-06-2023

5. **Capital Region Service Commission - LRG Development Inc. – Two public roads and 6 lots - Land for Public Purposes**

Moved by Councillor Holly Hyslop and **seconded by** Councillor Tim Fox that that the Planning Review and Adjustment Committee of the Capital Region Service Commission recommend the creation of two new public streets as shown on plan "LRG Developments Ltd. Subdivision Phase 23-1" to the Minister of Transportation and Infrastructure for assent subject to:

a) the thirty-metre buffer from wetlands being shown on, and the following statement being added to, the final plan: "This area is subject to *Regulation 90-80 - Watercourse and Wetland Alteration Regulation - Clean Water Act*";

b) the final plan of subdivision including the following statement "Watercourses, wetlands, and the 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground, it is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit";

c) street names are approved and registered with NB911 before the stamping of final plans; and,

d) an arrangement for land for public purposes (LFPP) being made with the rural community of Hanwell, prior to stamping of the plan.

Unanimously Carried #30-06-2023

Moved by Councillor Tim Fox **seconded by** Councillor Lee Crouse move that we receive 8% of the cost of the land.

Unanimously Carried #31-06-2023

Moved by Councillor Tim Fox and **seconded by** Councillor Holly Hyslop to rescind motion #31-06-2023.

Unanimously Carried #32-06-2023

Per Capital Region Service Commission Report dated June 16, 2023

Lot #	Sq m price	Total	8%
Lot 23-1*	4608 sq m @\$9.94per sq m	\$45,803.52	8% = \$3,664.28
Lot 23-2	4650 sq m @\$9.94 per sq m	\$46,221.00	8% = \$3,697.68
Lot 23-3*	4467 sq m @\$9.94 per sq m	\$44,401.98	8% = \$3,552.16
Lot 23-4*	7857sq m @\$9.94 per sq m	\$78,098.58	8% = \$6,247.88
Lot 23-5*	6519 sq m @\$9.94 per sq m	\$64,798.00	8% = \$5,183.91

*Useable area outside of 30m buffer was used for calculation

Moved by Councillor Debby Peck **seconded by** Councillor Lee Crouse recommends that the Rural Community of Hanwell request an amount for each proposed lot as shown in the table that the Service Commission has provided to us in their recommendations regarding this file to be paid for land for public purposes.

Unanimously Carried #33-06-2023

Clerk Sherri Johnston left council chambers at 6:29 p.m.

Clerk Sherri Johnston returned to council chambers at 6:30 p.m.

6. Capital Region Service Commission - Springhill Farm Subdivision – undersized lot/accessed by a ROW – to locate a cellular tower (Rogers)

Moved by Councillor Tim Fox and **seconded by** Councillor Holly Hyslop that the Planning Review and Adjustment Committee of the Capital Region Service Commission:

- 1) approve a 6-metre-wide private access for the development of land to create one lot as shown on tentative plan "Springhill Farms Subdivision" subject to:
 - a) the final plan of subdivision being stamped with the "Private Access" note; and,
 - b) the final plan of subdivision having the following note added: "This lot is not to be used for the location of a residential dwelling, or any other use that requires a septic system"; and,
- 2) approve the following variances:
 - a) a 3600 square metre variance in the area of a lot to create lot 23-1 with an area of 400 square metres;
 - b) a 34-metre variance in the width of a lot to create lot 23-1 with a width of 20 metres; and,
 - c) an 18-metre variance the depth of a lot to create lot 23-1 with a depth of 20 metres.

Unanimously Carried #34-06-2023

7. Capital Region Service Commission - Jason Currie and Jessica Richard - Terms and Conditions

Moved by Councillor Debbie Peck and **seconded by** Councillor Holly Hyslop that the service commission planners work with the landowners particularly about terms and conditions related to fire hazards and that council collate the comments and circulate

them among ourselves to come to an agreement about additional concerns that we have on behalf of landowners and see that it is sent to the planners.

Unanimously Carried #35-06-2023

8. Adjournment

Moved by Councillor Lee Crouse and **seconded by** Councillor Tim Fox to adjourn the meeting at 7:50 p.m.

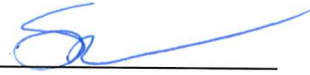
Unanimously Carried #36-06-2023

Respectfully submitted by,

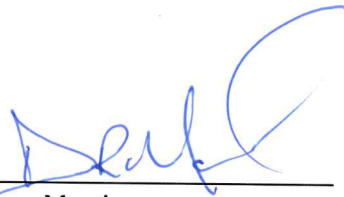


Sherri Johnston
Clerk/Assistant Treasurer

Certified Correct,



Sherri Johnston
Clerk/Assistant Treasurer



Dave Morrison
Mayor

