

**Kings Regional Service Commission
Minutes of the Planning Review and Adjustment Committee Meeting
Held November 21, 2023, at the Valley Waters Municipal Hall**

Attendance:

Ball, Nelson
Bates, Bob
Horton, Rick
Keirsted, Gordon
Keith, Harold
Northrup, Susan (Chair)

Absent:

Staff:

Planner – Stephen Stone

Public:

Mr. McLean (Applicant)
Marianne Nodwell (neighbour)

Meeting called to order by Chair, Susan Northrup at 10:29 AM

Conflict of Interest- none

**Chair asked for approval of minutes of July 18, 2023, moved by Gordon Kierstead,
seconded by
Rick Horton**

Motion carried (6-0)

Discussion to move time to 10:30 and location to Valley Waters Municipal Building

Chair turned the meeting over to Stephen for Application #1: ML+RM Holdings, Similar And Compatible Use.

Application #1

1. Property Information	
Applicant	ML+RM Holdings % Lloyd McLean (owner)
Property Identification Number	00182253
Location	843 Route 124

1. Property Information	
Parish/Village	Norton
County	Kings
Land Area	46,544 square metres (11.5 acres)

2. Proposal	
Proposed Land Use	Self-storage
Existing Land Use	No present use, previously operated as a mill
Approval Sought	Permit self-storage as similar or compatible to a warehouse use

Discussion:

Marianne Nodwell stated that they did not receive notification. They have no opposition to the development as proposed but hope the operation will not include a scrap yard/ salvage yard.

All the buildings will have lights. Each building will have cameras. Card lock access. There will be 100 units of 5 or 8 foot doors. There was discussion about the storage of hazardous material on the site. The applicant stated that he will abide by all regulations and is not intended to provide for storage of hazardous materials and this will be clear as per the leasing agreements with each leasee of the units. PRAC agreed to add a condition highlighting this.

Recommendation:

It is recommended that the Planning Review and Adjustment Committee of Kings Regional Service Commission:

1. Approve the proposed similar or compatible use application for PID 00182253 or 2843 Route 124, Norton, New Brunswick to permit self-storage as similar or compatible to a warehouse use, subject to the following conditions:
 - a. The development and use of the parcel of land be in accordance with detailed building elevation and site plans, prepared by the proponent and subject to the approval of the Development Officer, illustrating the design and location of buildings and structures, outdoor storage, driveway accesses, vehicle parking, loading areas, landscaping, signs, exterior lighting, and other such site features;
 - b. The above elevation and site plans are attached to the permit application for the development of the parcel of land;
 - c. The applicant shall update the current site plan to reflect the parking lot design requirements as per the Village of Norton Rural Plan;

- d. The applicant shall ensure sustainable development practices are utilized as outlined in the Village of Norton Planning Area;
 - e. The applicant shall ensure that outdoor storage is limited to recreational vehicles, boats, trailers, and similar items and must prohibit scrap and/or salvage materials;
 - f. The applicant shall prohibit hazardous materials from being stored inside storage units.
2. Approve the proposed parking space variance from 82 parking spaces required under the warehouse use in the Village of Norton Rural Plan to the proposed 10 parking spaces for PID 00182253 or 2843 Route 124, Norton, New Brunswick, subject to the following conditions:
- a. The applicant shall provide all parking spaces prior to the opening of the business;
 - b. The applicant shall provide parking off-street.

**Bob Bates made a motion to accept the recommendations, with added terms and conditions, seconded by Gordon Kierstead
Motion carried (6-0)**

Next meeting: unknown

Meeting adjourned by Gordon Keirsted at 10:55 am.



Susan Northrup, (Chair)



Stephen Stone, (Planner)