

Southwest New Brunswick Service Commission

November 14, 2018

ITEM 18-11-02

Applicant: 642650 NB Inc.
2672 Route 127, Bayside

Property: 258 Route 170, Oak Bay
Parish of St. David, Charlotte County
PID# 15053812

Subject: Consideration of a Temporary Use application to allow for a cardboard transfer station operation.

Request:

This is an application by 642650 NB Inc. for a temporary use authorization to allow for a cardboard transfer station operation which is not a use allowed under the *St. David Parish Planning Area Rural Plan Regulation – Community Planning Act*.

Recommendation:

Staff recommends that the Planning Review and Adjustment Committee (PRAC) of the Southwest New Brunswick Service Commission (SNBSC) grant a Temporary Use Authorization to permit a cardboard transfer station operation for one year.

Subject to the term and condition that:

- 1) That the entire property remains reasonably neat and clean for the duration of the operation;
- 2) That any loose pieces of material are stored inside a building.

Planning Office

21 River Street, Suite A
St. Stephen NB E3L 3H2
Telephone: (506) 466-7369

Background:

The property is located at 258 Route 170, Oak Bay.

The property is zoned Commercial “C” Zone and Rural “R” Zone under the *St. David Parish Planning Area Rural Plan Regulation – Community Planning Act*. This zone permits commercial uses.

Commercial use is defined as: the use of land, building or structure for the purpose of buying and selling commodities and the supplying of services, not including such uses as manufacturing or assembling of goods, warehousing, transport terminals, construction and other similar uses.

Interdepartmental Consultation:

There were no interdepartmental consultations.

External Consultations:

There were no external consultations.

Discussion:

This property was brought to the Commission’s attention and issue of compliance with the Rural Plan was raised with the owner of 258 Route 170, which is the numbered company 642650 NB Inc. A cardboard transfer station operation is not a permitted use in the Commercial “C” Zone in which the property is located. The use is considered an industrial ‘transport terminal’ and ‘warehouse.’ Commission staff communicated with the owner who said that they plan to eventually move the operation to another property in the region. This other property will be subject to a rezoning application. The applicant is currently seeking a 1-year temporary use authorization to allow the cardboard transfer station operation to remain at 258 Route 170 until it can move to a more permanent location. The PRAC may grant one (1) additional year extension if the applicant is in the midst of the process of rezoning which can take months.

Given the site has appeared unkempt and loose cardboard has been blowing around in the wind in the vicinity of the site, Commission staff recommend that a temporary use authorization only be granted on conditions. The conditions recommended by staff include that the owner agrees to keep the property in a clean condition and store loose cardboard indoors. These conditions are supported by proposal (c) of the St. David Parish Planning Area Rural Plan Regulation which states:

It is proposed that industrial uses maintain screening buffers between themselves and adjacent residential properties and public roadways.

By storing the loose cardboard indoors and keeping the site generally clean, they will be abiding by the intent of this proposal.

Legal Authority: The Commission may, subject to such terms and conditions as it considers fit, authorize, for a period not exceeding one year, a development otherwise prohibited by this Regulation – St. David Parish Planning Area Rural Plan Regulation, Section 2.2(2)(a).

Attachments:

Map 1: SNB Map
Map 2: St. David Parish Planning Area Zoning Map
Map 3: GeoNB Aerial Map

Attachment A: Application

SNBSC Planning Director:	_____
	Alex Henderson MCIP, RPP (Planning Director)
Development Officer:	_____
	Don Leachman
Development Officer:	_____
	Judy Hartford
Date:	_____