

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-06 • Thursday, June 15, 2023
Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

Brian Cornish Lorraine Thompson Sam Walsh Mat Rouleau Raymond Hall

MEMBERS ABSENT:

Vance Johnson

STAFF PRESENT:

Alex Henderson, Planning Director Meagan Tinker, Executive Assistant

PUBLIC MEMBERS PRESENT:

David Stevens Heather Saulnier

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30 PM, however a quorum was not established.

At 6:45PM, quorum is formed, and S. Walsh then takes roll call and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by B. Cornish and seconded by M. Rouleau “approve the agenda as presented, eliminating Item 23-06-01 from agenda.”

Carried-Unanimously

2. APPROVAL OF MINTUES:

It was moved by M. Rouleau and seconded by B. Cornish “that we approve the minutes.”

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. PRAC APPLICATIONS:

• Item 23-06-02

•Robert Case, Variance

A.Henderson presents a variance application to “construct a 20 x 32 attached garage at the left side of property at 239 McCarthy’s Point, Eastern Charlotte...with a 3 meter set back from side property line.”

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the requested variances for 239 McCarthy’s Point Road as it reasonable and desirable for this parcel of land and is in keeping the general

intent of the Pennfield and Beaver Harbour Planning Area Rural Plan Regulation, subject to the terms and conditions that:

- 1) That prior to the issuance of a building permit, that the applicant demonstrates how they will meet section 10.2 of the Rural Plan, including the provisions to maintain 75% of the trees in the area of land zoned “ES” and ensuring all habitable spaces are developed above 5.3m Canadian Geodetic Vertical Datum of 2013; and
- 2) That, prior to the development of any additional bedrooms at abovementioned property, a copy of the approval under the Public Health Act on-site sewage disposal, or appropriate approval authority, shall be provided to the development officer.

It was moved by R. Hall and seconded by B. Cornish to accept the recommendation by the staff.
Carried-Unanimously

• Item 23-06-03

•T&C Harbour Lobsters Inc., Variance

A.Henderson presents a variance application for a “New Development: new lobster tank house at 74 Dipper Harbour Road.”

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the requested variance for 74 Dipper Harbour Road as it is reasonable and desirable for this parcel of land and is in keeping the general intent of the Lepreau Musquash Planning Area Rural Plan Regulation, subject to the terms and conditions that:

- 1) That the design of the structure be built in general conformity with the submitted variance application and that a 5-meter-wide treed buffer be maintained along the lot line to screen the development from the adjacent residential use at 68 Dipper Harbour Road;
- 2) That the lobster holding facility’s roof and cladding materials be coloured in accordance with the submitted variance application;
- 3) That a copy of the approval under the Public Health Act on-site sewage disposal, or appropriate approval authority, shall be provided to the development officer prior to any building permit issuance;
- 4) All exterior lighting be shielded and directed downwards; and,
- 5) The exterior walls of the mechanical room must be constructed as a wall assembly having a Sound Transmission Class of 40 or greater.

After a brief discussion on terms and conditions #5, **It is moved** by M. Rouleau to accept the recommendation by the staff, including the amendment of #5 that states any GenSet cycling shall not be completed on the weekends. **It is seconded** by B. Cornish.

Carried-Unanimously

5. VIEWS ON BY-LAWS AND REGULATIONS:

There were none.

6. PRAC BUSINESS:

The Chair and PRAC members have a short overview of their By-Laws.

7. NEXT MEETING:

The next regular meeting will be on Thursday, July 20, 2023 at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8. **ADJOURNMENT:**

With there being no further business, **it was moved** by R. Hall “that the meeting is adjourned.”

Sam Walsh, Chairperson

Alex Henderson, Planning Director &
Recording Secretary