

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-04 Thursday, April 20, 2023
Online Meeting via Zoom and in person-Planning Office, St. Stephen

MEMBERS PRESENT:

Brian Cornish Lorraine Thompson Sam Walsh Vance Johnson

Raymond Hall Mat Rouleau

MEMBERS ABSENT:

STAFF PRESENT:

Vivian Qi Peng, Junior Planner Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT:

Derek March Gregory Renton

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:34 PM, took roll call and welcomed all in attendance.

1.APPROVAL OF AGENDA:

It was moved by V. Johnson and seconded by R. Hall “approve the agenda as presented.”
Carried-Unanimously

2.APPROVAL OF MINTUES:

It was moved by V. Johnson and seconded by R. Hall “that we approve the minutes.”
Carried-Unanimously

3.DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4.PRAC APPLICATIONS:

• Item 22-04-01

•Kelly Sutcliffe, Terms & Conditions

V. Peng presents a terms and conditions application submitted for 112 Queensway Way, St. Stephen, beauty store in garage.

Staff recommends The Planning Review and Adjustment Committee approve the application based on the following terms & conditions:

- 1.The applicant shall obtain all applicable approvals (including Building Permit) before opening the store to the public.
- 2.Outdoor display shall not obstruct pedestrian or vehicular traffic.
- 3.Hours of operation limited to 8am-6pm, and

4. The small-scale secondary use shall not become a public nuisance that generates off site electrical interference, dust, noise, odour, or smoke.

The applicant has no problem complying with those conditions.

It was moved by V. Johnson and seconded by M. Rouleau “that we honor the terms and conditions as outlined in the report with the addition of term and condition number 5. Any overflow from the parking area on property does not interfere with the flow of traffic.” Carried-Unanimously

• **Item 22-04-02** **•Derek March, Variance**

A. Henderson presents a variance application submitted for Fundy Shores.

Staff recommends The Planning Review and Adjustment Committee deny the variance requests of Derek March to develop a glamping dome for tourism use on PID 00271486 on the basis that the proposed uses of land, buildings, or structures is not sufficiently similar-to or compatible with a use permitted in the Lepreau Musquash Planning Area Rural Plan Regulation for the MU zone in which the land is situated.

It is moved by B. Cornish and seconded by R. Hall to accept the recommendation by the staff that this proposal be turned down.

Carried-Unanimously

5.VIEWS ON BY-LAWS AND REGULATIONS:

V. Peng has a presentation for two by-laws (8 & 14 Union Street)

1. By-Law M-2-4 to amend St. Stephen Municipal Plan M-2
2. By-Law z-3-01 to amend St. Stephen zoning by-law Z-3

The Planning Review and Adjustment Committee has consensus to have staff issue their views to town council- all in favor for the re-zoning and by-law amendments.

6.PRAC BUSINESS:

The Planning Director highlights his email to the members confirming membership. S. Walsh, M. Rouleau, and B. Cornish terms are continuing. V. Johnson and R. Hall had their terms renewed for 4 years. New member L. Thompson from Fundy shores Council.

The Chair and PRAC members discussed:

- The issue of quorum at future meetings and minimum number required.
- A proposed training session. Waiting for a representative from Campobello to be appointed first.
- Special meeting to assign a deputy.

7.NEXT MEETING:

The next regular meeting will be on Thursday, May 18, 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