

Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #20-09 Thursday, September 17, 2020
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair	Gerald Gass	Annette Townes	Jill Stewart
Sam Walsh	Vance Johnson	B. Cornish	Dean Fletcher

MEMBERS ABSENT:

Raymond Hall

STAFF PRESENT:

Judy Hartford, Development Officer Xander Gopen, Planner

PUBLIC MEMBERS PRESENT:

See attached registration report

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by G. Gass “that item 20-09-02 and 20-09-05 be removed from the circulated agenda.”

Carried – Unanimously

It was moved by D. Blair and seconded by A. Townes “that we approve the new agenda as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by B. Cornish and seconded by J. Stewart “that we approve the minutes as presented.”

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

Item 20-09-01 Applicant: Lakeview Point

J. Hartford presented an application in Johnson Settlement for consideration to create one lot on an existing 20-metre wide private right-of-way maintained by a road association.

With recommendation from Staff in favour and clarification on the Road Association;

(08:21)

It was moved by A. Townes and seconded by V. Johnson that we “accept Staff recommendation to allow the subdivision on an existing private right-of-way.”

Carried – Unanimously

Item 20-09-03 Applicant: Jamie Carpenter

J. Hartford presented a re-approval application in the Parish of St. Andrews to create four lots on a 20-metre wide private right-of-way.

With recommendation from Staff in favour;

(13:55)

It was moved by J. Stewart and seconded by B. Cornish that we “accept Staff recommendation for the re-approval of this subdivision.”

Carried – Unanimously

Item 20-09-04 Applicant: James Parks

J. Hartford presented an application on a property in the Parish of St. George for consideration to create a lot on an existing private right of way.

With recommendation from Staff in favour;

(18:17)

It was moved by G. Gass and seconded by D. Blair that we “approve planning’s recommendation for the private right-of-way and the development of land as shown in the James Parks Subdivision.”

Carried – Unanimously

5. VIEWS ON BY-LAWS AND REGULATIONS:

(19:28)

A. Gopen did a presentation to amend Rural Plan By-law 2019-5 by rezoning a portion of PID 75475046 from the A (Agricultural) Zone to the R (Residential) Zone.

A subdivision application has also been submitted for 16 lots with mix of single family and fourplex’s which would require the rezoning to take place first.

Staff recommends that the committee send their written views to Harvey Council in support of the proposed Village of Harvey By-Law 2020-1.

There were favorable round table comments.

Round Table Vote – All in favor

6. NEXT MEETING:

The next meeting will be on October 15, 2020 location online via zoom.

7. ADJOURNMENT:

With there being no further business, **it was moved** by D. Blair “that we adjourn.”

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary