

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #22-06 Thursday, June 16, 2022

Online Meeting via Zoom and in person 33 Wall St., St. Stephen

MEMBERS PRESENT:

Gerald Gass
Brian Cornish
Dennis Blair

Annette Townes
David Chessie

Sam Walsh
Ramond Hall

Mat Rouleau
Vance Johnson

MEMBERS ABSENT:

STAFF PRESENT:

Alex Henderson, Planning Director

Judy Hartford, Development Officer

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 V. Johnson and seconded by G. Gass “that we remove items 22-06-02 and 22-06-03 accept the agenda.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by R. Hall and seconded by A. Townes “that the minutes show that minutes be approved with 2 corrections: R. Hall and V. Peng were absent.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

Item 22-06-01 Applicant: Beaurin Subdivision

J. Hartford presented an application in the Parish of Manners Sutton to create one lot on a private right-of-way.

With recommendation in favour from staff, and some and no concerns from the committee;

(08:41)

It was moved by V. Johnson and seconded by B. Cornish that “that we approve the private right of way for the development of land as shown in the tentative subdivision plan.”

Carried – Unanimously

Item 22-06-04 Applicant: Armstrong Subdivision

J. Hartford presented an application in the Town of St. George for consideration of a recommendation to the Town of St. George Council regarding the proposed cash in lieu of land, for land for public purposes. Also for an approval of a private right-of-way for the development of land.

With recommendation in favour from staff and no comments or concerns from the committee;

(16:21)

It was moved by V. Johnson and seconded by R. Hall that “that we send recommend to Council that they accept cash in lieu of land.”

Carried – Unanimously

(18:43)

It was moved by G. Gass and seconded by A. Townes that “that we approve private right of way for the development of land as shown on the David & Leslie Armstrong Subdivision and a final plan of subdivision must be stamped with a right of way access note based on Staff’s recommendation.”

Carried – Unanimously

5. VIEWS ON BY-LAWS:

A. Henderson presented an application for a rezoning of 15 Carleton St in St. George from R-2 to R3.

Staff's recommends
to send views to Council in favour.

Positive comments from the committee with questions and clarification on PID combining, 2 unit vs. 1, neighbour poling, shared driveway easement, amenity space usage.

Round Table Vote – All in favor

A. Henderson presented an application for the Hillside Subdivision proposal in St. George.

Staff's recommends to send views to Council in favour.

Discussion on municipal infrastructure. Positive comments from the committee.

Round Table Vote – All in favor

8. NEXT MEETING:

The next regular meeting will be on July 21, 2022 location online via zoom.

9. 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