

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

MEETING #21-08SP Thursday, August 19, 2021
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair
Sam Walsh

Gerald Gass
Raymond Hall

Jill Stewart
Vance Johnson

Annette Townes

MEMBERS ABSENT:

Dean Fletcher

STAFF PRESENT:

Alex Henderson, Planning Director
Vivian Peng, Junior Planner

Judy Hartford, Development Officer
Alexander Gopen, Planner

PUBLIC MEMBERS PRESENT:

See attached registration report.

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 5:00PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by G. Gass and seconded by R. Hall “that items 3 & 4 be switched.”

Carried – Unanimously

2. DECLARATION OF CONFLICT OF INTEREST:

S. Walsh declared a conflict with item 4, 21-08SP-01.

3. VIEWS ON BY-LAWS AND REGULATIONS:

A. Henderson presented on an application in the Town of St. George to amend by-law 25-B-21-02 and the Municipal Plan to update the Zoning Map.

Staff's recommendation is in favour to send views to Council in favour and to use the zoning map titled: 'SG Zoning Map_Aug 2021 update'.

Positive comments from the committee.

Round Table Vote – All in favor

4. SIMILAR OR COMPATIBLE APPLICATION:

Item 21-08SP-01

Applicant: Cloverleaf Seafoods

V. Peng presented an application in Beaver Harbour for a company dormitory to be similar to or compatible with an institutional use.

Staff subject to the following terms and conditions:

1. That the building shall be renovated in substantial conformity with the floor plans submitted to and approved by the Service Commission and the building shall not be altered or reconstructed to exceed the approved capacity.
2. That the use shall not be converted into a multiple family dwelling in excess of four(4) units, without an amendment to the rural plan, or in compliance with the rural plan, as it may be applicable.
3. That a legal agreement that grants a right-of-way access through Wright Lane to be obtained within six(6) months of obtaining the building permit; or a new driveway shall be placed on Mountain Road as the new access within six(6) months of obtaining the building permit.
4. That sufficient parking spaces to be established in a designated area on the property that can be easily accessed from either Wright Lane or Mountain Road within six(6) months of obtaining the building permit, in accordance with all applicable regulations and to the satisfaction of the Development Officer.
5. That an animal-proof garbage storage shall be placed to the rear or side of the building within six(6) months of obtaining the building permit. Garbage storage shall be frequently emptied and garbage shall be disposed at an authorized site.

6. That the property and the building shall be kept in a neat and orderly manner.

After discussion was held on the location of the structure to the edge of the water and height of the structure;

(36:23)

It was moved by A. Townes and seconded by J. Stewart that “we accept staff’s recommendation with the 6 terms and conditions.”

Carried – Unanimously

5. 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