

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

MEETING #23-03 Thursday, March 16, 2022
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair	Gerald Gass	Annette Townes	Sam Walsh
Mat Rouleau	Ramond Hall	Brian Cornish	

MEMBERS ABSENT:

Vance Johnson

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 G. Gass and seconded by R. Hall “that the agenda be approved as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by M. Rouleau “that we approve the minutes with the following changes:

- Item 4, Temporary Use Application should be a Subdivision Application
- Next Meeting should be March and not February
- Connie Klein was not the recording secretary, Alex Henderson was the recording Secretary .”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. TEMPORARY USE APPLICATIONS:

Item 23-03-02 Applicant: Martin Mitchell

A. Henderson presented an application in the Fundy Shores district to consider a temporary use authorization for a sawmill to operate Monday - Friday 12pm-3pm and 8-hours on Saturdays.

Staff recommends with the following terms and conditions:

1. That the sawmill use be terminated in its entirety prior to March 16, 2024, in accordance with section 2.2(2)(b) of the Lepreau Musquash Planning Area Rural Plan Regulation, except if the Council of Fundy Shores approves a rezoning request to permit a sawmill use; and,
2. That milling or processing of lumber may not take place on Sundays, or statutory holidays observed in New Brunswick, or outside of the hours of Monday to Friday 12:00 PM to 3:00 PM, and 9:00 AM to 5:00 PM on Saturdays, for the entire duration of the one (1) year temporary authorization; and,
3. That if the sawmill is deemed by the development officer to be not operating in accordance with these terms, that the temporary authorization may be terminated with a notice from the development officer providing for a fourteen (14) day period to cease the use entirely, and that all uses on the lot must then again conform with requirements of the Mixed Use (MU) Zone of the Lepreau Musquash Planning Area Rural Plan.

There was multiple attendees that spoke against the file. There was a question/answer period with the owner and staff. Clarification was given on the type, size and use of the saw mill.

The committee had an in depth conversation regarding the use being commercial or personal. The applicant expressed that this will only be used for personal use.

It was moved by M. Rouleau and seconded by G. Gass that “we deny the authorization for temporary use based on the facts that were presented by the applicant that this would only be used for personal use and not commercial.”

(1:04:34)

Carried – Unanimously

5. SUBDIVISION APPLICATION:

Item 23-03-01 Applicant: Lakeshore Drive

J. Hartford presented an application in the Rural Community of Eastern Charlotte to approve a private access for an 8-lot subdivision for residential use.

With recommendation from Staff and no comments or concerns from the Committee;

(1:13:55)

It was moved by A. Townes and seconded by R. Hall that “we accept Staff’s recommendation with the notes shown on the plan.”

Carried – Unanimously

6. NEXT MEETING:

The next regular meeting will be on April 20, 2023 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