

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

**MEETING #20-06 Thursday, June 18, 2020**  
Online Meeting via Zoom

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**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Brian Cornish            Raymond Hall

**STAFF PRESENT:**

Alex Henderson, Planning Director	Connie Klein, Recording Secretary
Hollis Bartlett, Executive Director	

**PUBLIC MEMBERS PRESENT:**

See attached registration report

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**CALL TO ORDER:**

Chairperson, Sam Walsh called the meeting to order at 6:37PM and welcomed all in attendance.

**1. APPROVAL OF AGENDA:**

**It was moved** by J. Stewart and seconded by A. Townes “that we remove item 6.”

***Carried – Unanimously***

**2. APPROVAL OF MINUTES:**

**It was moved** by J. Stewart and seconded by A. Townes “that we approve the minutes as presented.”

**3. DECLARATION OF CONFLICT OF INTEREST:**

No conflicts were declared.

#### **4. TERMS AND CONDITIONS – Item 20-06-01:**

Applicant: Spur Line Properties Inc.

- (2:00) A. Henderson presented the application to permit a building façade more than three (3) meters from a street line, which is the shared property line with 41 Budd Avenue, St. Stephen. Staff recommends subject to the following terms and conditions:
1. That the front and flankage yard be developed and planted with trees in accordance with the applicants' proposed site plan;
  2. That the finished site be graded to an average of no less than 4.3 meters elevation above sea-level, according to the Canadian Geodetic Vertical Datum of 2013;
  3. That any required landscaping and grading associated with the aforementioned conditions, #1 & #2, be completed to the satisfaction of the development officer no later than September 15<sup>th</sup>, 2021.
- (15:15) T. McFarlane (applicant) requested that the completion date be extended to October 15, 2021.
- (17:23) S. Walsh asked the applicant if the completion date was enough time or if he would like it left open. The applicant stated that he would welcome extra time if it was allotted.
- (18:51) V. Johnson asked if the existing grade was above 4.3 meters. The applicant replied that the finish grade will be 6.4 meters.
- (21:23) **It was moved** by V. Johnson and seconded by G. Gass that “we accept staff’s recommendation to permit the building façade more than three (3) meters from the street as indicated, subject to the 3 terms and conditions presented with the one change of the end date September 15<sup>th</sup>, 2021 to October 15, 2021.”

***Carried - Unanimously***

#### **5. VARIANCE APPLICATION – Item 20-06-02:**

Applicant: Spur Line Properties Inc.

- (22:25) A. Henderson presented a variance application by Spur Line Properties Inc., to permit the following:
1. To reduce the requirement of 40% window and door coverage on the North Façade 1<sup>st</sup> floor to 14.6%;

2. To reduce the requirement of 40% window and door coverage on the West Façade 1<sup>st</sup> floor to 25.7%;
3. To reduce the requirement of 25% window coverage on the North Façade 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors to 14.6%; and,
4. To reduce the requirement of 25% window coverage on the West Façade 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors to 14.6%

It is recommended by Staff, subject to the term & condition that;

- the development by carried out in overall conformity with the proposed elevation plans provided with the application, using the revised elevation for the Western Façade.

**(37:52)** **It was moved** by J. Stewart and seconded by G. Gass that “we accept the four (4) variances requiring window and door coverage from 40% to 14.6% and 25.7% on the first floor and 25% to 14.6% on the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors as indicated in the application with the condition that the development by carried out in overall conformity with the proposed elevation plans provided with the application, using the revised elevation for the Western Façade.”

***Carried – Unanimously***

#### **7. NEXT MEETING:**

The next meeting will be on July 16, 2020 location online via zoom.

#### **8. ADJOURNMENT:**

With there being no further business, **it was moved** by D. Blair “that we adjourn at 7:17PM.”

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Sam Walsh, Chairperson

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Alex Henderson, Planning Director

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Connie Klein, Recording Secretary