

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

MEETING #19-10 Thursday, October 17, 2019 at 6:30 pm
McAdam Lions Community Centre

MEMBERS PRESENT: Dennis Blair, Brian Cornish, Gerald Gass, Annette Townes, Dean Fletcher, Sam Walsh, Jill Stewart

ALSO PRESENT: Judy Hartford; Development Officer; Connie Klein; Recording Secretary

MEMBERS ABSENT: Vance Johnson, Raymond Hall

1. APPROVAL OF AGENDA

Moved by A. Townes; Seconded by J. Stewart

MOTION: "that the agenda be approved as presented."

Carried – Unanimously

2. APPROVAL OF MINUTES

Meeting 19-09 held Sept. 19, 2019

Moved by A. Townes; Seconded by B. Cornish

MOTION: "that the Minutes of meeting 19-09 be approved as presented."

Carried - Unanimously

3. DECLARATION OF CONFLICT OF INTEREST: None

4. VARIANCE APPLICATION

Item 19-10-03:

Applicant: Derick (Terry) Hann (In attendance for this item)

Consideration of two (2) variances to the Village of McAdam By-Law No. 36 Zoning By-Law for a property in the R1 zone.

Moved by B. Cornish; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Section 55(1)(b) - approve the two requested variances for 31 Vanceboro Road, as it is reasonable and desirable for this parcel of land and is in keeping the general intent of the Village of McAdam By-Law No. 36 Zoning By-Law and Basic Planning Statement.

Carried - Unanimously

5. SUBDIVISION SUBMISSIONS

Item 19-10-01:

Applicant: Murphy Surveys (1990) Ltd.

Stephen Douglas & Nicole Ernestine Tait Subdivision 2016-1
Consideration of the creation of two lots on a private right-of-way.

Moved by D. Blair; Seconded by A. Townes

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission as per Subsection 6(1) - *Provincial Subdivision Regulation* - approve a private access for the development of land as shown on plan Stephen Douglas & Nicole Ernestine TAIT Subdivision 2016-1."

The final plan of subdivision must be stamped with the "Private Right-of-Way" note.

Carried - Unanimously

Item 19-10-02:

Applicant: WSP Canada Inc.

Ross Ventures Ltd. Subdivision 2019-1
Consideration of the creation of a lot on a 12-metre wide private right-of-way.

Moved by A. Townes; Seconded by D. Fletcher

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission as per Subsection 6(1) - *Provincial Subdivision Regulation* - approve a private right-of-way for the development of land as shown on plan "ROSS VENTURES LTD. Subdivision 2019-1."

The final plan of subdivision must be stamped with the "Private Right-of-Way" note and the thirty-metre buffer from the wetlands shown on, and the following statement being added to, the final plan: "This area is subject to Regulation 90-80 – *Watercourse and Wetland Alteration Regulation – Clean Water Act.*"

Carried - Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS

Moved by J. Stewart; Seconded by B. Cornish

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed amendments to Zoning By-laws Z18-04 and Z19-01, the PRAC write to Council in support of the proposed amendments to Zoning By-Laws Z18-04 and Z19-01.

Carried - Unanimously

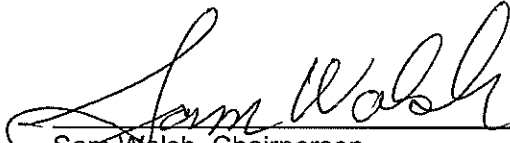
7. NEXT MEETING

The next meeting will be on November. 21, 2019, location TBD.


8. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourn at 6:58 pm".



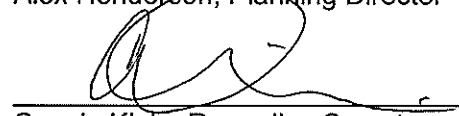
Sam Walsh, Chairperson



Judy Hartford, Development Officer



Alex Henderson, Planning Director



Connie Klein, Recording Secretary

