

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #22-01 Thursday, January 20, 2022
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair
Sam Walsh

Gerald Gass
Vance Johnson

Annette Townes
Mat Rouleau

Brian Cornish
Ramond Hall

MEMBERS ABSENT:

Dean Fletcher

STAFF PRESENT:

Alex Henderson, Planning Director
Alexander Gopen, Planner

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 A. Townes and seconded by G. Gass “that the agenda be approved as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by V. Johnson and seconded by A. Townes “that we approve the December 16, 2021 minutes with a correction to item 21-12-06; (a comment by a member regarding the tentative plan showing an encroachment of a camp) should be removed.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. VARIANCE/TEMPORARY USE APPLICATIONS:

Item 22-01-03 Applicant: Game Time Sports Bar

J. Hartford presented an application in Town of St. Stephen requesting a height variance of six fascia signs. The applicant is also applying for a temporary use application, to allow for the window signs.

Staff recommended in favour of the variance for the fascia signs and is also in favour of approving the temporary use of the window signs.

With no concerns or comments from members;

(15:43) **It was moved** by V. Johnson and seconded by R. Hall that “we accept the requested variance as they are reasonable and desirable.”

Carried - Unanimously

There was discussion held regarding the window signs and allowing them for one year to give Council time to regulate these in the By-Law.

(35:58) **It was moved** by A. Townes and seconded by M. Rouleau that “we approve the Temporary Use for nine months.”

Carried - Unanimously

5. SUBDIVISION APPLICATIONS:

Item 22-01-02 Applicant: Cooke & Thorne

J. Hartford presented an application in the Parish of St. George to consider the creation of two lots on an existing drive way with a variance in width for the lot and remnant.

With recommendation from Staff and clarification of varying width measurements;

(49:34)

It was moved by B. Cornish and seconded by V. Johnson that “we accept the recommendation from Staff and approve this application and both variances.”

Carried – Unanimously

Item 22-01-01 Applicant: McKnight

J. Hartford presented an application in the Parish of Saint Patrick for the consideration of 11 lots on an existing private access to be maintained by a road association.

With recommendation from Staff and clarification on the road and the road association;

(1:01:42)

It was moved by V. Johnson and seconded by A. Townes that “we approve the private access including the required notes for water quality and private access statement.”

Carried – Unanimously

6. LEGAL NON-CONFORMING USE:

J. Hartford presented an application in the Parish of Saint Croix to locate a modular home on a lot which does not allow more than one dwelling unit per one acre.

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

(1:07:31)

It was moved by G. Gass and seconded by B. Cornish that “we approve the planning recommendation to the legal non-conforming use of the 3402 Route 127 Bayside to allow the applicant to re-establish a second dwelling on the property.”

Carried – Unanimously

7. VIEWS ON BY-LAWS AND REGULATIONS:

A. Gopen presented an application in the Town of St. George to rezone 7 Wallace Street from C-1 (Downtown Commercial) to R-2 (Residential Mix) to return the use of the structure to a single family dwelling.

Staff recommends in favour of sending a letter to council to move forward with the rezoning.

There was discussion from the Committee on the surrounding properties uses and if this rezoning would have much impact. Ultimately it was agreed that this PID being rezoned for a residential purpose would not negatively impact that area's commercial character.

Round Table Vote – Majority in favor

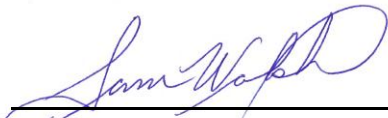
8. NEXT MEETING:

The next regular meeting will be on February 17, 2022 location online via zoom.

Alex would like to plan to have a meeting on private access road standards within the next couple months.

9. ADJOURNMENT:

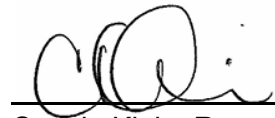
With there being no further business, **it was moved** by D. Blair "that we adjourn."



Sam Walsh, Chairperson



Alex Henderson, Planning Director



Connie Klein, Recording Secretary