

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-07 • Thursday, July 20, 2023

Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

Brian Cornish
Mat Rouleau

Lorraine Thompson
Raymond Hall

Sam Walsh, Chair
Vance Johnson

MEMBERS ABSENT:

None

STAFF PRESENT:

Alex Henderson, Planning Director
Judy Hartford, Senior Development Officer

Meagan Tinker, RSC Executive Assistant
Xander Gopen, Senior Planner, MCIP, RPP

PUBLIC MEMBERS PRESENT:

None

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:33 PM, takes roll call, and welcomes all in attendance.

1. APPROVAL OF AGENDA:

It was moved by B. Cornish and seconded by V. Johnson to “approve the agenda as presented.”

Carried-Unanimously

2. APPROVAL OF MINTUES:

It was moved by R. Hall and seconded by M. Rouleau “that we approve the minutes.”

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. PRAC APPLICATIONS:

• Item 23-07-01

•Harold F., Jeffery W. & Patricia M. Irving; Subdivision

Judy Hartford presents an application for “approval of a private right-of-way for the development of land,” and “approval of a variance in the width of a lot.

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private right-of-way for the development of land as shown on plan “Harold F., Jeffery W. & Patricia M. Irving; Subdivision.” It is also recommended that the Planning Review and Adjustment Committee of the Southwest New

Brunswick Service Commission approve “variance of 34 metres to create lot 23-4 with a width of 20 metres, subject to the following terms and conditions:

- 1) No building or structure, except for a fence, shall be constructed within the access strip of lot 23-4.

The final plan of the subdivision must be stamped with the “Private Right-of-Way” note and the water quality advisory note for fluoride, iron, manganese, and turbidity.

It was moved by V. Johnson and seconded by R. Hall to accept the recommendation by the staff.

Carried-Unanimously

5. VIEWS ON BY-LAWS AND REGULATIONS:

Xander Gopen, Senior Planner, MCIP, RPP, gave a presentation on The Village of McAdam, By-Law #60, Rural Plan By-Law. The Planning Review and Adjustment Committee had no questions on the presentation.

Alex Henderson, Planning Director, gave a presentation for a proposed new subdivision by-law, #13-23, to repeal and replace the existing Town of St. Stephen Subdivision By-Law L-11 with a by-law that can apply to the entire municipal district.

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission provide its written views to the Council of the Municipal District of St. Stephen on Subdivision by-law 13-23.

The Planning Review and Adjustment Committee are in favor, under terms and conditions that the requirement for land for public use purposes be set at eight percent (8%).

6. PRAC BUSINESS:

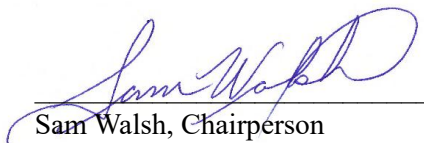
None

7. NEXT MEETING:

The next regular meeting will be on Thursday, August 17, 2023 at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8. ADJOURNMENT:

With there being no further business, **it was moved** by R. Hall “that the meeting is adjourned.”



Sam Walsh, Chairperson



Alex Henderson, Planning Director &
Recording Secretary