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

MEETING #22-12 Thursday, Dec. 15, 2022
Online Meeting via Zoom and in person - Planning Office, St. Stephen

MEMBERS PRESENT:

Gerald Gass	Annette Townes	Sam Walsh	Mat Rouleau
Ramond Hall	Vance Johnson	Dennis Blair	David Chessie
Brian Cornish			

MEMBERS ABSENT:

STAFF PRESENT:

Judy Hartford, Senior Development Officer Alexander Gopen, Senior Planner

PUBLIC MEMBERS PRESENT:

See attached registration report.

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30 PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by G. Gass "approve the agenda as presented."

Carried – Unanimously

2. APPROVAL OF MINUTES:

-Alex Henderson was not in attendance at the last meeting.

-Item 4 motion should be changed to: "that the committee considers a 3-unit dwelling as being similar to or ***compatible*** with a 2-unit ***and*** a 1-unit which is currently allowable in the rural plan."

It was moved by M. Rouleau and seconded by R. Hall "that we approve the minutes with the amendment to the Staff present and the change to item 4."

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. TEMPORARY USE APPLICATION:

Item 22-12-02 **Applicant: Petra Frazier**

A. Gopen presented an application in the Village of McAdam for a temporary use to allow a recreational vehicle (RV) to be used as a dwelling until a main dwelling is completed on the same lot.

Staff recommends in favour with the following Terms and conditions;

1. The temporary use shall cease at the sooner of: the occupation of a permanent dwelling on the lot, or one year of this approval.

2. Sewage is disposed of to the satisfaction of the Village.

Some discussion from the committee on when the dwelling would be occupiable and comment on a possible text amendment to the by-law to allow RV's.

(25:25) **It was moved** by M. Rouleau and seconded by A. Townes "to approve the temporary use application with the terms and conditions recommended by Staff."

Carried - Unanimously

5. SUBDIVISION APPLICATIONS:

Item 22-12-03 **Applicant: Piercy**

J. Hartford presented an application in the Parish of Manners Sutton to approve a one-lot subdivision accessed by an existing right of way.

With recommendation in favour from staff, and no comments or concers from the committee;

(31:33) **It was moved** by G. Gass and seconded by B. Cornish that "we approve the recommendation from Staff for the development of land as shown on the Piercy Subdivision 22-1."

Carried – Unanimously

Item 22-12-04 **Applicant: Tait**

J. Hartford presented an application in the parish of Saint David to approve a two-lot subidivision, accessed by a private access.

With recommendation in favour from Staff, and no comments or concerns from the committee;

(37:36) **It was moved** by V. Johnson and seconded by D. Chessie that "that committee approve the private access for the development of the land with the inclusion of the specific notes as recommended by Staff."

Carried – Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

No Business

7. PRAC BUSINESS:

The Chair thanked D. Chessie for his involvement on the committee as this is his last meeting.

The Chair wished everyone a Merry Christmas.

The current members of the committee will continue until the new entities are settled in and new members are voted for.

8. NEXT MEETING:

The next regular meeting will be on January 19, 2023 location online via zoom.

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