Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #24-04 • Thursday, April 18, 2024
Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

Sam Walsh, Chair • Lorraine Thompson • Raymond Hall • Vance Johnson, Vice Chair
Mat Rouleau • Brian Cornish

STAFF PRESENT:
Judy Hartford, Senior Development Officer

PUBLIC MEMBERS PRESENT/ZOOM:
N/A

CALL TO ORDER:

Chairperson, **S. Walsh** called the meeting to order at 6:32 PM, takes roll call (quorum established), and welcomes all in attendance.

1. **APPROVAL OF AGENDA:**
   It was moved by **V. Johnson** and **seconded** by **M. Rouleau** to "approve the agenda as written."

   Carried-Unanimously

2. **APPROVAL OF MINTUES:**

   It was moved by **L. Thompson** and **seconded** by **B. Cornish** "that we approve the minutes as written."
   Carried-Unanimously

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

   No conflicts were declared.

4. **SUBDIVISION APPLICATIONS:**

   • Item 24-04-01 Jonathan Frederick WALKER Subdivision 2024-1
   Route 127, Bocabec Southwest Rural District, County of Charlotte, NB
   PID # 15063266

   •Applicant is requesting approval for approval of a two-lot subdivision accessed from a publicly maintained road and a right-of-way across the Parent PID. The purpose of the plan is to create lots around the existing dwellings. The applicant is requesting a variance in the length of the right-of-way

   J. Hartford presents an application for:
   Requesting approval of a two-lot subdivision accessed from a publicly maintained road and a right-of-way across the Parent PID. The purpose of the plan is to create lots around the existing dwellings.

   It is recommended 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 and

approve a variance in length of the existing private right-of-way as shown on plan "JONATHAN FREDERICK WALKER Subdivision 2024-1".

1. The final plan of subdivision must be stamped with the "Private Right-of-Way" note and 30-metre buffer from the Provincially Significant Wetland must be shown on, and the following statements added to the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act" and, "Watercourses, wetlands, and their 30-metre buffers are areas of environmental constraints that require obtaining a permit issued by the Department of Environment and Local Government before carrying out alterations such as excavation, cutting of vegetation, erosion control etc. It is the responsibility of the landowner to ensure no alterations take place in those areas without a WAWA permit.

With no public present, the Chair opened the floor for questions. V. Johnsons questioned the existing property and confirmed that the home is within the 30-metre buffer, confirmed by J. Hartford. V. Johnson questioned the details of the variance and any potential changes going forward, Judy reviewed how any changes to the requested variance would require review again. As the applicant is currently working with a surveyor, the variance concern is a nonissue.

V. Johnson makes a motion to accept staff recommendations approve a private right-of-way for the development of land and approve a variance in length of the existing private right-of-way as shown on plan "JONATHAN FREDERICK WALKER Subdivision 2024-1". **Seconded by R. Hall.**

Carried-Unanimously

5. **PRAC BUSINESS:**

S. Walsh reviewed email from Alex Henderson regarding a potential new member, this will be confirmed at the next SNBSC Board meeting on April 25, 2024. S. Walsh discussed possible training opportunities for a new member. No other business was brought to the table.

6. **VIEWS ON BY-LAWS AND REGULATIONS:**

Judy Hartford took the floor to discuss the Fundy Shores rural plan as presented noting the timeline and status of the Fundy Shore rural plan. J. Hartford opened the floor for discussion.

After some discussion on the draft plan the committee consensus was that they felt the plan had some inconsistencies and the PRAC did not feel they had sufficient time to fully review this plan.
It was decided that, at this time, J. Harford would prepare a letter noting that the PRAC has reviewed the plan and due to some questions and concerns, did not feel they have had enough time to give their informed views.

No other bylaws for review.

7. **NEXT MEETING TIME & LOCATION:**
The next regular meeting will be on Thursday, May 16, 2024, at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8. **ADJOURNMENT:**
With there being no further business, **R. Hall** motions to adjourn the meeting.
The time is 8:14 pm.

Sam Walsh, Chairperson

Alex Henderson, Planning Director