Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #24-05 • Thursday, June 20, 2024
Online Meeting via Zoom and in person-**Magaguadavic Place**, St. George NB

MEMBERS PRESENT:

Vance Johnson, Vice- Chair - Lorraine Thompson - Brian Cornish
Skip Wolfe - Raymond Hall - Mat Rouleau

STAFF PRESENT:
Judy Hartford, Senior Development Officer
Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

CALL TO ORDER:

Vice Chairperson, **V. Johnson** 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 **R. Hall** and **seconded** by **L. Thomspon** 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 24-06-01 667545 NB Inc - private access subdivision

- Applicant is requesting approval of a three-lot subdivision accessed from an existing private road, known as Crest Avenue. The primary use of the proposed lots is residential.
- **It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown on plan "667545 NB INC. Subdivision". The final plan of subdivision must be stamped with the "Private Access" note.**

The Chair opened the floor for questions.

With no concerns or questions from the committee, **R. Hall** makes a motion to accept the recommendation as presented, seconded by **B. Cornish**.

Carried-Unanimously

• Item 24-06-02 **Atlantic Builders Limited**

- The applicant is requesting consideration of a contractor's yard as similar or compatible with application at 34 School House Lane, Pennfield, within the Rural Community of Eastern Charlotte. The applicant's site plan consists of three storage buildings for storing tools and equipment and a 5-metre landscaped buffer on the boundary of PIDs 15188287, 15188261, 01226992 and 01217710

- **It is recommended that the Planning Review and Adjustment Committee approves the requested variance, to permit a contractor's yard as a similar to or compatible use to another use permitted in the Agriculture and Forestry (AF) Zone, namely an agricultural use or a resource excavation development, on PID # 01223130 for Atlantic Builders Limited subject to the terms & conditions that:**
  1) The site shall not serve as a storage place or dump for toxic substances, scrap iron, domestic wastes, construction residue or any other material likely to be harmful to the environment.
  2) That prior to a building permit or development permit being issued, the applicant shall install at their expense a minimum 0.37 m2 , reflective yellow freestanding sign near the driveway entrance warning drivers of the potential of children playing in the nearby vicinity;
  3) That the developed footprint of the contractor's yard be limited to the area outlined in the site plan submitted with the variance application and that the landscaping of the required buffers be completed within one-year after the date of the variance approval; and
  4) A 30-metre-wide buffer, excluding the access, with a minimum 2-metre-high visual screen consisting of either fences or hedges or a belt of trees, at or near the boundary of the lot adjacent to residential uses.

The Chair opened the floor for questions.

After some discussion regarding agriculture use and water shed concerns, being clarified and answered by V. Johnson, J. Hartford and applicants, **M. Rouleau** makes a motion to accept the recommendation as presented, seconded by **R. Hall**.

Carried-Unanimously

• Item 24-06-03 **Edward A. Gillmor Subdivision**

- Applicant is requesting approval of a three-lot subdivision, accessed from the Lily Lake. The primary use of the proposed lots is recreational. The property can be accessed from a boat launch on the owner's property to the proposed lots.

- **It is recommended that the Planning Review and Adjustment Committee approve the water access for the development of land as shown on plan "EDWARD A. GILLMOR Subdivision". The following statements must be present on the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act", and "Lots and parcels in this subdivision have been approved for water access seasonal residential purposes. Lots registered, and subsequently developed, may not receive public services, such as school busing, and garbage pick-up".**

The Chair opened the floor for questions. No major concerns noted, the applicant spoke on behave of the landowner adding a few clarifications regarding the remnants of land being handed over the nature trust.

B. Cornish makes a **motion** to approve staff recommendations for item 24-06-03. **Seconded by L. Thompson.**
Carried-Unanimously

• Item 24-06-04 **Edward A. Gillmor Subdivision**

- Applicant is requesting approval of a approval of a 15-lot subdivision on Lily Lake and Route 760 in Bethel, accessed from a new private access. The primary use of the proposed lots is residential.

- **It is recommended that the Planning Review and Adjustment Committee deny the private access for the development of land as shown on plan "EDWARD A. GILLMOR Subdivision".**

The Chair opened the floor for questions. Matthew Blaine spoke on behalf of the applicant with thoughts for consideration, an abbreviation water study was completed prior to this application, with and explanation as to why they believe this fits the criteria for a subdivision regulation. L. Thompson questioned the 365 m policy which was clarified by A. Henderson as to the regulations being set in place by the department of transportation, although this is being addressed by this application the number of lots exceeding the recommendation is the concern. M. Rouleau discussed the current infrastructure of wildwood lane, he agrees that the number of lots is a concern but would consider supporting a request for fewer lots, R. Hall agreed. No further questions from the public or staff.

B. Cornish makes a **motion** to makes a motion to accept the staff recommendations to deny the private access as presented. **Seconded by R. Hall**.

Carried-Unanimously

• Item 24-06-04 **THE HOLLOWS GOLF COMMUNITY Subdivision**

- Applicant is requesting approval of a approval for approval of a twenty-four (24) lot subdivision located on Route 780 in Utopia. The purpose of the plan is to create residential lots on a portion of the golf course, while preserving a majority of the Parent PID for a continued golf course operation (open space/recreational use), which was previously slated to close but is being re launched under new ownership as "The Hollows Golf Club."
- **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 "THE HOLLOWS GOLF COMMUNITY Subdivision"**

  The final plan of subdivision must be stamped with the "Private Right-of-Way" note, the 30- metre buffer from any regulated wetlands 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 and the water quality advisory note for iron, manganese, turbidity, and uranium.

The Chair opened the floor for questions, no major concerns noted. R. Hall confirmed with A. Henderson the lots would be within current policies for size, A. Henderson confirmed yes this is correct. R. Turner, on behalf of applicant spoke to regards to the report, noting the real attractions of the report being the large greenspace creating attractive lots, confirming the water studies positivity and the support of vibrate rural and urban economies.

With no other questions or comments**, R. Hall makes** a **motion** to makes a motion to accept the staff recommendation as presented. **Seconded by B. Cornish**.

Carried-Unanimously

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

A. Henderson reviewed by law BY-LAW NO. Z.2.4 and possible amendments. A. Henderson presented, and the committee discussed this amendment and the purpose of the request. M. Rouleau had some questions about high density multi residential, A. Henderson reviewed the current by laws in the village of Blacks Harbour rural plan. The remaining committee members support this amendment. The committee requested A. Henderson draft a letter with their recommendations.

Consensus agreed.

A. Henderson reviewed BY-LAW NO. Z.2.5 and a possible amendment, the committee reviewed this amendment request as presented. With no questions from the committee, A. Henderson was asked to draft a letter with their support recommendations.

Consensus agreed.

6. **PRAC Business:**
   N/A

7. **NEXT MEETING TIME & LOCATION:**
The next regular meeting will be on Thursday, July 18, 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 8:12 pm.

Sam Walsh, Chairperson'

Alex Henderson, Planning Director