

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-09 • Thursday, September 21, 2023
Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None

STAFF PRESENT:

Judy Hartford, Senior Development Officer
Meagan Tinker, RSC Assistant

PUBLIC MEMBERS PRESENT/ZOOM:

Peter Corbin • Andrew Baskin • Matthew Blain

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:36 PM, takes roll call, and welcomes all in attendance.

1. APPROVAL OF AGENDA:

V. Johnson points out an error on the Agenda. Item 23-08-02 should read 23-09-02.

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

Carried-Unanimously

2. APPROVAL OF MINTUES:

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

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

There were technical difficulties on zoom with Lorraine Thompson. Chair, Sam Walsh, called for Technical Adjournment at 6:45pm. Meeting begins again at 6:52pm.

4. PRAC APPLICATIONS:

• Item 23-09-01 •Cleghorn, Subdivision •O’Malley Road, St. Croix McAdam

Judy Hartford presents an application for “approval of a private right-of-way for the development of land.”

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 “Cleghorn Subdivision” under the following specifications:

“The final plan of subdivision must be stamped with the “Private Right-of-way” note, the Regulated Wetland being shown on , and the following statement added to the final plan: “This area is subject to Regulation 90-80- *Watercourse and Wetland Regulation- Clean Water Act*,” and the 100-metre limited development setback must be shown on and the following statement being added to the final plan: “Tree removal is prohibited and development between the 100-metre setback and the water’s edge is limited and controlled by the “St. Croix Corridor South Area Rural Plan Regulation 21-SCS-085-00.”

Hearing no question or concerns, it is moved by M. Rouleau and seconded by R. Hall to approve the Right-of-way based on the criteria recommended by staff.

All in favor; motion carried

• Item 23-09-02 •739170 NB LTD., Subdivision •Fiander Road, Bocabec

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 the lots.”

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 “739170 NB Ltd. Subdivision” under the variance in width of lots. The final plan of subdivision must be stamped with the “Private Right-of-Way” note, and the 30-metre buffer from the Provincially Significant Wetland being shown on, and the following statement added to the final plan: “This area is subject to Regulation 90-80- *Watercourse and Wetland Regulation- Clean Water Act*,”

Hearing no question or concerns, it is moved by B. Hall and seconded by V. Johnson to approve the Right-of-way based on the criteria recommended by staff.

All in favor; motion carried

• Item 23-09-04 •10X Property Management, Variances •99B King Street, St. Stephen

Judy Hartford presents an application for requested variances in the minimum dwelling unit sizes in a main building.

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the requested variances for 99B King Street as it is reasonable and desirable for this parcel of land and is keeping the general intent of the *Town of St. Stephen Zoning By-law Z-3*, subject to the terms and conditions that:

- 1) Prior to any alterations of any hotel/motel room for use as a dwelling unit, a building permit be issued by the Town of St. Stephen that addresses all require matters per the *Town of St. Stephen Building By-law No. L-11*, and
- 2) That prior to any alteration of any hotel/motel rooms for the use a *dwelling* unit, a parking plan be submitted to the development officer that conforms with section 3.14 of the *Town of St. Stephen Zoning By-law Z-3*.

It is moved by V. Johnson and seconded by B. Cornish to approve the request for variances, based on the updated table, as follows:

Unit #(s)	Area (ft²)	Variance Required (ft²)
1	357	19.74
2,3,4,5,6	262	114.74
7	381	-
8,9,10,11,12	262	114.74
13	534	-
14,15	263	113.74
16,17,18,19,20,22	222	154.74
23,24,25,26,27	222	154.74
21	408	-
28	362	14.74
29	630	-
30	318	58.74

All in favor; motion carried

5. VIEWS ON BY-LAWS AND REGULATIONS:

None

6. PRAC BUSINESS:

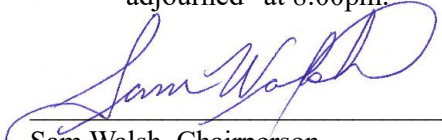
None

7. **NEXT MEETING:**

The next regular meeting will be on Thursday, October 19, 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” at 8:00pm.



Sam Walsh, Chairperson



Alex Henderson, Planning Director &
Recording Secretary