Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #24-05 • Thursday, November 21 2024
Online Meeting via Zoom and in person-**Wall Street Office – St. Stephen**

MEMBERS PRESENT:

Sam Walsh, Chair -Vance Johnson, Vice- Chair -
Lorraine Thompson– Brain Cornish- Mat Rouleau – Raymand Hall

STAFF PRESENT:
Judy Hartford, Senior Development Officer
Alex Henderson, Planning Director
PUBLIC MEMBERS PRESENT/ZOOM:

CALL TO ORDER:

Chair, **S. Walsh** called the meeting to order at 6:31 PM, takes roll call (quorum established), and welcomes all in attendance.

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

   Carried-Unanimously

2. **APPROVAL OF MINTUES:**

   It was moved by **V. Johnson and seconded** by **R. Hall "**that we approve the minutes as written."

   Carried-Unanimously

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

   No conflicts were declared.

4. **EXTENSION OF A TEMPORARY USE AUTHORIZATION**
   - **Item 24-11-01** **Charina Jeminos**

- The applicant is requesting an extension to the temporary use approval to allow for a food truck at 22 NB route 176, Pennfield.

- **It is recommended that the Planning Advisory Committee That PRAC approves an additional temporary use authorization to permit a stationary food truck for a period of one year subject to the terms and conditions that:**
  - **Hours or operations shall not exceed 11am to 10pm**
  - **A parking area for 12 ve3hicles shall be maintained on the property and shall not be located closer than 7.5 metres from a street lot line shared with a collector highway**
  - **Onsite signage to direct customers to park onsite**
  - **The food truck shall be located at least 15m from the front property line**

After some discussion **it was moved** by **r. Hall** to approve the staff recommendation, seconded by **B. Cornish**

Carried-Unanimously

5. **TERMS AND CONDITION APPLICATION**

- **Item 24-11-04** **Amy-Jo Johnson**

- This is an application by Saint Croix River Homes, on behalf of the owner, to consider terms and conditions for an accessory dwelling unit, an allowed accessory use in the R-1 zone subject to terms and conditions established by PRAC. This property is located at 4 Springwood Court, Municipal District of St. Stephen.

- **It is recommended that the Planning Review and Adjustment Committee as per Community Planning Act 53(3)(c)(i), approve an accessory dwelling unit, a permitted use in the "R-1" (One and Two Unit Residential) zone of the Town of St. Stephen Zoning By-law Z-3, subject to the following terms and conditions:**
    - **1. the main front entrance of the accessory dwelling unit faces the Springwood Court cul-de-sac to comply with Section 3.13(3)(c) of the Town of St. Stephen Zoning By-law No. Z-3.**

After some discussion **it was moved** by **V. Johnson** to approve the staff recommendation, seconded by **M Rouleau.**

Carried-Unanimously

6. **SUBDIVISION APPLICATIONS**

- **Item 24-11-02** **MacAulay**

- The property owner has applied to the Commission for consideration of a two-lot subdivision accessed by a 12-metre right-of-way across PID 55007892, for residential purposes. This property was subject to an application to the PRAC of RSC 10 and obtained approval, but that approval has elapsed. The application to divide the two lots is essentially the same, but the location of the ROW has been changed to a more suitable location. The property in question is approximately 2.7 hectares located off Chance Harbour Road.

- **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 the variances in width of the lots as shown on plan "MACAULAY Subdivision" subject to the following terms and conditions:**
    - **1. The subdivision assessment prepared by a NBLS for the suitability of an on-site septic system presented to the Development Officer; and,**
    - **2. An adequate sight distance report prepared by a NBLS for the location of the ROW presented to the Development Officer. The final plan of subdivision must be stamped with the "Private Right-of-Way" note.**

As the applicant were available for discussion, Alex Henderson passed the floor to Chris MacAulay to discuss right of way concerns.

After some discussion **it was moved** by **M. Rouleau** to approve the staff recommendation, seconded by **L. Thompson.**

Carried-Unanimously

- **Item 24-11-03** **Disher Enterprises LTD**

- Murphy Surveys (2022) has applied to the Commission for approval of a one-lot subdivision accessed from an existing private right-of-way, known as Disher Lane. The purpose of the plan is to create a lot around the existing commercial structure. The property in question is approximately 2.8 hectares located off Route 170 in Dufferin.

- **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 and the variance in the dimensional requirements for a class-A access as shown on plan "DISHER ENTERPRISES INC.**

Subdivision". The final plan of subdivision must be stamped with the "Private Access" note and the final plan bearing a water quality advisory note for arsenic.

After some discussion **it was moved** by **V. Johnson** to approve the staff recommendation, seconded by **B. Cornish.**

Carried-Unanimously

- **Item 24-11-05** Savoy

- Hughes Surveys & Consultants Inc. has applied to the Commission for approval of a one-lot subdivision, accessed by an existing right-of-way, known as Sue Avenue and Arletta Drive, across PID 15035884. The remnant portion will retain the road frontage. The purpose of the creation of the lot is for agriculture and forestry as the main use of the lot and residential as the secondary use. The property in question is approximately 7.8 hectares located off Mountain Road in Beaver Harbour.

- **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 as shown on plan "SAVOY Subdivision". The final plan of subdivision must be stamped with the "Private Right-of-Way" note.**

After some discussion regarding the use of the existing right of way, it **was moved** by **L. Thompson** to approve the staff recommendation, seconded by **R. Hall.**

Carried-Unanimously

7. PRAC BUSINESS:

Alex Henderson discussed the current committee membership noting the resignation of Skip Wolfe. Both Campobello and Eastern Charlotte have been asked for suggestions, Alex is requesting recommendations from the Committee.

8. VIEWS ON BY-LAWS AND REGULATIONS :

Alex brought forward a quick run through of changes to by laws in the Fundy shores rural plan, views on by laws C-2-2024. The committee reviewed the updates provided by Fundy Shores with Alex. He discussed in this presented draft a property at 46 Dipper Harbour Road that is currently zoned –commercial and light industrial under the out-of-date Lepreau/Musquash Rural Plan, is now in the present draft included int he Rural Settlement (S) zone. Rural Community staff are concerned that it represents downzoning the business. This could potentially limit the current Coastal Enterprises from any future expansion. Alex discussed that the PRAC may want to consider recommending to Council that the same land zone C&LI under the Lepreau/Musquash plan carry over to into the new Fundy Shores Plan. After some discussion the committee agreed to recommend proceeding with finalizing the plan with the following notes:

1. Change the zone at 46 Dipper Harbour Road to industrial as it was zoned in the previous rural plan.
2. Have document proofread and make minor typographical changes to have it ready for registry

9. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on Thursday, December 19 2024, at 6:30pm at the 33 Wall Street Planning Office or via zoom.

10. ADJOURNMENT:

With there being no further business, **R. Hall** motions to adjourn the meeting.
The time is 8:21 pm.

Sam Walsh, Chairperson'

Alex Henderson, Planning Director