

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

SPECIAL MEETING #26-04-02 • Thursday, March 19, 2026
Online Meeting via Zoom and in person- Wall Street Office – St. Stephen

MEMBERS PRESENT:

Sam Walsh, Chair -Brenda Lynn Allison-Crilley
Raymond Hall- Vance Johnson – Brian Cornish – Matt Rouleau

STAFF PRESENT:

Judy Charters – Senior Development
Officer
Alex Henderson – Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

1. CALL TO ORDER:

Chair **S. Walsh** called the meeting to order at 12:01 p.m., took roll call (quorum established), and welcomed all attendees.

2. APPROVAL OF AGENDA:

It was moved by V. Johnson and seconded by R. Hall, to “approve the agenda as written”.

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts declared.

4. VIEWS ON AMENDING BY-LAW Z.2.6. :

Cheryl Lefaive, on behalf of RCM Lefaive Holdings Inc., is applying to amend the Village of Blacks Harbour Rural Plan to develop a cottage establishment consisting of five (5) small (600 sq. ft.) dwellings for flexible use, either short-term (tourism) or long-term rental (housing). The proposed development depends upon the Council rezoning the land from the Single & Two Family Residential (R-1) Zone to the Integrated Development (ID) Zone, which is a custom type of zone for a unique development that Council approves but is not otherwise contemplated by the established zones of the Rural Plan.

The Southwest New Brunswick Service Commission staff recommends that PRAC provide its views on the amending By-law Z.2.7 to the Eastern Charlotte Council. The Southwest New Brunswick Service Commission staff recommends that Council request the views of PRAC and set a date for a public hearing of objections as per sections 110 and 111 of the Community Planning Act (at least 21 days after a notice has been advertised on the Municipal website) for the Amending By-law Z.2.6.

Alex Henderson reviewed the proposal with the committee for review, committee discussed this proposal in detail and reviewed the staff assessment

After the committee discussed this in detail they came to the consensus that they would recommend that the town move ahead with the process of review. The consensus of the committee would be that this would be a reasonable development with staff recommendation. They requested Alex Henderson send a letter with their findings.

5. PRAC BUSINESS:

N/A

6. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on **April 16, 2026**, at 6:30 pm at the 33 Wall Street Planning Office or via Zoom.

7. ADJOURNMENT:

V. Johson motioned to adjourn the meeting at 1:04 p.m.



Sam Walsh, Chairperson

Alex Henderson, Planning Director