

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #25-07 • Thursday, July 17, 2025
Online Meeting via Zoom and in person- Wall Street Office – St. Stephen

MEMBERS PRESENT:

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

STAFF PRESENT:

Alex Henderson, Planning Director
Judy Hartford, Senior Development Officer

PUBLIC MEMBERS PRESENT/ZOOM:

Jeffery Cooke – Applicant

CALL TO ORDER:

Chair **S. Walsh** called the meeting to order at 6:32 p.m., took roll call (quorum established), and welcomed all attendees.

1. APPROVAL OF AGENDA:

It was moved by **R. Hall** and seconded by **V. Johnson** to “approve the agenda with addition from A. Henderson.”

Carried-Unanimously

2. APPROVAL OF MINUTES:

It was moved by **B. Lynn Allison**, seconded by **M Rouleau**, to approve the minutes as written.

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. Thompson Cemetery private access and variance.

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- 25-07-01 THOMPSON CEMETERY Subdivision

This application has been submitted to the Commission for approval of a one-lot subdivision, accessed by an extension to an existing private access. The proposed lot will be primarily used for a family cemetery. The surrounding area comprises residential properties, vacant land, fishery buildings, and a wharf.

It is recommended that the Planning Review and Adjustment Committee approve the private access and the variance in the cul-de-sac length for the development of land as shown on plan “THOMPSON CEMETERY” Subdivision.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note and 30-metre buffer from the 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.

After some discussion, **M. Rouleau** makes a motion to approve the recommendations of staff, seconded by **R. Hall**.

Carried-Unanimously

5. **Jeffery Cooke – Leavitt Head Rd – Eastern Charlotte**

• **25-07-02 JEFFERY COOKE TOURISM USE.**

This application is being made by the owner of PID# 01238070, Jeffrey Cooke, to develop a tourism use, in the form of three (3) glamping domes, on the abovementioned lot. This development is permitted in the Coastal Residential (CR) and Environmentally Sensitive (ES) Zone, subject to terms and conditions as may be applied by the Planning Review and Adjustment Committee (PRAC).

The Southwest New Brunswick Service Commission staff recommends that the Planning Review and Adjustment Committee APPROVE the request by Jeffrey Cooke to permit the development of a tourism use for three (3) glamping domes as a secondary use of land on PID 01238070, subject to the terms and conditions that:

- 1) That prior to the placement of *any additional development* on the subject parcel, a copy of the waiver or permit for the proposed development and the use of the existing on-site sewage disposal system be submitted to the Development Officer in accordance with the Prerequisites for Development Approvals and Building Permits Regulation – Community Planning Act. 3
- 2) That prior to *any additional development within the wetland buffer* on the subject parcel, a copy of the waiver or WAWA permit for the proposed development within 30 meters of a PSW be submitted to the Development Officer in accordance with the Prerequisites for Development Approvals and Building Permits Regulation – Community Planning Act.
- 3) That prior to the commencement of the tourism use, the applicant shall obtain a building permit for the three (3) 36' by 36' glamping structures, subject to the Building Code Administration Act.
- 4) That that prior to the issuance of any building permit, a detailed site-plan shall be submitted to the Commission by the owner which clearly delineates a minimum 20-meter buffer setback from the street line shared with Leavitt Head Cemetery Road and that a minimum of 75% of the total land area zoned "ES" shall be identified and set-aside for the preservation, growth and maintenance of trees.
- 5) That no additional tourism uses be developed on PID 01238070, beyond the pre-existing cabin and three (3) glamping domes.

After some discussion and a change in wording of the terms and conditions as noted in italics, **V. Johnson** makes a motion to approve the recommendations of staff, seconded by **R. Hall**.

Carried-Unanimously

6. **PRAC Business:**

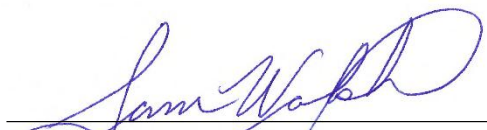
Alex discussed a potential issue with the current cell phone tower contractors and the request to review the CRIN's current agreement. This will be discussed with the board of directors, and Alex will review this again at the next meeting in more detail. Alex discussed the main issue in section 3, discouraged locations and requested that the committee further discuss this and make a list of potential discouraged locations. He reviewed the list currently in place by the Northwest Regional Commission. The committee agreed to discuss this further at the next regular meeting and decide if a special meeting for further discussion would be needed. Alex will forward the information to all meeting members.

7. **NEXT MEETING TIME & LOCATION:**

The next regular meeting will be on August 21, 2025, at 6:30 pm at the 33 Wall Street Planning Office or via Zoom.

8. **ADJOURNMENT:**

With no further business, the meeting adjourned. The time is 8:07 p.m.


Sam Walsh, Chairperson


Alex Henderson, Planning Director