

**Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

MEETING # 19-02 Monday, February 11, 2019 at 6:30 pm
St. George Masonic Hall

MEMBERS PRESENT: Dennis Blair, Brian Cornish, Sam Walsh, Gerald Gass, Jill Stewart, Raymond Hall, Vance Johnson

ALSO PRESENT: Judy Hartford, Development Officer, Alex Henderson, Planning Director, Hollis Bartlett, Executive Director, Alexander Gopen, Planner, Connie Klein, Recording Secretary

MEMBERS ABSENT: Annette Townes

1. APPROVAL OF AGENDA

Moved by D. Blair; Seconded by J. Stewart

MOTION: "that an item be added after item V to discuss new PRAC By-Laws."

Carried

2. APPROVAL OF MINUTES

Meeting 19-01 held January 16, 2019

Moved by J. Stewart; Seconded by G. Gass

MOTION: "that the Minutes of meeting 19-01 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. TERMS & CONDITIONS APPLICATION

Item 19-02-02:

Applicant: Melanie Eagan

St. George Vet Clinic

Consideration of terms and conditions for a veterinary clinic, an animal shelter, and a dog park – permitted uses in the "AR-2 (Agricultural, Rural, and Commercial)" zone of the *Town of St. George Zoning By-Law, No. 25-B*.

Moved by J. Stewart; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Section 53(3)(c)(i) – Community Planning Act, accepts the staff recommendations to allow for a veterinary clinic, an animal shelter, and a dog park subject to the following terms and conditions that any outdoor recreational areas for the dogs must be fenced with fences at least 1.8m high, that the entire property be kept in a reasonably clean and orderly appearance, that public access be restricted to the hours of 6am-9pm, that any areas to be occupied by animals have a 50m landscaped buffer separating them from neighbouring properties, that in order to obtain

a building permit a plan of survey clearly showing property boundaries and adjacent wells be provided to a development officer and that prior to the commencing of construction upon said lands, that all development and activities shall comply with all applicable acts, permits and approval as required including but may not be limited to the *Watercourse and Wetland Alteration Regulation*.

Carried

5. SUBDIVISION SUBMISSIONS

Item 19-02-01:

Applicant: Reg Levesque

THE BLUFF Subdivision

Consideration of the creation of 18 lots on a 20-metre wide private access owned and maintained by a road association.

Moved by D. Blair; Seconded by B. Cornish

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on the plan “THE BLUFF Subdivision”.

The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 46(1) – *Community Planning Act*; approve a 34-metre variance in the width of a lot to create the private access road with a width of 20-metres.

The final plan of subdivision must be stamped with the “Private Access” note, the water quality advisory note for arsenic and the 30-metre buffer from Lake Utopia 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*.”

Carried

6. PRAC By-Law Changes

After reviewing the new version of the PRAC By-Laws, a couple points need clarification:

- Check to see if call ins are acceptable for special meetings.
- Make the cut of time for public to submit documentation for or against an application 24-48 hours.

7. NEXT MEETING

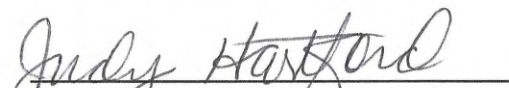
The next meeting will be on March 14, 2019, location to be determined in St. Andrews

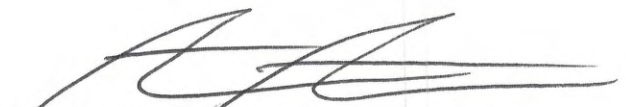
8. ADJOURNMENT

Moved by D. Blair

MOTION: “that there being no further business, the meeting adjourned at 7:48 pm.


Sam Walsh, Chairperson


Judy Hartford, Development Officer


Alex Henderson, Planning Director


Connie Klein, Recording Secretary