Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #24-05 • Thursday, July 18, 2024
Online Meeting via Zoom and in person-**Wall Street Office – St. Stephen**

MEMBERS PRESENT:

Sam Walsh, Chair -Vance Johnson, Vice- Chair - Lorraine Thompson - Brian Cornish
Skip Wolfe - Raymond Hall - Mat Rouleau

STAFF PRESENT:
Judy Hartford, Senior Development Officer
Xander Gopen, Senior Planner/Housing Specialist

PUBLIC MEMBERS PRESENT/ZOOM:
Sean Kelly

CALL TO ORDER:

Chair, **S. Walsh** called the meeting to order at 6:32 PM, takes roll call (quorum established), and welcomes all in attendance.

1. **APPROVAL OF AGENDA:**
   It was moved by **V. Johnson** and **seconded** by **S. Wolfe** 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. **TERMS AND CONDITION APPLICATION:**

   • Item 24-07-01 Sean Kelly

- Applicant is requesting approval to apply terms/conditions for a new detached *Accessory Dwelling Unit* in a garage at 11 Pagan St.
- **Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission (SNBSC) as per Community Planning Act: 53(3)(c)(i); an *accessory dwelling unit*– a permitted use in the "R2 (Residential Mix)" zone of the *Town of St. Stephen Zoning By-law Z-3*, subject to the following terms and conditions:**
  - **1) That a main front entrance faces Pagan St.**

S. Walsh passed the floor to X. Gopen for review, after reviewing the request and a brief discussion
It was moved by **V. Johnson** to approve the requested with the following terms as recommended by staff recommendations.
1. That a main front entrance faces Pagan St.
Seconded by **R. Hall.**

Carried-Unanimously

5. SUBDIVISION APPLICATION:

• Item 24-07-02 Hutson BRISLEY & Taylor GULLISON Subdivision

- On behalf of the applicant, Murphy Surveys (2022) has applied to the Commission to approve a two-lot subdivision accessed from an existing private right-of-way, Croix View Lane. The primary use of the proposed lots is agriculture, and the secondary use is residential.

- The applicant requests a variance of 0.10 hectares to create the proposed lot 2024-1 with an area of 1.9 hectares and a variance of 0.37 hectares to create the proposed lot 2024-2 with an area of 1.63 hectares.

- **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 the variance in the area of the lots as shown on plan "HUTSON BRISLEY & TAYLOR GULLISON". The final plan of subdivision must be stamped with the "Private Right-of-Way" note and the regulated wetland being shown on and the following statement must be added to the final plan: "This area is subject to Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act".**

S. Walsh passes the for to J. Hartford for review. After review and a brief discussion, and clarification from J. Hartford on the question of current right of way on the property, **It was moved** by **V. Johnson** to approve the staff recommendations as written, **seconded** by **B. Cornish.**

Consensus agreed.

6. PRAC Business:
N/A

7. View on By Laws and Regulations:
N/A

8. NEXT MEETING TIME & LOCATION:
The next regular meeting will be on Thursday, August 15, 2024, at 6:30pm at the 33 Wall Street Planning Office or via zoom.

9. ADJOURNMENT:
With there being no further business, **R. Hall** motions to adjourn the meeting.
The time is 7:03 pm.

Sam Walsh, Chairperson'

Alex Henderson, Planning Director