

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-10 • Thursday, October 19, 2023
Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

Sam Walsh, Chair • Lorraine Thompson • Raymond Hall • Vance Johnson • Brian Cornish(PH)

MEMBERS ABSENT:

Mat Rouleau

STAFF PRESENT:

Alex Henderson, Planning Director
Judy Hartford, Senior Development Officer (Z)
Meagan Tinker, RSC Assistant

PUBLIC MEMBERS PRESENT/ZOOM:

Matthew Blain

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:31 PM, takes roll call, 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 R. Hall and seconded by L. Thompson “that we approve the minutes as written.”

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. PRAC APPLICATIONS:

• Item 23-10-01 •TAIT, Subdivision •Route 170, Oak Bay

Judy Hartford presents an application for “approval of a private access for the development of land, and approval of a variance in the width of the lots.”

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the private access for the development of land as shown on plan “NICOLE TAIT Subdivision”.

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a variance of 39 metres to create lots 21, 22, and 23 with a width of 15 metres subject to the following terms and conditions:

- (1) No building or structure, except for a fence, shall be constructed within the access strip of the lots.

The final plan of subdivision must be stamped with the “Private access” note, the water quality advisory note for arsenic, chloride, iron, manganese, sodium, turbidity, and TDS (total dissolved solids) and the 30-metre limited development setback being shown on and the following statement being added to the final plan: “Tree removal is prohibited” and “SNBSC development between the 30-metre setback and the water’s edge is limited and controlled by the ‘St. Croix Corridor South Area Rural Plan Regulation 21-SCS-085-00.’”

Information was requested, in particular to road design. Representative, M. Blain was available via zoom and provided said information. There was some discussion about the new subdivision plan for St. Stephen, the use of existing rights-of-way, and Engineering costs since the initial design.

Hearing no more questions, **V. Johnson motions** to approve item 23-10-01 based on staff recommendations and conditions. **Motion is seconded by R. Hall.**

All in favor; motion carried

• **Item 23-10-02** • **THE BLUFF, Subdivision** • **Route 785, Utopia Center**

Judy Hartford presents an application for “approval of a private access owned and maintained by a road association for the development of land.”

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the private access for the development of land as shown on plan “The Bluff Subdivision”.

The final plan of subdivision must be stamped with the “Private Access” note, and the water quality advisory note for arsenic and uranium.

It is moved by V. Johnson and seconded by L. Thompson to approve the private access based on the criteria recommended by staff.

All in favor; motion carried

5. PRAC BUSINESS:

Alex Henderson will be offering training for New Statements of Public Regulation. There are a number of new requirements that were at one point encouraged but now mandatory. The Staff reports will start reflecting these changes.

The Committee will hold this training on Tuesday, October 31, 2023, at 12pm, 33 Wall Street, St Stephen.

6. VIEWS ON BY-LAWS AND REGULATIONS:

Alex Henderson notifies the Committee of updated by-law NEW BRUNSWICK REGULATION 2023-53. After Regional Reform, town fees needed to be established. Chair, S. Walsh suggested the changes be made. Alex will draft a letter the Committee will sign it.

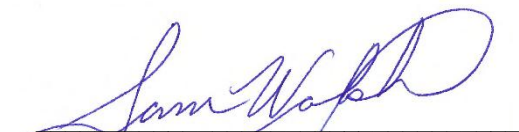
7. NEXT MEETING:

The next regular meeting will be on Thursday, November 16, 2023, at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8. ADJOURNMENT:

Prior to adjournment, Chair, S. Walsh recommends that they add 3 additional members to the committee. Alex will advertise for those positions.

With there being no further business, **it was moved** by R. Hall “that the meeting is adjourned.” The time is 7:45pm.


Sam Walsh, Chairperson
Alex Henderson, Planning Director