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

MEETING #22-04 Thursday, Apr. 21, 2022
Online Meeting via Zoom

MEMBERS PRESENT:

Gerald Gass	Annette Townes	Sam Walsh	Mat Rouleau
Ramond Hall	Brian Cornish	David Chessey	

MEMBERS ABSENT:

Dennis Blair Vance Johnson

STAFF PRESENT:

Alex Henderson, Planning Director
Vivian Peng, Junior Planner
Judy Hartford, Development Officer

PUBLIC MEMBERS PRESENT:

See attached registration report.

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by G. Gass "that the agenda be approved as presented."

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by B. Cornish and seconded by R. Hall "that we approve the minutes as presented."

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SIMILAR OR COMPATIBLE:

Item 22-04-04 **Applicant: Keith's Building Supplies**

A. Henderson presented an application in the LSD of Dufferin to requesting tentative approval of a seventeen (17) lot subdivision. For this application, the applicant will require:

1. Variance request – to develop a 'conservation subdivision' as a similar and compatible use with a 'bare land condominium (residential cluster developments), a permitted use under section 3.12 (8) (iii) of the Dufferin Planning Area Rural Plan Regulation.

2. Approval of two (2) private accesses for the development of land.

With approval from staff, positive comments from the public and questions regarding the open space.

(50:24) **It was moved** by M. Rouleau and seconded by B. Cornish that "the request for variance to develop a conservation subdivision as a similar and compatible use with bare land condominium approved with staff recommendation."

Carried – Unanimously

(52:40) **It was moved** by A. Townes and seconded by R. Hall that "accept number two of the proposal with the conditions."

Carried – Unanimously

5. SUBDIVISION APPLICATIONS:

Item 22-04-01 **Applicant: McEachern Subdivision**

J. Hartford presented an application in the Parish of St. Croix for the consideration of creating one lot on a private access owned and maintained by a road association for the development of land.

With recommendation from staff, not public comments and no concerns or questions from the Committee;

(58:54) **It was moved** by A. Townes and seconded by M. Rouleau that "that we approve the private access with the water notes."

Carried – Unanimously

Item 22-04-02 **Applicant: McDowell Subdivision**

J. Hartford presented an application in the Parish of St. Andrews for a private of right of way to create one lot.

Staff recommends in favour.

The applicant showed issues with the width of the access and when it would need to be widened.

With conversations between the applicant and staff, the applicant felt it would be best to look at this file at a later time.

(1:16:46) **It was moved** by G. Gass and seconded by R. Hall that "we table this application until further notice."

Carried – Unanimously

Item 22-04-04 **Applicant: Craig Subdivision**

J. Hartford presented an application in the Parish of Pennfield for the approval of a private right of way to create one lot.

With recommendation from staff and no comments or concerns from the public or the Committee;

(1:21:26) **It was moved** by B. Cornish and seconded by R. Hall that "we accept staff's recommendation according to the documents provided."

Carried – Unanimously

8. VIEWS ON BY-LAWS:

V. Peng presented on the Town of St. George Zoning By-Law No. 25-B. An applicant applied to amend section 9.3.2(1) by adding C-3 Zone to the list of zones that allows freestanding signs as well as modifying some dimensional requirements of such signs to allow an alteration to an existing freestanding sign.

Staff's recommendation is in favour to send views to Council in favour.

Positive comments from the committee.

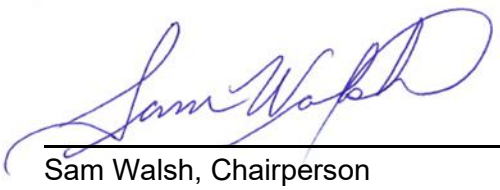
Round Table Vote – All in favor

8. NEXT MEETING:

The next regular meeting will be on May 19, 2022 location online via zoom.

9. ADJOURNMENT:

With there being no further business, **it was moved** by A. Townes "that we adjourn."



Sam Walsh, Chairperson



Alex Henderson, Planning Director



Connie Klein, Recording Secretary