

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #26-04 • Thursday, April 16, 2026
Online Meeting via Zoom and in person- Wall Street Office – St. Stephen

MEMBERS PRESENT:

Sam Walsh, Chair -Brenda Lynn Allison-Crilley
Matt Rouleau- Raymond Hall- Brian Cornish- Vance Jonhson- Lorraine Thompson

STAFF PRESENT:

Xander Gopen – Senior Planner
Judy Charters – Senior Development
Officer

PUBLIC MEMBERS PRESENT/ZOOM:

Laura Frey – Applicant

1. CALL TO ORDER:

Chair **S. Walsh** called the meeting to order at 6:30 p.m., took roll call (quorum established), and welcomed all attendees.

2. APPROVAL OF AGENDA:

It was moved by **V. Johnson**, seconded by **R. Hall**, to “approve the agenda as written”.

Carried-Unanimously

3. APPROVAL OF MINUTES:

It was moved by **V. Johnson** and seconded by **B. Cornish** to approve the minutes as written.

Carried-Unanimously

4. DECLARATION OF CONFLICT OF INTEREST:

No conflicts declared.

5. TERMS AND CONDITIONS APPLICATION:

Item 26-04-02 – John Zoltan Szoges

This is an application by John Zoltan Szoges to apply terms/conditions for a beverage room, a permitted use in the Mixed-Use Zone “MU” Zone of the Campobello Island Rural Plan, on PIDs 15004898/01331099 (859 RTE 774), Campobello.

Staff recommends that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission (SNBSC) apply the following terms and conditions, as per Community Planning Act: 53(3)(c)(i); for a beverage room– a permitted use in the Mixed Use Zone “MU” zone of the Campobello Island Rural Plan;

- 1) That, except for a 25m portion along RTE 774 surrounding the driveway, an at least 5m treed buffer or opaque fence at least 2m in height is maintained along all lot lines.
- 2) No portion of the beverage room not contained within a building shall be developed within 30m of any external lot line.
- 3) The lot is developed in substantial conformity with the attached site plan and any outdoor portion of the beverage room is clearly demarcated in accordance with Provincial licensing requirements.
- 4) That operation shall not begin until all necessary Provincial permits and/or licenses are obtained, including those related to plumbing and liquor licensing.

After discussion and clarification by **X. Gopen** and **L. Frey** on the parking lot location and the septic system, **B.**

Cornish makes a motion to impose the following terms and conditions for PIDs 15004898/01331099 based on information provided by staff and the discussion with the committee, with the following conditions:

- 1) That, except for a 25m portion along RTE 774 surrounding the driveway, an at least 5m treed buffer or opaque fence at least 2m in height is maintained along all lot lines.
- 2) No portion of the beverage room not contained within a building shall be developed within 30m of any external lot line.
- 3) The lot is developed in substantial conformity with the attached site plan and any outdoor portion of the beverage room is clearly demarcated in accordance with Provincial licensing requirements.
- 4) That operation shall not begin until all necessary Provincial permits and/or licenses are obtained, including those related to plumbing and liquor licensing.

The Motion is seconded by **R. Hall**.

Carried-Unanimously

6. SUBDIVISION APPLICATION

Item 26-04-01 – Disher Enterprises Inc.

The applicant, Disher Enterprises Inc. is requesting approval to create two lots abutting existing private rights-of-way for the development of land.

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

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

After discussion and clarification by **J. Charters**, motion accepted by **B. Allison-Crilley** to approve the recommendation by staff for a private access for the development of land as shown on plan “DISHER ENTERPRISES INC. Subdivision”.

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

The Motion is seconded by **M. Rouleau**.

Carried-Unanimously

7. PRAC BUSINESS:

N/A

8. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on **May 21, 2026**, at 6:30 pm at the 33 Wall Street Planning Office or via Zoom.

9. ADJOURNMENT:

R. Hall motioned to adjourn the meeting at 7:03 p.m.



Sam Walsh, Chairperson



Alex Henderson, Planning Director