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

MEETING #22-05 Thursday, May 19, 2022
Online Meeting via Zoom

MEMBERS PRESENT:

Gerald Gass	Annette Townes	Sam Walsh	Mat Rouleau
Brian Cornish	David Chessey	Dennis Blair	Vance Johnson

MEMBERS ABSENT:

Ramond Hall

STAFF PRESENT:

Alex Henderson, Planning Director
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 G. Gass and seconded by A. Townes "that we accept the agenda with two additions: Town of St. Stephen Industrial Park Plan and a LNC-Charlotte County Diamond Shine Ltd."

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by D. Blair and seconded by A. Townes "that the minutes show that A. Townes adjourned the last meeting."

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISON APPLICATIONS:

Item 22-05-01 **Applicant: Paradox Point**

J. Hartford presented an application in the Parish of St. Patrick to approval of a private access owned and maintained by a road association for the development of land. This application would also need approval of a variance in width of three lots.

With recommendation in favour from staff, and some discussion on the 30 meter buffer;

(24:02)

It was moved by V. Johnson and seconded by G. Gass that "that we approve the private access for the development of land as shown in the plan with approval of variances in the width of lots 11, 12 and 13."

Carried – Unanimously

Item 22-05-02 **Applicant: David Hovey**

J. Hartford presented an application in the Parish of Dumbarton for approval of two-lot subdivision on a private right-of-way for the development of land.

With recommendation in favour from staff and no comments or concerns from the committee;

(249:51)

It was moved by A. Townes and seconded by G. Gass that "that accept staff's recommendation."

Carried – Unanimously

6. SUBDIVISION REJECTIONS:

Item 22-05-01 **Applicant: CCM Towing Recovery**

A. Henderson presented on a file that was initially heard at the February 17, 2022 meeting (item 22-02-01). This application was approved by PRAC. In March, officials form the Dept. of Environment and Local Government informed staff that there is an unmapped wetland which triggered and environmental impact assessment (EIA). Building development on this land will not be possible without an (EIA).

Staff recommends that the committee reject this file as it is not reasonable for the purpose intended. There was in depth conversation held with the committee on this file.

(1:06:59) **It was moved** by V. Johnson and seconded by B. Cornish that "that the commission reject the subdivision plan as the land is not suitable for the purpose intended."

Carried – Unanimously

7. LEGAL NON-CONFORMING:

A.Henderson presented on a file in the parish of Saint David for consideration of a similar legal non-conforming use to change the non-conforming use (commercial & auto parts storage) occupying the buildings on the property to a similar non-conforming use (self-storage business).

With recommendation in favour from Staff and positive comments from the Committee.

(1:21:45) **It was moved** by D. Blair and seconded by A. Townes that "accept staff's recommendation."

Carried – Unanimously

8. VIEWS ON BY-LAWS:

A. Henderson presented on the proposed Town of St. Stephen Industrial Park Secondary Municipal Plan By-Lw No. M-3.

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 June 16, 2022 location online via zoom.

9. ADJOURNMENT:

With there being no further business, **it was moved** by D. Blair “that we adjourn.”

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary