

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #22-09 Thursday, Sept. 15, 2022

Online Meeting via Zoom and in person - Planning Office, St. Stephen

MEMBERS PRESENT:

Gerald Gass
Ramond Hall
Brian Cornish

Annette Townes
Vance Johnson

Sam Walsh
Dennis Blair

Mat Rouleau
David Chessie

MEMBERS ABSENT:

STAFF PRESENT:

Alex Henderson, Planning Director
Alexander Gopen, Senior Planner

Judy Hartford, Senior Development Officer

PUBLIC MEMBERS PRESENT:

See attached registration report.

CALL TO ORDER:

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

1. APPROVAL OF AGENDA:

It was moved by V. Johnson and seconded by G. Gass “approve the agenda as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by R. Hall “that we accept the minutes as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. TERMS & CONDITIONS APPLICATIONS:

Item 22-09-01

Applicant: McGregor

A. Gopen presented an application in the LSD of Saint David within the St. Croix Corridor for shore-protection work within the St. Croix Corridor South – Limited Development Zone.

Staff recommends in favour with the following Terms and Conditions;

1. That the work is carried out in substantial conformity with the submitted site plan.
2. All other Provincial and Federal acts and regulations are followed

In depth discussion held on the materials that can be used and standards for shore protection and the site plan being vague in information.

(45:30)

It was moved by V. Johnson and seconded by R. Hall “that we approval the application with the following Terms and Conditions;

1. That the work is carried out in substantial conformity with the submitted site plan and in the general conformity with the Coastal Area Protection Plan and also meets the approval of the Development Officer.
2. All other Provincial and Federal acts and regulations are followed

Carried - Unanimously

5. SUBDIVISION APPLICATIONS:

Item 22-09-02

Applicant: Brown, Downs & Grant Subdivision

J. Hartford presented an application in the Parish of Pennfield to create two lots on a private right-of-way.

With recommendation in favour from staff, and clarification on the owner of the lot;

(55:22)

It was moved by A. Townes and seconded by G. Gass that “that we approve the recommendation from Staff and the final subdivision stamped with private right of way.”

Carried – Unanimously

Item 22-09-03

Applicant: Cook Subdivision

J. Hartford presented an application in the parish of Saint David to create a four lots subdivision to be accessed by a private access with a variance in the width (17m) of the remnant property.

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

(1:02:40)

It was moved by V. Johnson and seconded by B. Cornish that “that we approve the private access for the development of land as well as the variance for the remnant portion with the final plan showing the private access note.”

Carried – Unanimously

Item 22-09-04

Applicant: Cleghorn Subdivision

J. Hartford presented an application in the Parish of Saint David to create five lots on a private access owned and maintained by a road association with a variance (34m) in the width of one lot.

Staff recommends in favour with a variance of lot 3 subject to the following terms and conditions:

- No building or structure, with the exception of a fence, shall be constructed within the access strip of lot 3.

The committee wanted to know the remaining available building space outside of the buffer and access strip of lot 3. The surveyor stated that there would be approx. 1 acre remaining.

(1:12:54)

It was moved by G. Gass and seconded by R. Hall that “that we approve based on Staff’s recommendation with the private access note to be shown on the Cleghorn Subdivision with the variance in the width of lot 3 as indicated.”

Carried – Unanimously

Item 22-09-05

Applicant: Beaurin Enterprises Subdivision

J. Hartford presented an application in the Parish of Manners Sutton to create one lot on an existing private right of way.

With recommendation from Staff in favour and clarification on lot outlines and each lot having their own septic and well;

(1:19:53)

It was moved by A. Townes and seconded by M. Rouleau that “that we approve based on Staff’s recommendation for the development of land with the final plan of subdivision to be stamped with the private right of way note.”

Carried – Unanimously

5. VIEWS ON BY-LAWS:

A. Henderson presented an updated version of the St. Stephen Zoning By-Law No. Z-3. He went over all new changes that were made.

Staff recommends in favour to send positive views to Council. The Committee had discussion and review of the changes that were made.

The committee recommends in favour to send positive comments with the following note to Council:

- add a parallel parking space measurement under the Parking Lot and Driveway Requirements

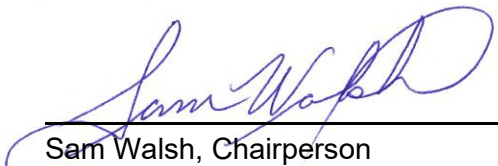
Round Table Vote – All in Favour

7. NEXT MEETING:

The next regular meeting will be on October 20, 2022 location online via zoom.

8. 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