Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #23-05 Thursday, May 18, 2023
Online Meeting via Zoom and in person-Planning Office, St. Stephen

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MEMBERS PRESENT:
Brian Cornish Lorraine Thompson Sam Walsh Vance Johnson Mat Rouleau

MEMBERS ABSENT:
Raymond Hall

STAFF PRESENT:
Judy Hartford, Senior Development Officer Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT:
Matthew Blain, Surveyor Jucel Maravillas-Abes Josh Mitton

Ron Fournier Chris Veinot Jane Anderson

CALL TO ORDER:

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

1. APPROVAL OF AGENDA:

It was moved by V. Johnson and seconded by B. Cornish "approve the agenda as presented."
Carried-Unanimously

2.APPROVAL OF MINTUES:

It was moved by B. Cornish and seconded by M. Rouleau "that we approve the minutes."
Carried-Unanimously

3.DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4.PRAC APPLICATIONS:

• Item 23-05-01 **•Tidal Health**

J. Hartford presents a consideration of recommendation for the location of a new street within a subdivision.

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission give recommendation for the location of the new street to the Municipal District of St Stephen for their assent as shown on plan "TIDAL HEALTH SOLUTIONS LTD. Subdivision 2022-01.

It was moved by B. Cornish and seconded by M. Rouleau to pass along the recommendation.
Carried-Unanimously

• Item 23-05-03 **•Tait & Gillett, Subdivision**

J. Hartford presents a subdivision application for approval of a private access for development of land.

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown in "TAIT & GILLETT Subdivision." The final plan of the subdivision must be stamped with a "Private Access" note, the cul-de-sac terminating with an 18 metre radius, the water quality advisory note for arsenic chloride, iron, manganese, sodium, turbidity, and TDS and the 30- metre limited development setback being shown, and the following statement be added to the final plan: "Tree removal is prohibited and 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."

It is moved by B. Cornish and seconded by V. Johnson to accept the recommendation by the staff.
Carried-Unanimously

• Item 23-05-04 **•Charina Jeminos, Temporary Use Application**

J. Hartford presents a temporary use application approval to locate a food truck on property in Pennfield.

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a temporary use authorization to permit a stationary food truck for a period of one year subject to the terms and conditions that:

1) Hours of operation shall not exceed 11 am to 8pm
2) A parking area for four vehicles shall be maintained on the property and shall not be located closer than 7.5 metres from a street lot line shared with a collector highway; and
3) the food truck shall be located at least 15 metres from the property line.

After an extended discussion, **it is moved** by M. Rouleau and seconded by B. Cornish to approve the temporary use authorization with the following terms and conditions:

1) Extended operating hours; 11am-10pm
2) Parking area for a minimum of 12 vehicles.
3) Signage stating onsite parking only.

Carried-Unanimously

•Item 23-05-05 **•Future Nets Ltd, Variance Application**

A. Henderson presents a variance application for consideration to place 4 travel-type trailers to house 4 temporary workers from May to November.

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the request by Clarence Blanchard to permit the development of four (4) trailers on the above-mentioned lot as part of a development to accommodate seasonal workers on PID 01230440, subject to the terms and conditions that:
1) That prior to the placement of any additional recreational vehicles or trailer on the lot, a copy of the waiver or permit for the proposed development and the use of the existing on-site sewage disposal system be submitted to the Development Officer in accordance with the

Prerequisites for Development Approvals and Building Permits Regulation- Community Planning Act.
2) That the future use of PID 01230440 be limited to the current building and four (4) trailers, until such a time that all of trailers are removed from the same said parcel of land.
3) That at or near the southern and eastern boundary lines of PID 01230440, a 5-meter-wide landscaped buffer, including a fence, or hedge, or a shelter belt of trees be maintained and/or developed.

It is moved by V. Johnson and seconded by L. Thompson to accept staff recommendations to approve the variance, subject to the recommended conditions, with the addition to condition #3; the height requirement of the fence for the driveway; and the fence must be in place prior to the placement of trailers.

Carried-Unanimously

•Item 23-05-06 **•Christopher Veinot, Terms and Conditions Application**

A Henderson presents a term and conditions application to expand the current campground to allow a total of six (6) campsites (3 currently in use).

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the request by Christpher Veinot to permit the development of a campground use for three (3) additional campsites on the above-mentioned lot a as part of a non-commercial campground development on PID 15189384, subject to the terms and conditions that:

1) That prior to the placement of any additional recreational vehicles or camping structures on the lot, a copy of the waiver or permit for the proposed development and the use of the existing on-site sewage disposal system to be submitted to the Development Officer in accordance with the *Prerequisites for Development Approvals and Building Permits Regulation-Community Planning Act*.
2) That prior to the placement of any additional recreational vehicles or camping structures on the lot, a copy of the waiver or WAWA permit for the proposed development within 30 meters of a wetland and watercourse be submitted to the Development Officer in accordance with the *Prerequisites for Development Approvals and Building Permits Regulation-Community Planning Act*.
3) That no additional campsites or dwelling units may be developed on the lot and that any future buildings, structures, or paving, not exceed a developed footprint of greater than 10% of the total lot area.

It was moved by B. Cornish and seconded by V. Johnson accept the staff recommendation of approval.

Carried-Unanimously

•Item 23-05-07 **•Ron Fournier, Variance Application**

A Henderson presents a variance application requesting 5 cabins under 625 square feet, less than 150m from Route 127, for “Tourist Destination Development.”

Staff recommends The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the variance request by Ron Fournier to allow for the development of five (5) cabins (‘dwelling units’) on the abovementioned lot as part of a tourist destination development on PID 15214448 on the basis that request is reasonable, desirable for the development of land, and within the general intent of Provincial Building Regulation, subject to terms and conditions that:

1) That prior to the development of any dwellings on the lot, a copy of the approval for the on-site sewage disposal system be submit to the Development Officer in accordance

with the *Prerequisites for Development Approvals and Building Permits Regulation-Community Planning Act*.

It was moved by B. Cornish and seconded by V. Johnson to accept the staff recommendation with the amendment of four (4) cabins, not 5, as per R. Fournier.

Carried-Unanimously

5.VIEWS ON BY-LAWS AND REGULATIONS:

There were none.

6.PRAC BUSINESS:

The Chair and PRAC members scheduled a training session for Monday, June 12, 2023, at 5pm, at the 33 Wall Street Planning Office.

7.NEXT MEETING:

The next regular meeting will be on Thursday, June 15, 2023 at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8.ADJOURNMENT:

With there being no further business, **it was moved** by S. Walsh "that the meeting is adjourned."

Sam Walsh, Chairperson

Alex Henderson, Planning Director &
Recording Secretary