Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #25-04 • Thursday, March 20, 2025

Online Meeting via Zoom and in person- Wall **Street Office – St. Stephen**

MEMBERS PRESENT:

Sam Walsh, Chair -Vance Johnson, Vice-Chair

Mat Rouleau – Raymond Hall – Brian Cornish- Lorraine Thompson - Brenda Lynn Allison

STAFF PRESENT:

Judy Hartford, Senior Development Officer

Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

Joe Thompson

CALL TO ORDER:

Chair **S. Walsh** called the meeting to order at 6:31 PM, took roll call (quorum established), and welcomed all in attendance.

1. **APPROVAL OF AGENDA:**

It was moved by **M. Rouleau and** seconded by **R. Hall** to "approve the agenda as written."

Carried-Unanimously

2. **APPROVAL OF MINUTES:**

It was moved by **V. Johnson,** seconded **by R. Hall,** to approve the minutes with a change to the error, as M. Rouleau noted that on 25 01-01, he had declared a conflict of interest.

Carried-Unanimously

3. **DECLARATION OF CONFLICT OF INTEREST:**

No conflicts were declared.

4.

- **Item 25-03-01** **Thompson Subdivision**

DeSaulniers Surveys Inc. has applied to the Commission for approval of a one-lot subdivision accessed by an extension to the existing private access. The primary use of the proposed lot is residential. The surrounding area consists of residential property, vacant land, fishery buildings and a wharf. This property is subject to the Rural Community of Fundy Shores Rural Plan Bylaw No. C-2 2024 – Community Planning Act.

It is recommended that the Planning Review and Adjustment Committee APPROVE the private access and the variance in the length of the cul-de-sac for the development of land as shown on plan "THOMPSON" Subdivision with the following terms and conditions:

a) No further subdividing of PID 00276311 for main residential uses in the Rural Resource zone until a rezoning has been approved.

Joe Thompson spoke to the committee directly regarding his request. After some discussion regarding mixed zoning and enforcement of terms and conditions, A. Henderson answered questions for clarification.

V. Johnson made a motion to approve the item as recommended by staff, seconded by **B. Cornish**

Carried-Unanimously

5. **PRAC Business:**
Alex Henderson noted that May will be the election for Chair and Vice Chair and reviewed the process. It was noted that the committee would like A. Henderson to set up training for the newest member.

6. **VIEWS ON BYLAWS AND REGULATIONS:**
Alex Henderson discussed a bylaw amendment presented by Eastern Charlotte. The committee reviewed and discussed By-Law Z.2.6, a By-Law to amend By-Law Z.2. The rural plan for the village of Blacks Harbour is to be enacted by the Council of Eastern Charlotte. As this was not on the agenda, **S. Walsh** asked the committee, prior to any discussion, for any declaration of conflicts; no conflicts were presented. The committee agreed with staff recommendations by consensus and requested A. Henderson send the recommendation through to the Council of Eastern Charlotte.

7. **NEXT MEETING TIME & LOCATION:**
The next regular meeting will be on Thursday, May 15, 2025, at 6:30 pm at the 33 Wall Street Planning Office or via Zoom.

8. **ADJOURNMENT:**
With no further business, **R. Hall** motions to adjourn the meeting at 7:00 p.m.

Sam Walsh, Chairperson

Alex Henderson, Planning Director