

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #24-02 • Thursday, February 15, 2024
Online Meeting via Zoom and in person-Planning Office, St. Stephen NB

MEMBERS PRESENT:

Sam Walsh, Chair • Lorraine Thompson • Raymond Hall • Vance Johnson, Vice Chair
Mat Rouleau • Brian Cornish

STAFF PRESENT:

Judy Hartford, Senior Development Officer

PUBLIC MEMBERS PRESENT/ZOOM:

Rick Turner • Matthew Blain

CALL TO ORDER:

Chairperson, S. Walsh called the meeting to order at 6:30 PM, takes roll call (quorum established), and welcomes all in attendance.

1. APPROVAL OF AGENDA:

It was moved by B. Cornish and seconded by V. Johnson to “approve the agenda as written.”

Carried-Unanimously

2. APPROVAL OF MINUTES:

It was moved by R. Hall and seconded by Mat Rouleau “that we approve the minutes as written.”

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

• Item 24-02-01 • Sandleigh Developments, Subdivision • Route 785, Utopia • PID 15152564

- Applicant is requesting approval for creation of a private access for the development of land and a variance in the width of a lot.

J. Hartford presents an application for:

“Requesting approval of a two-lot subdivision, accessed by an existing private access extending in from Route 785. The primary use of the proposed lots is residential.”

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the private access and variance in width for the development of land as shown on plan “Sandleigh Developments, Phase 4” Subdivision with the following stipulations:

- 1) The final plan must be stamped with the “Private Access” note.

R. Turner is available via zoom for questions or discussion. There is some discussion about access. There are also questions for further development. Any further development will require another PRAC application process.

There are no public comments.

V. Johnson makes a motion to accept staff recommendations to approve the private access and variance with a second stipulation:

- 2) Any further development would require satisfaction of the public interest statements, advising the owner that per the subdivision law, a second access will require an updated mitigation plan.

R. Hall seconds.

All in favor; motion carried

• Item 24-02-02 • John Law Corp., Subdivision •Route 790, Dipper Harbour •PID 55204614 & 55007017

- Applicant is requesting approval of private access for the development of land.

J. Hartford presents an application for:

“Approval of a three-lot subdivision, accessed by an existing private access. The primary use of the proposed lots is residential.”

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the private access for the development of land as shown on plan “John Law Corporation Subdivision.” The final plan of subdivision must be stamped with the “Private Access” note and the temporary turn-around being shown on the final plan.

M. Blain is available via zoom for questions and comments. He is asked for details for on-site sewer; every lot will have its own septic and well. It is asked if there are any current plans for future development; M. Blain responds that this is the current level of development.

There are no public comments.

V. Johnson motions to accept Staff recommendations and approve the application.

B. Cornish seconds.

All in favor; motion carried

5. PRAC BUSINESS:

None

6. VIEWS ON BY-LAWS AND REGULATIONS:

None

7. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on Thursday, March 21, 2024, at 6:30pm at the 33 Wall Street Planning Office or via zoom.

8. ADJOURNMENT:

With there being no further business, R. Hall motions to adjourn the meeting.

The time is 7:05 pm.



Sam Walsh, Chairperson



Alex Henderson, Planning Director