

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #25-03 • 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 - Lorraine Thompson– Brenda Lynn Allison

STAFF PRESENT:

Judy Hartford, Senior Development Officer
Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

Joe Thompson
Ed DeSaulnier

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 **R. Hall** and seconded by **V. Johnson** 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](#)

DeSaulniers Surveys Inc. has applied to the Commission for approval of a one-lot subdivision accessed by an extension to an existing private access. The primary use of the proposed lot is residential. The surrounding area consists of residential properties, vacant land, fishery buildings and 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 DENY 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.

Joe Thompson spoke to the committee directly regarding his request. After some discussion, the length of the access and provincial regulations were the biggest concerns, as the regulation is 365 metres, and the request is 630 metres.

V. Johnson made a motion to table this item to give the applicant time to review PRAC suggestions, seconded by M. Rouleau

Carried-Unanimously

• **Item 25-03-02_ Disher Enterprise INC.**

Murphy Surveys (2022) has applied to the Commission for approval of a two-lot subdivision accessed from a proposed 16-metre-wide private right-of-way across the parent PID. The purpose of the plan is to create residential lots. The property in question is approximately 22 hectares, located off Morin Avenue and Meadow Way, Valley Road.

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private right-of-way for the development of land and the variance in the lot standards for a class-B access as shown on plan “DISHER ENTERPRISES INC. Subdivision”.

After some discussion, **it was moved by V. Johnson to approve the staff recommendation, seconded by B. Cullin**
Carried-Unanimously

5. RECOMMENDATION (Public Street & LFPP):

• **Item 25-03-03 Hillside Estates Phase 1**

The owner has applied to the Commission for a recommendation on the location of a public street. The applicant has proposed to create a new public street, Hillside Street, with a width of 18 metres. Should the new street be approved, the applicant proposes to create 20 lots in this phase. The subject parcel of land is vacant land located off Main Street in St. George.

It is recommended that the Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission table the recommendation for the location of the new public street and for the lands for public purpose to the Rural Community of Eastern Charlotte for their assent as shown on the plan “Hillside Estates Subdivision, Phase 1”

After some discussion, the **Committee consensus** is to approve the staff recommendation to the municipal of Eastern Charlotte that they consider SNBSC's recommendation to review the wetland prior to approval. **A. Henderson** will ensure this is put into writing. J. Smith responded to this request, noting that a potential wetland is new information for him. A. Henderson offered to put J. Smith in contact with WAWA personnel.

6. VIEWS ON BY-LAWS AND REGULATIONS:

A. Henderson discussed a file with the potential for a new cell phone tower, and Alex discussed the PRAC role in this application. It was noted that municipal approval and public consultation would be required, he discussed CRIM and their role in this process. They were appointed to be the approval authority for the southwest region; they are the PRAC for cell phone towers. However, it was brought to the attention of PRAC that there have been issues in the past with this process; A. Henderson discussed the potential of setting up a new protocol. He asked if there was any interest in this, and S. Walsh noted that this would not be ideal without training. Alex noted that this was just an inquiry and would send more information on the other commissions, citing protocol, and bring this back to discuss further at another date. Currently, the committee feels this is beyond their expertise.

7. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on Thursday, April 17, 2025, at 6:30 pm 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 8:10 pm.



Sam Walsh, Chairperson



Alex Henderson, Planning Director