

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #25-01 • Thursday, January 2024
Online Meeting via Zoom and in person-**Wall Street Office – St. Stephen**

MEMBERS PRESENT:

Sam Walsh, Chair -Vance Johnson, Vice-Chair
Brian Cornish- Mat Rouleau – Raymond Hall

STAFF PRESENT:

Judy Hartford, Senior Development Officer
Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

CALL TO ORDER:

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

1. APPROVAL OF AGENDA:

It was moved by **V. Johnson** and seconded by **R. Hall** to “approve the agenda as written.”

Carried-Unanimously

2. APPROVAL OF MINUTES:

It was moved by **M. Rouleau** and seconded by **V. Johnson** to approve the minutes with a change to the noted error.

Carried-Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4.

- Item 24-12-01

- [TYCAL HILLS POINT PROPERTIES LTD.](#)

Murphy Surveys (2022) Ltd. has applied on behalf of the applicant to the Commission to approve a four-lot subdivision, accessed by private access. The property in question is approximately 24 hectares off Hills Road in Oak Bay.

- It is recommended that the Planning Advisory Committee approve the private right-of-way for the development of land as shown on the plan “TYCAL HILLS POINT PROPERTIES LTD. Subdivision”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note and the 30-metre limited development setback being shown and the following statement be added to the final plan: “Development and tree cutting between the 30-metre setback and the water's edge is limited and controlled by the St. Croix Corridor South Rural Plan Regulation.”

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

1. PRAC BUSINESS:

Alex Henderson discussed the current PRAC member application next steps and discussed the current policies regarding membership terms. No questions arose.

2. VIEWS ON BY-LAWS AND REGULATIONS:

Alex shared information on a local food truck currently zoned residential and the status of their application for a change of zoning. He noted this was a temporary zone change and with no concerns being noted during the temporary change Alex discussed the current recommendations for this request. As the rezoning is going through a public hearing Alex requested the PRAC committee to send their view to the council on this permanent rezoning. After some discussion, the committee agreed to send their recommendation to the council to note parking for 10-12 vehicles not to be located closer than 7.5 meters from the street and if the applicant wishes to request a resolution in the future, they can do so through the council. The committee agreed to leave the hours of operations off the recommendation, but to keep the signage recommendations on the letter to council.

3. NEXT MEETING TIME & LOCATION:

The next regular meeting will be on Thursday, January 16, 2025, at 6:30 pm at the 33 Wall Street Planning Office or via Zoom.

4. ADJOURNMENT:

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

The time is 7:22 pm.



Sam Walsh, Chairperson

Alex Henderson, Planning Director