Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #25-06 • Thursday, June 19, 2025
Online Meeting via Zoom and in person- Wall **Street Office – St. Stephen**

MEMBERS PRESENT:

Sam Walsh, Chair -Vance Johnson, Vice-Chair
Brian Cornish- Lorraine Thompson - Brenda Lynn Allison – Matt Rouleau – Raymond Hall

STAFF PRESENT:
Alex Henderson, Planning Director

PUBLIC MEMBERS PRESENT/ZOOM:

CALL TO ORDER:

Chair **S. Walsh** called the meeting to order at 6:32 p.m., took roll call (quorum established), and welcomed all attendees.

1. **APPROVAL OF AGENDA:**
   It was moved by **R. Hall and** seconded by **V. Johnson** to "approve the agenda with addition from A. Henderson."

   Carried-Unanimously

2. **APPROVAL OF MINUTES:**
   It was moved by **B. Lynn Allison,** seconded **by M Rouleau,** to approve the minutes as written.

   Carried-Unanimously

3. **DECLARATION OF CONFLICT OF INTEREST:**
   No conflicts were declared.

4. **Legal Non-Conforming Use of Extension**
   - **25-06-01 Oleksandr Fokanov**

   This is an application by Oleksandr Fokanov to allow for the addition to an existing mobile home located at 99 Board Road, Oak Bay, in the Municipal District of St. Stephen. A building permit application was submitted by the owner in May 2025 to add a 12'x56' addition that will extend the full length of the existing mobile home. The property is zoned Rural "R" under the *Saint David Rural Plan*. This zone allows for a single-unit dwelling; however, the definition of a "single-unit dwelling" means a dwelling containing only one dwelling unit, including a mini-home or modular home, but not a mobile home.

   It is recommended that the Planning Review and Adjustment Committee (PRAC) of the Southwest New Brunswick Service Commission approve the requested legal non-conforming use extension for the proposed addition to an existing mobile home on PID # 15024615 for Oleksandr Fokanov, subject to the terms & conditions that: 1) The property is developed in general conformity with the attached project description.

   After some discussion, it was recommended that, as this was not a regular code item, the building inspector take a thorough look at the situation. The committee agreed unanimously. **V. Johnson** makes a motion to approve the recommendations of staff, seconded by **B. Cornish.**

   Carried-Unanimously

5. **Addition to Agenda:**
   Alex Henderson brought forward an addition to the agenda for approval, the request from Eastern Charlotte for a by-law amendment to By-Law 22-FNC-056-00. After some discussion on the request, the committee agreed that the amendment has sufficient merit to proceed to public discussions. The committee recommends this move forward, and Alex will forward this recommendation to Eastern Charlotte

6. **PRAC Business:**
   The committee moved to a closed session for training.

7. **NEXT MEETING TIME & LOCATION:**
   The next regular meeting will be July 17, 2025, 6:30 pm, at the 33 Wall Street Planning Office or via Zoom.

8. **ADJOURNMENT:**
   With no further business, the meeting adjourned after closed session training.

Sam Walsh, Chairperson

Alex Henderson, Planning Director