

**Southwest New Brunswick Service Commission
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

MEETING # 17-07 (Monday, July 10, 2017 at 6:30 pm)

SNBSC Planning Office, 21 River Street, Suite A, St. Stephen

MEMBERS PRESENT: Sam Walsh, Gerald Gass, Annette Townes, Dennis Blair, Brian Cornish, Dave Shelton, Wade Greenlaw

MEMBERS ABSENT: David Szemerda

ALSO PRESENT: Dan Harrington, Planning Director; Don Leachman, Development Officer; Judy Hartford, Development Officer

1. APPROVAL OF AGENDA

Moved by W. Greenlaw; Seconded by A. Townes

MOTION: “that the Agenda be approved as presented”.

Carried

2. APPROVAL OF MINUTES

Meeting 17-06 held June 12, 2017

Moved by A. Townes; Seconded by G. Gass

MOTION: “that the Minutes of meeting 17-06 be approved as presented.”

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. EXTENSION OF A LEGAL NON-CONFORMING USE APPLICATION

Applicant: Quoddy Savour Seafood Ltd.

Consideration of the extension of the 10-month discontinuation period of the legal non-conforming use.

Moved by W. Greenlaw; Seconded by B. Cornish

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the extension of the 10-month discontinuation period of the legal non-conforming use.

Carried

5. SUBDIVISION SUBMISSIONS

Item 17-07-02:

Applicant: DeSaulniers Surveys Inc.

Alexander & Margaret MAXWELL Estate Subdivision
Consideration of the creation of three lots on a private right-of-way.

Moved by D. Shelton; Seconded by A. Townes

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan “Alexander & Margaret MAXWELL Estate Subdivision” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note and the final plan bearing a prone-to-flooding warning advisory note.

Carried

Item 17-07-03:

Applicant: J. Michael Reges & Kathleen Wotring

PLEASANT HILL Subdivision
Consideration of the creation of two lots on private right-of-ways.
Consideration of a variance in the width of a lot.

Moved by W. Greenlaw; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve the private right-of-way for the development of land as shown on plan “PLEASANT HILL Subdivision” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note, the 75-metre buffer from Chamcook Lake being shown on the final plan and a 34-metre variance in the width of a lot to create lot 1 with a width of 20-metres.

Carried

Item 17-07-04:

Applicant: www.lakecottagelots.com Ltd.

www.lakecottagelots.com Ltd. Subdivision 2014-1
Consideration of the creation of two lots on a 20-metre wide private-right-of-way.

Moved by A. Townes; seconded by D. Shelton

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve the private right-of-way for the development of land as shown on plan “www.lakecottagelots.com Ltd. Subdivision 2014-1” subject to the final plan of subdivision being stamped with

the "Private Right-of-Way" note and the right-of-way being shown as part of the remnant property on the final plan of subdivision.

Carried

6. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 7:03 pm.

Carried

Sam Walsh, Chairperson
Director

Dan Harrington, Planning

Judy Hartford, Development Officer