

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

**MEETING # 18-07 Wednesday, July 11, 2018 at 6:30 pm)**  
WC O'Neill Arena Dining Room

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**MEMBERS PRESENT:** Dennis Blair, Brian Cornish, Sam Walsh, Annette Townes, Gerald Gass, Jill Stewart

**MEMBERS ABSENT:** Dave Shelton

**ALSO PRESENT:** Don Leachman, Development Officer; Judy Hartford, Development Officer, Alex Henderson, Planning Director, Xander Gopen, Planner

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by J. Stewart

**MOTION:** "to add a new item after item 3, Views on St. Andrews Re-Zoning".

Carried

**2. APPROVAL OF MINUTES**

Meeting 18-06 held June 11, 2018

Moved by A. Townes; Seconded by G. Gass

**MOTION:** "that the Minutes of meeting 18-06 be approved as presented."

Carried

**3. DECLARATION OF CONFLICT OF INTEREST: None**

**4. VIEWS ON ST. ANDREWS RE-ZONING**

Moved by D. Blair, Seconded by A. Townes, vote was five in support, one against

**MOTION:** Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed re-zoning, the PRAC write to Council in support of the re-zoning.

Carried

**5. TEMPORARY USE SUBMISSION**

**Item 18-07-02:**

Applicant: Mydobies Inc.

Consideration of a Temporary Use permit for a commercial building with more than one main use.

Moved by B. Cornish; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission move to accept the staff recommendation that a Temporary Use Permit to permit a commercial building with more than one main use for a period of one (1) year.

Carried

## 5. SUBDIVISION SUBMISSION

### **Item 18-07-01:**

Applicant: Murphy Surveys (1990) Ltd.

St. Croix Orchards Estate Subdivision  
Consideration of the creation of five lots.

Moved by A. Townes; Seconded by J. Stewart

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown on plan "ST. CROIX ORCHARDS ESTATE Subdivision 2018-1" subject to the final plan of subdivision being stamped with the "Private Access" note, and the thirty-metre buffer from the St. Croix River and the Provincially significant wetland being shown on, and the following statement being added to, the final plans: "This area is subject to Regulation 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act".

Carried

### **Item 18-07-03:**

Applicant: Hughes Surveys & Consultants Inc.

Buckmans Landing Subdivision  
Consideration of the creation of 11 lots on two 20-metre wide private accesses owned and maintained by a road association.

Moved by J. Stewart; Seconded by D. Blair

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve the private accesses for the development of land as shown on plan "BUCKMANS LANDING Subdivision" subject to the final plan of subdivision being stamped with the "Private Access" note.

Carried

### **Item 18-07-04:**

Applicant: Hughes Surveys & Consultants Inc.

Periwinkle Estates Subdivision

Consideration of the creation of two lots on a 20-metre wide private access.

Moved by G. Gass; Seconded by A. Townes

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private access for the development of land as shown on plan “PERIWINKLE ESTATES Subdivision” subject to the final plan of subdivision being stamped with the “Private Access” note.

Carried

**Item 18-07-05:**

Applicant: Murphy Surveys (1990) Ltd.

Consideration of the creation of one lot on a 10-metre private right-of-way.

Consideration of a variance in the width of a lot.

Moved by B. Cornish; Seconded by J. Stewart

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private for the development of land as shown on plan “Dan DEFAZIO Subdivision 2016-1” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note, the thirty-metre buffer for the St. Croix River being shown on, and the following statement being added to, the final plans: “This area is subject to *Regulation 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act*”, the 30-metre limited development setback being shown on and the following statement being added to the final plan: “Development and tree cutting between the 30-metre setback and the waters edge is limited and controlled by the “*St. Croix Corridor Zoning Regulation 95-STC-012-000*’ and a 16-metre variance in the width of a lot to create lot 2016-1 with a width of 38 metres.

Carried

**Item 18-07-06:**

Applicant: www.lakecottagelots.com Ltd.

Consideration of two lots on a 20-metre wide private right-of-way.

Moved by A. Townes; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a 20-metre wide private right-of-way 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

**Item 18-07-07:**

Applicant: Murphy Surveys (1990) Ltd.

Consideration of the creation of two lots on a 20-metre wide private right-of-way.

Moved by D. Blair; Seconded by B. Cornish

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a private right-of-way for the development of land as shown on plan "Kurt Adam GUMUSHEL Subdivision 2017-1" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note and the 75-metre buffer from Chamcook Lake being shown on the final plan.

**6. NEXT MEETING**

TBD

**7. ADJOURNMENT**

Moved by D. Blair

**MOTION:** "that there being no further business, the meeting adjourned at 8:14 pm.

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Sam Walsh, Chairperson

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Alex Henderson, Planning Director

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Judy Hartford, Development Officer