

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

MEETING # 18-11 Wednesday, November 14, 2018 at 6:30 pm
Saint Andrews Visitor Information Center

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

MEMBERS ABSENT: Raymond Hall

ALSO PRESENT: Judy Hartford, Development Officer; Alex Henderson, Planning Director; Hollis Bartlett, Executive Director; Connie Klein, Recording Secretary

1. APPROVAL OF AGENDA

Moved by D. Blair

MOTION: "that the Agenda be approved as presented."

Carried

2. APPROVAL OF MINUTES

Meeting 18-10 held October 10, 2018

Moved by J. Stewart; Seconded by A. Townes

MOTION: "that the Minutes of meeting 18-10 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. OLD BUSINESS: SUBDIVISION SUBMISSION

Item 18-10-02:

Applicant: Eugene & Juliet Kinghorne

Eugene P. & Juliet E. KINGHORNE Subdivision
Consideration of the creation of one lot accessed by water.

Moved by A. Townes; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Grand Manan Subdivision By-Law*; approve a lot to be access by water.

Carried

5. LEGAL NON-CONFORMING USE APPLICATION:

Item 18-11-05:

Applicant: James McHone

James McHone

Consideration of a legal non-conforming use under the Grand Manan Rural Plan.

Moved by J. Stewart; Seconded by B. Cornish

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 60(2)(b) – *Community Planning Act*; approve the legal non-conforming use under the Grand Manan Rural Plan.

Carried

6. TEMPORARY USE APPLICATION:

Item 18-11-02:

Applicant: 642650 NB Inc.

642650 NB Inc.

Consideration of a Temporary Use application to allow for a cardboard transfer station operation.

Moved by J. Stewart; Seconded by A. Townes

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Section 2.2(2)(a) – *St. David Parish Area Rural Plan Regulation*; grant a Temporary Use Authorization to permit a cardboard transfer station operation for one year subject to the terms and conditions that the entire property remains reasonably neat and clean for the duration of the operation and that any loose pieces of material are stored inside the building.

Carried

7. TERMS AND CONDITIONS APPLICATION:

Item 18-11-03:

Applicant: Dwayne Cook

Dwayne Cook

Consideration of a terms and conditions application for a commercial garage – a permitted use in the “Mixed Use” zone of the *Pennfield Planning Area Rural Plan Regulation*.

Moved by D. Blair; Seconded by J. Stewart

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Section 53(3)(c)(i) – *Community Planning Act*; permit a commercial garage for the storage of fishing equipment and supplies and a bait freezer on PID #15158199 in the “Mixed Use” zone of the *Pennfield Planning Area Rural Plan* subject to the terms and conditions that the location of the proposed commercial garage be located no closer than five (5) metres to the shared property line with PID #15024359, that the entire property be kept in a reasonably clean and orderly appearance, that no rotten bait be left outside on the property and than any bait is to be

stored in a working freezer and that prior to the commencing of construction upon said lands, that all development and activities shall comply with all applicable acts, permits and approvals as required, including by may not be limited to the *Watercourse and Wetland Alteration Regulation*.

Carried

8. SUBDIVISION SUBMISSIONS:

Item 18-11-1:

Applicant: 667545 NB Inc.

667545 NB INC. Subdivision 2016-2
Consideration of the creation of five 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 "667545 NB INC. Subdivision 2016-2".

The final plan of subdivision must be stamped with the "Private Access" note

Carried

Item 18-10-04:

Applicant: Murphy Surveys (1990) Ltd.

Wendall Dale HOOPER Subdivision 2018-1
Consideration of the creation of one lot on a private right-of-way.

Moved by A. Townes; 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 "Wendell Dale HOOPER Subdivision 2018-1".

The final plan of subdivision must be stamped with the "Private Right-of-Way" note, a right-of-way agreement to cross PID#s 01236017, 01236041, 01236967 and 01236009 being provided with the final plan of subdivision and the 75-metre buffer from Chamcook Lake shown on the final plan.

Carried

9. VIEWS ON ST. ANDREWS CONSOLIDATED ZONING BY-LAW:

Moved by J. Stewart; Seconded by D. Blair

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed by-law amendments, the

PRAC write to Council in support of the Consolidated Zoning By-Law based on its conformity to the new *Community Planning Act*.

Carried

10. NEXT MEETING

The next meeting will be on December 10, 2018 at 6:30 pm, location TBD.

A training session will take place on December 6, 2018, 5:30 pm, at the SNBSC Planning Office.

11. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 8:11 pm.

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary