

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

MEETING # 19-06 Thursday, June 20, 2019 at 6:30 pm
WC O'Neill Arena Complex Dining Room

MEMBERS PRESENT: Dennis Blair, Brian Cornish, Gerald Gass, Annette Townes, Vance Johnson, Dean Fletcher, Raymond Hall

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

MEMBERS ABSENT: Sam Walsh, Jill Stewart

1. APPROVAL OF AGENDA

Moved by G. Gass; Seconded by A. Townes

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

Carried

2. APPROVAL OF MINUTES

Meeting 19-05 held May 9, 2019

Moved by D. Blair; Seconded by D. Fletcher

MOTION: "that the Minutes of meeting 19-05 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. VARIANCE APPLICATION

Item 19-06-02:

Applicant: Victoria Myers

McGuire Chocolate Company

Consideration of a variance to allow for a projecting sign that projects more than one metre from the building wall on a property.

Two people were in attendance for this item.

Moved by D. Blair; Seconded by A. Townes

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 55(1) – *Community Planning Act*; approve the variance of 1.5 metres to allow for the proposed sign to project 2.5 metres from the building wall as it is reasonable and desirable for this parcel of land and is in keeping the general intent of the *Town of Saint Andrews Zoning By-law* and *Municipal Plan By-law*.

Carried

5. TEMPORARY USE

Item 19-06-03:

Applicant: Something's Brewing Café by the Sea

Something's Brewing Café by the Sea
Consideration of a temporary use authorization under the Town of Saint Andrews Zoning By-law Z18-04.

Moved by V. Johnson; Seconded by R. Hall

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection (53)(2)(i)(i) grant a Temporary Use Authorization to permit the four (4) requested signs for a period of one year subject to the terms and conditions that the non-sandwich board signs be kept securely fastened and that all the signs be kept reasonable clean for the duration of their placements and the signs be taken down at the end of the temporary authorization period, no later than June 20, 2020.

Carried

6. SUBDIVISION

Item 19-06-01:

Applicant: Hughes Surveys & Consultants Inc.

The Bluff Subdivision
Consideration of the creation of four lots on a 20-metre wide private access owned and maintained by a road association.

Reg Levesque was in attendance for this item.

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) – Provincial Subdivision Regulation; approve a private access for the development of land as shown on plan “The Bluff Subdivision”.

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 46(1) – Community Planning Act; approve a 34-metre variance in the width of a lot to create the private access road with a width of 20-metres.

The final plan of subdivision must be stamped with the “Private Access” note, the water quality advisory note for arsenic and the 30-metre buffer from Lake Utopia being shown on, and the following statement added to the final plan: “This area is subject to *Regulation 90-80 – Watercourse and Wetland Regulation – Clean Water Act.*”

Carried

7. VIEWS ON REZONING

Moved by R. Hall; Seconded by D. Fletcher

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed rezoning of PID 15194681 from R-2 to RLL Zone, the PRAC write to Council in support of the rezoning on the basis that allowing connection to both mini-home parks, it provides an access for a fire route, plows and Works department.

Carried

8. VIEWS ON AMENDMENT TO ZONING BY-LAW

Moved by D. Blair; Seconded by R. Hall, vote was six in support, one against

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed by-law amendment, the PRAC write to Council in support of the amendments to the Zoning By-Law to allow for cannabis production facilities on the basis of enhancement of economic development.

Carried

9. VIEWS ON AMENDMENT TO RURAL PLAN

Moved by V. Johnson; Seconded by D. Fletcher

MOTION: Whereas the Councils have 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 amendments to the Rural Plan allow mini-homes in the residential zone for residential growth and population density.

Carried

10. VIEWS ON THE ST. DAVID QUARRY REGULATION

Moved by G. Gass; Seconded by A. Townes

MOTION: Whereas the Minister of Environment and Local Government has requested written views of The Planning Review and Adjustment Committee (PRAC) on the proposed Ministerial Regulation 19-SDA-025-01, the PRAC write to Minister in support of the amendments with the following considerations:

- A pre-condition assessment of all properties on Strang Road, and;
- Consider the possibility of only using the access directly to Route 1 at DTI highway scales

Carried

11. NEXT MEETING

The next meeting will be on July 18, 2019, location TBD.

12. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 8:39 pm.

Ben Gass

Gerald Gass, Vice Chairperson

KAC

BRIAN CURMISH

Judy Hartford

Judy Hartford, Development Officer

Alex Henderson

Alex Henderson, Planning Director

Connie Klein

Connie Klein, Recording Secretary