

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

MEETING # 19-07 Thursday, July 18, 2019 at 6:30 pm
WC O'Neill Arena Heather Curling Club

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

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

1. APPROVAL OF AGENDA

Moved by A. Townes; Seconded by J. Stewart

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

Carried - Unanimously

2. APPROVAL OF MINUTES

Meeting 19-06 held June 20, 2019 Moved by V.

Johnson; Seconded by R. Hall

MOTION: "that the Minutes of meeting 19-06 be approved as presented."

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST: None

4. TERMS AND CONDITIONS APPLICATION Item 19-07-01:

Applicant: Christian Schulze-Veltrup

Consideration of a terms and conditions application for a bed and breakfast - a permitted use in the "Serviced Residential" zone of the Town of Saint Andrews Zoning By-law.

Anke Schulze-Veltrup was in attendance for this item.

Moved by A. Townes; Seconded by V. Johnson

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 53(3)(c)(i) and 53(4) permits a bed and breakfast on PID #01228196 in the "SR" zone of the Town of Saint Andrews Zoning By-law, subject to the following terms and conditions:

- 1) it meets the general provisions set out in 4.1.9, home based business, with the exception of 4.1.9 (a) regarding the percentage of the floor area that may be used;
- b) the home based business may have one (1) business identification sign that is non illuminated and shall conform to the requirements of Section 9 of the Town of

Saint Andrews Zoning By-law;

- c) it does not generate off-site electrical interference, dust, noise or smoke;
 - d) it does not involve any outside animal enclosures; and
 - e) no more than one assistant, employee or associate who is not a family member residing on the premises is active or employed in the business carried on in such premises.
- 2) it has no more than four (4) guest units in the SR (Serviced Residential) Zone;
 - 3) no cooking equipment shall be provided in a room that is used for sleeping accommodation; and
 - 4) meal service is provided for overnight guests only.
 - 5) minimum parking requirements of one (1) space per guest room plus one (1) space per five (5) employees in addition to the required parking spaces of the single-family dwelling being provided.
 - 6) That the property be cleaned up of all exterior unsightly debris and have the dead vegetation removed;
 - 7) Any renovations in relation to the proposed bed and breakfast be inspected and completed to the satisfaction of the building inspector; and
 - 8) That all conditions of the PRAC be met prior to any occupancy of the main building by the travelling public.

Carried – Unanimously

5. SIMILAR TO OR COMPATIBLE WITH

APPLICATION Item 19-07-02:

Applicant: Kelly Cove Salmon Ltd.

Consideration of a salmon hatchery being similar to or compatible with other uses permitted in the Mixed Use "MU" zone under the *Pennfield Planning Area Rural Plan Regulation - Community Planning Act*.

There were three people in attendance for this application.

Moved by J. Stewart; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 55(1) considers a salmon hatchery as being similar to or compatible with an agricultural use, which are currently permitted in the Mixed Use "MU" zone under the *Pennfield Rural Plan Regulation - Community Planning Act* subject to:

- 1) The use does not generate excessive noise or traffic and is nonpolluting with regards to airborne, surface or subsurface contaminants;
- 2) All outdoor supplies or products are in an enclosed structure;
- 3) All lighting directed downward, and motion activated when possible;
- 4) Submit to SNBSC approval of Environmental Impact Assessment from Department of Environment

Carried – Unanimously

6. VARIANCE APPLICATION

Item 19-07-03:

Applicant: Garth & Marisa Browne

Consideration of three (3) variances to the Town of Saint Andrews Zoning By-law Z18-04 for a primarily residential property in the Mixed Use "MU" zone.

- 1) To allow their 'single family dwelling' be used to provide sleeping accommodation for the traveling public with a second separate entrance facing the rear lot line;
- 2) To allow their flankage yard to be used to a reasonable degree for the purposes of walks and driveways for access to the main building or other use on the lot; and,
- 3) To allow their shed be placed within five (5) feet of their rear yard lot line.

Marisa Browne was in attendance for this application.

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 55(1) approve the three (3) requested variances for 38 Ernest Street 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, subject to the terms & conditions that:

- 1) that the required flankage yard within 5.5 meters (18') of the rear lot line be landscaped with planted grass and shrubbery to the satisfaction of the Development Officer;
- 2) that the portion of the public right of way between the street line and the flankage lot line, directly adjacent to the aforementioned 5.5 meters (18') of landscaped required flankage yard, be landscaped to satisfaction of the Town of Saint Andrews CAO; and
- 3) that prior to the continuation of any further development at 38 Ernest Street (PID#01322007) that the aforementioned landscaping requirements be met and deemed acceptable in writing by the Development Officer and the Town of Saint Andrews CAO.

Members For		Members Against
Dennis Blair	Vance Johnson	Jill Stewart
Brian Cornish	Dean Fletcher	
Gerald Gass	Raymond Hall	
Sam Walsh	Annette Townes	

Carried

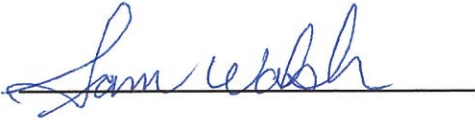
5. NEXT MEETING

The next meeting will be on August 15, 2019, location TBD.

6. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 8:01 pm.



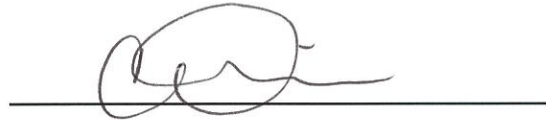
Sam Walsh, Chairperson



Alex Henderson, Planning Director



Judy Hartford, Development Officer



Connie Klein, Recording Secretary