

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

**MEETING # 19-09 Thursday, Sept. 19, 2019 at 6:30 pm**  
McAdam Lions Community Centre

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

**ALSO PRESENT:** Judy Hartford; Development Officer, Alexander Gopen; Planner, Connie Klein; Recording Secretary

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by G. Gass

**MOTION:** "Remove item 2 – meeting 19-08SP, August 15<sup>th</sup>, 2019 minutes from the agenda."

Carried – Unanimously

**2. APPROVAL OF MINUTES**

Meeting 19-08 held July 18, 2019

Moved by D. Blair; Seconded by R. Hall

**MOTION:** "that the Minutes of meeting 19-08 be approved as presented."

Carried - Unanimously

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

**4. SIMILAR TO OR COMPATIBLE WITH APPLICATION**

**Item 19-09-01:**

Applicant:      Randell Burrell                      (In attendance for this item)

Consideration of a small-scale car washing and detailing business as being similar to or compatible with a home occupation permitted as a secondary use in the Residential Zone 1 "R1" zone under the McAdam Zoning By-law No. 36.

Moved by B. Cornish; Seconded by A. Townes

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 55(1)(a) consider a small-scale car wash and detailing business as being similar to or compatible with a home occupation as permitted in the R1 zone of the *McAdam Zoning By-law No. 36* under section 55 – community Planning Act subject to the following terms and conditions:

- That the business be limited to serving a total of six (6) vehicles per day, with only one (1) such vehicle to be allowed to be stored overnight;
- That any soaps, solvents, or chemicals used to clean the vehicles be environmentally friendly, to the satisfaction of the Village of McAdam's CAO and used in compliance with any Provincial environmental legislations;

- That no high-pressure or power washing type of device be used in the carrying out of the business; and,
- That all equipment and materials related to the business be stored inside a main or accessory building when not in use.

Carried - Unanimously

## 5. TERMS AND CONDITIONS APPLICATION

### Item 19-09-07:

Applicant: Melanie Eagan (In attendance for this item)

Consideration of terms and conditions for a veterinary clinic, an animal shelter, and a dog park – permitted uses in the “AR-2 (Agricultural, Rural, and Commercial)” zone of the *Town of St. George Zoning By-Law, No. 25-B*.

Moved by D. Blair; Seconded by D. Fletcher

**MOTION:** “The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission (SNBSC) as per Community Planning Act: 53(3)(c)(i); permits a veterinary clinic, an animal shelter, and a dog park on PID #01316439 in the “AR-2 (Agricultural, Rural, and Commercial)” zone of the *Town of St. George Zoning By-law, No. 25-B*, subject to the following terms and conditions:

1. That any outdoor recreational areas for dogs must be fenced with fences at least 1.8m high;
2. That the entire property be kept in a reasonably clean and orderly appearance;
3. That public access be restricted to the hours of 6am-9pm;
4. That any areas to be occupied by animals have a 50m landscaped buffer separating them from neighbouring properties;
5. That in order to obtain a building permit, a plan of survey clearly showing property boundaries be provided to a development officer;
6. 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 but may not be limited to the *Watercourse and Wetland Alteration Regulation*.

Carried - Unanimously

## 6. SUBDIVISION SUBMISSIONS

### Item 19-09-02:

Applicant: DeSaulniers Surveys Inc.

Seaway Estates Subdivision  
 Consideration of the creation of a lot on a private access.

Moved by V. Johnson; Seconded by B. Cornish

**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 “SEAWAY ESTATES Subdivision.”

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

Carried - Unanimously

**Item 19-09-03:**

Applicant: Central N.B. Surveys Ltd.

JD Timber Holdings Ltd. Subdivision 2019-1  
Consideration of the creation of a lot on a private right-of-way

Moved by G. Gass; 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* and Subsection 46(1) - *Community Planning Act* - approve a private access for the development of land as shown on plan JD TIMBER HOLDINGS LTD. Subdivision 2019-1."

The final plan of subdivision must be stamped with the "Private Right-of-Way" note and the 30-metre buffer from Oromocto Lake 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 - Unanimously

**Item 19-09-04:**

Applicant: Ross Ventures Ltd.

Wesley (1997) Ltd. Subdivision 2019-1  
Consideration of the creation of two lots on a private access owned and maintained by a road association.

Moved by D. Fletcher; Seconded by R. Hall

**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 WESLEY (1997) LTD. Subdivision 2009-1."

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

Carried - Unanimously

**Item 19-09-05**

Applicant: Ross Ventures Ltd.

Ross Ventures Ltd. Subdivision 2011-1  
Consideration of the creation of two lots on a private access owned and maintained by a road association.

Moved by V. Johnson; Seconded by B. Cornish

**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 Ross Ventures Ltd. Subdivision 2011-1.”

The final plan of subdivision must be stamped with the “Private Access” note; and the thirty-metre buffer from the wetlands shown on, and the following statement being added to, the final plan: “This area is subject to Regulation 90-80 – *Watercourse and Wetland Alteration Regulation – Clean Water Act.*”

Carried - Unanimously

#### **Item 19-09-06**

Applicant: Ross Ventures Ltd.

Ross Ventures Subdivision 2016-2  
Consideration of the creation of 11 lots on a 12-metre wide private access owned and maintained by a road association.  
Consideration of a variance in the width of three lots.

Moved by G. Gass; 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* and Subsection 46(1) - *Community Planning Act* approve a private access for the development of land as shown on plan Ross Ventures Subdivision 2016-2.”

The final plan of subdivision must be stamped with the “Private Access” note, the right-of-way must be shown across lot 16-1 benefitting PID#s 01233154 & 01231430, the final subdivision plan bearing a water quality advisory note for arsenic, iron, manganese and E. coli and the thirty-metre buffer from 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 - Unanimously

#### **7. VIEWS ON BY-LAWS AND REGULATIONS**

Moved by V. Johnson; Seconded by B. Cornish

**MOTION:** Whereas the Council has requested the written view of The Planning Review and Adjustment Committee (PRAC) on the proposed Rural Plan By-law No. 58, the PRAC write to council in support of the proposed Rural Plan By-law No. 58.

Carried - Unanimously

#### **8. NEXT MEETING**

The next meeting will be on October. 17, 2019, location TBD.

#### **9. ADJOURNMENT**

Moved by D. Blair

**MOTION:** “that there being no further business, the meeting adjourned at 7:40 pm”.

  
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Sam Walsh, Chairperson

  
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Judy Hartford, Development Officer

  
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Alex Henderson, Planning Director

  
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Connie Klein, Recording Secretary

