

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

MEETING #19-11 Thursday, Nov. 21, 2019 at 6:30 pm
Planning Office Meeting Room

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

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

MEMBERS ABSENT: Dean Fletcher

1. APPROVAL OF AGENDA

Moved by G. Gass; Seconded by B. Cornish

MOTION: "that Meeting #19-09 SP minutes be added to the agenda for approval."

Carried – Unanimously

2. APPROVAL OF MINUTES

Meeting 19-09 SP held Sept. 12, 2019

Moved by D. Blair; Seconded by R. Hall

MOTION: "that the Minutes of meeting 19-09 SP be approved as presented."

Carried – Unanimously

Meeting 19-10 held Oct. 17, 2019

Moved by J. Stewart; Seconded by B. Cornish

MOTION: "that the Minutes of meeting 19-10 be approved as presented."

Carried - Unanimously

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSION

Item 19-11-01:

Applicant: Darin & Leanne Greenlaw – Re-approval

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

Moved by V. Johnson; 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* – approve a private right-of-way for the development of land as shown on plan "Darin Bruce & Leanne Cheryl GREENLAW Subdivision 2017-1".

The final plan of subdivision must be stamped with the "Private Right-of-Way" note and 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*".

Carried – Unanimously

5. VIEWS ON BY-LAWS AND REGULATIONS

Moved by J. Stewart; Seconded by B. Cornish

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed amendments to the draft of Rural Plan By-law #58, the PRAC write to Council in support of the proposed amendments with the following changes:

(A) To change Subsection 5.14.10(1) to read:

- (1) "A mini-home situated upon a lot must be on a concrete foundation below the frost line or an engineered slab and anchored and skirted to the satisfaction of the Development Officer; all foundation or slab work shall conform to the National Building Code of Canada 2010 edition.

Instead of:

- (1) "A mini-home situated upon a lot must be on a concrete foundation or anchored and skirted to the satisfaction of the Development Officer, with all construction to conform to the National Building Code of Canada, as defined by the Metric Conversion Act."

(B) That you strike-out the whole Subsection 5.14.10(4), which regulates the age of the mini-home, OR that you just strike-out Subsection 5.14.10(4)(ii.), which requires PRAC to set terms and conditions for older mini-homes.

Agreed - Unanimously

6. NEXT MEETING

The next meeting will be on December 19, 2019, location TBD.

7. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourn at 8:20 pm".



Sam Walsh, Chairperson



Alex Henderson, Planning Director



Judy Hartford, Development Officer



Connie Klein, Recording Secretary