

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #20-06 Thursday, May 21, 2020
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Judy Hartford, Development Officer	Connie Klein, Recording Secretary
Alex Henderson, Planning Director	Vivian Peng, Junior Planner
Hollis Bartlett, Executive Director	

PUBLIC MEMBERS PRESENT:

See attached registration report

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:35PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by G. Gass and seconded by A. Townes “that we accept the agenda.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by G. Gass “that we approve the minutes as presented.”

3. STATEMENT FROM CHAIR ON VIRTUAL PRAC MEETINGS:

Chairperson S. Walsh gave a brief statement on the order of virtual meetings.

4. DECLARATION OF CONFLICT OF INTEREST:

S. Walsh declared a conflict with item 20-05-01 – Robert Bartlett Subdivision

5. VARIANCE APPLICATION – Item 20-05-02:

Applicant: King Street Pizza

- (11:49) J. Hartford presented the application to place a 20” fascia board sign (14” variance) in the CC Zone. Staff recommends for approval.
- (15:18) The applicant stated that this is the only location for the sign.
- (18:23) **It was moved** by V. Johnson and seconded by J. Stewart that “we accept staff’s recommendation as it is reasonable and desirable for the development.”

Carried - Unanimously

6. LEAGAL NON-CONFORMING USE APPLICATION – Item 20-05-03:

Applicant: Patricia Murphy

- (19:51) V. Peng presented the application to rebuild a home on the same lot after the original home was destroyed in a fire. The lot sits in the CM (Commercial Mix) Zone, which does not allow residential uses (except certain multi-unit dwellings) as a main use. Staff recommends for approval.
- (31:25) **It was moved** by A. Townes and seconded by R. Hall that “we accept staff’s recommendation.”

Carried – Unanimously

7. SUBDIVISON SUBMISSIONS: - Item 20-05-01

- (31:25) Applicant: Robert Bartlett

J. Hartford presented an application to create a lot on a 20-metre wide private access to be owned and maintained by a road association. Final plan will be stamped with a “Private Access” note. Staff recommends for approval.

(37:20) **It was moved** by J. Stewart and seconded by G. Gass that “we except the recommendation and approve the private access as indicated.

Carried – Unanimously

8. VIEWS ON BY-LAWS AND REGULATIONS:

St. George Subdivision By-Law 21-B

(39:14) A. Henderson presented the proposed zoning by-law for the Town of St. George.

(47:40) V. Johnson had a question about the end of section 4.3 “shall have a depth of not less than two lots.” Where lot is not a recognizable unit of measurement, he wanted clarification on if each zone in the by-law stipulates a minimum lot depth.

A. Henderson replied that this is common language for by-laws and that he did not see it as being an issue, but if PRAC would like it brought to the attention of Council they could certainly do so. V. Johnson said it was fine the way it is, he just wanted some clarification.

(54:00) V. Johnson stated that in section 7.3 the word “asp” should be clarified.

Round Table Vote – All in favor

9. NEXT MEETING:

The next meeting will be on June 18, 2020 location online via zoom.

10. ADJOURNMENT:

With there being no further business, **it was moved** by D. Blair “that we adjourn at 7:40PM.”

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary

Judy Hartford, Development Officer