

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

MEETING #21-02 Thursday, February 18, 2021
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair
Sam Walsh

Gerald Gass
Vance Johnson

Jill Stewart
B. Cornish

Annette Townes
Raymond Hall

MEMBERS ABSENT:

Dean Fletcher

STAFF PRESENT:

Alex Henderson, Planning Director
Vivian Peng, Junior Planner

Judy Hartford, Development Officer
Alexander Gopen, Planner

PUBLIC MEMBERS PRESENT:

See attached registration report.

CALL TO ORDER:

Chairperson, Sam Walsh called the meeting to order at 6:30PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by V. Johnson “that the agenda be approved as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by J. Stewart and seconded by R. Hall “to approve the Minutes of the last meeting as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. VARIANCE APPLICATIONS:

Item 21-02-01 Applicant: Five Star Permits (Dairy Queen)

J. Hartford presented an application for consideration of two variances for freestanding signs in the LFC Zone under the Town of St. Stephen Zoning By-Law (By-Law No. Z-1)

With staff recommendation in favor and no comments or concerns from the committee;

(9:33)

It was moved by V. Johnson and seconded by G. Gass that we “we grant the variances to allow for the increased sign area and/or sign face and the addition of a free-standing sign.”

Carried – Unanimously

5. TERMS & CONDITIONS APPLICATIONS:

Item 21-02-02 Applicant: Town of Saint Andrews

J. Hartford presented an application for the change in the elevation of existing ground subject to the following terms and conditions:

- Surface drainage directed to an acceptable storm sewer system or other acceptable dispersal point; and,
- Fill not to exceed the depth as indicated on the site plan of 1.572m

With staff recommendation and clarification on the amount of fill to be brought in;

(14:50)

It was moved by J. Stewart and seconded by A. Townes that we “accept staff’s recommendation to impose terms and conditions on this project as indicated.”

Carried – Unanimously

6. SUBDIVISION APPLICATIONS:

Item 21-02-03 Applicant: David & Carole Walker Subdivision

J. Hartford presented an application for consideration of the creation of one lot on an existing 20m right-of-way.

With recommendation from staff and discussion on the right of way being conveyed in the deed;

(21:57) **It was moved** by D. Blair and seconded by B. Cornish that we “accept staff’s recommendation.”

Carried – Unanimously

7. VIEWS ON BY-LAWS AND REGULATIONS:

V. Peng presented on St. George By-law 25B-2101 to rezone PID # 15174642 from Residential Mix (R-2) Zone to Single Family Residential (R-1) Zone for the purpose of locating a mini-home as the main use of the property.

(43:10) With Staff’s recommendation in favour and discussion on spot zoning it was agreed to send written views to Council in favour of the rezoning but should consider the effects of spot zoning.

Round Table Vote – All in favor

A. Gopen presented on the Village of McAdam By-law 64 to re-zone three properties from Single and Two Family Residential (R1) Zone to the Industrial (I) Zone.

With Staff’s recommendation in favour and no concerns from the Committee, it was agreed to send written views to Council in favour of the re-zonings.

Round Table Vote – All in favor

8. NEXT MEETING:

The next regular meeting will be on March 18, 2021 location online via zoom.

There could be a special meeting requested before the next regular meeting.

9. ADJOURNMENT:

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

Sam Walsh, Chairperson

Alex Henderson, Planning Director

Connie Klein, Recording Secretary