

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

MEETING #21-04 Thursday, April 15, 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 6:31PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

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

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by D. Blair and seconded by G. Gass “to approve the Special Meeting Minutes held Mar 8, 2021 as presented.”

Carried – Unanimously

It was moved by D. Blair and seconded by G. Gass “to approve the Regular Meeting Minutes held Mar 18, 2021 as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

There were no conflicts declared.

4. VARIANCE APPLICATIONS:

Item 21-04-01 Applicant: Nick Neate

V. Peng presented an application in the Town of St. Stephen to consider a 2.6 ft. height variance for an addition to an existing storage shed.

With staff’s recommendation in favour and no comments or concerns from the public or the committee;

(09:09)

It was moved by G. Gass and seconded by B. Cornish that “we accept staff’s recommendation and grant the 2.6 ft. height variance.”

Carried – Unanimously

Item 21-04-02 Applicant: Town of Saint Andrews

V. Peng presented an application in the Town of St. Stephen to four (4) variances to allow:

1. The new freestanding sign to be 6.5ft high with a clearance of 3.5ft from the ground (a variance of 1.5ft in height and 1.5ft in lower clearance);
2. The new freestanding sign to have a sign area of 11.1ft² (a variance of 3.1ft² in sign area);
3. The new sign to be located on the front lot line (a variance of 7.5m from the front lot line); and

4. The new sign to be located 5m from the side lot line (a variance of 2.5m from the side lot line).

With staff's recommendation in favour of all variances and a brief question on units of measurement ft./metres from the committee and no comments from the public;

It was moved by B. Cornish and seconded by R. Hall that "we accept staff's recommendation to approve all four (4) variances."

(17:21)

Carried – Unanimously

5. TEMPORAY USE APPLICATIONS:

Item 21-04-04 Applicant: Benjamin Faulkner-Malik

A. Gopen presented an application in the Town of St. Andrews requesting a temporary use authorization to test a business concept of a tea-room open to the public in an existing bed and breakfast.

Staff recommends in favour with the following terms and conditions:

1. Hours of operation shall not exceed 8 a.m.-9 p.m.
2. A parking area for 8 vehicles shall be maintained on the property.
3. The parking area shall be screened from the view of any adjoining residential zone or property through a 2 m (6.6 ft) wide planting strip of landscaped open space or by a wall or decorative wooden fence or chain link fence with filler strips woven into the mesh or some other screening facility of equal screening value; such screening facility to be at least 1.5 m (4.9 ft) and not more than 2 m (6.6 ft) in height, and so located as not to conflict with any sight triangle requirements.
4. A building permit be acquired before any indoor service can begin.

There were concerns voiced from the public on parking, operational hours, liquor licencing.

It was moved by B. Cornish and seconded by A. Townes that we "table this application until next months meeting because of poor communication and late delivery of information."

(40:27)

Carried – 6 in favour and 2 against

6. SUBDIVISION APPLICATIONS:

Item 21-04-03 Applicant: Rideout Subdivision

J. Hartford presented an application in the Parish of Manners Sutton to create one lot on an existing private access.

With recommendation from Staff and no concerns from the committee;

(48:35) **It was moved** by G. Gass and seconded by R. Hall that we “accept staff’s recommendation.”

Carried – Unanimously

7. VIEWS ON BY-LAWS AND REGULATIONS:

V. Peng presented By-Law 65 for the Village of McAdam a By-Law to amend By-Law 58, being the Rural Plan By-Law of the Village of McAdam to regulate apiculture in the Village.

(1:09:30) With Staff’s recommendation in favour to send written views to Council and some discussion and thoughts from the Committee, it was agreed to send written views to Council in favor of the amendment with a note to mention that the committee feels that the Village should have bee owners post that there is bees on the property.

Round Table Vote – All in favor

A. Henderson presented an application in the Town of St. Stephen requesting a rezoning on the front portion of a property from the I-2 (Light Industrial) Zone to the R-3 (Multiple Unit Resident) Zone – By-law Z-2. This rezoning also requires changing the properties designation on the Municipal Plan Generalized Future Land Use Map from Industrial to Residential – By-law M-2.

Staff recommends in favour with the following terms and conditions:

1. That a minimum four-meter-wide (4 m) buffer be established with conifer tree saplings, to the satisfaction of the Development Officer, so as to visually screen the uses on the I-2 (Light Industrial) zoned portion of the property in accordance with the site plan Schedule

“B-1,” prior to September 1st 2022;

2. That both access points and driveways connecting to Prince William Street be paved with asphalt, or other dust-proof material to the satisfaction of the Development Officer, in accordance with the site plan Schedule “B-1,” prior to September 1st 2022;
3. That the overall development be carried out in substantial conformity to the site plan ‘Schedule “B-1”’;
4. That one (1) twelve (12) unit apartment building and any required outdoor amenities or parking facilities be complete, or be substantially complete, to the satisfaction of the Building Inspector, by September 1st 2022;
5. That one (1) twelve (12) unit apartment building and any required outdoor amenities or parking facilities be complete, or be substantially complete, to the satisfaction of the Building Inspector, by September 1st 2026; and,
6. That the exterior design and cladding for both apartment buildings shall be carried out in substantial conformity with the architectural renderings Schedule “B-2,” to the satisfaction of the Building Inspector.
Recommendation:

With positive discussion from the Committee, the committee agree to send written views to Council to go forward with the re-zoning.

(1:23:06)

Round Table Vote – All in favor

A. Henderson presented an application for 59 Moody Lane in the parish of St. David. The proposed amendment is in two parts. The first is a text amendment to add a “Tourist Commercial” zone and to add a commercial use policy. The second amendment pertains to the property having PID: 15179633 located along Moody Lane in Oak Haven. A 2.12 hectare portion of the property is proposed to be rezoned from Rural “R” zone to Tourist Commercial “TC” zone to permit the establishment of a small campground, subject to terms and conditions.

With Staff’s recommendation in favor of proceeding to the next steps with the below list of preliminary conditions that may be included:

1. That a minimum five-meter-wide (5 m) landscaped buffer be established and maintained between the lands with the property identification number (PID#) 01265438 and 15090095;
2. That the property’s main uses be limited to a campground with a maximum of ten (10) campsites for travel trailers and one (1) single-unit dwelling;

3. That a maximum of ten (10) travel trailers may be stored or located on the lands herein being rezoned at any one time;
4. That prior to carrying-out any development within thirty meters of the ordinary high-water mark of the St. Croix River that a building or development permit be obtained in compliance with any applicable regulations;
5. That any garbage shall be contained in animal-proof receptacles and appropriately sent to a landfill, so as to not create any noxious odours for adjacent properties, attract wildlife, or cause an environmental hazard;
6. That exterior lighting be shielded and directed downward so as to limit light pollution and not preclude nearby residents from enjoying the view of the night sky;
7. That no making of noise likely to cause a public nuisance or otherwise disturb inhabitants shall occur between the hours of 11 p.m. – 7 a.m.;
8. That the current access or any replacement thereof to the development shall be maintained by the campground operator in order to provide reasonable access to the lands herein being rezoned;
9. That any connection to, or use of, a public right-of-way will be subject to review and approval by the Department of Transportation and Infrastructure; and,
10. That the development be in substantial conformity to the site plan in Schedule D-2.

The committee agrees to send written views to the Minister with the following considerations:

1. That the Minister should consider reducing the hours allowing objectionable noises; and,
2. That the Minister should consider all of the suggested terms & conditions that planning staff has outlined.

(1:59:00)

Round Table Vote – All in favor

8. NEXT MEETING:

The next regular meeting will be on May 20, 2021 location online via zoom.

A training meeting will be planned.

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