

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

MEETING #21-05 Thursday, May 20, 2021
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Alex Henderson, Planning Director	Judy Hartford, Development Officer
Vivian Peng, Junior Planner	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 G. Gass “that the agenda be approved as presented.”

Carried – Unanimously

It was moved by A. Townes and seconded by G. Gass “to rescind the motion to approve the agenda.”

Carried – Unanimously

It was moved by G. Gass and seconded by R. Hall “to add the election of chair and vice chair to the agenda.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by J. Stewart and seconded by R. Hall “to approve the Minutes of the regular meeting held April 15, 2021 as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

S. Walsh declared a conflict with item 6 on the agenda

4. OLD BUSINESS:

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

A. Gopen presented a tabled item from last month’s meeting 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.

With a few positive comments and no concerns from the committee;

(28:45)

It was moved by A. Townes and seconded by B. Cornish that “we accept staff’s recommendation and approve the application with the four (4) terms and conditions as presented.”

Carried – Unanimously

5. TEMPORAY USE APPLICATIONS:

Item 21-05-01 Applicant: Marc Trudel

A. Gopen presented an application in the Town of St. Andrews requesting a temporary use authorization to operate a short-term rental from a detached suite on the property.

Staff recommends in favour with the following terms and conditions:

1. At least one (1) on-site parking space shall be maintained for the short-term rental use in addition to the required parking for a single-family dwelling.

With positive comments from the public and no concerns from the committee;

(44:42)

It was moved by D. Blair and seconded by A. Townes that “we accept staff’s recommendation with the one term and condition and approve this application.”

Carried – Unanimously

6. VARIANCE APPLICATIONS:

Item 21-05-02 Applicant: Mark Chase

V. Peng presented an application in the Town of St. Andrews for a 479.8 ft² to allow the total gross floor area of all accessory structures on the lot to be 1,384 ft².

Staff recommends in favour with the following terms and conditions:

1. The exterior of the addition shall be consistent with the style of the existing barn in the opinion of the Development Officer; and

2. A visual barrier of trees and shrubs of at least 6 feet tall shall be maintained in between Reed Avenue and the barn addition where it is not screened by an existing structure.

With no comments from the public and one topic concerning the committee being barriers impacting road way site lines;

(55:06)

It was moved by J. Stewart and seconded by A. Townes that we “accept staff’s recommendation with the two terms and concitions, but specify on the term regarding the barriers that it placed to assure that site lines are not impacted.”

Carried – Unanimously

Item 21-05-03 Applicant: Leu’s Market Inc.

J. Hartford presented an application in the Town of St. Andrews for a 15 inch height variance to a proposed fascia sign on a property in the CC Zone.

With recommendations from staff, no comments from the public and the only question from the committee was the colour and style of the sign;

(59:56)

It was moved by A. Townes and seconded by B. Cornish that we “accept staff’s recommendation and approve this application.”

Carried – Unanimously

Item 21-05-04 Applicant: Margaret Milroy

J. Hartford presented an application in the Town of St. Andrews for a 1 metre height variance to a proposed fence located within 1.5 metres of the flankage yard of a property in the SR Zone.

Staff recommends in favour to permit a 2m high fence located within 1.5 metres of the flankage yard on a property, subject to the following terms and conditions;

1. the fence shall be maintained so that it does not become unsightly, dilapidated or unsafe.

With no comments or concerns from the public or the committee;

(1:05:21)

It was moved by G. Cornish and seconded by B. Cornish that we “accept staff’s recommendation with the term and condition and approve this application.”

Carried – Unanimously

7. TERMS & CONDITIONS APPLICATIONS:

Item 21-05-05 Applicant: Jordan Holmes

A. Henderson presented an application in the Town of St. Stephen for consideration to permit a warehousing use in a part of an existing commercial building, subject to terms and conditions established by PRAC.

Staff recommends in favour subject to the following terms and conditions:

1. That the warehousing use be limited to the purposes of a self-storage facility in the basement of the existing commercial building;
2. That no exterior storage, accessory structures, or sea-containers be located outside of the main building for the purposes of a warehousing use (‘self-storage’ facility).

With no comments or concerns from the public and one question regarding this conforming to the new by-law from the committee;

(1:18:42)

It was moved by J. Stewart and seconded by V. Johnson that we “permit the use as described in the recommendation applying the two terms and conditions as noted.”

Carried – Unanimously

8. VIEWS ON BY-LAWS AND REGULATIONS:

A. Gopen presented an application to amend the Harvey Rural Plan By-law 2020-2 by rezoning PID 01516897 from the R (Residential) Zone to the C (Commercial) Zone

Staff recommends in favour with the following terms and conditions:

1. A 5m wide shelter-belt of a combination of evergreen trees, shrubs, and hedges is installed along the side and rear lot lines before the commercial use can begin.
2. All outdoor lighting must be downward facing and motion activated.
3. All refuse must be stored in the garage or in opaque containers in the rear yard.
4. Cars in disrepair shall not be left on the lot unless they are undergoing service.
5. The property shall be kept neat and orderly.
6. Hours of operation shall not exceed 7 a.m. – 7 p.m. on weekdays and 9 a.m. – 7 p.m. on weekends.
7. All other municipal by-laws and Provincial acts and regulations are complied with including the New Brunswick Clean Environment Act

There were positive comments from the committee but one suggestion is to add emphasis on condition 3.

Round Table Vote – All in favor

A. Gopen presented on the St. Croix Corridor Basic Planning Statement and Zoning Regulation.

As these plans are clear and provide direction to either manage or limit different types of development, staff recommends that the committee provide written views in favour to the Minister.

Committee members were in favour of the proposed Rural Plan and believe it is an important component of a suite of tools that will protect the riverine ecosystem and support appropriate public access and enjoyment. Members were cognizant that Rural Plan requires education and enforcement to be truly effective and support SNBSC and the Province in these activities.

Round Table Vote – All in favor

9. ELECTION OF CHAIR AND VICE CHAIR:

S. Walsh will return as Chair for a four (4) year term and D. Blair will be the new Vice Chair.

10. NEXT MEETING:

The next regular meeting will be on June 17, 2021 location online via zoom.

A training meeting will be planned.

11. 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