

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

**MEETING #21-06 Thursday, June 17, 2021**  
Online Meeting via Zoom

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**MEMBERS PRESENT:**

Dennis Blair	Gerald Gass	Jill Stewart	Annette Townes
Sam Walsh	Vance Johnson	Raymond Hall	

**MEMBERS ABSENT:**

Dean Fletcher

**STAFF PRESENT:**

Alex Henderson, Planning Director	Judy Hartford, Development Officer
Vivian Peng, Junior Planner	Alexander Gopen, Planner

**PUBLIC MEMBERS PRESENT:**

See attached registration report.

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**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 G. Gass 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 R. Hall “to approve the Minutes of the regular meeting held May 20, 2021 as presented.”

***Carried – Unanimously***

### **3. DECLARATION OF CONFLICT OF INTEREST:**

No conflicts were declared.

### **4. VARIANCE APPLICATION:**

**Item 21-06-01      Applicant: McAdam Home Hardware**

A. Henderson presented an application in the Village of McAdam to reduce a rear-yard setback from variance related to the location of a proposed 'green house' accessory building from 1.5 m (5') to 1.2 m (4').

With recommendation from Staff and no concerns from the committee;

**(15:55)**      **It was moved** by V. Johnson and seconded by R. Hall that "approve the the variance request."

***Carried – Unanimously***

### **5. SUBDIVISION APPLICATIONS:**

**Item 21-06-03      Applicant: Arseneault Subdivision**

J. Hartford presented an application for consideration of creating two lots on an existing private access.

With recommendation from Staff no concerns from the committee;

**(19:56)**      **It was moved** by J. Stewart and seconded by A. Townes that "we accept staff's recommendation and approve the private access and the private right-of-way."

***Carried – Unanimously***

## **6. VIEWS ON BY-LAWS AND REGULATIONS:**

A. Gopen presented an application to amend the Harvey Rural Plan By-law 2020-2 by rezoning PID 01516293 from the INST (Institutional) Zone to the C (Commercial) Zone.

Staff recommends in favour with a condition to be added by resolution:

1. Any future Commercial use must be compatible with the surrounding residential neighbourhood in the opinion of the development officer.

Clairification and discussion was held on future commercial uses, a possible second commercial zone in the future was brought up as a suggestion.

***Round Table Vote – All in favor***

## **7. NEXT MEETING:**

The next regular meeting will be on July 15, 2021 location online via zoom.

Special training meeting to be held in the next couple months.

## **8. ADJOURNMENT:**

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

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Sam Walsh, Chairperson

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Alex Henderson, Planning Director

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Connie Klein, Recording Secretary