

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

**MEETING # 18-09 Monday, September 10, 2018 at 6:30 pm)**  
WC O'Neill Arena Curling Rink Ballroom

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**MEMBERS PRESENT:** Dennis Blair, Brian Cornish, Sam Walsh, Gerald Gass, Jill Stewart, Annette Townes

**MEMBERS ABSENT:** Dave Shelton

**ALSO PRESENT:** Don Leachman, Development Officer; Judy Hartford, Development Officer, Alex Henderson, Planning Director, Hollis Bartlett, Executive Director

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by J. Stewart

**MOTION:** "that the Agenda be approved as presented."

Carried

**2. APPROVAL OF MINUTES**

Meeting 18-08 held August 20, 2018

Moved by J. Stewart; Seconded by G. Gass

**MOTION:** "that the Minutes of meeting 18-08 be approved as presented."

Carried

**3. DECLARATION OF CONFLICT OF INTEREST: None**

**4. SIMILAR OR COMPATIBLE SUBMISSION**

**Item 18-09-05:**

Applicant: Native Harvest Seafood

Native Harvest Seafood  
Consideration of a seafood warehousing operation as being similar to or compatible with other uses permitted in the Rural "RU" zone under the *Bayside Planning Area Rural Plan Regulation – Community Planning Act*.

Moved by B. Cornish; Seconded by J. Stewart

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission move to accept the staff recommendations and that the similar to or compatible request from Native Harvest Seafood on PID# 15146889, to consider a seafood warehousing operation as being similar to or compatible with other permitted uses in the Rural "RU" zone be denied on the basis of the location, traffic and endangerment of public.

Carried

**5. SUBDIVISION SUBMISSIONS**

**Item 18-09-01:**

Applicant: Hughes Surveys & Consultants Inc.

Dennis HALL Subdivision 09-1  
Consideration of the creation of three lots on a 20-metre wide private right-of-way.

Moved by J. Stewart; Seconded by A. Townes

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on plan “Dennis HALL Subdivision 09-1”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note and the right-of-way being shown as part of the remnant property.

Carried

**Item 18-09-02:**

Applicant: DeSaulniers Surveys Inc.

Allan & Barbara HATT Subdivision – Phase 2  
Consideration of the creation of a lot on a 9-metre wide private right-of-way.

Moved by A. Townes; Seconded by J. Stewart

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private right-of-way for the development of land as shown on plan “Allan & Barbara HATT Subdivision – Phase 2”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note.

Carried

**Item 18-09-03:**

Applicant: Hughes Surveys & Consultants Inc.

SANDLEIGH DEVELOPMENTS LTD. Subdivision  
Consideration of the creation of 13 lots on a 20-metre private access.

Moved by G. Gass; Seconded by B. Cornish

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission approve a 20-metre wide private access owned and maintained by a Road Association for the development of land as shown on plan “SANDLEIGH DEVELOPMENTS LTD. Subdivision”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note, a water quality advisory note for fluoride and uranium must be placed on the plan and the thirty-metre buffer from the Lake Utopia being shown on, and the following statement being added to, the final plans: “This area is subject to *Regulation 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act*”.

Carried

**Item 18-09-04:**

Applicant: Murphy Surveys (1997) Ltd.

WILLIAMSON Subdivision 2018-1  
Consideration of the creation of a lot on a private right-of-way.

Moved by J. Stewart; Seconded by A. Townes

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private right-of-way for the development of land as shown on plan “WILLIAMSON Subdivision”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note.

**6. VIEWS ON ST. ANDREWS ZONING BY-LAW AMENDMENT**

Moved by J. Stewart, Seconded by D. Blair, vote was five in support, one against

**MOTION:** Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed by-law amendments, the PRAC write to Council in support of the amendments to the Zoning By-Law based on Economic Development and encouraging businesses in Central Commercial.

**7. EXECUTIVE DIRECTOR COMMENTS**

The Executive Director spoke about the changes since the PRAC was first appointed. He also gave his thanks and appreciation for the work the Committee has been doing.

**8. NEXT MEETING**

The next meeting will be on October 10, 2018, location TBD.

**9. ADJOURNMENT**

Moved by D. Blair

**MOTION:** “that there being no further business, the meeting adjourned at 9:12 pm.

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Sam Walsh, Chairperson

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Alex Henderson, Planning Director

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Judy Hartford, Development Officer