

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

MEETING # 19-05 Thursday, May 9, 2019 at 6:30 pm
VC O'Neill Arena Complex Dining Room

MEMBERS PRESENT: Dennis Blair, Brian Cornish, Sam Walsh, Gerald Gass, Jill Stewart, Annette Townes, Vance Johnson, Dean Fletcher

ALSO PRESENT: Judy Hartford; Development Officer, Alex Henderson; Planning Director, Alexander Gopen; Planner, Connie Klein; Recording Secretary

MEMBERS ABSENT: Raymond Hall

1. APPROVAL OF AGENDA

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

Carried

2. APPROVAL OF MINUTES

Meeting 19-04 held April 11, 2019

Moved by B. Cornish; Seconded by J. Stewart

MOTION: "that the Minutes of meeting 19-04 be approved as presented."

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSIONS

Item 19-05-01:

Applicant: DeSaulniers Surveys Inc.

Fraser and Olsen Subdivision
Consideration of the creation of one lot on a private right-of-way.

Ed DeSaulniers was in attendance for this item.

Moved by J. Stewart; Seconded by B. Cornish

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 right-of-way for the development of land as shown on plan "Fraser and Olsen Subdivision".

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

Carried

Item 19-05-02:

Applicant: Hughes Surveys & Consultants Inc.

Lorne K. Abony Subdivision
Consideration of the creation of two lots on a 20-metre wide private access
owned and maintained by a road association.

Moved by D. Blair; Seconded by V. Johnson

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 “Lorne K. Abony Subdivision”.

The final plan of subdivision must be stamped with the “Private Access” note and the water quality advisory note for the fluoride and uranium.

Carried

Item 19-05-03:

Applicant: Kurt Gumushel

Kurt Adam Gumushel Subdivision 2017-1
Consideration of the creation of two lots on a 20-metre wide private right-of-way.

Moved by G. Gass; 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 right-of-way for the development of land as shown on plan “Kurt Adam Gumushel Subdivision 2017-1”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note and the 75-metre buffer from Chamcook Lake being shown of the final plan.

Carried

Item 19-05-04:

Applicant: Kurt Gumushel

Kurt Adam Gumushel Subdivision 2018-1
Consideration of the creation of two lots on a private right-of-way.

Moved by A. Townes; Seconded by B. Cornish

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 right-of-way for the development of land as shown on plan “Kurt Adam Gumushel Subdivision 2018-1”.

The final plan of subdivision must be stamped with the “Private Right-of-Way” note and the 75-metre buffer from Chamcook Lake being shown of the final plan.

Carried

5. Temporary Use Application

Item 19-05-05:

Applicant: Sunbury Shores Arts and Nature Centre

Sunbury Shores Arts and Nature Centre
Consideration of a Temporary Use permit for a licensed premise within an Art Studio and Gallery.

Angela Honey was in attendance for this item.

Moved by B. Cornish; Seconded by D. Blair

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 53(2)(i) – *Community Planning Act*; grants a Temporary Use Permit to permit liquor services as a secondary use within the Art Studio and Gallery.

Carried

Item 19-05-06:

Applicant: The Van Horne Estate on Ministers Island Inc.

The Van Horne Estate on Ministers Island Inc.
Consideration of a Temporary Use Permit extension for 1-year for a food and beverage service at various locations on Ministers Island as a more comprehensive rural plan amendment process is underway for the property.

Brian Usher was in attendance for this item.

Moved by J. Stewart; Seconded by G. Gass

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 53(2)(ii) – *Community Planning Act*; grant a 1-year extension for the Temporary Use permit which allows food and beverage (liquor) services on the island.

Subject to the term and condition that the 1-year Temporary Permit Extension be terminated if the application by The Van Horne Estate on Ministers Island Inc. to amend the Minister Island "MI" zone of the Chamcook Planning Area Rural Plan Regulation is not successful.

Carried

6. VIEWS ON HARVEY CONSOLIDATED RURAL PLAN BY-LAW

Moved by D. Blair; Seconded by V. Johnson

MOTION: Whereas the Council has requested the written views of The Planning Review and Adjustment Committee (PRAC) on the proposed consolidated Rural Plan By-Law, the PRAC write to council in support of the consolidation of its current Basic Planning Statement, Zoning By-law and all Zoning By-law Amendments into a Rural Plan By-Law.

Carried

7. NEXT MEETING

The next meeting will be on June 20, 2019, location TBD.

8. ADJOURNMENT

Moved by D. Blair

MOTION: "that there being no further business, the meeting adjourned at 7:30 pm.



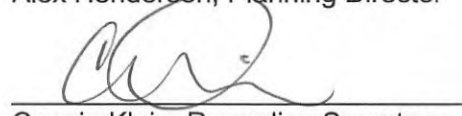
Sam Walsh, Chairperson



Alex Henderson, Planning Director



Judy Hartford, Development Officer



Connie Klein, Recording Secretary