

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

MEETING #20-08 Thursday, August 20, 2020
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Dean Fletcher

STAFF PRESENT:

Alex Henderson, Planning Director	Vivian Peng, Junior Planner
Judy Hartford, Development Officer	Xander 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 G. Gass and seconded by A. Townes “that we approve the agenda as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by B. Cornish “that we approve the minutes as presented.”

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. TERMS AND CONDITIONS:

Item 20-08-03 Applicant: St. Stephen's University

V. Peng presented an application for 14 St. Croix Street in St. Stephen, to lease its building for use as a daycare home.

Staff recommends in favor with the following Terms & Conditions:

1. No sign shall be illuminated nor shall any sign exceed 0.75 sqm (8sqft) in area nor exceed one (1) in number as per section 4.1.11 of the *Town of St. Stephen Zoning By-law*.
2. Any outdoor play areas shall have a fence surrounding the perimeter:
 - a. A fence shall be constructed so that it conforms with applicable design criteria.
 - i. Section 3.6(3), (4)(a), (4)(b)(iii), (5), (6)(a), (b) and (c) – “shall be self-closing and equipped with self-latching device” of the *Town of St. Stephen Zoning By-law*;
 - ii. A fence shall be at least 1.2 m (4 ft) in height;
 - iii. A fence shall be located a least 1 m (3.3 ft) from any condition that would facilitate its being climbed from the inside or outside;
 - iv. So long as the use continues, no person is to alter or replace a fence without a permit;
 - v. So long as the use continues, no person shall allow sections of the fence to be removed or become dilapidated so that it no longer conforms to the aforementioned conditions; and
 - vi. So long as the use continues, no person is to allow materials to be placed, piled, attached, hung, or leaned against or near the fence that could facilitate the climbing of the fence or diminish the structural integrity of the fence.
3. All other applicable sections of the Town of St. Stephen Zoning By-law are followed, including;
 - a. Section 3.23 – for daycare facilities – A minimum of one (1) parking space per 25 sqm (270 sqft) of gross floor area.
4. All Town By-laws, and Provincial and Federal regulations are followed.

After an explanation of the project from the owner;

(44:18) **It was moved** by A. Townes and seconded by V. Johnson that “we accept staff’s recommendation and approve the Terms and Conditions application as presented.”

Carried - Unanimously

5. SUBDIVISION APPLICATIONS:

Item 20-08-04 Applicant: Vernon and Barbara Maxwell

J. Hartford presented an application for consideration to create two lots on a private right-of-way and for a variance in the width of the lots within St. George.

After an explanation of the history and use of the property;

(52:25) **It was moved** by J. Stewart and seconded by A. Townes that we “accept Staff recommendation to allow the subdivision as indicated with a private right of way.”

Carried – Unanimously

Item 20-08-01 Applicant: 667545 NB Inc.

J. Hartford presented a re-approval application from 2016 in Heathland for consideration of five lots on a private access.

With recommendation from Staff in favour;

(55:33) **It was moved** by D. Blair and seconded by R. Hall that we “accept Staff recommendation for the re-approval with a private access note.”

Carried – Unanimously

Item 20-08-02 Applicant: Joan Carol Mitchell

J. Hartford presented an application on a property off the Chamcook #3 Road in Chamcook for consideration to create a lot on an existing private right of way known as Wiley Road.

With recommendation from Staff in favour;

- (58:45) **It was moved** by G. Gass and seconded by A. Townes that we “approve planning’s recommendation and approve the development as shown in the Joan Carol Mitchell 2020-1 Subdivision Plan.”

Carried – Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

- (59:28) A. Gopen presented the Secondary Municipal Plan By-Law MP 20-02 – Design Manual for Historic Business District, Town Plat & Environs for St. Andrews.

Staff recommends that the committee send their written views to Saint Andrews Council in support of the proposed Secondary Municipal Plan By-Law MP 20-02.

There was some discussion on this document already being provided to the public and a date set for the public hearing. There were also favorable round table comments.

Round Table Vote – All in favor

7. REZONING APPLICATIONS:

Item 20-Bay-009-01 & 20-Bay-009-02 Applicant: Little Bay Lobster Ltd.

- (1:18:05) A. Henderson presented an application for a rezoning of a property in Bayside from Rural to Light Industrial to allow a seafood warehousing operation. There was a Q & A session held and many residents expressed concern. A public hearing will be held on August 26, 2020.

This application was reviewed by numerous branches and Departments of the Province.

Staff recommends that the committee send their written views to the Minister in supported of the proposed rezoning of the Bayside Planning Area.

There was a lengthy committee discussion on the terms set out in the draft document, location of the facility, comparison of the current gravel pit vs. the new proposed development and the other zones in the area. There were favorable round table comments.

Round Table Vote – All in favor

10. NEXT MEETING:

The next meeting will be on September 17, 2020 location online via zoom.

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