

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

MEETING #20-10 Thursday, October 15, 2020
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Raymond Hall

STAFF PRESENT:

Alex Henderson, Planning Director	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 B. Cornish “that we approve the agenda as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

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

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. TERMS AND CONDITIONS:

Item 20-10-03 Applicant: Deborah Breau

A. Gopen presented an application for 377 Queen Street, St. Andrews for consideration of terms and conditions for a bed and breakfast.

It is recommended by Staff subject to the following terms and conditions;

- 1) It meets the general provisions set out in 4.1.9, home based business, with the exception of 4.1.9 (a) regarding the percentage of the floor area that may be used;
 - a) the home-based business may have one (1) business identification sign that is non illuminated and shall conform to the requirements of Section 8 of the Town of Saint Andrews Zoning By-law;
 - b) it does not generate off-site electrical interference, dust, noise or smoke;
 - c) it does not involve any outside animal enclosures; and
 - d) no more than one assistant, employee or associate who is not a family member residing on the premises is active or employed in the business carried on in such premises.
- 2) It has no more than four (4) guest units;
- 3) No cooking equipment shall be provided in a room that is used for sleeping accommodation;
- 4) Meal service is provided for overnight guests only;
- 5) Minimum parking requirements of one (1) space per guest room plus one (1) space per five (5) employees in addition to the required parking spaces of the single-family dwelling being provided; and
- 6) That all conditions of the PRAC be met prior to any occupancy of the main building by the travelling public.

With no questions or concerns from the committee;

(42:16)

It was moved by V. Johnson and seconded by A. Townes that we “permit the bed and breakfast as per the presentation by Staff with the terms and conditions.”

Carried – Unanimously

5. SUBDIVISION APPLICATIONS:

Item 20-10-01 Applicant: Little

J. Hartford presented an application in the Village of Harvey to create 16 lots on a new public street.

Staff recommends in favor of the location of the new public street, the street name, and the location of lands for public purposes. Also, staff is in favor of a variance to reduce the width of the proposed public street from 20.11 metres to 17.2 metres.

With clarification of the street name and the location of the lands for public purposes;

(58:36)

It was moved by V. Johnson and seconded by J. Stewart that we “provide a positive recommendation in favor of the proposed location of the new street, the proposed street name and the location of the lands for public purposes with the alteration as described in the presentation.”

Carried – Unanimously

With a short discussion on the variance request;

(1:04:43)

It was moved by B. Cornish and seconded by D. Blair that we “accept the variance from 66 feet to 56.4 feet in order to allow public access by the highway.”

Carried – Unanimously

Item 20-10-02 Applicant: Manford & William Murray - Amending

J. Hartford presented an application on a property in the Parish of St. George for consideration to create 2 lots on an existing private right of way and consideration of a variance in the width of a lot.

With recommendation from Staff in favour and no discussion from the committee;

(1:10:54)

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

Carried – Unanimously

Item 20-10-04 Applicant: Hughes Surveys & Consultants Inc on behalf of the owner

J. Hartford presented an application on a property in the Parish of St. George for consideration to create 8 lots on a 20-metre wide private access to be owned and maintained by a Road Association.

With recommendation from Staff in favour and no discussion from the committee;

(1:14:50) **It was moved** by J. Stewart and seconded by G. Gass that we “accept staff’s recommendation to approve the bluff subdivision.”

Carried – Unanimously

Item 20-10-05 Applicant: Hughes Surveys & Consultants Inc. on behalf of Buckmans Landing

J. Hartford presented an re-approval application on a property in the Parish of Pennfield for consideration to create 11 lots on 2 - 20-metre wide private accesses to be owned and maintained by a Road Association.

With recommendation from Staff in favour and no discussion from the committee;

(1:18:12) **It was moved** by G. Gass and seconded by V. Johnson that we “accept planning staff’s recommendation for the re-approval for the private accesses for the Buckmans Landing Subdivision.”

Carried – Unanimously

Item 20-10-06 Applicant: Susan Rouse Eddy

J. Hartford presented a re-approval application on a property in the Parish of St. Andrews for consideration to create 1 lot on an existing private access.

With recommendation from Staff in favour and no discussion from the committee;

(1:20:44) **It was moved** by B. Cornish and seconded by A. Townes that “the Susan Rouse Eddy subdivision be reinstated.”

Carried – Unanimously

Item 20-10-07 Applicant: Ross Ventures

J. Hartford presented a re-approval application on a property in the Parish of St. Andrews for consideration to create 11 lots on a private access owned and maintained by a road association and consideration of a variance in the width of four lots.

With recommendation from Staff in favour and a brief discussion on water quality;

(1:28:35)

It was moved by D. Blair and seconded by B. Cornish that we “accept staff’s recommendation for re-approval.”

Carried – Unanimously

Item 20-10-08 Applicant: Ross Ventures

J. Hartford presented a re-approval application on a property in the Parish of St. Andrews for consideration to create 1 lot on an existing private right of way.

With recommendation from Staff in favour and no discussion from the committee;

(1:31:33)

It was moved by A. Townes and seconded by J. Stewart that we “accept staff’s recommendation.”

Carried – Unanimously

Item 20-10-09 Applicant: Sandleigh Developments Ltd.

J. Hartford presented an application on a property in the Parish of St. George for consideration to create 3 lots on a private access owned and maintained by a road association.

With recommendation from Staff in favour and a brief discussion on the age of the application;

(1:36:51)

It was moved by V. Johnson and seconded by A. Townes that we “accept staff’s recommendation as presented.”

Carried – Unanimously

Item 20-10-10 Applicant: Lorne Abony

J. Hartford presented a re-approval application on a property in the Parish of St. George for consideration to create 2 lots on a private access owned and maintained by a road association.

With recommendation from Staff in favour and a brief discussion on water quality;

(1:40:35) **It was moved** by G. Gass and seconded by B. Cornish that we “accept staff’s recommendation for re-approval for the Lorne K. Abony Subdivision.”

Carried – Unanimously

Item 20-10-11 Applicant: Sandleigh Developments Ltd.

J. Hartford presented a re-approval application on a property in the Parish of St. George for consideration to create 14 lots on a private access owned and maintained by a road association.

With recommendation from Staff in favour and no discussion from the committee;

(1:43:58) **It was moved** by A. Townes and seconded by D. Fletcher that we “accept the recommendation of the staff.”

Carried – Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

(1:44:40)

A. Henderson did a presentation to amend By-Law No. 58, the Village of McAdam Rural Plan to change properties on Farm Road from the R1 Zone to Rural and Greenbelt Zone.

The presentation was presented over the 30 day timeline but was still requested by the committee to be heard.

Staff recommends that the committee send their views to McAdam Council in support of the amendment.

There were favorable round table comments;

Round Table Vote – All in favor

7. NEXT MEETING:

The next meeting will be on November 19, 2020 location online via zoom.

8. 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