

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

MEETING #21-01 Thursday, January 21, 2021
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Alex Henderson, Planning Director	Judy Hartford, Development Officer
Vivian Peng, Junior Planner	Alexander 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 J. Stewart “that item number 2 reflect the last meeting date as December 17, 2020 and the rest of the agenda be approved.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by J. Stewart “to correct the Minutes to include Annette Townes as being present at the last meeting.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

Item 21-01-01 Applicant: Thurber Subdivision

J. Hartford presented an application in the Parish of St. Croix for consideration of creating two lots to be accessed by water and a variance of 23.01 metres to create the remnant at a width of 30.99 metres.

With staff recommendation in favor of a water access for the development of land and the variance of 23.01 metres to create the remnant at a width of 30.99 metres and no comments from the committee;

(08:40)

It was moved by J. Stewart and seconded by B. Cornish that we “we accept the staff recommendation for the development of the lots and for the variance of the remnant property as well as adding the notes as detailed on the planning report.”

Carried – Unanimously

5. TEMPORARY USE APPLICATIONS:

Item 21-01-02 Applicant: High Time Holdings Inc.

(09:56)

V. Peng presented an application for an open-air market restaurant as a temporary use in the Town of St. Andrews to allow for a one-year period, subject to the following terms and conditions:

1. Water and sewer shall be connected to the water and sewer mains;
2. Service of alcohol shall cease no later than 11:00 p.m.;
3. The temporary walls along Water Street and Church Lane shall be no higher than 8 feet and made of painted or stained wood;
4. Garbage storage shall be in a sealed container and be located at least 6 m (19.7ft) from Church Lane and Water Street as per section 3.21 of the *Town of Saint Andrews Zoning By-law, No. Z18-04*;
5. The development shall be carried out without substantial changes to the Conceptual Plan as presented (Attachment B) that is consistent with the heritage value of downtown Saint Andrews; and
6. All applicable Town By-laws, Provincial, and Federal regulations shall be followed.

With staff recommendation in favor and a questions and comment period from the committee;

- (33:59) **It was moved** by V. Johnson and seconded by B. Cornish that we “we authorize a temporary use for a one-year period with the Terms & Conditions as noted in the Planning Report.”

Carried – Unanimously

6. VIEWS ON BY-LAWS AND REGULATIONS:

- (34:49) A. Gopen presented the Town of St. Andrews revised Zoning By-Law Z21-01.

Staff recommends that the committee send their views to St. Andrews Council in support of the proposed By-Law Z21-01.

There were a couple questions and favorable round table comments;

Round Table Vote – All in favor

7. NEXT MEETING:

The next meeting will be on February 18, 2021 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