

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #21-07 Thursday, July 15, 2021
Online Meeting via Zoom

MEMBERS PRESENT:

Dennis Blair
Sam Walsh

Gerald Gass
Raymond Hall

Jill Stewart
Dean Fletcher

Annette Townes

MEMBERS ABSENT:

Vance Johnson

STAFF PRESENT:

Alex Henderson, Planning Director
Vivian Peng, Junior Planner

Judy Hartford, Development Officer
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 R. Hall “that the agenda be approved as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by G. Gass “to approve the Minutes of the regular meeting held June 17, 2021 as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. VARIANCE APPLICATION:

Item 21-07-01 Applicant: Alan Nilson

V. Peng presented an application in St. Stephen to consider 2 (two) variances to erect a new fence around the perimeter of property PID 01303122 – 5 Pagan Street.

Staff recommends in favour of the following two (2) variances:

1. A variance of 0.5 meters on fence height to allow a chain-link fence of 1.5 meters to be constructed within the required front and flankage yard; and
2. A variance of 0.5 meters on fence height to allow a chain-link fence of 1.5 meters to be constructed within the line of vision at an intersection.

subject to the following terms and conditions:

1. The subject fence shall be constructed in substantial conformity with the plans submitted to and approved by the Service Commission.

(13:34)

It was moved by A. Townes and seconded by J. Stewart that “we approve the 2 (two) variances based on Staff’s recommendations.”

Carried – Unanimously

Item 21-07-02 Applicant: Dominique Berlenger

A. Gopen presented an application in the Town of St. Andrews to consider 2 (two) variances from the MR1 zone for frontage from 36m to 24m and parking requirements from 8 spaces to 6 spaces.

Staff recommends in favour of the two (2) variances with the following conditions:

1. The property shall be screened from the view adjoining properties through a 1 m (6.6 ft) wide planting strip of landscaped open space or by a wall or decorative wooden fence or chain link fence with filler strips woven into the mesh or some other screening

facility of equal screening value; such screening facility to be at least .75 m (2.45 ft) and so located as not to conflict with any sight triangle requirements.

2. That a clearly articulated entry point (a functional door) accesses the sidewalk on Augustus St..
3. That before a building permit is issued, a lot-grading plan shall be prepared that shows a means of directing surface drainage to an acceptable storm sewer system or other acceptable dispersal point and does not increase stormwater runoff on neighbouring properties.
4. That all other Town By-laws, Provincial and Federal Acts and Regulations are followed, including, but not limited to By-law 18-01 a By-law to Regulate Vehicular Traffic in the Town of Saint Andrews.

Staff and Council are recommending the committee table this application until the next meeting.

With comments for and against from the public and not much discussion from the committee;

(1:05:43)

It was moved by J. Stewart and seconded by R. Hall that “we table this application on similar request from the Town for the ability to get more public feed-back.”

(1:06:51)

It was moved by R. Hall and seconded by J. Stewart that “we make an amendment to the last motion, to table this application until September’s meeting of PAC.”

Carried – Unanimously

5. TERMS AND CONDITIONS APPLICATIONS:

Item 21-07-03 Applicant: Ron Alberts

A. Gopen presented an application on Oak Haven Road in St. David LSD for terms and conditions for shore-protection work.

Staff recommends in favour with the following conditions to the proposed shoreprotection works:

1. That the work is carried out in substantial conformity with the submitted site plan.
2. All other Provincial and Federal acts and regulations are followed.

With no comments or concerns from the committee;

(1:19:50)

It was moved by D. Blair and seconded by A. Townes that “we accept staff’s recommendation and approve the application with the suggested conditions.”

Carried – Unanimously

6. SUBDIVISION APPLICATIONS:

Item 21-07-04 Applicant: Bruce Braysford

J. Hartford presented an application in the Parish of St. George for consideration of creating one lot on an existing right-of-way.

With recommendation from Staff no concerns from the committee;

(1:24:07)

It was moved by G. Gass and seconded by R. Hall that “we accept staff’s recommendation and approve the private right-of-way for the development of land as shown in the plan Bruce Braysford Subdivision 2021-1.”

Carried – Unanimously

Item 21-07-05 Applicant: J. Smith Excavating

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

With recommendation from Staff no concerns from the committee;

(1:28:17)

It was moved by J. Stewart and seconded by D. Fletcher that “we accept staff’s recommendation and re-approve this application for the private access for the development of land.”

Carried – Unanimously

7. VIEWS ON BY-LAWS AND REGULATIONS:

A. Gopen presented on an amendment to the Town of St. Andrews Zoning By-Law to permit licensed premises in Cultural Uses in the Central Commercial Zone, subject to conditions established by Council through by-law, and to remove the prohibition on live entertainment wherever licensed premises are permitted.

Staff's recommendation is in favour and positive comments from the committee.

Round Table Vote – All in favor

A. Gopen presented on the Town of St. Andrews By-Law 21-03, the planning fees bylaw.

Staff's recommendation is in favour and positive comments from the committee.

Round Table Vote – All in favor

7. NEXT MEETING:

The next regular meeting will be on August 19, 2021 location online via zoom.

Special training meeting to be held in the next couple months.

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