

# Southwest New Brunswick Service Commission

## PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #21-11 Thursday, Nov. 18, 2021  
Online Meeting via Zoom

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### MEMBERS PRESENT:

Dennis Blair	Gerald Gass	Annette Townes	Brian Cornish
Sam Walsh	Vance Johnson	Raymond Hall	Mat Rouleau

### MEMBERS ABSENT:

Dean Fletcher

### STAFF PRESENT:

Alex Henderson, Planning Director                      Judy Hartford, Development Officer

### PUBLIC MEMBERS PRESENT:

See attached registration report.

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### 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 V. Johnson and seconded by D. Blair “accept the minutes with an amendment to add Courtney Leroux to the members absent section.”

***Carried – Unanimously***

**3. DECLARATION OF CONFLICT OF INTEREST:**

No conflicts were declared.

**4. SUBDIVISION APPLICATIONS:**

**Item 21-11-03      Applicant: St. Croix River Homes Inc.**

J. Hartford presented an application in the Parish of St. Croix for consideration of creating nine lots on a private access with a variance of .207m in width for lots 5-7 on waterfront.

Staff recommended in favour.

Discussion was held from members on: the clearing of trees within the 30 meter buffer of the water – who will enforce or follow up with this, why the variance was requested for all 3 lots and not just on one of the lots, the trail easement to the water being public or for drainage and the possibility of adding terms and conditions for 75% of the 30 meter buffer area being set aside for the preservation of trees was briefly spoken about. It was pointed out that the plan will show the 30 meter buffer and that the file was for the subdivision and not the development of the land.

**(39:20)**

**It was moved** by B. Cornish and seconded by G. Gass that “we table this file until next meeting to give time for staff to talk to the applicant and come back with a recommendation regarding the buffer area.”

**Members for:**      **S. Walsh**  
**D. Blair**  
**G. Gass**  
**B. Cornish**  
**A. Townes**  
**R. Hall**  
**M. Rouleau**

**Members against:**      **V. Johnson**

**Motion Carried**

**Item 21-10-03**

**Applicant: Bergey**

J. Hartford presented an application in the Parish of Saint George for the consideration of a lot on a private access to be owned and maintained by a Road Association.

With recommendation from Staff and no comments or concerns from the committee;

(47:17)

**It was moved** by A. Townes and seconded by B. Cornish that “we accept the recommendation from Staff and approve this application.”

***Carried – Unanimously***

**6. NEXT MEETING:**

The next regular meeting will be on Dec. 16, 2021 location online via zoom.

**7. ADJOURNMENT:**

With there being no further business, **it was moved** by D. Blair “that we adjourn.”

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Sam Walsh, Chairperson

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Alex Henderson, Planning Director

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Connie Klein, Recording Secretary