

# Southwest New Brunswick Service Commission

## PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #21-12 Thursday, Dec. 16, 2021  
Online Meeting via Zoom

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### MEMBERS PRESENT:

Dennis Blair	Gerald Gass	Annette Townes	Brian Cornish
Sam Walsh	Vance Johnson	Mat Rouleau	Dean Fletcher

### MEMBERS ABSENT:

Raymond Hall

### 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 B. Cornish “that the agenda be approved as presented.”

***Carried – Unanimously***

### 2. APPROVAL OF MINUTES:

**It was moved** by D. Blair and seconded by A. Townes “that we approve the Nov. 18, 2021 regular meeting minutes as presented.”

***Carried – Unanimously***

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

No conflicts were declared.

### **4. OLD BUSINESS:**

**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 .685m in width for lot 15 on the waterfront (previously .207m in width for lots 5-7 on waterfront).

Staff recommended in favour of the access and of the variance with a term and condition that the lot does not receive final approval until the applicant plants 30, 6 foot tall, 1.5" wide trees as per the site plan submitted no later than May 15, 2022.

With no concerns or comments from members;

**(9:27)**

**It was moved** by A. Townes and seconded by B. Cornish that "we accept the application based on Staff's recommendation."

***Carried - Unanimously***

### **5. SUBDIVISION APPLICATIONS:**

**Item 21-12-01      Applicant: Moore's Landing**

J. Hartford presented an application in the Parish of St. Andrews to consider two lots on a 20m private right-of way.

With recommendation from Staff and clarification on the access and which lot it would be assigned to;

**(24:53)**

**It was moved** by B. Cornish and seconded by G. Gass that "we accept the recommendation from Staff and approve this application."

***Carried – Unanimously***

**Item 21-12-02      Applicant: Gary Mealey**

J. Hartford presented an application in the Parish of Pennfield to consider four lots on a 20m wide private access with a required 18m radius cul-de-sac.

With recommendation from Staff and some discussion on the access off a main highway from the committee;

**(32:17)**

**It was moved** by A. Townes and seconded by M. Rouleau that “we accept the recommendation from Staff with the private access note attached.”

***Carried – Unanimously***

**Item 21-12-03      Applicant: Adam Read**

J. Hartford presented an application in the Parish of Dumbarton to consider the creation of one lot on a 20m wide private right-of-way and to consider a variance in the width of the lot and the remnant portion.

With recommendation from Staff and a comment by a member regarding the tentative plan showing an encroachment of a camp.

**(44:08)**

**It was moved** by A. Townes and seconded by G. Gass that “we accept the recommendation from Staff and approve this application as presented.”

***Carried – Unanimously***

**Item 21-12-04      Applicant: McCullough**

J. Hartford presented an application in the Parish of Manners Sutton to consider the creation of one lot accessed by an existing driveway.

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

**(47:11)**

**It was moved** by B. Cornish and seconded by D. Blair that “we accept the recommendation from Staff and approve this application as presented.”

***Carried – Unanimously***

**Item 21-12-06      Applicant: Bliss Island**

J. Hartford presented an application in the Parish of St. George to consider the creation of five lots to be accessed by water.

With recommendation from Staff:

**(51:01)**                      **It was moved** by D. Blair and seconded by D. Fletcher that “we accept the recommendation from Staff and approve this application as presented.”

***Carried – Unanimously***

**Item 21-12-08      Applicant: Isabel Brambilla & Ryan Carr**

J. Hartford presented an application in the Parish of St. Croix to consider the creation of one lot on a existing 6.3m wide driveway from Route 127.

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

**(54:25)**                      **It was moved** by V. Johnson and seconded by A. Townes that “we approve the private right-of-way for the development of the land with the notations on the plan.”

***Carried – Unanimously***

**Item 21-12-09      Applicant: Jamie & Clare Carpenter**

J. Hartford presented an application in the Parish of St. Andrews to consider the creation of five lots on a 20m wide private access and to consider a variance in the width of lot 7.

With recommendation from Staff and short discussion regarding the minimum standard for access width.

**(1:03:45)**                      **It was moved** by G. Gass and seconded by B. Cornish that “we accept the recommendation for the private access for the development of land as shown on the Clare Ellen Carpenter and Jamie MacDonald Carpter Subdivision with the variance in width.”

***Carried – Unanimously***

**6. VIEWS ON BY-LAWS AND REGULATIONS:**

Dufferin Planning Area Rural Plan Regulation

A. Henderson presented on the proposed Dufferin Planning Area Rural Plan Regulation.

Pennfield and Beaver Harbour Planning Area Rural Plan Regulation

A. Henderson presented on the proposed Pennfield and Beaver Harbour Planning Area Rural Plan Regulation.

Staff's recommendation to send views in favour to the Minister for both Plans.

Positive comments from the committee. The committee considered and discussed the proposed plans, and was in favour of them generally, but there were reservations about making bare land condos mandatory in certain zones

Would like to add that the Minister considers the bare land mandatory use.

***Round Table Vote – All in favor***

**7. NEXT MEETING:**

The next regular meeting will be on Jan. 20, 2022 location online via zoom.

**8. 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

Connie Klein, Recording Secretary