

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #22-03 Thursday, Mar. 17, 2022
Online Meeting via Zoom

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Alex Henderson, Planning Director Judy Hartford, Development Officer

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 V. Johnson and seconded by G. Gass “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 minutes as presented.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

Item 22-03-01 Applicant: Disher Homes Ltd.

J. Hartford presented an application in the Parish of St. Stephen to consider the creation of a lot on an existing 20 meter wide private access.

Staff recommends in favour. A member asked for clarification on the private access and the triangular right of way shown on the plan. The applicant explained that the piece is needed for accessing the show homes to the back of the lot and for use as a parking area.

(21:50)

It was moved by V. Johnson and seconded by A. Townes that “we approve the private access for the development of land as shown subdivision plan with the appropriate notes as noted by the planning staff.”

Carried – Unanimously

Item 22-03-02 Applicant: Noring Technology Inc.

J. Hartford presented an application in the Parish of St. Croix for the consideration of creating one lot to be accessed by an existing driveway.

Staff recommends in favour. A member asked how much usable land is remaining outside the 30 meter set back. J. Hartford confirmed that there is plenty of usable room to develop but does not have an exact calculation at this time.

(31:30)

It was moved by A. Townes and seconded by R. Hall that “we accept the recommendation from Staff with appropriate notes added.”

Carried – Unanimously

Item 22-03-03 Applicant: D. Duncan

J. Hartford presented an application in the Parish of Manners Sutton for the consideration of creating two lots to be accessed by an existing 20 meter wide private right of way.

Staff recommends in favour. A member asked what the distance of the right of way was and after a quick calculation it was determined to be approx. 950 meters. A member also commented on the usable land remaining outside the 30 meter set back and discussed if it was possible to have this shown on future plans.

(41:54)

It was moved by V. Johnson and seconded by D. Blair that “we approve the private access for the development of land as shown in the plan, D. Duncan Subdivision plan.”

Carried – Unanimously

Item 22-03-04 Applicant: The Bluff

J. Hartford presented an application in the Parish of Saint George for the consideration of creating nine lots on a private access that is owned and maintained by a road association.

J. Hartford talked about how any future development will require a new access off of Route 785 as the existing access way has reached the end of developmental land.

With recommendation from staff and much discussion on the existing access and future lot creation from the committee.

(1:08:01)

It was moved by V. Johnson and seconded by R. Hall that “we approve the private access for the development of land as presented.”

Carried – Unanimously

8. NEXT MEETING:

The next regular meeting will be on April 21, 2022 location online via zoom.

9. 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