

# Southwest New Brunswick Service Commission

## PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

**MEETING #22-07 Thursday, July 28, 2022**

Online Meeting via Zoom and in person Hemlock Knoll, Lawrence Station

---

### **MEMBERS PRESENT:**

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

### **MEMBERS ABSENT:**

David Chessie

### **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 4:10 PM and welcomed all in attendance.

### **1. APPROVAL OF AGENDA:**

**It was moved** by G. Gass and seconded by B. Cornish “approve the agenda as presented.”

***Carried – Unanimously***

### **2. APPROVAL OF MINUTES:**

**It was moved** by M. Rouleau and seconded by A. Townes “that we accept the minutes from the last meeting as presented.”

***Carried – Unanimously***

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

No conflicts were declared.

**4. LEGAL NON-CONFORMING APPLICATIONS:**

**Item 22-07-03            Applicant: Aarin Bronson**

J. Hartford presented an application in the Town of St. Stephen to extend a legal non-conforming use as the owner wishes to build an attached garage to their dwelling in the Commercial Mix Zone. SNBSC Staff are working with the Town to revise the Zoning By-Law to allow single family dwellings.

With recommendation in favour from staff and no concerns from the committee;

**It was moved** by V. Johnson and seconded by R. Hall that “that we approve the request for the non-conforming use to extend the building.”

(11:17)

***Carried – Unanimously***

**5. SUBDIVISION APPLICATIONS:**

**Item 22-07-01            Applicant: Ingram Subdivision**

J. Hartford presented an application in the Parish of Saint Patrick to create one lot on a private right-of-way.

With recommendation in favour from staff, and comments and questions on the width of the access from the committee;

**It was moved** by V. Johnson and seconded by G. Gass that “that we approve the location of private access for the lot on the subdivision plan as per recommendation from Staff.”

(25:01)

***Carried – Unanimously***

**Item 22-07-02            Applicant: Greer Subdivision**

J. Hartford presented an application in the parish of Manders Sutton for consideration to create three lots on a private access. The committee was informed that DNRED would need to grant an easement and it has not yet been received by the applicant.

With recommendation to deny from Staff and discussion from the committee on tabling the application from the committee;

(41:45)

**It was moved** by D. Blair and seconded by G. Gass that “that we table this file until the applicant can get an easement from the Crown.”

***Motion Denied***

**Votes For -**                    **D. Blair**  
   **G. Gass**  
   **A. Townes**

**Votes Against –**            **V. Johnson**  
   **M. Rouleau**  
   **R. Hall**  
   **B. Cornish**  
   **S. Walsh**

(46:55)

**It was moved** by M. Rouleau and seconded by R. Hall that “that we deny the application as per Staff’s recommendation.”

***Motion Approved***

**Votes For -**                    **G. Gass**  
   **A. Townes**  
   **V. Johnson**  
   **M. Rouleau**  
   **R. Hall**  
   **B. Cornish**  
   **S. Walsh**

**Votes Against -**            **D. Blair**

**Item 22-07-04**

**Applicant: Cook Subdivision**

J. Hartford presented an application in the Parish of Saint George to create two lots on a private right-of-way with a variance in the width of a lot.

With recommendation in favour from staff and discussion held on the access;

**It was moved** by A. Townes and seconded by R. Hall that “that we accept Staff’s recommendation and approve the plan with the variance in width.”

(1:02:26)

***Carried – Unanimously***

**5. VIEWS ON BY-LAWS:**

A. Henderson presented on the proposed Fundy Bay Planning Area Rural Plan.

Staff recommends in favor of the plan but also stated that there is more than a month to make a decision. A few members agreed to more time needed to review the document in its entirety.

**It was moved** by D. Blair and seconded by R. Hall that “we table this item until the Aug. 18, 2022 meeting.”

(1:12:53)

***Carried – Unanimously***

**7. NEXT MEETING:**

The next regular meeting will be on Aug. 18, 2022 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