

Southwest New Brunswick Service Commission

PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

MEETING #22-08 Thursday, August 18, 2022

Online Meeting via Zoom and in person Planning Office, St. Stephen

MEMBERS PRESENT:

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

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 6:30 PM and welcomed all in attendance.

1. APPROVAL OF AGENDA:

It was moved by A. Townes and seconded by G. Gass “approve the agenda as presented.”

Carried – Unanimously

2. APPROVAL OF MINUTES:

It was moved by A. Townes and seconded by R. Hall “that we accept the minutes from the last meeting with a change in the date of the meeting to read July 28, 2022.”

Carried – Unanimously

3. DECLARATION OF CONFLICT OF INTEREST:

No conflicts were declared.

4. SUBDIVISION APPLICATIONS:

Item 22-08-01 Applicant: Guthrie Subdivision

J. Hartford presented an application in the Parish of Pennfield to create four lots on a private right-of-way.

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

(9:33) **It was moved** by A. Townes and seconded by G. Gass that “that we approve the recommendation from Staff and approve the private right of way.”

Carried – Unanimously

Item 22-08-02 Applicant: Rocca/Nealley Subdivision

J. Hartford presented an application in the parish of Lepreau to create a one lot subdivision on a private right-of-way.

Staff recommended in favour. A member asked about septic assessment and Staff’s response was that the owner was still searching for a Surveyor and the Surveyor would submit this assessment before a final plan would be approved.

(15:45) **It was moved** by B. Cornish and seconded by R. Hall that “that we proceed with Staff’s recommendation and approve the private right of way.”

Carried – Unanimously

Item 22-08-04 Applicant: Ross Ventures Ltd. Subdivision

J. Hartford presented an application in the Parish of Saint Andrews to create five lots on a private access owned and maintained by a road association.

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

(20:01) **It was moved** by V. Johnson and seconded by M. Rouleau that “that we approve the access for the development of land for the Ross Ventures subdivision 2021-1 with the condition as noted by Staff to put the water quality note on the face of the plan as well as the private access note.”

Carried – Unanimously

5. VIEWS ON BY-LAWS:

A. Henderson presented an amendment to the McAdam Rural Plan to change the zoning of 3 PID's from R1 Zone to a C2 Zone.

Staff recommends in favor of positive views being sent to Council. The committee discussed the use of three separate lots for one use and would this hinder a use of the "back" lot for an accessory structure. Discussion on consolidation of the properties.

It was agreed that a letter be sent to Council in favour with the following note:

Put on hold until they can get a development agreement with the terms and conditions for necessary protection to address potential concerns such as getting the applicant to consolidate the PID's

Round Table Vote – All in Favour

A. Henderson presented on the Fundy Bay Rural Plan.

Staff recommends in favor of positive views being sent. The committee had no major concerns.

It was agreed to send a letter in favour.

Round Table Vote – All in Favour

A. Henderson presented on the Town of St. George Municipal Plan 2022 By-law No. 24-C.

Staff recommends in favor of positive views being sent to Council. The committee had no concerns.

It was agreed to send a letter in favour.

Round Table Vote – All in Favour

7. NEXT MEETING:

The next regular meeting will be on Sept. 15, 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