

# Southwest New Brunswick Service Commission

## PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)

**MEETING #22-11 Thursday, Nov. 17, 2022**

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

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### **MEMBERS PRESENT:**

Gerald Gass  
Ramond Hall  
Brian Cornish

Annette Townes  
Vance Johnson

Sam Walsh  
Dennis Blair

Mat Rouleau  
David Chessie

### **MEMBERS ABSENT:**

### **STAFF PRESENT:**

Judy Hartford, Senior Development Officer

Alexander Gopen, Senior Planner

### **PUBLIC MEMBERS PRESENT:**

See attached registration report.

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### **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 G. Gass and seconded by R. Hall “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 as presented.”

***Carried – Unanimously***

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

No conflicts were declared.

#### **4. SIMILAR TO OR COMPATIBLE WITH APPLICATIONS:**

**Item 22-11-02**            **Applicant: Charlotte County Diamond Shine**

A. Gopen presented an application in the LSD of Saint David to consider a 3-unit dwelling to be considered similar to or compatible with a two-family dwelling and a single-family dwelling.

Staff recommends in favour with the following Conditions;

1. All other requirements of the St. David Planning Area Rural Plan are to be followed.
2. All other Provincial and Federal acts and regulations must be followed.

The only question was if the conditions were necessary.

**(15:31)**

**It was moved** by V. Johnson and seconded by R. Hall “that the committee considers a 3-unit dwelling as being similar to or compatible with a 2-unit and a 1-unit which is currently allowable in the rural plan.”

***Carried - Unanimously***

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

**Item 22-11-01**            **Applicant: Raymond Disher**

J. Hartford presented an application in the Parish of St. Croix to create two lots on a private access.

With recommendation in favour from staff, and clarification on the width of the lot;

**(23:20)**

**It was moved** by G. Gass and seconded by A. Townes that “we approve the recommendation from Staff for the private access for the development of land as shown on the Raymond Disher Subdivision 2022-1.”

***Carried – Unanimously***

**Item 22-11-03**            **Applicant: Michael Sode**

J. Hartford presented an application in the parish of Manners Sutton to create a five lot subdivision to be accessed by an existing Crown Road from Tweedside Road with a variance in the width of lots 2-5.

With recommendation in favour from Staff, and clarification on the access;

(30:09)

**It was moved** by V. Johnson and seconded by B. Cornish that “that committee approve the private right of way as shown on the plan Michael Sode Subdivision 2022-1 as well as a variance in width to lots 2, 3, 4 and 5.”

***Carried – Unanimously***

**Item 22-11-04**

**Applicant: Marion Mosher**

J. Hartford presented an application in the Parish of St. Croix to create a class B four lot subdivision accessed by an existing driveway for seasonal recreational development.

Staff recommends in favour.

The committee showed concern and stated that the size of the seasonal dwelling should be listed or shown on the plan. Staff confirmed that a note would be placed on the plan to reference this on the final plan.

(38:06)

**It was moved** by M. Rouleau and seconded by R. Hall that “we approve the Class B right of way as recommended by Staff.”

***Carried – Unanimously***

**Item 22-11-05**

**Applicant: CCM Towing**

J. Hartford presented a returning application in the Parish of Saint George to create five lots on a private right of way. This property had an unmarked wetland which triggered an EIA.

With recommendation from Staff and clarification on the 2:1 ratio for fee and infill, and ensuring that all notes are placed on the plans;

(53:09)

**It was moved** by R. Hall and seconded by A. Townes that “we approve this application as it has been presented.”

***Carried – Unanimously***

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

No Business

**7. PRAC BUSINESS:**

Some general discussion on the amalgamation. There will not be any changes to the committee right away, it will take a couple months.

**8. NEXT MEETING:**

The next regular meeting will be on December 15, 2022 location online via zoom.

**9. 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