

**Southwest New Brunswick Service Commission  
PLANNING REVIEW AND ADJUSTMENT COMMITTEE (PRAC)**

**MEETING # 17-08 (Monday, August 14, 2017 at 6:30 pm)**  
SNBSC Planning Office, 21 River Street, Suite A, St. Stephen

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**MEMBERS PRESENT:** Sam Walsh, Gerald Gass, Annette Townes, Dennis Blair, Brian Cornish, Wade Greenlaw

**MEMBERS ABSENT:** David Szemerda, Dave Shelton

**ALSO PRESENT:** Dan Harrington, Planning Director; Don Leachman, Development Officer; Judy Hartford, Development Officer; Alex Henderson, Planner; Rudy & Irene Tucker, Applicants

**1. APPROVAL OF AGENDA**

Moved by A. Townes; Seconded by G. Gass

**MOTION:** "that Item 17-08-03 is heard first".

Carried

**2. APPROVAL OF MINUTES**

Meeting 17-07 held July 10, 2017

Moved by A. Townes; Seconded by G. Gass

**MOTION:** "that the Minutes of meeting 17-07 be approved as presented."

Carried

**3. DECLARATION OF CONFLICT OF INTEREST: None**

**4. SUBDIVISION SUBMISSIONS**

**Item 17-08-03:**

Applicant: Murphy Surveys (1990) Ltd.

Jerry Rudy & Beverley Irene TUCKER Subdivision 2017-1  
Consideration of the creation of a lot on a private right-of-way.

Moved by B. Cornish; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan "Jerry Rudy & Beverley Irene TUCKER Subdivision 2017-1" subject to the final plan of subdivision being stamped with the "Private Right-of-Way" note and the 30-metre buffer from the Provincially significant wetland being shown on, and the following statement being added to, the final plans: "This area is subject to Regulation 90-80 – *Watershed and Wetland Alteration Regulation – Clean Water Act*".

Carried

**Item 17-08-01:**

Applicant: Murphy Surveys (1990) Ltd.

Darin Bruce & Leanne Cheryl GREENLAW Subdivision 2017-1  
Consideration of the creation of five lots on a private right-of-way.

Moved by D. Blair; Seconded by A. Townes

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan “Darin Bruce & Leanne Cheryl GREENLAW Subdivision 2017-1” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note and the 30-metre limited development setback being shown on and the following statement being added to the final plan: “Development and tree cutting between the 30-metre setback and the waters edge is limited and controlled by the *St. Croix Corridor Zoning Regulation 95-STC-012-000*”.

Carried

**Item 17-08-02:**

Applicant: Murphy Surveys (1990) Ltd.

Blake Goldwin MACKENZIE Subdivision 2012-1  
Consideration of the creation of a lot on a private right-of-way.

Moved by A. Townes; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private right-of-way for the development of land as shown on plan “Blake Goldwin MACKENZIE Subdivision 2012-1” subject to the final plan of subdivision being stamped with the “Private Right-of-Way” note.

Carried

**Item 17-08-04:**

Applicant: Wesley (1997) Ltd.

WESLEY (1997) LTD. Subdivision 2009-1  
Consideration of the creation of lots 28 & 29 on a private access owned and maintained by a road association.

Moved by G. Gass; Seconded by B. Cornish

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on plan “Wesley (1997) Ltd. Subdivision” subject to the final plan of subdivision being stamped with the “Private Access” note.

Carried

**Item 17-08-05:**

Applicant: Ross Ventures Ltd.

ROSS VENTURES LTD. Subdivision 2011-1  
Consideration of the creation of five lots on a 12-metre wide private access  
owned and maintained by a road association.

Moved by A. Townes; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a private access for the development of land as shown on plan “Ross Ventures Ltd. Subdivision 2011-1” subject to the final plan of subdivision being stamped with the “Private Access” note and the 30-metre buffer from the wetlands being shown on, and the following statement being added to the final plan: “This area is subject to Regulation 90-80 – *Watercourse and Wetland Regulation – Clean Water Act*”.

Carried

**Item 17-08-06:**

Applicant: Ross Ventures Ltd.

Ross Ventures Subdivision 2016-2  
Consideration of the creation of 11 lots on a 12-metre wide private access owned  
and maintained by a road association.

Consideration of a variance in the width of four lots.

Moved by B. Cornish; Seconded by G. Gass

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approve a private access for the development of land as shown on plan “ROSS VENTURES Subdivision 2016-2” subject to the final plan of subdivision being stamped with the “Private Access” note, the right-of-way shown across lot 16-1 benefitting PID#s 01233154, 01231430, & 15190150, the final subdivision plan bearing a water quality advisory note for arsenic, iron and manganese and the thirty-metre buffer from the Provincially significant wetland being shown on, and the following statement being added to, the final plans: “This area is subject to Regulation 90-80 – *Watercourse and Wetland Alteration Regulation – Clean Water Act*”, and;

**MOTION:** The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 46(1) – *Provincial Subdivision Regulation*; approves a 2.49-metre variance in the width of a lot to create lot 16-6 with a width of 51.51 metres, a 6.8-metre variance to create lot 16-7 with a width of 47.20 metres, a 19.21-metre variance to create lot 16-8 with a width of 34.79 metres and a 26.29-metre variance to create lot 16-9 with a width of 27.71 metres.

Carried

**5. ADJOURNMENT**

Moved by B. Cornish

**MOTION:** "that there being no further business, the meeting adjourned at 7:03 pm.

Carried

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Sam Walsh, Chairperson

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Dan Harrington, Planning Director

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Judy Hartford, Development Officer