

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

MEETING # 15-02 (Tuesday, February 10, 2015 at 6:30 pm)

Hemlock Knoll Solid Waste Office Building, 5749 Rte. 3, Lawrence Station

MEMBERS PRESENT: Vern Faulkner, Brian Cornish, Dan Dow, Gerald Gass, Sam Walsh, Larry Parker, Dave Shelton, Annette Townes, Dennis Blair

MEMBERS ABSENT: Pat Dodd, Bill Campbell, Wade Greenlaw, Frank McCallum

ALSO PRESENT: Dan Harrington, Planning Director; Don Leachman, Development Officer; Judy Hartford, Development Officer/Recording Secretary

1. APPROVAL OF AGENDA

Moved by B. Cornish; Seconded by G. Gass

MOTION: “that the Agenda be approved as presented.”

Carried

2. APPROVAL OF MINUTES

Meeting 14-12 held on December 9, 2014

Moved by G. Gass; Seconded by B. Cornish

MOTION: “that the Minutes of meeting 14-12 be approved as presented.”

Carried

3. DECLARATION OF CONFLICT OF INTEREST: None

4. SUBDIVISION SUBMISSIONS

Item 15-02-04:

Applicant: Murphy Surveys Ltd.

Claire & Jamie Carpenter Subdivision

Consideration of the creation of five lots on a private right-of-way.

Moved by S. Walsh; Seconded by D. Shelton

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) – *Provincial Subdivision Regulation*; approves a 20-metre wide private right-of-way for the development of land as shown on plan “Claire & Jamie Carpenter Subdivision” subject to the final plan of subdivision being stamped with the “Private right-of-

way” note; the 75-metre buffer from Chamcook Lake being shown on the final plan; and, the right-of-way being shown as part of the remnant property.

Carried

Item 15-02-05:

Applicant: Altus Geomatics

Hanselpacker Subdivision

Consideration of the creation of one lot on a private right-of-way.

Moved by D. Shelton; Seconded by L. Parker

MOTION: The Planning Review and Adjustment Committee of the Southwest New Brunswick Service Commission, as per Subsection 6(1) - *Provincial Subdivision Regulation*; approves a 12-metre wide private right-of-way for the development of land as shown on plan “Hanselpacker Subdivision” subject to the final plan of subdivision being stamped with the “Private right-of- way” note.

Carried

5. CRINS UPDATE

The Planning Director spoke briefly about the Rogers Communications Ltd. request to install a communication tower in the Parish of Manners Sutton. The proposed site is not located in a Community Sensitive Location and does not create or cause a situation of non-compliance with any Zoning By-law, as proposed.

6. NATIONAL BUILDING CODE 2010

The National Building Code 2010 was adopted January 1, 2015. The most substantial change to the building code is Section 9.36, Energy Efficiency.

7. COMMITTEE MEMBERSHIP

The chairperson spoke about how many members that is on the PRAC and how this affects quorum. The PRAC by-law states that a quorum shall be a simple majority of the entire membership of the Committee. A motion was made by B. Cornish, seconded by S. Walsh that the quorum be set at four members. D. Dow will present this motion to the Commission board.

8. ADJOURNMENT

Moved by B. Cornish

MOTION: “that there being no further business, the meeting adjourned at 7:16 pm.”

Carried

Vern Faulkner, Chairperson
Secretary

Judy Hartford, Recording